

LAND USE AMENDMENT  
PANORAMA HILLS (WARD 3)  
HARVEST HILLS BOULEVARD N AND STONEY TRAIL NW  
BYLAW 95D2017

MAP 34N

**EXECUTIVE SUMMARY**

This Land Use Amendment application seeks to redesignate a future urban development parcel from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1d85) District to allow for multi-residential development.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 January 26

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 95D2017; and

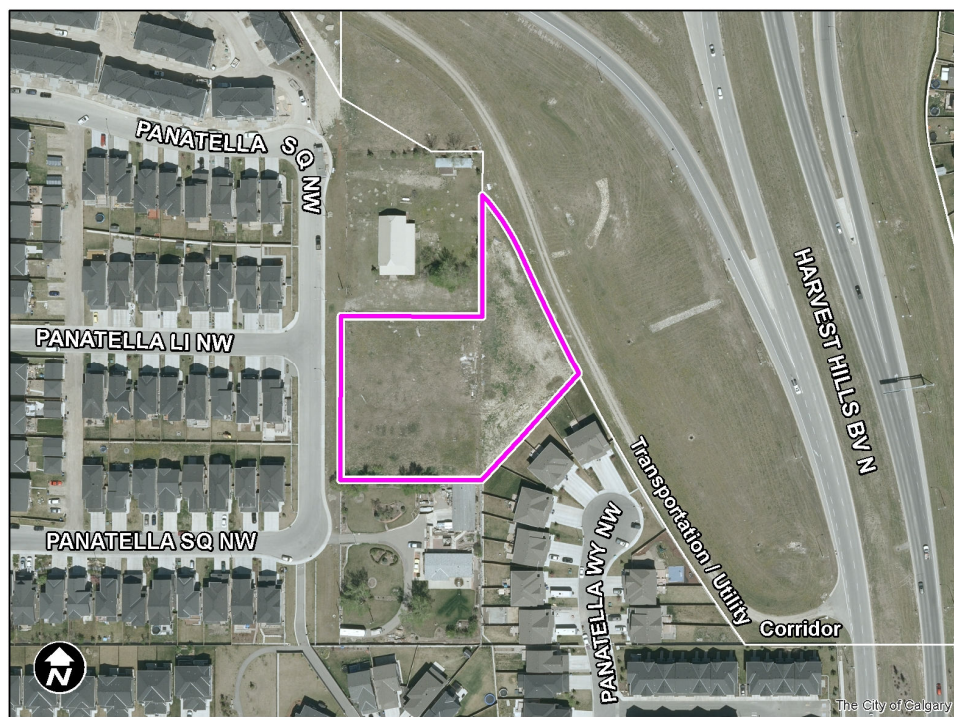
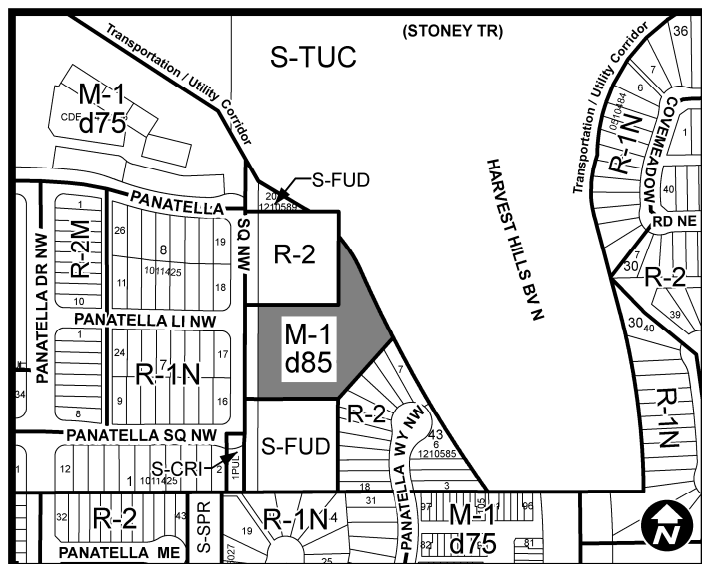
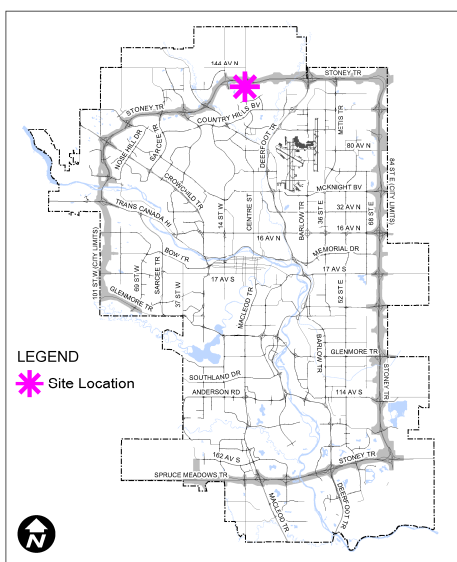
1. **ADOPT** the proposed redesignation of 0.65 hectares  $\pm$  (1.62 acres  $\pm$ ) located at 101 Panatella Square NW (Plan 1210589, Block 43, Lot 19) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Low Profile (M-1d85) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 95D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed M-1d85 district, which would allow for multi-residential development with a maximum density of 85 units per hectares, is compatible with the developing character of the community. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan and provides for an appropriate transition from Harvest Hills Boulevard NW to the community of predominantly low density residential.

**ATTACHMENT**

1. Proposed Bylaw 95D2017

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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.65 hectares  $\pm$  (1.62 acres  $\pm$ ) located at 101 Panatella Square NW (Plan 1210589, Block 43, Lot 19) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Low Profile (M-1d85) District.

**Moved by: M. Foht**  
Opposed: G.-C. Carra

**Carried: 8 – 1**

**2017 January 26**

**MOTION:** The Calgary Planning Commission recommended that Council:

1. **ADOPT**, by bylaw, the proposed redesignation of 0.65 hectares  $\pm$  (1.62 acres  $\pm$ ) located at 101 Panatella Square NW (Plan 1210589, Block 43, Lot 19) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Low Profile (M-1d85) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: M. Foht**

**Carried: 9 – 0**

**RECONSIDERATION:** Motion to reconsider the vote on the Land Use Redesignation.

**Moved by: M. Tita**

**Carried: 9 – 0**

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**Applicant:**

Seika Architecture

**Landowner:**

Navanjot Singh Kang

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a relatively low to medium density residential community setting in the community of Panorama Hills, the site is approximately 0.65 hectares. The parcel is currently undeveloped with semi-detached houses to the south east and single detached houses to the west. To the north of the parcel is a place of worship and to the south of the site is a remnant acreage homestead site.

Panorama Hills	
Peak Population Year	2015
Peak Population	25,993
2016 Current Population	25,729
Difference in Population (Number)	-264
Difference in Population (Percent)	-1%

**LAND USE DISTRICTS**

The proposed land use district is the Multi-Residential – Low Profile (M-1d85) District with a density modifier to allow for a maximum of 85 units per hectare. This district also has a built in minimum density of 50 units per hectare. Given the size of the parcel at 0.65 hectares, the maximum number of units that could be built on the site with this land use district is 55 units and the minimum number of units is 32. This district is intended to provide for multi-residential development in a variety of forms including townhouses, rowhouses, and apartment buildings with low height and medium density. This district is also intended to be within close proximity to low density residential development and requires provisions for private and common outdoor space.

**LEGISLATION & POLICY**

**Municipal Development Plan (MDP) - Statutory**

The proposed Land Use Amendment application generally meets the intent of Municipal Development Plan (MDP). Both City-Wide policies and Typologies for Calgary's future urban structure apply to this application.

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City-wide policies

City-Wide policies are broad in nature and give direction to growth and change in the city. While the scope of the proposed Land Use Amendment limits the majority of impact to the Community of Panorama Hills, the overall goals of these policies are met through the application.

The proposed Land Use Amendment aligns with these policy goals by sensitively intensifying existing communities where appropriate.

The following City-wide policies and how the proposed application aligns are as follows:

*2.1 A prosperous economy:* the proposed amendment provides more choice to residents of Panorama Hills, utilizes existing infrastructure, and is classified as a support service.

*2.2 Shaping a more compact urban form:* the proposed amendment uses helps to optimize infrastructure, and provides redevelopment potential with compatible uses.

*2.3 Creating great communities:* The proposed land use amendment provides amenity and service which help aid neighbourhood focused living. Low density residential redevelopment can be accommodated through the land use district.

Typologies for Calgary's Urban Structure

The proposed Land Use Amendment site falls within the Developing Residential Community typology within the MDP. The subject site is not located within a Community or Neighbourhood Activity Centre area. The proposed M-1d85 land use district follows the intent of policies guiding development in Developing Residential Community. Timing of the land use is appropriate, and no major impacts are perceived on the Community.

Calgary North Community Plan Phase 2 (OC 2009) - Statutory.

The proposed Land Use Amendment is under the *Calgary North Community Plan Phase 2*. The site is located in a *Neighbourhood Area* in the plan. *Neighbourhood Area* policies (North Community Plan Phase 2, section 1.5) are generally met under the proposed land use amendment.

The proposed M-1d85 District accommodates multi-residential development in a variety of forms with the applicant indicating the intention to provide townhouse units facing the public street to interface with the low density residential across Panatella Square. Additionally, a multi-residential building has been indicated to be proposed behind the townhouses to the east.

*Community Plan* policy 2.2 calls for comprehensive redevelopment and Outline Plan/ Land Use Amendment applications to be submitted where possible. The scope of this application does not trigger an outline plan at this time but Community Plan 2.2.1 applies.

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South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required as part of this application. At the Development Permit stage, a Transportation Impact Assessment may be required.

The subject site has access from Panatella Square NW. Transit is located approximately 250 metres to the south west on Panatella Drive NW.

**UTILITIES & SERVICING**

Water, sanitary and sewer services are available and can accommodate the additional dwelling units without the need for off-site improvements at this time.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Open House**

In addition to the standard advertising process for Land Use Amendments, Administration engaged the community with an online open house format developed by the City's Communications Department / Engage Team. City paid advertising was facilitated through Facebook from November 14-20 and unpaid advertising was facilitated through a series of 3 tweets (Twitter) from @nextcityyyc from November 7-19. In addition to this targeted online advertising, bold signs were used within the community to draw people's attention to the website. The "What We Heard" report from the Engage Team highlighted that this form of engagement was highly successful with a total of 408 completed responses submitted from the website. 7,080 views of the website took place within the target timeframe and this

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application was the second most popular content on [www.calgary.ca](http://www.calgary.ca) during the target timeframe.

Overall the main concerns with the proposal, as highlighted through the responses in the online open house (APPENDIX II), were the desire for provisions for parking above the required land use bylaw requirements.

**Community Association Comments**

No comments were received from the Northern Hills Community Association at the time of writing this report.

**Citizen Comments**

Thirty nine citizen comments were directly submitted to the Planner through the engagement process. The comments were generally in favour of proposed land use district and associated uses. The majority of the concerns pertained to the Land Use Bylaw requirement for parking in Multi-residential developments.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The proposed Multi Residential – Low Profile (M-1d85) District is generally characterized by variety of housing forms, close proximity or adjacent to low density residential development.

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**APPENDIX II**

**“WHAT WE HEARD” REPORT**

**Project Overview**

Seika Architecture representing Nayanjot Singh Kang has applied to The City’s Planning and Development department for a land-use redesignation at Panatella Sqaure NW, in the community of Panorama Hills.

The proposal is to redesignate the land to allow for a multi-residential development with a minimum of 32 units and a maximum of 55 units on the site. The maximum height of the proposal is 14 metres (3-4 storeys).

The proposal is to redesignate the land from the current Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1d85) District.

**Engagement Overview**

The engagement for this application included an online only component. The online option was open from November 7 - 20, 2016, and had a total of 408 responses.

The feedback from our online engagement will be reviewed and considered by The City and included in a recommendation report that will be reviewed by the Calgary Planning Commission and further by City Council, who will make the final decision.

**What We Asked**

We asked residents to provide feedback on the proposed development through the following questions:

- 1) What are the most positive aspects of the application’s proposed development opportunity?
- 2) Do you have any concerns to share with The City about the application’s proposed development opportunity?
- 3) Is there anything you feel has not been addressed, or is missing, in the application’s proposed development opportunity that The City should be aware of?

**What We Heard**

Some of the main themes expressed by citizens were a general disagreement of the project overall. Themes around a concern for overpopulation in the community as a whole and the perceived negative impact to existing infrastructure and amenities were prevalent. However, some residents desire a change and/or improvement to the site’s existing land-use and see this development as positive.

- ▶ For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
- ▶ For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

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## Next Steps

Resident feedback provides administration and Council with valuable local knowledge of the community and the proposed development area. The resident input provided through engagement online will help inform administration's review of the application. This input will also be used in administration's recommendation to Calgary Planning Commission and City Council. A summary of comments received will be included as part of administration's report, and Commissioners and Councillors will be able to review this information as they deliberate their decision of the proposal.

## Summary of Input

Below is a summary of some of the main themes that were most prevalent through stakeholder with sample comments.

Theme	Explanation and/or Example
Resident general disagreement of project	Residents do not see much benefit to the community as a whole.  <i>"I don't see any positives for the community"</i>  <i>"None. Leave it the way it is."</i>  <i>"Not positive. We do not need more housing in that area"</i>  <i>"Unfortunately there is nothing positive about needing to put more housing in Panorama."</i>
Residents dislike of multi-residential	Residents do not want a multi-residential development.  <i>"it should be single family homes not high density"</i>  <i>"No more condos!"</i>  <i>"Too tall for the neighbourhood"</i>
Resident perception of negative impacts to the community residents.  Specifically addressing:  *Overcrowding	Resident's perception that this new development will only negatively impact the community and the existing infrastructure/ amenities.  <i>"Panorama Hills is already densely populated and adding more residential residence will stretch the already stretched infrastructure"</i>  <i>"Too many apartment/townhouse complexes in this area. Not enough parking makes streets extra busy and dangerous for drivers and pedestrians."</i>

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<p><i>*Green space</i></p> <p><i>*Community amenities</i></p> <p><i>*Density</i></p> <p><i>*Traffic</i></p> <p><i>*Parking</i></p> <p><i>*School capacity</i></p>	<p><i>"Main concern is congestion in the area, should use the space for green space and recreational purposes like outdoor hockey rink/basketball courts and tennis courts to promote more physical activities for family's"</i></p> <p><i>"Will increase traffic in this quiet street and likely create a lack of parking on the street."</i></p> <p><i>"Concerned with the increased traffic on a currently low traffic street; minimal transit access leading to vehicle dependant occupants; increase of street parking where there is little room for garbage and recycling bins as it is; and no direct access to Stoney Trail"</i></p> <p><i>"The area doesn't need more housing it needs a place for a high school, the community is slready overpopulated."</i></p> <p><i>"This area is already heavily congested with condos and townhouse developments. Current infrastructure does not adequately support additional vehicle traffic in this area."</i></p>
<p>Residents concerned with inadequate onsite parking for the development</p>	<p>Residents are concerned with the .75 parking spaces allocated to each unit.</p> <p><i>"0.75 parking spots per unit is not nearly enough in this community."</i></p> <p><i>"Not enough visitor parking in the condo and cars park in the street."</i></p> <p><i>"Parking as I can't tell if public transit is on this street there should be at least 1.25 parking unless it has access to transit this to allow for visitors or families with two cars to go work."</i></p> <p><i>"Parking stalls must be included for each dwelling"</i></p>
<p>Resident desired change or improvement for this specific piece of land</p>	<p>Residents have a desire to see this piece of land utilized and/ or improved from its current state.</p> <p><i>"Completing a piece of raw land that we have seen from many years is sitting vacant, this would be a makeover for the community and subject area."</i></p> <p><i>"Develop a piece of land that is visible from a busy access point (harvest hills blvd) making Panorama hills community look complete vs currently this side does look incomplete."</i></p>

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	<p><i>"It will tidy up the area which has been unkept for sometime"</i></p> <p><i>"More housing. Put this vacant eye sore land to good use."</i></p> <p><i>"The current use makes it look neglected and this would clean it up."</i></p>
Residents general agreement with project	<p>Residents see development as a positive for the community overall.</p> <p><i>"Looking forward to the development. It's a great neighbourhood we need more development here."</i></p> <p><i>"this land needs to be developed given its close proximity to majors highways and roadways, a multifamily development is ideal."</i></p> <p><i>"i personally think this is a great idea and should have been done earlier, but never too late."</i></p> <p><i>"I think it's going to be a great development. I'm positive with it."</i></p>
Resident perception of positive economic benefits from the development	<p>Resident's perception and/or desire for new development to bring economic benefit to the community.</p> <p><i>"Increased options for housing/affordable housing; the presence of more residents will also support diversification of commercial options."</i></p> <p><i>"More housing is more population which is more services and hopefully a push to increase transit access in the area."</i></p> <p><i>"Retail opportunities. Corner store or other community businesses would be great on main level"</i></p> <p><i>"Housing for local residents at a more affordable price"</i></p>