

Report CPC2018-1377 for LOC2017-0097

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Item #8.1.4

Planning & Development Report to  
Calgary Planning Commission  
2018 December 13

ISC: UNRESTRICTED  
CPC2018-1377

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2440 and 2436 -  
22 Street NW, LOC2017-0097**

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**EXECUTIVE SUMMARY**

This land use amendment application has been submitted by Abanoub Development on behalf of Harvest Hills Professional Centre Ltd on 2017 March 24. The application proposes to change the designation of 2440 and 2436 - 22 Street NW from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- a maximum building height of 14 metres (an increase from the current maximum of 10 metres);
- a maximum of 22 dwelling units (an increase from the current maximum of 4 to 5 dwelling units); and
- the uses listed in the proposed M-C1 District.

The proposal is in keeping with the applicable policies identified the *Municipal Development Plan* and implements applicable policies of the *Banff Trail Area Redevelopment Plan* as they relate to the northern portion of the site. However, an amendment to the *Banff Trail Area Redevelopment Plan* is required to accommodate the proposed redesignation on the remainder of the site.

A development permit application for Assisted Living was submitted by Abanoub Architecture & Interior Design on 2018 November 27 and is currently under review.

Approval(s): R. Michalenko concurs with this report. Author: M. Beck  
City Clerk's: J. Dubetz

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**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT** by bylaw the proposed redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 2440 and 2436 – 22 Street NW (Plan 9110GI, Block 12, Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2018 DECEMBER 13:**

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan;
2. Give three readings to **Proposed Bylaw 14P2019**;
3. Adopt by bylaw the proposed redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 2440 and 2436 – 22 Street NW (Plan 9110GI, Block 12, Lots 9 and 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to **Proposed Bylaw 49D2019**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This land use amendment application was submitted by Abanoub Development on behalf of Harvest Hills Professional Centre Ltd on 2017 March 24 (Attachment 2). As indicated in the preceding section of this report, a development permit application for Assisted Living with 45 rooms/units (DP2018-5551) has been submitted by the Abanoub Architecture & Interior Design on 2018 November 27 (Attachment 3).

The community of Banff Trail is subject to planning and development policies of the *Banff Trail Area Redevelopment Plan*. In 2016, City Council adopted comprehensive amendments to the area redevelopment plan allowing for residential intensification in strategic locations.

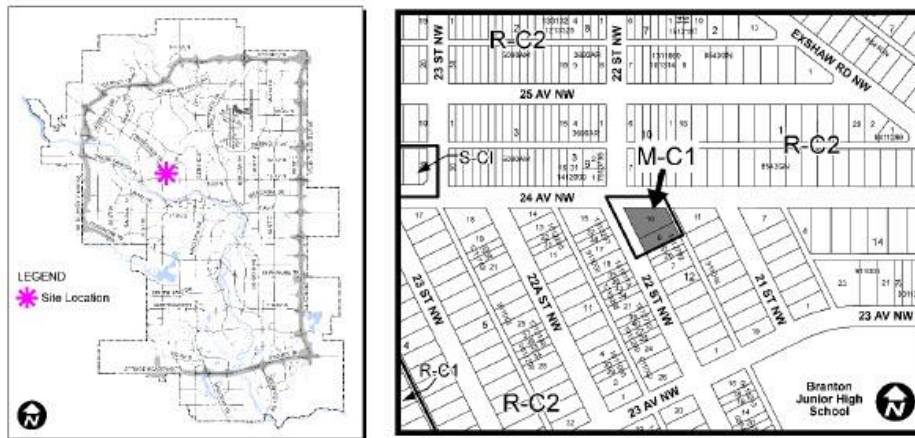
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### Location Maps



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#### Site Context

The subject site consists of two separate titled parcels and is located at the southeast corner of the intersection of 22 Street NW and 24 Avenue NW in the community of Banff Trail. The site is approximately 0.15 hectares in size with approximately 40 metres and 50 metres of frontage along 24 Avenue NW and 22 Street NW respectively. The northern property (2440 – 22 Street NW) is currently developed with a one-storey single detached dwelling with a one car garage accessed from 22 Street NW. The southern property (2436 – 22 Street NW) is developed with a two-storey split level single detached dwelling with a single car garage accessed from the rear lane.

The subject site is approximately 400 metres from the Banff Trail LRT Station (Attachment 4). Surrounding development is comprised of predominantly single detached and semi-detached dwellings. A large portion of the existing residential community in Banff Trail is designated R-C2, but several blocks of parcels along strategic corridors allow for rowhouse buildings (R-CG) as a result of a city-initiated redesignation approved by Council in 2017.

As identified in Figure 1, Banff Trail has experienced a relatively substantial population decline from its peak in 1968.

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*Figure 1: Community Peak Population*

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2017 Current Population	4,092
Difference in Population (Number)	± 791
Difference in Population (Percent)	-16%

Source: The City of Calgary 2017 Civic Census

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

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

The proposal represents a modest increase in density for two properties located in an established community and provides for uses and development forms that have the ability to be compatible with the existing neighbourhood.

As identified in the Strategic Alignment section of this report, the northern portion of this site has been already identified for intensification by the *Banff Trail Area Redevelopment Plan*. The proposed expansion of multi-residential uses to the southern portion of the site is considered appropriate as it allows for a more efficient use of land, better vehicular access and additional redevelopment options.

While a range of alternative land use options have been considered for this site during the application review, the rules of the proposed M-C1 District in combination with policies of the *Banff Trail Area Redevelopment Plan* are considered appropriate land use mechanisms to implement broader objectives identified in the *Banff Trail Area Redevelopment Plan* and the *Municipal Development Plan*.

#### **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 that is primarily for single detached, side-by-side and duplex homes. Single detached homes may include a secondary suite.

The proposed Multi-Residential – Contextual Medium Profile (M-C1) District a multi-residential designation that is primarily for three to four-storey apartment buildings and townhouses within 14 metres. The M-C1 District allows for up to 148 units per hectare or 22 dwelling units on this

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site. Assisted Living, a discretionary use in the proposed M-C1 District, is typically not subject to the maximum density requirements as Assisted Living units do not meet the land use bylaw definition of dwelling units.

The recommended M-C1 land use district has a range of contextual building setback and massing rules which render the M-C1 District appropriate next to the existing low density residential development.

***Development and Site Design***

The applicable site and building design policies of the *Banff Trail Area Redevelopment Plan* together with the rules of the proposed M-C1 District will provide basic guidance for the future site development. That includes appropriate uses, height and building massing, landscaping, access and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include:

- ensuring an engaging building interface along the 24 Avenue NW and 22 Street NW frontages;
- appropriate building height transition along the southern portion of the site;
- emphasizing individual at-grade entrances (depending on proposed uses);
- provision of amenity space for individual units (depending on proposed uses);
- the delineation of an appropriate front setback between the future building and adjacent streets and existing development;
- site appropriate vehicular access, parking and garbage pick up; and
- potential improvements to portions of the existing lane.

***Environmental***

An Environmental Site Assessment was not required for this application.

***Transportation***

As outlined in the Site Context section of this report, the site is located within 400 metres of the Banff Trail LRT Station. Pedestrian access to the LRT station and other nearby Transit facilities is accommodated through an established network of sidewalks.

A Transportation Impact Assessment was not required for this application. While the design and exact location of vehicular access will be determined later at the development permit stage, it is anticipated that the existing front driveway off 22 Street NW will be closed, and all future vehicular access will be provided from the rear lane. Any future improvements to the existing lane will be reviewed and determined at the development permit stage. Currently, unregulated public parking is allowed along 22 Street NW and 24 Avenue NW.

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***Utilities and Servicing***

Storm, sanitary sewer and water mains are available on 22 Street NW and 24 Avenue NW respectively. Depending on the size of the future development, a Sanitary Servicing Study may be required at the development permit stage. No additional extensions and/or upgrades to the existing infrastructure are known at this time. On-site stormwater management solutions will be reviewed at the development permit stage.

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

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

The applicant supplemented the City's standard communication practices with distribution of project information sheets to adjacent landowners and holding two open house style events in November of 2017 and August of 2018. At these events, the applicant shared their development concept for this site with interested residents from the area and members of the Banff Trail Community Association Planning Committee. Administration was present at the second meeting.

Although no formal letter has been received from the Banff Trail Community Association at this time, Administration has discussed the proposal and the anticipated development with members of the Banff Trail Community Association Planning Committee on several occasions. The Association does not oppose the proposed redesignation in principle. However, they support and encourage the applicant to engage with adjacent neighbours to facilitate a development outcome that fits within the existing neighbourhood and addresses some of the key concern raised by neighbours.

Eight (8) letters were submitted in objection to the proposal including the following concerns:

- reduced property values;
- on-street parking concerns;
- concerns regarding high traffic volumes in the area;
- no guarantee that the building would be an assisted living facility following rezoning of the site;
- site not being able to provide sufficient outdoor space for future tenants;
- the maximum height and density proposed for these lots is higher than the redevelopment plan allows for
- the proposal is out of character with the area and the future plans developed for this area;
- the proposed lots sizes do not support the parking required for this type of development;
- this would be the only "commercial" building within the area; and
- a building of this size would have negative impacts on the privacy of adjacent residents.

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Administration considered the relevant planning issues specific to the proposed redesignation and amendment to the *Banff Trail Area Redevelopment Plan* and has determined the proposal to be appropriate. If this application is approved by Council, the building size, building design, mix and size of uses and site layout details such as parking, landscaping and site access will be determined later at the development permit review stage.

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

**Strategic Alignment**

***South Saskatchewan Regional Plan (statutory – 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.

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

The subject site is located within the Residential Developed – Inner City Area as identified on Map 1 of the *Municipal Development Plan* (MDP). The Inner City Area policies generally encourage more efficient use of serviced land and sensitive redevelopment that is compatible with the existing neighbourhood. In addition, 'Creating Great Communities' policies of the MDP encourage special care facilities to locate within residential neighbourhoods to provide for a broad range of specialized accommodation and care homes to meet a diverse community needs including nursing and older adult homes.

The MDP also promotes the notion of complete communities. As per the MDP, complete communities are vibrant, green and safe places, where people of varying ages, incomes, interests and lifestyles feel comfortable and can choose between a variety of building types and locations in which to live, and where daily needs can be met. The proposal is consistent with the applicable MDP policies for this area.

***Banff Trail Area Redevelopment Plan (statutory – 1986)***

The site is subject to statutory policies of the *Banff Trail Area Redevelopment Plan* (ARP) which provide direction for future redevelopment of Banff Trail. In March of 2016, Council approved amendments to the ARP to identify areas in the community appropriate for intensification.

Through these amendments a number of blocks and corner parcels within the community, including the northern portion of the site, were identified as 'Medium Density Low-Rise' on Figure 2 of the ARP. The 'Medium Density Low-Rise' area is intended to allow for multi-residential uses and developments compatible with the existing character of the area. The ARP

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allows for approximately three to four storeys, or 12 metres, in building height on lands directly adjacent to 24 Avenue NW, which includes the northern portion of the site.

The southern portion of the site is located the 'Low Density Residential' typology of the ARP which allows for single, semi-detached and duplex dwellings and limits the maximum building height to approximately two to three storeys, or 10 metres, in building height.

Proposed Amendments to the Banff Trail Area Redevelopment Plan

While the proposed redesignation of the northern portion of the site implements the applicable land use policies of the ARP, an amendment to Figure 2 (Land Use Plan) is required to accommodate the proposed redesignation of the southern portion of the site. The proposed change aligns with some of the key objectives of the ARP such as preservation of the existing quality of the neighbourhood, allowance for compatible infill development and availability of a different housing types within the community.

An amendment to Figure 3 (Maximum Building Heights) is also proposed to ensure any future development on this property steps down in height and building mass along the site's southern edge.

Recognizing the objective of this land use amendment, several policies specific to the Assisted Living use are proposed to facilitate a successful integration of the anticipated development with the existing neighbourhood. All proposed amendments are included in Attachment 1.

***Location Criteria for Multi-Residential Infill (non-statutory - 2014)***

Council adopted the *Location Criteria for Multi-Residential Infill* to assist with the evaluation of land use amendment applications when considering multi-residential developments in low density residential areas. Proposed redesignation of the southern portion of the site generally aligns with some of the criteria. The parcel has lane access and is next to a planned multi-residential area. The Banff Trail LRT is approximately 400 metres to the southwest and other transit stops are available within a short walking distance from the site. The location criteria do not apply to the northern portion of the site.

The criteria are not meant to be applied in an absolute sense but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

***Transit Oriented Development Policy Guidelines (non-statutory – 2004)***

The general objectives identified in the *Transit Oriented Development Policy Guidelines* provide additional policy support for this project. It should be also noted that many of the applicable transit oriented development guidelines have been previously incorporated into the *Banff Trail Area Redevelopment Plan*.

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***Planning Principles for the Location of Care Facilities and Shelters (non-statutory - 2011)***

Although the proposed redesignation does not guarantee that the anticipated Assisted Living complex will be developed, the *Planning Principles for the Location of Care Facilities and Shelters* were also used by Administration in evaluation of this proposal. This Council approved policy provides non-statutory guidelines for care facilities including Assisted Living and Residential Care.

The document recognizes care facilities as an integral part of complete communities and residential areas. Careful consideration, however, must be given to the local context and land use pattern of a particular area in regard to design, scale, form and setbacks. Such facilities should be also located within reasonable walking distance to transit and services. Larger facilities within residential areas may be considered appropriate depending on the suitability of individual sites. The proposal generally aligns with the intent of the guidelines and allows for a building form that has the ability to be compatible with adjacent development.

**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 in this community.

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with the policies of the *Municipal Development Plan* and implements the objectives identified in the *Banff Trail Area Redevelopment Plan*. The proposed expansion of multi-residential uses to the southern portion of the site is considered appropriate as it allows for a more efficient use of land, better access and additional redevelopment options of this site. The proposed M-C1 District together with proposed amendments to the *Banff Trail Area*

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*Redevelopment Plan* appropriately limit the allowable building envelope to ensure future redevelopment occurs in a sensitive manner.

**ATTACHMENT(S)**

1. **Proposed Bylaw 14P2019**
2. Applicant Submission
3. Development Permit (DP2018-5551) Summary
4. Site Context Map
5. **Proposed Bylaw 49D2019**
6. **Public Submissions**

Approval(s): R. Michalenko concurs with this report. Author: M. Beck  
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# PROPOSED

**CPC2018-1377  
ATTACHMENT 1**

## **BYLAW NUMBER 14P2019**

### **BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BANFF TRAIL AREA REDEVELOPMENT PLAN BYLAW 7P86 \*\*\*\*\***

**WHEREAS** it is desirable to amend the Banff Trail Area Redevelopment Plan Bylaw 7P86, as amended;

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

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

1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
  - (a) Amend Figure 2 entitled 'Land Use Plan', by changing 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2436 - 22 Street NW (Plan 9110GI, Block 12, Lot 9) from 'Low Density Residential' to 'Medium Density Low-Rise' as generally illustrated in the sketch below:



# PROPOSED

BYLAW NUMBER 14P2019

- (b) Amend Figure 3 entitled 'Maximum Building Heights', by changing 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2436 - 22 Street NW (Plan 9110GI, Block 12, Lot 9) from 'As Per Land Use Bylaw' to '10 m' as generally illustrated in the sketch below:



- (c) Add a new section:

"2.1.4.25

In addition to applicable policies identified in this Section, the following guidelines should be considered for the lands located at 2440 and 2436 – 22 Street NW, if the future development is for assisted living or any other type of special care facility:

- Building design, façade treatment and articulation of the future development should resemble a residential building;
- Site and building design strategies should be considered to limit potential impacts associated with operations and servicing of the development on adjacent properties (e.g. garbage pick-up, parking and vehicular access, deliveries);

# PROPOSED

## BYLAW NUMBER 14P2019

- Portions of a building which are located on the southern portion of the site may exceed the maximum building height requirements identified in Figure 3 at the discretion of the Development Authority; and
- The operator should consider entering into a 'Good Neighbour Agreement' with the local community association and/or adjacent landowners. "

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

CPC2018-1377  
Attachment 2

## Applicant Submission



*Abanoub Architecture Ltd.*

### Summary:

This is a proposal to rezone (2440 and 2436 -22 Street NW) from R-C2 to M-C1 land use district in order to permit the construction of Assisted Living facility. These lots are currently occupied by the original 1950's era bungalows.

### Proposed Development

The project vision is the development of a unique complex of Assisted living . Community residents who are no longer able to stay in their own homes, will be able to extend their independent lifestyle in one of these units. The units will be designed to provide accommodation and services that will meet their changing needs.

### Site Context:

- Few blocks away from the North Hill Mall, its professional buildings, C Train and bus stops with a number of routes. Residents will live within walking distance to basic amenities, such as grocery store, bank, drug store, retail shops, health facilities, as well as medical clinics and services.
- Five kilometers from the Tom Baker Centre, Foothills hospital and its Professional Medical Building. Residents will live within a short driving distance of a major hospital with emergency facilities and numerous medical specialists.
- Close to university of Calgary, SAIT, ACAD and Jubilee Auditorium, easy walking distance and provides access to recreation facilities, education and theatre, ballet and the arts.
- Close to Confederation Park with its scenic walking paths, duck ponds and wonderful views.

### Project Concept

The plan is for two individual, secure buildings with underground parking connecting the buildings. Each unit consists of one bedroom with elegant contemporary living room, den, kitchenette, bathroom and a small storage space. Common areas in each building will include a main dining area, main kitchen and gathering areas on each level. A gym and library will also be provided for common access.

### Features of the individual units

There will be several designs to accommodate residents with varying degrees of needs depending on their physical capacity. All units will be designed to help seniors and their physical needs with the following features:

- All units will be single level, with halls wide enough for wheelchair access, doorways at least 36 inches wide and connected to the outside without stairs. In addition, lighting will be enhanced to compensate for poor vision and floors will be all non-skid material.
- All appliance, countertops and electric sockets will be designed to be accessible to wheelchair bound residents.
- Doors and closets as well as taps and faucets will be specially designed for use by the physically frail and disabled users. Bathrooms will have special comfort height toilets and safety grab bars.

### Needs of Assisted living

The residential options for seniors in physical and mental decline are limited. There simply are not enough facilities that can accommodate the needs of the elderly especially in Calgary with its relatively young (average 36.4 years) demographic.

### Benefits of assisted living facilities

Despite the fact that elders often want to stay in their own homes and see no reason to move, many times their move to assisted living can give elders a new lease on life. The most important reasons or benefits from moving to Assisted living are :

- **Safety.** Assisted living centers are set up to provide a safe, comfortable environment for elders.
- **Meals.** Elders home alone often warm up something in the microwave or on the stove rather than preparing a nourishing meal. They then may eat in front of the TV for company. In assisted living, meals are provided and they often offer many choices of food. But the biggest plus may be that people have company for their meals. When people have company for a meal, they generally eat better, so these communal meals can help keep a senior healthy.
- **Transportation.** The ability to go where they want is important to elders, and many seniors can no longer drive, or choose not to drive in heavy traffic. Assisted living centers can be a big help getting people where they want to go.
- **Socialization.** Socialization is perhaps the most important reason why many people choose Assisted living. Elders without social exposure can become virtual hermits, except for those who have family visits. While family visits are fun, seniors needs peers, as well. In assisted living, even those who swore they'd hate it often find, once they adjust, that they again enjoy the company of peers. They play cards, listen to music, exercise, have snacks, go to community events and have people come in to entertain them.

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1904c 20Ave NW Calgary, AB T2M1H5  
Tel. (403) 4544233 fax (403) 775-7072 www.abanoubdesign.ca

CPC2018-1377  
Attachment 3

Development Permit (DP2018-5551) Summary

Figure 1: Proposed Development

A development permit application (DP2018-5551) has been submitted by Abanoub Architecture & Interior Design on 2018 November 27 and is currently under review.

The development permit application is for Assisted Living with 45 unit/rooms. The proposal includes a four-storey north wing and a three-storey south wing connected by a courtyard. The proposal also includes an underground parkade, and a roof top amenity space.

Pedestrian access is proposed from 24 Avenue NW and 22 Street NW. A three-metre building setback is proposed along the south property line.

The following excerpts (Figure 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

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

No decision will be made on the development permit application until Council has made a decision on this land use redesignation.

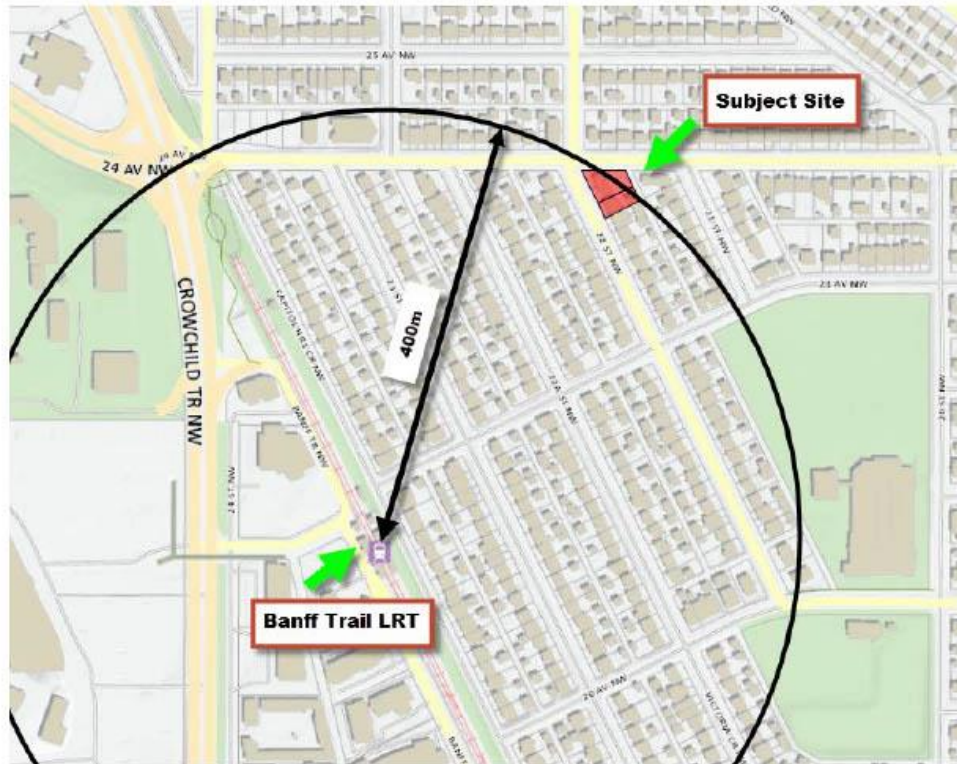


Project:  
Seniors Facility  
Future Development  
RE-ZONE

Block 12  
Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 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CPC2018-1377  
Attachment 4

**Site Context Map**



# PROPOSED

CPC2018-1377  
ATTACHMENT 5

## BYLAW NUMBER 49D2019

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0097/CPC2018-1377)**  
\*\*\*\*\*

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

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

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

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

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

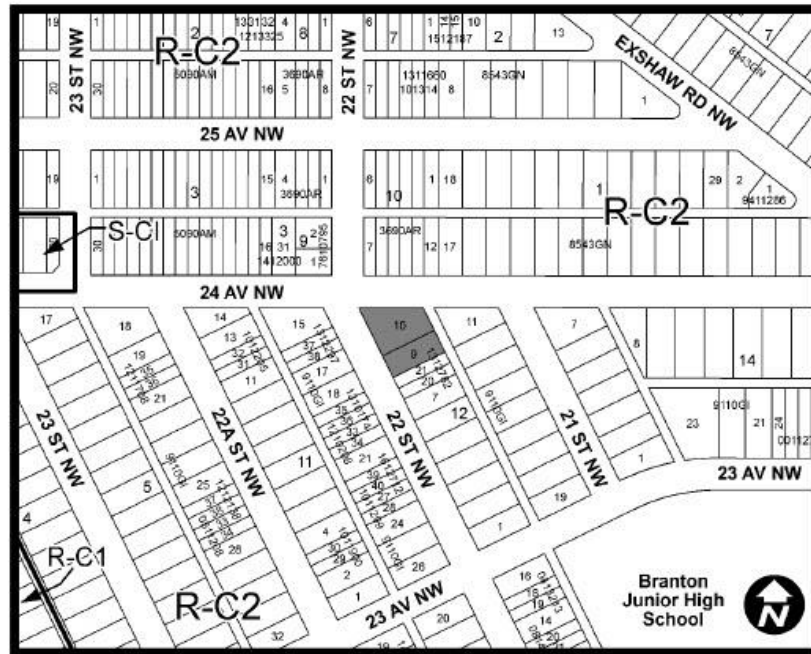
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2017-0097/CPC2018-1377  
BYLAW NUMBER 49D2019

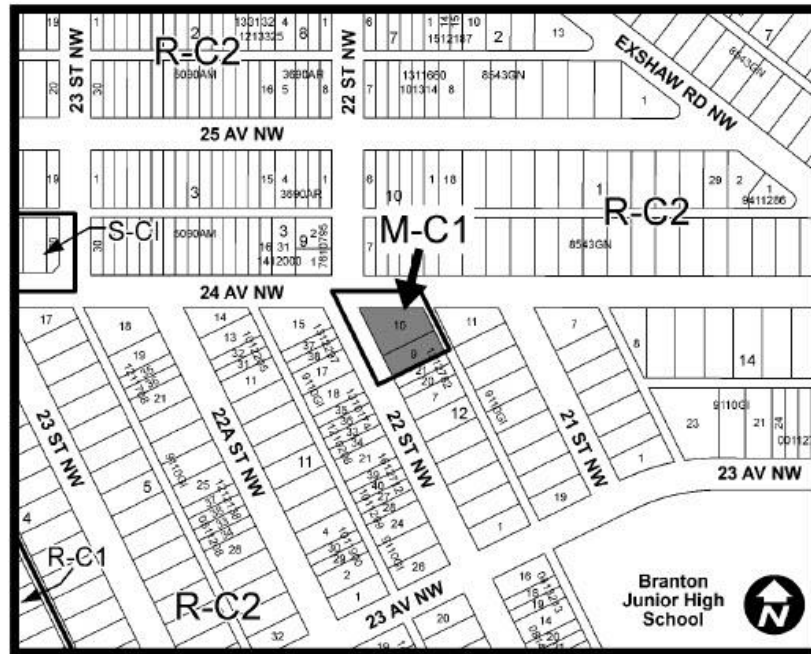
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0097/CPC2018-1377  
BYLAW NUMBER 49D2019

## SCHEDULE B



CPC2018-1377  
Attachment 6  
Letter 1

**Rowe, Timothy S.**

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**From:** Ginette\_macisaac@hotmail.com  
**Sent:** Sunday, February 17, 2019 7:45 AM  
**To:** Public Submissions  
**Subject:** February 25, <web submission> LOC2017-0097

February 17, 2019

Application: LOC2017-0097

Submitted by: Ginette MacIsaac

Contact Information

Address: 2429 22nd St

Phone: (555) 555-5555

Email: Ginette\_macisaac@hotmail.com

Feedback:

The redesignation allows for too wide a variety of uses for this lot which has been designated as residential as per the presented and agreed area plan. This large development crammed into two lots does not fit into the character of the neighbourhood and the many deliveries to support such an institution will disturb the neighbours as they will be unable to use the back alley. It is expected that due to the absent loading area that deliveries will end up on 22nd. Parking is an issue and the safety of children in the neighbourhood is an additional concern with the additional deliveries and visitors that this development will bring. This is a development better suited for a commercial zoning. Redesignation of the additional lot permits this oversized development. Please prevent this change in designation.

CPC2018-1377  
Attachment 6  
Letter 2

To Whom This May Concern,

Please do not redesignate 2440 22 Street NW & 2436 22 Street NW properties from Low Density Residential (R-C2) to Medium Density Low-Rise (M-C1). As you can see these two properties are on 22 Street not 24 Avenue. In the BTARP (Figure 2) you show 2440 as a 24 Avenue property but it is not. It is only adjacent to 24 Avenue. We have for the past ten years been surrounded by construction on 22 Street. Seven of the original bungalows have been removed and side by side infills have been built. They have brought in wonderful families and we have a street full of children again and they have all become fast friends. Because of these new developments it has given us less light into our home because of over shadowing and overlooking into our yards. Nevertheless we have welcomed this low density development and would like to keep the integrity of our street. If you change the zoning you will start a precedent which will be hard to stop. The residents of 22 Street would like to protect the existing residential character and quality of our street in Banff Trail. Currently we are experiencing: heavy usage of on street parking by LRT riders and UC students. We understand there is typically greater traffic generation from a multi-residential building and are opposed to further pressure on 22 Street. Heavy weekday traffic flow and a tendency to speed is already a dangerous situation on 24 Avenue. At a few residents' request, temporary installation of a radar on the street to attempt to calm traffic was implemented in the summer of 2016. Crossing 24<sup>th</sup> Avenue is frightening. We've asked for crosswalk lights and been denied many times. Winter walking on sidewalks especially 24<sup>th</sup> Avenue is obstructed and treacherous. We are opposed to exacerbating an already dangerous situation for all who live in our community. If you allow for the M-C1 zoning on our street, larger buildings would be built which would create a community negatively affected by haphazard development planning for years to come. Please keep our street a residential low density street that has been built in an interrelated way.

It is hard to keep this discussion only on the zoning change when we know why the change has come about.

The type of development that is being proposed will have a large impact on our street. My spouse and I have been taking care of parents (3 of them – all in different facilities) for the past seven years and we can tell you that this is not the right place for this type of development. Seniors need parks to walk in especially if they have wheelchairs or walkers. Mall walking is something they like doing in the winter months. They need transit, shops, restaurants, salons, banks, medical offices, pharmacies and coffee shops close by. None of these amenities are anywhere near this location. We talk about walkable neighbourhoods but none of these amenities are close by for a senior citizen. Please look at the BTARP for a more suitable spot or maybe something like this could be included in the North Hill Mall redevelopment plan or Motel Village. Maybe a park could be included in both of these areas. Westman Village on Mahogany Lake have planned it out beautifully. This is the type of development needed for seniors.

“Seniors' Residences

Our number one priority is to help you live the highest quality of life—even as your needs continually evolve. Journey Club within Westman Village is designed to offer a fulfilling experience for all retirement

CPC2018-1377  
Attachment 6  
Letter 2

lifestyles from Independent Living to Private Assisted Living and Memory Care, with endless opportunities for connection, enrichment and personal growth.

We've brought the best of everything together in one place. From aquatic programs, 43 kms of walking trails, over 20 hand-selected boutique retailers, and of course our 40,000 sq ft Village Centre, Journey Club Residents will enjoy an endless array of amenities." The Alberta Government Supportive Living Accommodation Standards essentially describe a business operation. This is incompatible within a residential zone. There are more compatible buildings on 20<sup>th</sup> Avenue, Morley Trail, North Hill Mall, Motel Village, Brentwood and the new University District.

The Initiated Redesignation Banff Trail & Capitol Hill, in the Banff Trail – Capital Hill Community Planning Project show homes on the south side of 24<sup>th</sup> Avenue from 21<sup>st</sup> Street to 23<sup>rd</sup> Street are located on the Streets not 24<sup>th</sup> Avenue (ex. 2440 22 Street – not 24 Avenue). Can you please explain why those Street Addressed homes are zoned Medium Density Low-Rise (map – Banff Trail Area Redevelopment Plan – Figure 2 Land Use Plan) despite their addresses being on the Streets and not 24 Avenue? In order to protect the existing residential character and quality of our streets in Banff Trail, we submit that those Street Address homes should not be included in the 24<sup>th</sup> Avenue Land Use Plan and rezoned back to Low Density Residential.

It is beginning to seem like the BTARP is being changed willy-nilly and the community is turning into a makeshift build whatever wherever community. Take Garrison as an example, the community was put together with thought and consideration for those who lived there and will live there. You don't have high-rises springing up in different quadrants of the community. You have single family homes, row houses, store fronts, higher density building built in an interrelated way. The same is happening in University District. This is what we are looking for in Banff Trail.

We have very discouraged neighbours who feel they won't be listened to. I however feel you need to speak up to make significant changes and would like to evidence to them it does make a difference.

Thank you and I hope you will reconsider the redesignation at 2440 22 Street NW & 2436 22 Street NW and keep the zoning of the properties at the Low Density Residential (R-C2).

Jim & Tracy Thomson

2423 22 Street NW

CPC2018-1377  
Attachment 6  
Letter 3

**Rowe, Timothy S.**

---

**From:** Kozlowskibeatrice@gmail.com  
**Sent:** Tuesday, February 19, 2019 9:31 AM  
**To:** Public Submissions  
**Subject:** February 25, <web submission> LOC2017-0097

February 19, 2019

Application: LOC2017-0097

Submitted by: Beatrice Kozlowski

Contact Information

Address: 2431 22 Street Nw

Phone: (403) 999-1703

Email: Kozlowskibeatrice@gmail.com

Feedback:

To whom it may concern: As lifelong Calgary residents, my husband and I cherish this city and value its growth. We see the merit of densifying communities and favour the thoughtful development of inner city communities to accomplish this. This is one of the reasons we chose to buy our home in Banff Trail. To that end, we have fundamental concerns of the proposal for rezoning that is being put forward to council, regarding the properties on the corner of 24 Avenue and 22 Street N.W. To be sure, both properties in question are listed as 22 Street properties. 22 Street, the street on which my husband and I chose to buy our home, is a residential street. Our concern is that by changing the zoning for a proposed larger development ( non residential) to be erected, it detracts from the neighbourhood's character and appeal. We are certainly not against such developments in Banff Trail; rather, we are puzzled why they are not occurring where the zoning already clearly allows for them ( for example, by the CTrain line at Banff Trail). Residents of communities have clearly chosen their home locations based on surrounding structures, plans and zoning. The desire of one or two developers to change this for an entire community is a frightening and daunting thought with a tremendous impact on those who reside nearby. The city officials, who are elected by the constituents of the communities they serve, have an expectation to be the voice of the residents. The residents of Banff Trail have maintained that the rezoning of these properties is not in the best interest of the community. The city has a civic duty to uphold the viewpoints of the residents of our community, rather than allowing an individual (or individuals) who do not reside in Banff Trail, to alter the community for those who do call the neighbourhood their home. Sent from my iPad

CPC2018-1377  
Attachment 6  
Letter 4

**Rowe, Timothy S.**

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**From:** joshorzech@yahoo.com  
**Sent:** Tuesday, February 19, 2019 11:53 AM  
**To:** Public Submissions  
**Subject:** February 25, <web submission> LOC2017-0097

February 19, 2019

Application: LOC2017-0097

Submitted by: Joshua Orzech

Contact Information

Address: 2441 22 Street NW

Phone: (403) 462-7030

Email: joshorzech@yahoo.com

Feedback:

Comments about Land Use Redesignation Banff Trail Bylaw 49D2019 My two boys (9 and 7) and I live directly across the street from the proposed development. This is my first experience communicating with the City so I apologize in advance if my terms and format does not match those of more experienced comment submitters. I appreciate that the ARP has been approved as the City is looking to increase density and have mixed-use buildings along 24th Avenue NW. However, I don't believe that the land use designation should be approved for this project. As I understand the ARP, the first lot "10" has been zoned for M-C1 but not the second. I believe that is what should be maintained. Building a seniors facility doesn't not match with the neighbourhood feel of Banff Trail. The infrastructure of the area does not support the proposed building and its occupants; not enough parking for residents, no cross walk to enable children living south of 24th Ave to go to school north of 24th Avenue and far too much traffic for a residential area. If the second lot (9) is not maintained as R-C2 then I would propose the following accommodations: 1) downsize the second building further so its height is aligned with the buildings in lots 21 and 20; 2) ensure the buildings are designed so the context of the neighbourhood is maintained; 3) set back the buildings from the side walk so there is ample space for pedestrian traffic; 4) complete a traffic study to understand the impact of the building's occupants on the neighbourhood; 5) install a lit cross-walk at the NW corner of 24 Avenue NW and 22 Street NW before construction commences; 6) require the developer to meet with the community quarterly to update on building status (to date communication has been very poor and many times confrontational); 7) establish a restricted parking zone on 22 Street NW so residents have the ability to park (today, parking on the street is dominated by U of C students and will likely get much worse once the buildings are complete as I suspect visitors to residents and building staff will take advantage of the free/unlimited street parking). I appreciate that the City is looking for more density in the buildings facing 24th Avenue but this building doesn't face 24th Avenue and will severely disrupt the quality of life of the Banff Trail community. I believe the land use determined in the exhaustive ARP should be maintained and only lot 10 should be redesignated as M-C1.