

SUPPLEMENTARY REPORT TO DALHOUSIE LAND USE ITEM CPC2017-157

EXECUTIVE SUMMARY

At the 2017 May 09 combined meeting of Council, a land use application for 4739 Dalton Drive NW (LOC2016-0257, CPC2017-157) was given a public hearing. During the deliberations on the item, Council voted to give the bylaw (164D2017) first reading, but to withhold second and third reading of the bylaw pending the completion of the ongoing *Dalhousie Planning Your Community* work and a supplementary report to CPC2017-157.

The *Dalhousie Planning Your Community* work was undertaken between 2017 April 18 and May 25 in two phases, each consisting of workshops and online engagement. The results of those workshops are provided in Attachment 2 of this report. The results will inform Administration, Council, Calgary Planning Commission and the community of the most pertinent issues, opportunities and outcomes for development in Dalhousie from the community's perspective. Although this is a non-statutory document, these issues, opportunities and outcomes will help inform evaluation of future land use and development permit applications in the community, and may be used to help inform any future statutory planning policy in the area.

ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommend that Council:

1. Give Second and Third Reading to Bylaw 164D2017 (Attachment 1); and
2. Receive for information the attached *Dalhousie Planning Your Community* results (Attachment 2).

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2017 JULY 21:

That Council:

1. Receive Report PUD2017-0600 and the attached Dalhousie Planning Your Community Results (Attachment 2) for information;
2. **Consider Report PUD2017-0600 in conjunction with Bylaw 164D2017; and**
3. **Remove Key Principle 7 from Report PUD2017-0600 and the attached Dalhousie Planning Your Community Results (Attachment 2).**

Oppositions to Recommendation 3:

Against: G-C. Carra, D. Farrell, B. Pincott

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Excerpts from the Minutes of the Regular Meeting of the SPC on Planning and Urban Development, Held 2017 July 21:

“AMENDMENT, Moved by Councillor Demong, that the Recommendations be amended by adding a Recommendation 3 as follows:

“3. Remove Key Principle 7 from Report PUD2017-0600 and the attached Dalhousie Planning Your Community Results (Attachment 2).”

ROLL CALL

For:

P. Demong, R. Jones, J. Magliocca, W. Sutherland, A. Chabot

Against:

G-C. Carra, D. Farrell, B. Pincott

CARRIED”

PREVIOUS COUNCIL DIRECTION / POLICY

On 2017 May 9, Council gave first reading of Bylaw 164D2017 for a land use designation of 1.40 hectares of land at 4739 Dalton Drive NW from Multi-Residential – Contextual Low Profile District (M-C1d75) to Multi-Residential – High Density Medium Rise District (M-H2f5.0h50d620) and Multi-Residential – High Density High Rise District (M-H3f6.5h75d810). Council passed the following motion as it relates to CPC2017-157:

ADOPT, Moved by Councillor Farrell, Seconded by Councillor Pincott, that Calgary Planning Commission Recommendations 1 and 2 contained in Report CPC2017-157, be adopted, **after amendment**, as follows:

That Council:

1. Adopt, the proposed redesignation of 1.40 hectares \pm (3.45 acres \pm) located at 4739 Dalton Drive NW (Plan 7710470, Block 2, Lot 1) from Multi-Residential – Contextual Low Profile (M-C1d75) District to Multi-Residential – High Density Medium Rise MH2f5.0h50d620) District and Multi –Residential – High Density High Rise (MH3f6.5h75d810) District, in accordance with Administration’s recommendation;
2. Give first reading to the proposed Bylaw 164D2017.
3. Withhold second and third readings of Bylaw 164D2017 pending the completion of the currently underway *Dalhousie Planning Your Community* work, and direct Administration to return to Council no later than 2017 July 31 with a supplementary report to CPC2017-157.

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BACKGROUND

Over the last few years, the community of Dalhousie received several development proposals that posed a significant change for the community. These included an application for an assisted living facility in July of 2015 (\pm 150 residents), the subject application (979 residential units) late October 2016, and a proposal to redevelop the existing Co-op grocery store (current proposal for 444 residential units and \pm 11,350 m² of commercial space including a new grocery store) in December of 2016.

On 2016 December 19, In response to the increased development pressure, the community made a request to the Councillor's office that a planning policy exercise be undertaken in order to provide a comprehensive approach to development in the community. Currently, no statutory plans govern development in the community and non-statutory plans (Dalhousie Design Brief and 53 Street N.W. LRT Station Area Plan) are fairly dated (approved in 1973 and 1991 respectively).

In response to the community's request and supported by the Ward Councillor, Urban Strategy and Community Planning undertook a community visioning exercise to determine the community's goals, aspirations and concerns for development within the community.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The 2017 May 9 referral directs that Administration provide a supplementary report regarding the *Dalhousie Planning Your Community* exercise. This exercise, led by Urban Strategy and Community Planning, involved a two-phase engagement with stakeholders. The first phase involved ideas creation, where stakeholders were asked what they liked, disliked and wanted to see in the future for their community. The second phase involved prioritization where stakeholders were asked to help prioritize those ideas generated in the first phase of the engagement.

The result of the exercise was the generation of a list of 36 items that were organized into issues, outcomes and opportunities. Issues were defined as responses to the question "What do you like about Dalhousie?", opportunities as responses to the question "What do you dislike about Dalhousie?" and outcomes as "What would you like Dalhousie to look like in the future?"

The top three items in each category are listed below for reference. The complete list is included in Attachment 2 of this report.

Issues	Opportunities	Outcomes
Maximum building height of any new development should respect the existing scale and character of the community	It would be nice to have a bridge connect Dalhousie and Nose Hill Park so people can walk or bike to the park	Beautification of 53 Street. More landscaping, more street trees, new trees to replace old poplars
All redevelopment potential should be taken into consideration with respect to increase in population and traffic	Urban forest in green space south of John Laurie Blvd. NW	Maximum height of any new development should be 30 m (9 to 10 stories)

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The crosswalk from 54 th Street and Dalhousie Drive is dangerous! There needs to be a pedestrian crossing lights! South end of 54 th street crossing North/South across Dalhousie Drive	More entertainment/gathering spaces, outdoor plazas in new development (small pubs, coffee shops, outdoor patios)	I love all the playgrounds, parks and open space at community centre
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These items reflect a prioritization of ideas generated by community stakeholders and can be used to help evaluate planning applications in the community. Not all items will be relevant to all applications, and the list does not form statutory policy. However, the items identified through the exercise can be referenced by the community, developers, Administration and Council as items that reflect a degree of community priority. For example, the third highest ranked opportunity can be used in evaluating planning applications for new commercial developments to indicate a preference in the community for smaller scale retail units complemented by outdoor public space, such as patios or plazas.

This list of issues, opportunities and outcomes were reviewed by Administration and used to develop key principles for development for the community. These principles, detailed below, provide additional guidance for the review of planning applications in the community.

1. Adjacent and on-site publicly-accessible open space should benefit from redevelopment, particularly through the provision of more and higher quality gathering spaces that can support programmed cultural or sporting events as well as unprogrammed relaxation and leisure for a range of age groups.
2. Redevelopment should improve connectivity and provide safe, comfortable, and convenient walking and cycling connections on-site as well as through redevelopment sites between different destinations in the community including the LRT station, commercial services, and other community facilities.
3. Through design and allocation of density, building height and massing should be focused on areas close to the LRT station, Crowchild Trail, and Sarcee Trail NW, and transition to lower scales and intensities as development get closer to the low-rise and ground-oriented areas of the community; height and massing should also consider microclimate (wind and sun/shadow) impacts on adjacent and on-site streets and public spaces.
4. Off- and on-street parking should be appropriately managed in order to support transit ridership, housing affordability, and access for visitors, while minimizing the impact on the limited supply of on-street parking.
5. The fabric and scale of the existing ground-oriented residential areas north of Dalhousie Drive NW should be maintained.
6. More efficient and cost-effective ways of providing enhanced and increased parking for LRT passengers, while providing enhanced community space and potential development sites, should be explored.
7. Redevelopment in close proximity to the LRT station should provide a mix of transit-supportive land uses and minimize the extent and impact of auto-oriented uses.

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8. Redevelopment should provide active, comfortable frontages along open spaces and streets, to create a safe, interesting, and comfortable environment for people walking.

The proposed application (CPC2017-157) meets the above guidelines, specifically items 3 and 7, as the development proposes a high density residential development in close proximity to transit with building heights and floor area ratios that transition away from the Dalhousie LRT station. The principles detailed in items 1, 2, 3 and 8 will help inform future development permit review for the subject lands. These items speak to creating high quality gathering spaces in the development, providing safe, comfortable and convenient pedestrian and cycling connections through the site, consideration of wind and shadow impacts on public spaces and streets and the provision of active, comfortable frontages along open spaces and streets.

Stakeholder Engagement, Research and Communication

Public engagement for *Dalhousie Planning Your Community* was done in two phases:

- **Phase 1 – Ideas Creation:** Stakeholders were asked what they liked, disliked, and wanted to see in the future for the community of Dalhousie.
- **Phase 2 – Prioritization:** Stakeholders were asked to help the project team prioritize the ideas created during Phase 1.

Engagement for Phase 1 consisted of a public workshop held on 2017 April 25 at the Dalhousie Community Association, as well as an Engage Portal page that provided online engagement activities similar to what was available at the workshop. City Planning staff as well as representatives from other City departments including Parks, Transportation and Transit were on hand at the workshop to facilitate discussions and answer questions. Online engagement was open from 2017 April 18 – 30.

In Phase 1, stakeholders were asked for information about Dalhousie in three key areas:

- **Issues:** What do you like about Dalhousie?
- **Opportunities:** What do you dislike about Dalhousie?
- **Outcomes:** What would you like Dalhousie to look like in the future?

At the public workshop, City staff facilitated table discussions, and encouraged stakeholders to provide either general feedback related to the key areas above, or to provide location-specific feedback on maps of Dalhousie. The workshop also featured a “fast lane”, which included maps of the community where stakeholders could provide comments without participating in the full workshop.

The Project Engage Portal page for Phase 1 included a space for general comments, as well as a mapping tool where stakeholders could provide feedback specific to a location within Dalhousie.

Phase 2 engagement included a drop-in session on 2017 May 15 at the Dalhousie Community Association, as well as updated online engagement activities on the Project Engage Portal page. Online engagement was open from 2017 May 15 – 25.

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For the public drop-in session, City staff compiled stakeholder comments from Phase 1 into three maps; one for issues, one for opportunities and one for outcomes. Stakeholders used green and red dots to “up and down vote” to prioritize the issues, opportunities and outcomes. Stakeholders were able to similarly prioritize the issues, opportunities and outcomes online via the Project Engage Portal. Stakeholders were also able to provide general feedback on the project.

The results from the drop-in session and online feedback were tallied and ordered based on the number of positive votes for each item, resulting in a list of the top twelve items in each category. Those thirty six items form the local issues map for the exercise.

A letter of response from the Dalhousie Community Association on the *Dalhousie Planning Your Community* results was not received at the time of report writing. However, the Community Association had indicated that a response was forthcoming.

Strategic Alignment

The recommendations outlined in this report may inform future work plans and prioritization of local area planning work, such as a Station Area Plan or an Area Redevelopment Plan. There is a potential link to the “This Is My Neighbourhood” initiative in the future, as the *Dalhousie Planning Your Community* identified several potential areas for small scale improvement projects in the community.

Social, Environmental, Economic (External)

Social

The *Dalhousie Planning Your Community* process aided in building community by allowing stakeholders to become involved in contributing to the direction of growth and change in their community. By being involved in the visioning process, stakeholders feel more engaged in their community as well as build capacity to understand the development and planning process.

Economic

The *Dalhousie Planning Your Community* process will help facilitate redevelopment in the community, increasing optimization of municipal infrastructure, such as transit usage.

Environmental

The *Dalhousie Planning Your Community* will inform better decisions on development and land use applications, leading to improved walkability, increased density and improved access to transit in the community.

Financial Capacity

Current and Future Operating Budget:

This report has no impact on current or future operating budgets.

Current and Future Capital Budget:

This report has no impact on current or future capital budgets.

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Risk Assessment

There is a risk that the *Dalhousie Planning Your Community* results may lead to further delays to a decision on the proposed land use amendment, providing more uncertainty to the Applicant and the community.

Not using the engagement results in the review of this and other redevelopment proposals may result in stakeholder feeling that the exercise was not meaningful, and hinder future planning and development discussions in the community.

REASON(S) FOR RECOMMENDATION(S):

The *Dalhousie Planning Your Community* exercise has provided an opportunity for community stakeholders to generate and prioritize the issues, opportunities and outcomes they want from development in Dalhousie. These items were used to develop seven key principles of development for the community, which can be used to help inform evaluations of future planning applications in the community. The subject application conforms to these principles.

ATTACHMENT(S)

1. Proposed Text (Bylaw 164D2017); for information only
2. *Dalhousie Planning Your Community* Results