

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

EXECUTIVE SUMMARY

This application is for a Land Use Amendment for the lands formerly known as the Highland Golf Course. The application proposes to redesignate the old golf course lands to a mix of multi-residential uses and mixed use along Centre Street N.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 April 21

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 Bylaws 139D2016, 140D2016, 141D2016, 142D2016, 143D2016 and 144D2016; and

1. **ADOPT** the proposed redesignation of 7.66 hectares ± (18.93 acres ±) located at 352 – 40 Avenue NW, 271 – 43 Avenue NW, 420 – 44 Avenue NW, 4444R - 4 Street NW, 4627 and 4785 Centre Street NW, 4628 Centre Street NE and 4824R – 4 Street NW (Portions of Plan 8338HR, Blocks 2, 3 and 5; Plan 8338HR, Block 4; Plan 5872GT, RW, 24; Plan 8153GV, RW, 24; Portion of Plan 609GU, RW, 24; NW1/4 Section 34-24-1-5) from Special Purpose – Recreation (S-R) District **to** Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to accommodate street oriented mixed use development, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 139D2016.
3. **ADOPT** the proposed redesignation of 0.77 hectares ± (1.90 acres ±) located at 4627 Centre Street NW (Portion of Plan 8338HR, Block 3) from Special Purpose – Recreation (S-R) District **to** DC Direct Control District to accommodate street oriented multi-residential development with opportunity for support commercial, in accordance with Administration’s recommendation; and
4. Give three readings to the proposed Bylaw 140D2016.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

5. **ADOPT** the proposed redesignation of 1.97 hectares \pm (4.86 acres \pm) located at 4627 Centre Street NW (Portion of Plan 8338HR, Block 3) from Special Purpose – Recreation (S-R) District **to** DC Direct Control District to accommodate street oriented multi-residential development with opportunity for support commercial, in accordance with Administration’s recommendation; and
6. Give three readings to the proposed Bylaw 141D2016.
7. **ADOPT** the proposed redesignation of 6.35 hectares \pm (15.69 acres \pm) located at 340 – 40 Avenue NW, 271 – 43 Avenue NW, 4627 Centre Street NW (Plan 8338HR, Block 1; Portions of Plan 8338HR, Blocks 2 and 3) from Special Purpose – Recreation (S-R) District **to** DC Direct Control District to accommodate a variety of street oriented multi-residential development with varying heights and densities, in accordance with Administration’s recommendation; and
8. Give three readings to the proposed Bylaw 142D2016.
9. **ADOPT** the proposed redesignation of 0.94 hectares \pm (2.33 acres \pm) located at 4627 Centre Street NW (Portion of Plan 8338HR, Block 3) from Special Purpose – Recreation (S-R) District **to** DC Direct Control District to accommodate a street oriented multi-residential development with opportunity for support commercial, in accordance with Administration’s recommendation; and
10. Give three readings to the proposed Bylaw 143D2016.
11. **ADOPT** the proposed redesignation of 3.14 hectares \pm (7.77 acres \pm) located at 11 Laycock Drive NW, 421 McKnight Boulevard NW, 4824R – 4 Street NW (Portion of Plan 8338HR, Block 5; Plan 8338HR, Block 6; Plan 5925GT, RW, 24) from Special Purpose – Recreation (S-R) District **to** DC Direct Control District to accommodate a street oriented multi-residential development with varying heights and densities, in accordance with Administration’s recommendation; and
12. Give three readings to the proposed Bylaw 144D2016.

REASON(S) FOR RECOMMENDATION:

The proposed application provides some mixed use development along Centre Street that is an Urban Corridor. The development provides higher density within an area close to a future LRT station to be located at 40 Avenue NW and Centre Street N. The development provides for a

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

variety of multi-residential built form to offer greater choice of dwelling options to a broader demographic. The proposed development will provide additional park space for the community as well as community amenities in the form of commercial services.

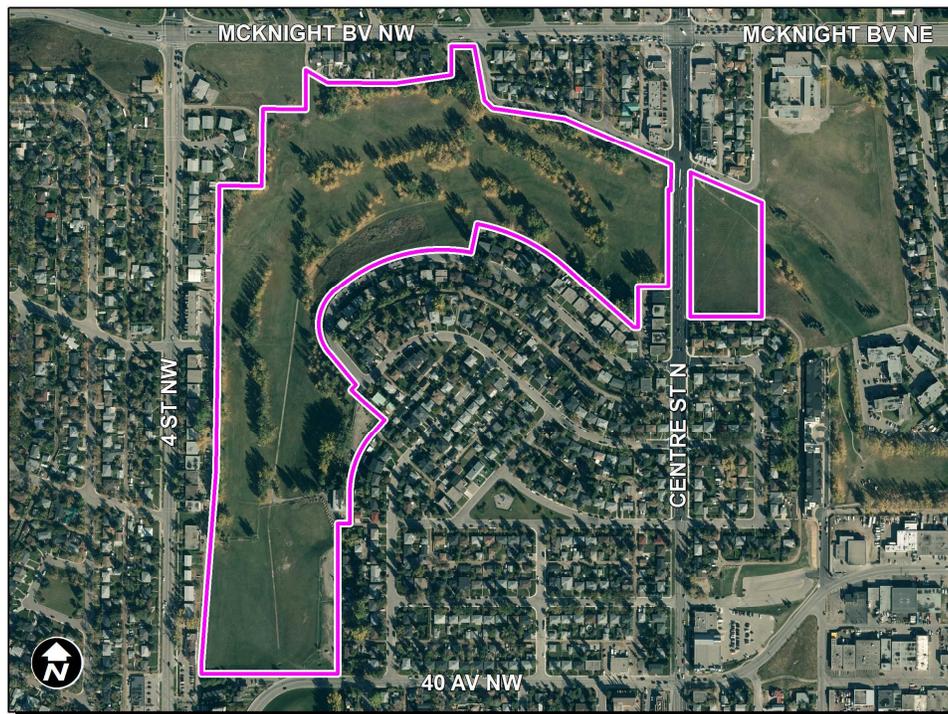
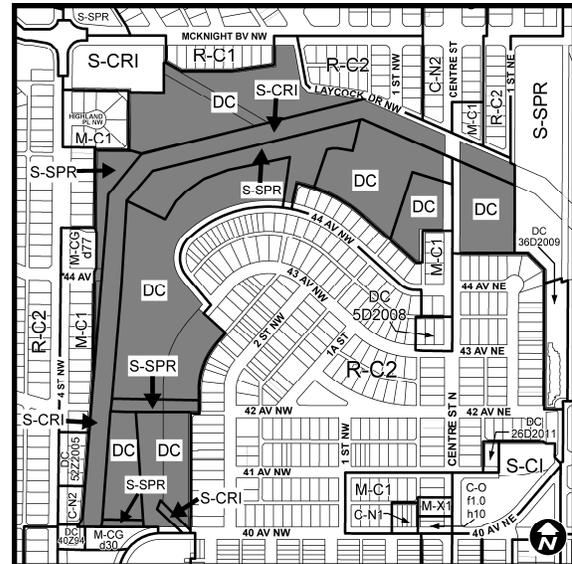
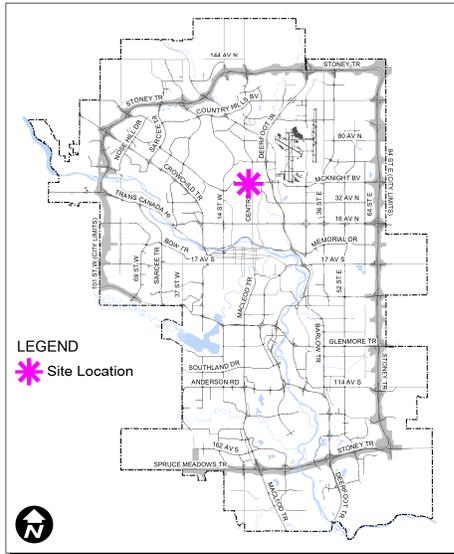
ATTACHMENTS

1. Proposed Bylaw 139D2016
2. Proposed Bylaw 140D2016
3. Proposed Bylaw 141D2016
4. Proposed Bylaw 142D2016
5. Proposed Bylaw 143D2016
6. Proposed Bylaw 144D2016
7. Public Submissions

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

LOCATION MAPS



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 7.66 hectares \pm (18.93 acres \pm) located at 352 – 40 Avenue NW, 271 – 43 Avenue NW, 420 – 44 Avenue NW, 4444R - 4 Street NW, 4627 and 4785 Centre Street NW, 4628 Centre Street NE and 4824R – 4 Street NW (Portions of Plan 8338HR, Blocks 2, 3 and 5; Plan 8338HR, Block 4; Plan 5872GT, RW, 24; Plan 8153GV, RW, 24; Portion of Plan 609GU, RW, 24; NW1/4 Section 34-24-1-5) from Special Purpose – Recreation (S-R) District to Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to accommodate street oriented mixed use development. (APPENDIX II)

Moved by: S. Keating

Carried: 7 – 1

Opposed: G. Morrow

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.77 hectares \pm (1.90 acres \pm) located at 4627 Centre Street NW (Portion of Plan 8338HR, Block 3) from Special Purpose – Recreation (S-R) District to DC Direct Control District to accommodate street oriented multi-residential development with opportunity for support commercial. (APPENDIX III)

Moved by: S. Keating

Carried: 7 – 1

Opposed: G. Morrow

3. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.97 hectares \pm (4.86 acres \pm) located at 4627 Centre Street NW (Portion of Plan 8338HR, Block 3) from Special Purpose – Recreation (S-R) District to DC Direct Control District to accommodate street oriented multi-residential development with opportunity for support commercial. (APPENDIX IV)

Moved by: S. Keating

Carried: 7 – 1

Opposed: G. Morrow

4. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 6.35 hectares \pm (15.69 acres \pm) located at 340 – 40 Avenue NW, 271 – 43 Avenue NW, 4627 Centre Street NW (Plan 8338HR, Block 1; Portions of Plan 8338HR, Blocks 2 and 3) from Special Purpose – Recreation (S-R) District to DC Direct Control District to accommodate a variety of street oriented multi-residential development with varying heights and densities. (APPENDIX V)

Moved by: S. Keating

Carried: 7 – 1

Opposed: G. Morrow

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

5. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.94 hectares \pm (2.33 acres \pm) located at 4627 Centre Street NW (Portion of Plan 8338HR, Block 3) from Special Purpose – Recreation (S-R) District to DC Direct Control District to accommodate a street oriented multi-residential development with opportunity for support commercial. (APPENDIX VI)

Moved by: S. Keating

Carried: 7 – 1

Opposed: G. Morrow

6. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.14 hectares \pm (7.77 acres \pm) located at 11 Laycock Drive NW, 421 McKnight Boulevard NW, 4824R – 4 Street NW (Portion of Plan 8338HR, Block 5; Plan 8338HR, Block 6; Plan 5925GT, RW, 24) from Special Purpose – Recreation (S-R) District to DC Direct Control District to accommodate a street oriented multi-residential development with varying heights and densities. (APPENDIX VII).

Reasons for Approval from Mr. Wright:

- The application had a very robust engagement program that resulted in three iterations. Some of my concerns with height and massing will have to be dealt with at the development permit stage of the process. The plan does not excite me, but given the topographic and spatial constraints, it is a reasonable approach to redevelopment of the golf course. I hope any future planning related to the Greenline had the ability to further influence the development of the site.

Reasons for Approval from Ms. Gondek:

- This application has been in process since August 2014, having entered the official system in December 2014. From that time, the community engagement process and the DTRs have resulted in four different plans that have seen changes to land uses and MR allocations. We are now sitting with an application that is built around DCs that cleanly state the planning intent, as well as design guidelines that will inform the DP process. The history indicates that the Applicant has made adjustment based on feedback from stakeholder groups.

Reasons for Approval from Mr. Foht:

- I supported the recommendation of approval of administration for the following reasons:
 - The process in working through the land use has been long – nearly 3 years.
 - The Administration has done an exhaustive process of review and in particular the storm water design.
 - The density is appropriate for its location in relation to the proposed Greenline LRT station.
 - The lands are located near major arterial traffic routes to support the density.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- The Applicant is will to participate on a Greenline LRT station charette process and make changes that were deemed desirable *(within reason) to the plan.

Reasons for Approval from Mr Friesen:

- I voted in favour of this item but still had some misgivings.
 1. I think that a better solution could have been found by reinstating the stream and building to the original land contours. I realize that this would have been more expensive and I understand that the sanitary line would have been an obstacle but rerouting water and reinforcing old mistakes is usually not the best solution.
 2. I think the street width is too large for the use and potential traffic. This will encourage higher speeds in a residential area which is not a desirable result.
 3. I believe the Urban Design Guidelines should have been added to the Land Use. The regulations as they stand are too general and do not lead to certainty with regard to result.

Reasons for Opposition from Mr. Morrow:

- This is a difficult file. I'd really like to support this because I'm very supportive of infill development. A good redevelopment project strikes a balance between providing the applicant with a reasonable return on investment and sensitively integrating new development into an existing community. I do not believe the application as it currently stands strikes that balance for several reasons:
 1. Civic engagement: there's a flaw in our engagement process when an applicant says the community supported "option b", but option b was actually 30 percent less dense (~2100 units vs ~1600 units as presented initially) when it was presented to the community. We should not be surprised the community is disappointed when we bring forward a plan that is not what was agreed to.
 2. Density: given the challenges of the site (topography, hydrology, ownership split, awkward shape, subsurface infrastructure, utility easements, etc), I believe the original ~1600 units is a more appropriate density, which results in a density of 30upa/75uph. This is a density of, for example, Boston's Back Bay. I find it difficult to imagine Highland Park being 30 percent higher density than Back Bay (30upa/75uph is also a density we typically consider appropriate for a TOD served by light rail).
 3. Distribution of density: I think the density should be more concentrated at Centre Street and 40 Avenue NW (i.e. closest to the LRT station at 40 Avenue NW), tapering down to the centre of the site. Yet, the tallest buildings are literally the further from the LRT (on the wettest part of the site), outside of the 600 metres LRT walk shed, which I don't think makes sense. The DCs also do not provide enough certainty, and could potentially work against our Green Line/TOD objectives. For example, the Site 1 DC allows for a minimum FAR of 0.8 at Centre Street N, which is not a transit-oriented intensity. The DCs should have been written with density and FAR ranges to provide greater certainty of outcome.
 4. Site strategy: best practice is to develop sensitively to the environmental and

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

social context, designing with nature, rather than working against it. This plan does not do this. Instead of working with topography, acknowledging the role the site plays in stormwater management (being a low spot in the regional drainage system) and preserving as much as the urban forest as possible, the strategy is to re-engineer the site by cutting down the slopes, filling the floor of the valley by an entire floor(!), which makes tall building even taller relative to the surrounding homes, and clear cutting the trees. That's more or less the anti-thesis of sensitive development.

5. Particular problems: there are a number of areas I find the application problematic. There is no landscape buffer adjacent to the community to the east (where it would make sense, given the steep slopes), the urban design guidelines are not written into the land use (as we did with East Village, for example), the land use has no density controls (the 2100 units could be much higher, in fact) and the building envelopes do not create appropriate transitions to the adjacent homes, among others.
6. Lack of coordination with other initiatives: most importantly, we know now there will be a charrette this fall to consider this area more comprehensively, including its relationship to the Green Line, the widening of McKnight Boulevard N, and potentially a better understanding of what will be required for stormwater management. We also know that nothing will happen on the site for "at least two years" (according to administration) due to the required engineering project to upgrade the stormwater pipe. It would be more sensible to grant 1st reading until the charrette work is complete, then make necessary adjustments to align the plan with the charrette outcomes before giving 2nd/3rd readings.

Comments from Ms. Gondek:

- We are at land use and our hang ups continue to be about design issues. Either we treat land use applications for what they are, or we need to change the process. Trying to turn every land use application into discussion on things that are more appropriate at development permit stage sends a confusing message to Applicant's, members of the community and all stakeholder's.

2016 May 05

The Calgary Planning Commission **LIFTED THE ITEM FROM THE TABLE.**

MOTION:

The Calgary Planning Commission directs the correspondence, from the following:

- Deb Heap dated 2016 April 18;
- Thorncliffe Greenview Community Association dated 2016 April 18;
- Northern Hills Community Association dated 2016 April 19;

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- Stephen Dryer received 2016 April 20;
- Calgary River Valleys dated 2016 April 20;
- Craig Pass dated 2016 April 21; and
- Brown & Associates Planning Group received 2016 April 21; accepted at the 2016 April 21 CPC meeting, be included into the report as APPENDIX IX.

Moved by: M. Tita

Carried: 8 – 0

MOTION:

DIRECT Administration to have all Development Permits for the subject sites be reviewed by Calgary Planning Commission for decision.

Motion: G.-C. Carra

Carried: 8 – 0

Reasons for Approval from Mr Friesen:

- I voted in favour of this change since the Land Use regulations are quite general and the Urban Design Guidelines are not included in the Land Use. There is currently no other way to ensure the resulting design will follow the aspirations noted in the application.

2016 April 21

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Donna Marzolf dated 2016 April 18;
- Deb Heap dated 2016 April 18;
- Thorncliffe Greenview Community Association dated 2016 April 18;
- Northern Hills Community Association dated 2016 April 19;
- Stephen Dryer received 2016 April 20;
- Calgary River Valleys dated 2016 April 20;
- Craig Pass dated 2016 April 21; and
- Brown & Associates Planning Group received 2016 April 21.

Moved by: C. Friesen

Carried: 9 – 0

MOTION:

The Calgary Planning Commission **TABLED** LOC2014-0190 to the next Calgary Planning Commission meeting of 2016 May 05 to allow time for Calgary Planning Commission to review:

- the accepted correspondence from the Public;
- the technical submission from the Applicant; and
- the CPC report with the Administrative Amendments incorporated.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Moved by: M. Wade

Carried: 9 – 0

Reasons for support of the Tabling motion from Mr. Friesen:

- I voted to postpone the consideration of this item since too many issues had been raised late in the process that clearly needed to be addressed. I have to question why these issues were not included in the City's analysis or their presentation. I hope that this will be rectified in the time remaining before the issue comes to us again.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Applicant:

Brown & Associates Planning Group

Landowner:

1744228 Alberta Ltd (Ajay Nehru)
The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Highland Park, south of McKnight Boulevard NW, west of Centre Street North, north of 40 Avenue NW and east of 4 Street NW. The parcel was originally subdivided in the 1950's at the same time as the community. The site is the former Highland Golf Course and was purchased in May 2013 by the current owner. Lower density residential development surrounds the majority of the subject site. Some of the lower density residential development along the golf course lands currently allows for multi-residential development up to four storeys. The new Green Line LRT is to travel along Centre Street N with a future LRT station to be located at Centre Street N and 40 Avenue NW.

The site is currently constrained by significant City infrastructure on the subject site and adjacent to the subject site. A large storm water trunk travels through the middle of site along the low point. A large sanitary trunk travels adjacent to the site at a higher elevation than most of the site. Other utility right-of-ways exist on the subject site that will be relocated with the redevelopment of the site.

LAND USE DISTRICTS

The developer proposes to redesignate the subject site from Special Purpose – Recreation (S-R) District to:

- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- DC Direct Control District.

The S-SPR designated parcels are Municipal Reserve and represent the open space and parks within the proposed development. The sanitary trunk is located within a City owned parcel to be designated S-CRI. The remainder of the site consists of six Direct Control Districts that represent 12 parcels. Direct Control Districts were used to create additional setback requirements adjacent to the existing low density development, ensure street oriented development and to create a different mix of density and building height than the standard land use districts. The following describes the purpose of each DC site.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Site 1 represents parcel 1 and uses a Commercial - Corridor 1 (C-COR1) District as the base to accommodate street oriented mixed use commercial residential development. A mixed use development is mandatory on the site with a minimum Floor Area Ratio (FAR) of 0.8. The maximum building height is 52 metres, approximately 15 storeys. A mandatory three metre setback of the building is required within the first 16 metres (4 storeys).

Site 2 represents parcel 2 and uses the Multi-Residential – High Density Medium Rise (M-H2) District as the base to accommodate street oriented multi-residential development with the opportunity for a mix of uses located on the ground floor. The FAR and building height are the same as site 1 but this parcel varies from site 1 in that mandatory mixed use is not required and a larger building setback is required from the low density development away from Centre Street.

Site 3 represents parcels 3, 11 and 12. Multi-Residential – High Density Low Rise (M-H1) District is used as the base district to accommodate street oriented multi-residential development and allow for a limited range of support commercial uses. The minimum density required is 90 units per hectare (36 units per acre). The maximum building height is 26 metres (8 storeys). An increased rear yard setback of 13 metres is required along a lane that is adjacent to low density development. Within that setback is a 10 metre buffer zone of extra tree planting to provide a buffer between the existing residential developments and to replace some of the existing trees that will be lost during the re-grading of the site.

Site 4 represents parcels 4, 5, 6, 8, and 9. The Multi-Residential – Medium Profile (M-2) District is used as the base district to accommodate street oriented multi-residential development with a building height of 20 metres (6 storeys). Site 4 contains the same rear yard setbacks at Site 3 with the buffer zone.

Site 5 represents parcel 7 and uses the Multi-Residential – High Density Medium Rise (M-H2) District as the base district with the addition of six extra commercial uses. This will accommodate street oriented multi-residential development that allows for a limited range of support commercial uses. The minimum density is 90 units per hectare (36 units per acre) with a maximum building height of 40 metres (12 storeys). A mandatory three metre setback of the building is required within the first 16 metres (4 storeys). Site 5 will be within proximity of the future LRT station similar to the sites on Centre Street and is mostly buffered from low density residential development by the MR and PUL parcels.

Site 6 represents parcel 10 and uses the Multi-Residential – High Density Medium Rise (M-H2) District as the base district. This site will accommodate street oriented development and provide for a mix of uses on the ground floor. The minimum density is 90 units per hectare (36 units per acre) with a maximum building height of 65 metres (18 storeys). This district contains additional setback areas to provide more separation from taller buildings and the lower density residential development. A buffer zone with tree planting is also contained within this site.

Density

The proposed overall density of the site is approximately 99.4 units per hectare (40.2 units per acre).

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

LEGISLATION & POLICY

Municipal Development Plan

The site is designated as an Urban Corridor along Centre Street and as Established in the Developed area of the Urban Structure map. The Urban Corridor should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure, and affordability) to accommodate a diverse range of the population. Apartments, mixed use developments and ground oriented housing are encouraged. Development adjacent to transit stops should locate entrances and provide features that make it safe and convenient for transit users. The site is also located within close proximity to a future LRT station.

In the Established area new developments should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support the Primary Transit Network. The proposed development will also help optimize the existing public investment in the municipal infrastructure and facilities. The multi-residential development will complement the existing development in the community by providing this area of the city with a range of housing options in type, tenure, unit size and affordability.

There is no local area plan that covers the subject site.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was completed and approved for the subject site. Highland Drive NW is classified as an Activity Centre Street providing for all modes of transportation. A future LRT station is proposed to be located at the intersection of Centre Street and 40 Avenue NW and existing BRT service is provided along Centre Street. All of the proposed development will be within a 12 minute walking distance from the future LRT station.

UTILITIES & SERVICING

Utilities will be extended into the subject site from the adjacent area. To alleviate some of the servicing constraints with the existing topography, fill will be used to raise the existing grades to allow for gravity flow into the existing sanitary storm trunk located adjacent to the site.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment was conducted for the site. No major concerns were noted. All recommendations will be addressed prior to approval of the affected Tentative Plan.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability will be addressed at the development permit application stage.

GROWTH MANAGEMENT

There are no growth management issues.

PUBLIC ENGAGEMENT

Community Association Comments

Highland Park Community Association comments are included in APPENDIX VIII. The concerns raised in the most recent letter are summarized below:

1. There should be more preservation of the topography.
2. The plan lacks in integration and buffering with the community.
3. The plan has a lack of regard for the policies in the MDP.
4. A local area plan should have been created.
5. A comprehensive plan should have been completed.
6. The development must result in a community enhancement fund.

The comments have been addressed as follows:

1. By adding fill to the site, more adequate ground cover will be provided for the existing storm trunk located in the middle of the site. The raising of the grades will also allow the sanitary pipe to operate by gravity without the need for a lift station.
2. The proposed DC guidelines provide for a treed buffer along many of the sites providing a natural buffer from the development. The DC guidelines also require the development to be street oriented moving the bulk of the building up along Highland Drive NW. Additional design details to mitigate against negative impacts to surrounding parcels will be evaluated and provided at the development permit stage.
3. The proposal provides a balance between the various policies of the MDP. Centre Street is designated as an Urban Corridor and approximately half of the site is within the 600 metre radius from the future LRT station. All of the proposed development is within a 12 minute walk of the future LRT station on Centre Street N.
4. Creating a policy document to guide the development was considered but was determined not required to review and analyze the proposed application.
5. The outline plan is a comprehensive plan of the redevelopment of the Highland Golf Course. Other factors such as surrounding parcel access and the Green Line were considered during the review of the outline plan.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

6. With no direction for a community enhancement fund to be provided in the area and the new levy bylaw having been recently passed, a community enhancement fund was no longer considered.

Citizen Comments

Many comments have been received by area residents. While a few comments have been provided in support, many have raised the following concerns below:

- A local area plan should have been created first;
- The connection to 1 Street NW will cause increased traffic through the low density area;
- There is insufficient green space;
- Presumed the development would be an extension of Confederation Park;
- More natural areas on site should be preserved;
- A larger buffer between the new development and existing development should be provided;
- There needs to be a more appropriate building setback and height transition; and
- The proposed density is too high.

Public Meetings

The City hosted three public open houses as well as meetings with representatives of the community association. The first two open houses were held on 2015 January 22 and 24 as information sessions to present the application and receive initial feedback. One hundred and sixty-one people attended and some people filled completed surveys. The majority of attendees were from Highland Park. Some of the concerns raised are listed below:

- Traffic congestion;
- Height of the new buildings and obstructed views;
- Reduced on-street parking;
- Increased density;
- Loss of water drainage site and flooding; and
- Construction length and impacts.

A third open house was held 2016 March 14 with 177 people attending. Some of the positive feedback received was the support for the increased amenities and additional commercial in the development. While a few people responded positively to the overall design, building heights and density, the majority of comments repeated the same concerns as mentioned above. The proposed plan provided some additional open space but otherwise remained similar to the original proposal in design. Since the third open house, The City has modified the DC Districts to address some of the resident's concerns.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

The developer also had their own community engagement beginning in 2013 November. Along with different forms of online engagement, the developer also used an outdoor sounding board at the Highland Park Community Centre, an engagement hub at the old golf course club house and a project telephone line to receive feedback.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

APPENDIX I

APPLICANT'S SUBMISSION

The former Highland Golf Course land is located 4.5 km (2.8m) north of Downtown Calgary, Alberta, within the community of Highland Park. The land is bounded on the:

- West by the ridge of a valley and low density residential housing fronting 4 Street NW. Immediately west of 4 Street NW lies the community of Highwood.
- North by the ridge of a valley and low density residential housing fronting McKnight Boulevard NW (Arterial Street) and Laycock Drive NW. A portion of these lands are within the southern boundary of the community of Thorncliffe.
- East by the ridge of a valley and low density residential housing fronting 2 Street NW and 44 Avenue NW and the most easterly edge by community reserve. The community of Greenview and the Greenview Industrial Park lies immediately east of Centre Street.
- South by 40 Avenue NW (collector). James Fowler Senior High School lies immediately south of 40 Avenue NW and commercial uses lie along Centre Street.

Maple Projects Inc., the new owner of the land, is proposing a redevelopment of the golf course lands into a comprehensively planned residential development in North Calgary.

The Community of Highland Park (including the golf course lands) was built in the late 1950s. The former Highland Park Golf Course lands comprise a total area of approximately 20.83 hectares (51.47 acres) of which 4.09 hectares (10.11 acres) are City owned rights-of-way, in addition to a number of easements that exist through the site.

The Highland Park Golf Course ceased operation in 2012, prior to Maple Projects Inc. purchasing the land. During its operation, the golf course was privately owned and accessible only to fee-paying golfers.

The proposed Highland Village Green plan provides the vision and framework for a new neighbourhood, integrating the former Highland Park Golf Course lands sensitively and efficiently into the fabric of the Highland Park community.

The plan proposes to:

- Meet the vision of the Municipal Development Plan (MDP) to strategically intensify established area;
- Address the development patterns that have evolved throughout the area; and
- Refine and enhance the historical and physical location assets of the lands into a vibrant neighbourhood that meets the needs of its residents and the existing Highland Park residents in a unique and exciting manner.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Highland Village Green is anticipated to accommodate 2,071 residential units and approximately 4,500 square metres of retail space. The plan design implements the following Ten Guiding Principles:

1. Revitalize and regenerate the existing golf course lands;
2. Respect the existing, adjacent neighbourhoods;
3. Prioritize a safe and walkable neighbourhood;
4. Promote pedestrian connectivity through well-designed public spaces;
5. Contribute to a vibrant, mixed-use commercial/residential urban corridor;
6. Accommodate density in order to support existing municipal services (e.g., transit), area schools, and places of worship.
7. Promote uniqueness in built-form and site design due to existing conditions;
8. Target housing markets that offer choice to all residents;
9. Prioritize streetscape and landscaping design; and
10. Create a multi-modal access network.

The “heart” of the neighbourhood is created through the vibrant naturalized park corridor and “outdoor room” parks system. The corridor and parks bring people to and through the neighbourhood while integrating high-quality multi-dwelling residential buildings and retail opportunities for the community as a whole.

The neighbourhood is a mix of multi-dwelling residential buildings such as street and stacked townhouses, three to four-storey terraced apartments and eight to twelve-storey apartments aligning the transit-oriented Centre Street “urban corridor”. Commercial opportunities along Centre Street contribute to the vitality of those living in the neighbourhood as well as those using the open space system as they walk and bike through the neighbourhood. The unique landscape of the lands have created a neighbourhood with a mix of interesting building types and open spaces that respond to natural and man-made slopes, and special connectivity opportunities for the pedestrian or bicyclist to the surrounding residential neighbourhoods and broader community.

Highland Village Green focuses around an urban central roadway that connects to Centre Street at the north, 40 Avenue NW at the south and 4 Street NW at the west. A pedestrian open space corridor follows the alignment of the roadway spine albeit separated. The combination of the roadway and open space corridor have created a variety of unique residential building parcels to connect and integrate with the landscape and the surrounding residential neighbourhoods and open space connections.

The higher-density building types along Centre Street will provide the opportunity for a potential grocery store and neighbourhood retail opportunities such as coffee shops and personal services. The opportunity exists for the commercial to further support the transit-oriented urban corridor such that local residents can walk for neighbourhood services as well as use this commercial amenity as they commute with transit to and from work to the downtown or elsewhere.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Highland Village Green will contribute a high-quality mix of residential, parks and pathways, and streetscape/urban design to the Highland Park community, while implementing the City's Municipal Development Plan policy for strategic and sensitive intensification in established areas.

Public engagement with the Highland Park, Thorncliffe, and Greenview communities began in November 2013. The first two phases of the public engagement program has been successfully completed. The Outline Plan and Land Use Redesignation application reflects the public engagement process to date. Phase three will involve the discussion of more detailed design concepts/layouts. It is anticipated that Phase three will begin in the New Year in conjunction with the City Circulation process.

Maple Projects Inc. is kindly requesting the support of Administration, Calgary Planning Commission and City Council for approval of this unique redevelopment in North Calgary.

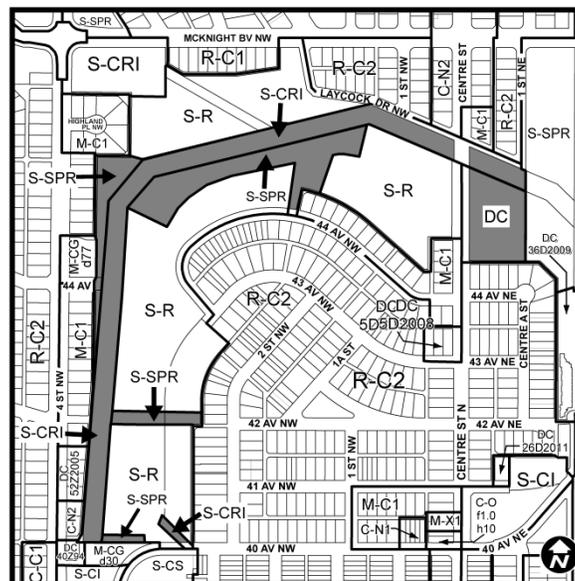
LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 1 based on Commercial – Corridor 1 (C-COR1) District



Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for a combination of a mixed-use and **street** oriented **development**, and
 - (b) provide a **building** form with opportunity for store fronts along a continuous block face.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 (1) The minimum **floor area ratio** is 0.8.
- (2) The maximum **floor area ratio** is 5.0.

Building Height

- 8 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 52.0 metres.
- (2) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
- (b) 52.0 metres measured from **grade** at a distance greater than 3.0 metres of that shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **lane** or another **parcel**, the maximum **building height** referenced in subsection (1) is reduced to 20.0 metres measured from **grade** within 6.0 metres of that shared **property line**.

Building Orientation

- 9 (1) The main **public entrance** to each **building** must face the **property line** shared with a **street**.
- (2) Every **use** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate and direct access to **grade**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.

Building Façade

- 10 (1) The length of the **building** façade that faces a **street** must be a minimum of 60.0 per cent of the length of the **property line** it faces.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- (2) The massing of a **building** taller than 20.0 metres must step back a minimum of 3.0 metres from the front façade. The step back must occur within the first 16.0 metres of the **building height**.

Vehicle Access

- 11 Vehicle access to the **parcel** from Centre Street must align with the intersection of Centre Street and Highland Drive.

Dwelling Unit Requirement

- 12 A **building** must contain **Dwelling Units**.

Use Area

- 13 There is no maximum **use area**.

Location of Uses within Buildings

- 14 (1) The following **uses** must not be located on the ground floor **adjacent** to a **street**:

- (a) **Assisted Living;**
- (b) **Catering Service – Minor;**
- (c) **Child Care Service;**
- (d) **Counselling Service;**
- (e) **Dwelling Unit;**
- (f) **Health Services Laboratory – With Clients;**
- (g) **Instructional Facility;**
- (h) **Live Work Unit;**
- (i) **Medical Clinic;**
- (j) **Office;**
- (k) **Place of Worship – Small;**
- (l) **Post-secondary Learning Institution;**
- (m) **Residential Care;**
- (n) **Social Organization;** and
- (o) **Veterinary Clinic.**

- (2) “Commercial Uses” and **Live Work Units**:

- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
- (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- (3) Where this section refers to “Commercial Uses,” it refers to the **permitted uses** and **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care**.

Front Setback Area

- 15 (1) The minimum **building setback** from a **property line** shared with a **street** is zero metres.
- (2) The maximum **building setback** from a **property line** shared with a **street** is 6.0 metres.

Rear Setback Area

- 16 The **rear setback area** must have a minimum depth of 3.0 metres.

Side Setback Area

- 17 Where a **parcel** shares a **side property line** with:
- (a) a **lane** that separates the **parcel** from a **parcel** designated as a **low density residential district**, the **side setback area** must have a minimum depth of 3.0 metres;
 - (b) a **lane**, in all other cases, there is no requirement for a **side setback area**; and
 - (c) another **parcel**, the **side setback area** must have a minimum depth of 3.0 metres.

Relaxation

- 18 The **Development Authority** may relax the rules contained in sections 8, 13, 14, and 15 of this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.

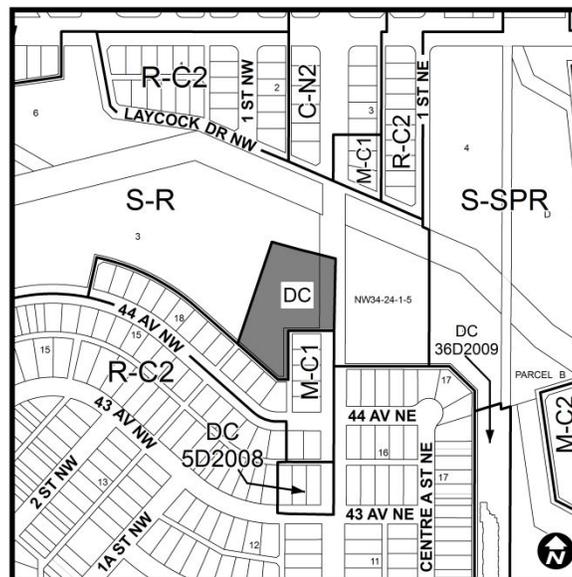
LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

APPENDIX III

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 2 based on Multi-Residential – High Density Medium Rise (M-H2) District



Purpose:

- 1 This Direct Control is intended to:
 - (a) provide for **Multi-Residential Development** that allows for higher *density* and taller *buildings*;
 - (b) **Multi-Residential Development** that will accommodate varying *building densities* and *heights* within a block;
 - (c) prescribe a built form that is *street* oriented; and
 - (d) provide the opportunity for a mix of *uses* located on the ground floor.

Compliance with Bylaw 1P2007

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

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The *permitted uses* of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The *discretionary uses* of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are *discretionary uses* in this Direct Control District.

Bylaw 1P2007 Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 (1) The minimum *floor area ratio* is 0.8.
(2) The maximum *floor area ratio* is 5.0.

Density

- 8 (1) The minimum *density* for *parcels* is 90.0 *units* per hectare.
(2) There is no maximum *density*.

Setback Area

- 9 The depth of all *setback areas* must be equal to the minimum *building setback* required in section 10.

Building Setbacks

- 10 (1) Unless otherwise referenced in subsections (2) and (3), the minimum *building setback* from a *property line* shared with a *street* is 3.0 metres.
(2) The minimum *building setback* from a *property line* shared with a *street* for a *street-oriented multi-residential building* is zero metres.
(3) The maximum *building setback* from a *property line* shared with a *street* is 6.0 metres.
(4) Where a *side setback area* shares a *property line* with a *lane* that separates the *parcel* from a *parcel* fronting onto Centre Street, the *side setback area* must have a minimum depth of 3.0 metres.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- (5) Where a **side setback area** shares a **property line** with a **lane**, in all other cases, the minimum **building setback** from a **property line** shared with a **lane** is 13.0 metres.
- (6) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

Building Height

- 11
- (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 52.0 metres.
 - (2) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:
 - (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
 - (b) 52.0 metres measured from **grade** at a distance greater than 3.0 metres of that shared **property line**.
 - (3) Where a **parcel** shares a **property line** with a **lane** or another **parcel**, the maximum **building height** referenced in subsection (1) is reduced to 20.0 metres measured from **grade** within 6.0 metres of that shared **property line**.

Building Design

- 12
- (1) **Multi-Residential Development** must be provided in a **street-oriented multi-residential building**.
 - (2) The massing of a **building** taller than 20.0 metres must step back a minimum of 3.0 metres from the front façade. The step back must occur within the first 16.0 metres of the **building height**.

Additional Landscaping Requirements

- 13
- In addition to the required landscaping, a minimum of 2.0 trees must be planted for every 25.0 square metres within the first 10.0 metres of the **building setback** from a **property line** shared with a **lane** that is not **adjacent** to **parcels** fronting Centre Street.

Relaxation

- 14
- The **Development Authority** may relax the rules contained in sections 9, 10, and 11 of this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.

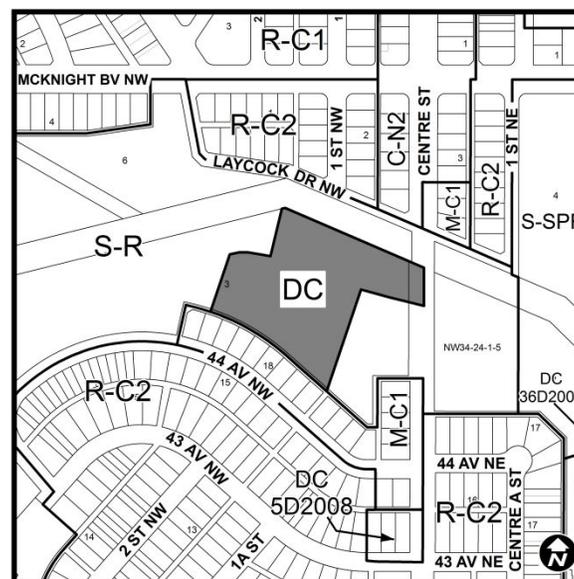
LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

APPENDIX IV

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 3 based on Multi-Residential – High Density Low Rise (M-H1) District



Purpose

- 1 This Direct Control District is intended to:
 - (a) prescribe a **building** form that is **street** oriented;
 - (b) allow for a limited range of support commercial **uses**;
 - (c) impose **building height** and **setback area** restrictions that are sensitive to adjoining **low density residential districts**; and
 - (d) provide medium **density Multi-Residential Development** with reduced **building height** and **building** mass to respect the **adjacent low density residential districts**.

Compliance with Bylaw 1P2007

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

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 (1) The minimum **density** for **parcels** is 90.0 **units** per hectare.
(2) There is no maximum **density**.

Setback Area

- 8 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 9.

Building Setbacks

- 9 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
(2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
(3) The maximum **building setback** from a **property line** shared with a **street** is 4.5 metres.
(4) The minimum **building setback** from a **property line** shared with a **lane** is 13.0 metres.
(5) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

Building Height

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 26.0 metres.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

-
- (2) Where a *parcel* shares a *property line* with a *street* the maximum *building height* is:
- (a) 10.0 metres measured from *grade* within 3.0 metres of that shared *property line*; and
 - (b) 26.0 metres measured from *grade* at a distance greater than 3.0 metres from that shared *property line*.

Building Design

- 11 **Multi-Residential Development** must be provided in a *street oriented multi-residential building*.

Additional Landscaping Requirements

- 12 In addition to the required landscaping, a minimum of 2.0 trees must be planted for every 25.0 square metres within the first 10.0 metres of the *building setback* from a *property line* shared with a *lane*.

Relaxation

- 13 The *Development Authority* may relax the rules contained in sections 8, 9, and 10 in this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.

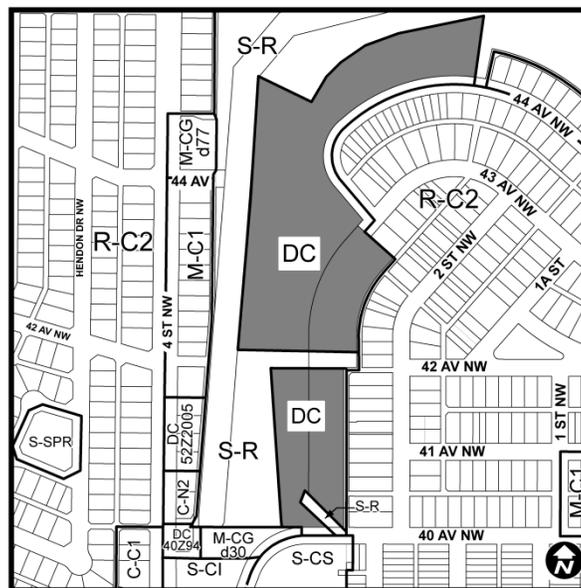
LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

APPENDIX V

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 4 based on Multi-Residential – Medium Profile (M-2) District



Purpose

1 This Direct Control District is intended to:

- (a) provide for midrise **street-oriented multi-residential buildings** that is sensitive to **adjacent low density residential districts**; and
- (b) provide appropriate transitions in **building heights** and **setbacks** from the **adjacent low density residential districts**.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Setback Area

- 7 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 8.

Building Setbacks

- 8 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The maximum **building setback** from a **property line** shared with a **street** is 4.5 metres.
- (4) The minimum **building setback** from a **property line** shared with a **lane** is 13.0 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

Building Height

- 9 (1) Unless otherwise referenced in subsections (2) and (3) the maximum **building height** is 20.0 metres.
- (2) Where a **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
- (b) 20.0 metres measured from **grade** at a distance greater than 3.0 metres of that shared **property line**.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- (3) Notwithstanding subsection (2), where a *parcel* shares a *property line* with a *street adjacent to low density residential districts* the maximum *building height* is 12.0 metres measured from *grade* within 10.0 metres of that shared *property line*.

Building Design

- 10 **Multi-Residential Development** must be provided in a *street-oriented multi-residential building*.

Additional Landscaping Requirements

- 11 In addition to the required landscaping, a minimum of 2.0 trees must be planted for every 25.0 square metres within the first 10.0 metres of the *building setback* from a *property line* shared with a *lane*.

Relaxation

- 12 The *Development Authority* may relax the rules contained in sections 7, 8, and 9 in this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.

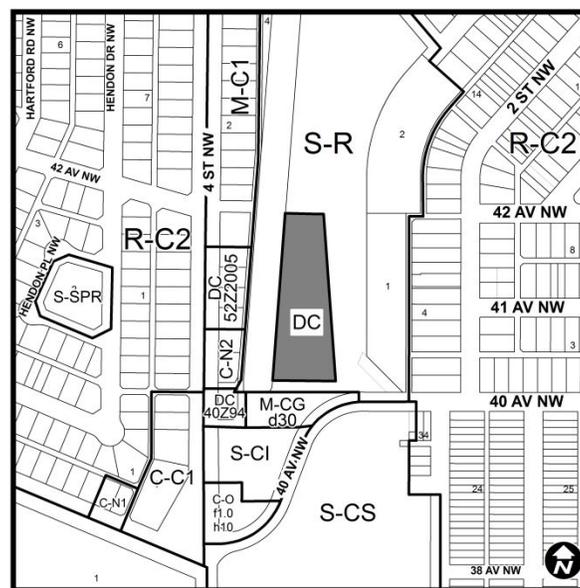
LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

APPENDIX VI

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 5 based on Multi-Residential – High Density Medium Rise (M-H2) District



Purpose

- 1 This Direct Control is intended to:
 - (a) prescribe a **building** form that is **street** oriented **development**; and
 - (b) allow for a limited range of support commercial **uses**.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Discretionary Uses

5 The **discretionary uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Accessory Food Service;**
- (b) **Artist’s Studio;**
- (c) **Instructional Facility;**
- (d) **Pet Care Service;** and
- (e) **Social Organization.**

Bylaw 1P2007 Rules

6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7**
- (1) The minimum **density** for **parcels** is 90.0 **units** per hectare.
 - (2) There is no maximum **density**.

Setback Area

8 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 9.

Building Setbacks

- 9**
- (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
 - (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
 - (3) The maximum **building setback** from a **property line** shared with a **street** is 4.5 metres.
 - (4) The minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.

Building Height

- 10**
- (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 40.0 metres.
 - (2) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
- (b) 40.0 metres measured from **grade** at a distance greater than 3.0 metres of that shared **property line**.

Building Design

- 11 (1) **Multi-Residential Development** must be provided in a **street-oriented multi-residential building**.
- (2) The massing of a **building** taller than 20.0 metres must step back a minimum of 3.0 metres from the front façade. The step back must occur within the first 16.0 metres of the **building**.

Relaxation

- 12 The **Development Authority** may relax the rules contained in sections 8, 9, and 10 in this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.

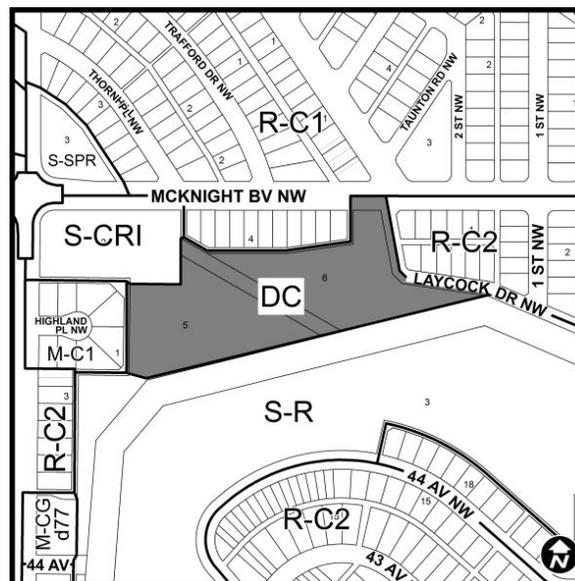
LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

APPENDIX VII

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 6 based on Multi-Residential – High Density Medium Rise (M-H2) District



Purpose:

- 1 This Direct Control is intended to:
 - (a) provide for **Multi-Residential Development** that allows for higher *density* and taller *buildings*;
 - (b) provide for **Multi-Residential Development** that will accommodate varying *building densities* and *heights* within a block;
 - (c) prescribe a built form that is *street-oriented*; and
 - (d) provide the opportunity for a mix of *uses* located on the ground floor.

Compliance with Bylaw 1P2007

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

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The *permitted uses* of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The *discretionary uses* of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are *discretionary uses* in this Direct Control District with the addition of:

- (a) **Accessory Food Service**; and
- (b) **Fitness Centre**.

Bylaw 1P2007 Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 (1) The minimum *density* for *parcels* is 90.0 *units* per hectare.
- (2) There is no maximum *density*.

Setback Area

- 8 The depth of all *setback areas* must be equal to the minimum *building setback* required in section 9.

Building Setbacks

- 9 (1) Unless otherwise referenced in subsection (2), the minimum *building setback* from a *property line* shared with a *street* is 3.0 metres.
- (2) The minimum *building setback* from a *property line* shared with a *street* for a *street-oriented multi-residential building* is zero metres.
- (3) The maximum *building setback* from a *property line* shared with a *street* is 4.5 metres.
- (4) The minimum *building setback* from a *property line* shared with a *lane* is 13.0 metres.
- (5) The minimum *building setback* from a *property line* shared with another *parcel* is 3.0 metres.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Building Height

- 10 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 65.0 metres.
- (2) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**;
 - (b) 20.0 metres measured from **grade** at a distance greater than 3.0 metres and less than or equal to 6.0 metres of that shared **property line**; and
 - (c) 65.0 metres measured from **grade** at a distance greater than 6.0 metres of that shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **lane** or another **parcel**, the maximum **building height** referenced in subsection (1) is reduced to 20.0 metres measured from **grade** within 20.0 metres of that shared **property line**.

Building Design

- 11 (1) **Multi-Residential Development** must be provided in a **street-oriented multi-residential building**.
- (2) The massing of a **building** taller than 20.0 metres must step back a minimum of 3.0 metres from the front façade. The step back must occur within the first 16.0 metres of the **building height**.

Additional Landscaping Requirements

- 12 In addition to the required landscaping, a minimum of 2.0 trees must be planted for every 25.0 square metres within the first 10.0 metres of the **building setback** from a **property line** shared with a **lane**.

Relaxation

- 13 The **Development Authority** may relax the rules contained in sections 8, 9, 10, and 11 in this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

APPENDIX VIII

Highland Park Community Association Letters

Letter

Highland Park Golf Course Redevelopment: LOC 2014-0190



To Whom It May Concern,

As the President of Highland Park Community Association I would like to thank the City of Calgary for allowing me the opportunity to comment on the March 1, 2016 version of the outline plan for the proposed redevelopment of the Highland Park Golf Course.

As a resident of Highland Park, and also as a highly engaged volunteer I would like to express my sincere disappointment in the proposal that has been put forward by the developer, the lack of genuine engagement with the broader community and what appears a lack of implementation of the MDP policies by the City to promote quality redevelopment in our area of the inner City. Highland Park community and its residents have been asked on multiple occasions over the last number of years to welcome change. Our housing stock is being turned over, revitalized by infill developments. We have been amenable and even supportive of the North Central LRT cutting through our neighbourhood along Centre Street. We have been reasonable and viewed these changes as opportunities to transition our community. We have long been on the tipping point of poverty and we actively participate in and are seeking improved infrastructure and policy to support our desire to revitalize our neighbourhood. For the last 10 years Highland Park has been a Neighbourhood of Promise. Our residents, our volunteers and many City social programs are working together to rebuild our community.

While our community is not opposed to development of this site I strongly believe there is opportunity to improve the current plan. The plan lacks any historic preservation of the topography or recognition that this site is a natural waterway. The developer is proposing to strip and backfill the majority of the site rather than create a slope adaptive plan, which was originally proposed and submitted in December 2014. The plan is completely lacking in integration or buffering with our community on the south and east sides of the plan area. The current proposal reflects an unbalanced site and a lack of regard for the policies in the Municipal Development Plan (MDP) that guide integration of the existing community. Some of the MDP policies the Community feels are not adequately addressed by this proposal are provided in Attachment B. The Community Association submits that the developer has generally failed to address the intent of MDP policies regarding public engagement, green development, and neighborhood integration. Much of the insignificant and misplaced greenspace that has been allocated is not land the developer is giving to the community, but rather land that already belongs to the City.

I am confident in my belief that a development of this size and scope require significant policy and design considerations. I believe that the best way to achieve a quality redevelopment of the Highland Park Golf Course would be through an Area Redevelopment Plan, which does not exist. Meanwhile, the Green Line and McKnight widening are on expedited timelines and will experience significant design decisions in the near future. As a minimum, a Comprehensive Plan should have been completed. I encourage the City of Calgary to delay making a decision on this proposal until such time as the outstanding issues are resolved and the direction from future projects such as the Green Line and McKnight Widening is clear. Our community is at a threshold and requires proper local policies to deliver quality redevelopment. We should not be the victim of mediocrity because there is no platform upon which to say no.

The development must result in a community enhancement fund to address the added pressures on community resources and to add amenity features within the existing community to provide a cohesive image in both the existing areas and the new development. We note that to date, the developer has

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

spent a bare minimum effort maintaining the site, many trees still bear witness to the damage of Snowtember, the old clubhouse is boarded up and covered in graffiti. If this is how the Developer respects the community in which he bought, I have concerns about how our neighbourhood will be treated throughout the proposed 15 years of construction.

This development will reshape Highland Park's future, not unlike the Bridges reshaped Bridgeland. My community has welcomed densification, the opportunity to reshape Centre Street through the North Central LRT and we now welcome the opportunity to be a constructive stakeholder in the redevelopment of the Golf Course. My community wants to be a part of a quality redevelopment, and we believe this can be best achieved through implementation of the established MDP policies, particularly the need for an Area Redevelopment Plan or Local Area Plan.

The potential for this area to build out to densities much higher than illustrated is not acceptable, and the Community wants certainty around the ultimate density of these lands and limits on parcel densities.

Please do not approve this current plan. The City of Calgary has one opportunity to ensure quality redevelopment of their inner City spaces and this plan requires more thought and consideration of multiple technical issues of a large, strategic land base. I've provided a letter from our Planning and Development Committee (Attachment A) which expresses their concerns with the process and reiterates the issues communicated to the Administration during the processing of this application that remain largely unaddressed by the City or Developer. We request that the City use this development and all the other large developments in our area to create a plan that works in concert with the existing community, protects our spaces, and establishes a comprehensive vision for our future growth.

Sincerely,



Elise Bieche

President, Highland Park Community Association

Attachment A – Letter to President of Community Association from Planning and Development Committee

Attachment B - Lack of Adherence to MDP Policies identified by Planning and Development Committee

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

From: [Deb Heap](#)
To: [Dybwig, Heather S.](#)
Cc: [Hall, Ryan](#); [Elise Bieche](#); [Chu, Sean](#); [Comm. & Community Liaison - Ward 4: "Jeanie Garity"](#)
Subject: FW: Preliminary Comments for Golf Course Application
Date: Friday, February 06, 2015 1:42:27 PM

Heather, the following comments for the Golf Course Land-Use Application have been reviewed with the Planning Committee for Highland Park and with the Board of Directors for the Community Association.

They understand we will continue to refine our position as more information becomes available from the resident surveys and from the Technical Review.

The Community Association is supportive of optimal development of the Golf Course site and looks forward to working with the City and the Developer to realize our joint vision of Highland Park as a truly exceptional place to live.

Deb

The Community of Highland Park respectfully submits the following "Preliminary Comments" associated with the Land-use application for the site that was formerly the Highland Park Golf Course. We have also provided context that should be considered in the absence of an area redevelopment plan for the community. This project and plans currently underway and expected on Centre Street and Edmonton Trail will likely double the density of the community in a relatively short period of time. It is imperative it is handled intelligently. Our priorities for development are as follows:

- A redevelopment plan or policy statement for the site that gives the community some certainty regarding the ultimate built form.
- Green space that is accessible and visually open to the majority of the residents of the community and is of an appropriate scale to address community deficiencies and the proposed increased density.
- Improved connectivity of paths at Fourth Street, Centre Street and East of the site. The developer and the city must work together to ensure the pathway through the site allows effective, safe pedestrian and cyclist access to adjoining paths and parks so the path through the site does not become orphaned, dead ending at poorly designed crossings.
- Intelligent, sensitive densification that focuses density and height in appropriate areas (ie along Centre Street) and does not include land-use districts, with significant height allowances adjacent to existing residential development along 44th Ave.
- Mixed use that benefits the community, adding appropriately scaled commercial, business and service space, along with residential space that provides for a varied demographic.
- Reasonable density bonusing to ensure the community has the funds to deal with the community impacts of increased densification of the site and a deteriorating community hall and facilities.
- Community boundaries that reflect actual physical boundaries.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

-An intelligent traffic and parking strategy for the community as well as the site. It is not realistic to develop a strategy in isolation for the site. Impacts to the rest of the community of the increased density and the anticipated changes to Centre Street, must be considered.

-Effective storm water management. The community is not expert in these matters, but recognizing there have been issues with flooding in the past, the community supports thoughtful development that addresses this issue.

General Comments - Community Context:

Area Redevelopment Plan: Although Highland Park Community does not have an area redevelopment plan, it takes these matters very seriously. Thoughtful planning of the golf course lands and the 4th street, Centre street and Edmonton Trail corridors are critical to achieving the community's vision of complete, liveable streets and improved neighbourhood walkability and connectivity, as well as realizing the city's goal of intelligent, urban densification. Although an area redevelopment plan in advance of the rezoning of the golf course lands may not be realistic, there is no reason we cannot take a similar thoughtful approach, ensuring good planning principles are employed so the site is developed to its full potential for the community and for the key role it plays in connecting a critical park, pedestrian and biking corridor within the city. The community would also encourage a thoughtful review of the land-use districts in the area adjacent to the site.

Highland Park has less than the recognized minimum green space for communities, this needs to be addressed along with the connectivity to parkland and paths in the adjacent communities.

Although density bonusing is typically addressed as part of an Area Redevelopment Plan, this type and scale of development warrants a density bonusing system. The rezoning of this parcel of land will result in a significant increase in density to what was allowed under the zoning when the land was purchased. The increase in density will have significant impacts on a community (Highland Park), that has a Community Centre in serious need of repairs and upgrades and areas that would benefit from improvement and beautification. Highland Park is one of the communities included in a pilot project (Neighbourhood of Promise) under the strong neighbourhoods initiative. It is included because it was a community that could face continued deterioration without a catalyst to change its trajectory. The Golf Course Development could positively contribute to this community, by adding quality, attractive development and support for community improvement with density bonusing funding. This would ensure the community as a whole benefits from the development and disparities in the amenities throughout the community are minimized.

Boundaries of the community: The golf course acted as a boundary within the community dividing Highland Park from the narrow strip of homes between the golf course lands and McKnight Boulevard. The community feels now would be the appropriate time to address boundary issues for the community. The Northern boundary for Highland Park should extend to McKnight Boulevard between 4th Street and Centre Street. The community also requests the lands historically identified as Highland Park Industrial, be reincorporated into the Community. Since assuming the role of Planning and Development coordinator for Highland Park, I have gone to great lengths to assist the

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

members of the business community in the Industrial section of our community with their Planning and Development issues. For several years they have not been circulated on applications or apprised of developments in their area. Properties that are orphaned by arbitrarily changing boundaries or upholding boundaries that do not make sense do not serve the members of the community well.

Traffic / Parking strategy for the community: the community is facing a significant increase in density associated with this project, the mainstreets initiative and the current BRT and ultimately the LRT. We must have a plan that includes a residential parking permit zone and an intelligent traffic strategy, including calming measures for the community. Tuxedo is adjacent to Highland Park and has a Residential Parking Permit Zone with similar traffic generators and the same major corridors intersecting and bordering their community. Although Tuxedo currently has more commercial along Centre Street, Highland Park is on the cusp of Transit Oriented Development that will significantly increase traffic and parking generated from outside the community. It is important that we plan for the changes that are coming and that have already started.

Housing form: The community supports housing which is in keeping with the scale and the unique qualities of this site. Well planned density that is offset by additional green and amenity space is encouraged.

The community supports creative partnerships that includes businesses and services lacking within the community combined with attainable housing for Seniors and for first time purchasers.

Comments specific to the land-use application for the Golf Course lands

The proposed land-use application, uses standard land-use districts in large parcels which are not appropriate for the unique features and technical issues associated with this site. These districts are not sensitive to the existing residents without policy to guide the development.

The community would like to see either Direct Control districts which specify the built form allowed within the parcels, plans tied to the land-use application or a policy document associated with the approval that ensures the built form for the site is consistent with the community's vision. Although this will add some time at the front end of the project, it will increase the likelihood of community support if there is more certainty regarding what will actually be built. This would also decrease the time required at the Development Permit stage of the process. If the land-use application as it has been submitted is approved, the developer will be at liberty to build to the full range of uses and intensity allowed under the proposed district and that is not acceptable to the community for many of the parcels. The land-use districts in the application allow for significantly higher density / building heights adjacent to existing homes than the community would support.

The community recognizes C-COR1 and M-H2 are conceptually consistent with the transit oriented development we would expect along Centre Street and possibly in specific locations adjacent to the widening allowance along McKnight Boulevard and other locations where the parcel does not border on existing low density R-C2 and M-C1 properties.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Examples of land-use districts that are not acceptable as a basis for development, even with a direct control or policy document dictating restrictions on allowed built form, are adjacent to existing development along 44th Ave and 2nd St. A more appropriate reference district would be M-X2 with a Direct Control or a policy document addressing the built form. Although the actual built form is not being addressed at this stage of the application, illustrations show configurations which close off the community, visually and physically from the development. Residents along 44th Ave and 2nd St. have enjoyed an unencumbered view of the golf course, with buildings, balconies and decks built specifically to take advantage of this. These same property owners have paid a premium price and been paying premium taxes for the advantages of this location for many years. Built form should consider this and have building configurations and green space that opens the site up visually and physically to these residents. As per the Municipal Development Plan, we support compact urban form that is respectful of the adjacent community and provides appropriate transition to adjacent development. We do not feel the proposed land-use districts for some of the parcels represents an appropriate, respectful transition to the adjacent community.

The community recognizes a development project of this magnitude likely needs to be phased. The community would be supportive of this approach as long as the timetable is reasonable and there is certainty around the form the development will take.

To reiterate our comment earlier, the community encourages the developer to be creative, seeking partnerships that includes development of businesses and services lacking within the community, along with a range of housing sizes, price points and ownership options that allows Seniors, young singles and families and a wide range of incomes to be accommodated with quality accommodations in attractive buildings with shared amenity space.

Landscaping / Green spaces: The full entitlement under the Municipal Reserve and Environmental Reserve should be dedicated to accessible, shared green space. A development Plan for this site should recognize the limited green space within the community and do everything possible to open the green spaces up to the community visually and physically and to connect it to neighbouring green spaces (Confederation and Nose Creek). Without safe and easy access to connecting pathways, across major busy corridors, an opportunity will be lost to make the most of a pathway system that would benefit the community and all Calgarians.

The community is concerned most zoned green space and proposed mature tree retention is on the opposite side of the development road from most of the community residents. This should be addressed by a policy document that addresses shared amenity and green space areas within the developable parcels on the community side of the site. Although it is difficult to retain all mature trees, every effort should be made to retain as many as possible and replacement trees and vegetation should be varieties which supports a healthy urban forest.

The community supports whole heartedly an approach which minimizes storm water flooding, by ensuring there is sufficient storm sewer capacity and through best practices with regards to water retention and site management. We encourage the city to engage with experts in this area to come up with a prudent solution that reduces flood risk to residents and the community at large and intelligently manages storm water on this site.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Deb Heap
Planning and Development Coordinator
On Behalf of Highland Park Community Association

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

April 6, 2016

Attachment A

To: President and Board Highland Park Community Association

Re: LOC 2014-0190

Highland Park is a progressive community that welcomes thoughtful development and sensitive densification of the community. We have worked cooperatively and professionally in our role to represent the Community. Unfortunately, efforts to contribute to a positive outcome have been largely disregarded, leaving us frustrated and disappointed with the process and the results.

With a development of this size and no local area plan, the city should have been involved in community engagement from the outset. The information and choices provided to residents at the developer's initial engagement were illustrated to make the developer's preferred concept appealing to residents and control the outcome. Most residents chose the option characterized as being Confederation Park East with lower density (concept A). The developer used this manufactured choice of residents to influence the city to move in the direction they wanted on site design. Planning decisions have come out of a resident preferred design assumption that was misrepresented.

The pre-application included lower height buildings (MC2, MX2) within the valley area, adjacent to residents and talked about slope adaptive buildings. We were cautiously optimistic the proposal was on the right track. We encouraged the developer to increase density along major corridors and leave more of the interior of the site as undisturbed green space.

The Outline Plan and Land Use Redesignation (LOC 2014-0190) submitted in December of 2014 was worse than we could have imagined. Medium to high density buildings covered the site with no consideration given to good design principles, existing residents or to preservation of the land or the trees. The stripped and filled site looked nothing like Confederation Park and the density was much higher than the high density option residents had rejected. We immediately expressed our disappointment and detailed our issues to the city and the developer.

The developer's response to the city's DTR was to revise the proposal to include 40% of the lands as MH3 and CCor reference districts for DCs, the highest possible zoning in the City and an allowable density of over 4,000 units, with no parcel maximums. They were dismissive of issues raised, with no material movement on any community concerns. The developer maintained their stance until very late in the process, making it difficult for the community to have meaningful input into the final proposal.

At the time of writing, we understand the city and the developer are still redrafting the DC land use districts from the March 1st submission. The developer's website shows lower density reference districts for the DCs than the reference districts shown on the city's website. The city's website is also missing much of the information that has been made available for similar developments (i.e. Harvest Hills).

The Community Association and the residents are in a position of having to comment on a development that will significantly impact the community and the adjacent residents without knowing the details of what is being proposed. The last draft given to the community association had weakly worded DC's with

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

none of the design provisions typically included with regard to setbacks, step downs, buffering and landscaping. We will happily provide further input when we have a final proposal to comment on.

Unfortunately, even though the community did much of the leg work towards an Area Redevelopment Plan, with assistance from the U of C, Environmental Design and Urban Studies, the city was never willing to take the next steps towards a formal Area Redevelopment Plan. The community understands this application precedes policy changes which could address many of our concerns (Main Streets, LRT, McKnight widening). But the community should not be subject to a short sighted decision because these policy changes have not been made. When large areas are being redeveloped council would typically approve a local area plan before the outline plan is submitted. With the significant changes our community will experience due to the impacts of the various City initiatives such as the Green Line, McKnight Widening, and the Main Streets program, it is fundamental that a collaborative approach with consideration of these factors be undertaken.

At a minimum, development of this site should align with the MDP goals. Compact urban design is being proposed at the expense of greening the city, good urban design and managing growth and change. Urban design which honours the unique character of the site and the community, protects and restores the natural environment and results in the best possible social, environmental and economic outcomes must be a priority. The community and the site have not been given the consideration they deserve. **Attachment A identifies MDP policies that are not adequately addressed by this development plan.**

City's Fiduciary, Environmental and Social Responsibility

The city owns more than 20% of this site. Historically, the City chose not to purchase additional lands for storm water management, but that does not mean they can wash their hands of their responsibility to the people of Calgary and the residents of Highland Park. The Golf Course site is a significant part of the storm water network as well as the character and heritage of the Community and the city. It is possible to develop the site in manner which preserves this and still provides the developer with a unique, valuable development asset.

This development represents a once in a life time opportunity for the City to:

- deal effectively with critical city storm water management concerns
- connect key biking and pedestrian pathway systems (Confederation, Nose Hill, and Nose Creek)
- integrate intelligent, creative urban design with a unique natural setting as intended by the MDP
- preserve and enhance the urban forest and environment for the city, in a critical location
- positively change the socio economic trajectory of the community and include density bonusing / community enhancement, to ensure benefits extend beyond the boundaries of the development.

The city accepted Highland Park as a Neighbourhood of Promise in 2008. The pilot began in 2009 and the project and funding concludes in 2019. The development should have inclusive site designs which improve the community. The city should show leadership and demonstrate they are committed to improving the community and that "Neighbourhood of Promise" was not an empty promise.

We urge you to show the leadership demanded by the MDP in managing growth and change and give this site, the city, and our community the development and the future they deserve.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Highland Park Planning and Development Committee
Attachment B: Adherence to Municipal Development Plan

ATTACHMENT B

ADHERENCE TO MUNICIPAL DEVELOPMENT PLAN

The proposed density is too high for the community and does not align with the objectives of the Municipal Development Plan. The following is not a complete list of the policies that are not addressed by this development plan, but does provide

- a. **Policy Section 2.2.5.e** states:

In Developed Areas, require comprehensive plans when large sites (greater than 1.0 hectare in size) become available for redevelopment. To the greatest extent possible, new development should be integrated into the fabric of the surrounding community.

Who waived policy in this case, why, and when? Why was a comprehensive plan not undertaken? Our community has requested an ARP or similar process for years.

- b. **Policy Section 2.3.2.** Respecting and Enhancing Neighborhood Character

Section 2.3.2.a.

Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.

The proposed bylaws show no maximum density on most of the site and the building envelopes proposed by these bylaws do not respect the existing character of the adjacent low density residential area.

Section 2.3.2.b.

Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.

The transition provided from existing residences to Parcel 3 is unacceptable. It is too drastic of change and

- does not integrate with the existing built form or the future built form
- does not respect the existing slope-adaptive development in Highland Park
- does not respect the character or our neighbourhood

Section 2.3.2.c.

Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

This plan proposes a drastic change in the topography of the area and is not in keeping with the characteristics of our neighbourhood which incorporates slope-adaptive housing. The proposed plan does not complement the established character of the community.

Section 2.3.2.d.

Ensure that the preparation of Local Area Plans includes community engagement early in the decision-making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.

There was no public engagement process implemented by the City of Calgary who plays an important and impartial role. The engagement process the Developer implemented three years ago, was not representative of the current plan and there was no update to the public.

- c. **Policy Section 2.3.7** Fostering Community Dialogue and participation in community planning.

See comment is (d) above.

- d. **Policy Sections 2.1.4** Ensuring Sustainable Municipal Finances

How does this plan make the **best** use of its lands within this outline plan area? Is there a more efficient or cost effective way of dealing with storm water issues? Why not create synergy with the Developer around the park spaces, Green Line, McKnight Widening, or storm water management?

Section 2.1.4.a states:

Optimize the use of existing infrastructure and services.

The City completed a study in 2008 addressing storm water in this area. Why did the City not align this development plan with that study?

Section 2.1.4.b. states:

Manage assets wisely and provide infrastructure that is affordable and cost-effective over the long-term life cycle of the asset.

Taking advantage of the natural topography and unutilized land to create a storm pond would be an affordable and cost effective approach rather than relocating the storm ponding to upstream areas that have been developed.

Section 2.1.4.c. states:

Make planning and capital investment decisions within a corporate strategic framework that identifies infrastructure requirements and financial consequences to The City (see also Part 5).

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

The City has known for years this is a strategic location for storm water management. As recently as 2008, the City considered this land as un-developable and presumably did not purchase lands for storm water management on the basis that it would remain in its current condition. Why did the City choose not to implement the storm water management plan that was already established, when this application was submitted?

Section 2.1.4.d. states:

Accommodate growth while avoiding premature investment in municipal infrastructure.

- e. **Policy Section 2.2.5** Strong Residential Neighborhoods. The Objective of this section is to reinforce the stability of Calgary's neighborhoods and ensure housing quality and vitality of its residential areas.

Section 2.2.5.d states:

Encourage redevelopment that incorporates green infrastructure solutions and shared energy efficiencies. (See Section 2.6)

How does this development plan address this policy? This is a known drainage course and the current proposal is to install a duct to relocate the drainage. Is this an innovative and 'green' solution?

- f. **Section 2.2.1.b.:** Plan the development of Activity Centres and Corridors appropriate to the local context by:

- i. Maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development;***

I maintain that given the change in grades along with the increase in building height to 26m results in dramatic change and contrast between the adjacent residences.

- ii. Creating transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas;***

The minor transitions provided in the DC Bylaws are not sufficient given the fact that these lands have had no previous development and this development is so radically changing the lay of the land.

- iii. Locating the tallest buildings and highest densities closest to transit stops and stations, and stepping down heights and densities away from transit;***

Parcel 10 is not designated as a TOD parcel in the TIA. It does not front on an urban corridor and the location of the Green Line Station has not been determined to be within the 400m radius referred to in the MDP. The MDP does not support buildings of this height on Parcel 10 given the location within this development.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

-
- g. MDP Policy Section 2.2.1.b. i and ii, talk to avoiding dramatic contrasts in height and scale by creating transitions. The lands are currently zoned SPR-1 which does not allow any buildings. The proposal for 65m high towers and 26m high buildings adjacent to existing low density with no buffer is creating dramatic contrasts in height and scale.

- h. MDP Policy Section 2.6 Greening the City

This outline plan does not speak to this policy. It is unacceptable that a consideration has not been given to this section for a large, open, green space that is part of the drainage system. They do not touch on energy efficient buildings or design in the submission.

- i. Section 2.2.5 which recognizes that infill development does not inherently imply high rise or high density.

Why does this application no longer resemble the slope- adaptive site with townhouse and four story buildings as originally proposed and submitted by the applicant in December 2014?

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

APPENDIX IX

Calgary Planning Commission
LOC2014-0190

April 18, 2016

I reside at [REDACTED] adjacent to the Highland Park Golf Course. I oppose the proposed development plan for the following reasons:

1. **The City of Calgary owns 20% of the lands in the outline plan area.** An objective of the Municipal Development Plan is for the City to make the most efficient use of its assets. This site is similar in size to the Bridges and East Village. The Green Line and McKnight Widening are unresolved and are adjacent to its boundaries. A comprehensive plan or an ARP should be completed for this area in keeping with the policies of the MDP.
2. The City is a significant land owner in this plan area. **The City should be a leader in good development of their lands not a bystander.** This current plan is 'green field design' on a 'brown field site'. Why have the City owned lands been left in the current configuration?
3. **The setbacks and building transitions proposed along the south and east boundaries do not integrate with the existing community.**
4. As a taxpayer, I want an explanation why the City has abandoned the storm water management plan established in 2008, and is now spending millions of dollars to develop a new plan to accommodate this development. Particularly when there is a **caveat registered on title in favor of the City of Calgary** which states the City should not be required to pay for storm drains or runoff.
5. The proposed park space is not in keeping with the options the developer presented during its public engagement process, is not readily accessible to the community and has very little active space opportunities. The current plan situates the MR park space in the wet area of the plan affected by flowing springs.
6. This plan is premature given the status of the Green Line, the McKnight Widening, and resolution of the storm water management plan.
7. **The majority of this site does not fall within the TOD 600m radius of the Green Line station stop yet they show a TOD radius based on a station at McKnight.** This station has been moved north to Northmount Drive.
8. **The sanitary servicing plan will conflict with the Green Line.**
9. The DC Bylaws do not restrict the maximum density of the parcels. This is a 16 ha parcel this development could increase from the proposed 2,021 units to over 4,500 or 5,000 units by incremental revisions to the Transportation Impact Assessment, which are not brought forward to CPC or Council.
10. The public engagement process implemented by the developer was 'managed' to the developer's preferred outcome.

Please see the attached letter to CPAG for additional information regarding the concerns outlined above.

Thank you,
Donna Marzolf

S. Small

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

April 5, 2016

D. Marzolf

BY EMAIL

Attention: Shawn Small, File Manager

Re: Highland Park Golf Course Development LOC2014-0190

I reside at [REDACTED] in a single family home immediately adjacent to the proposed Highland Park Golf Course Development. I have owned my home for 11 years. I strongly oppose the proposed plan. The high density Highland Park Golf Course Development LOC2014-0190 comes at the expense of storm water management, parks, open space, integration with the existing community, and other social and environmental considerations, all of which can be enforced through policy articulated in the Municipal Development Plan. There has not been adequate public consultation for a project of this magnitude.

I have brought the following concerns to the Administration and the Developer since early 2015:

1. **Lack of an appropriate buffer between the existing residences and the proposed high density development:** The site is unbalanced with respect to buffering. On one side of the site there is a minimum 30m buffer (up to over 50m) and on my side there is none. See Sketch in Attachment A.

The existing trees along the 44th Avenue NW lane should be retained as a buffer. The applicant's grading plan shows that this can be accommodated as shown in Attachment A to this letter. The proposed "Non-Disturbance Area" should be widened to preserve these trees and help to create an appropriate transition with my property. I propose the non-disturbance area be increased to 15m along the length of the lane of 44th Avenue NW as shown in Attachment A.

2. **Lack of appropriate building setback and building height transition:** With respect to Parcel 3, immediately adjacent to my home, the proposed 7.5m setback and minor transition for a 26m height building is unacceptable.
 - a. The lots adjacent to 44th Avenue NW are a shorter depth, (approximately 10m) and do not have as high of vertical advantage as those residences along the southern portion of 2nd Street NW. Additional depth of buffer, building setback, and building transition provisions are appropriate along 44th Avenue NW.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- b. The typical rear yard setback to a single family home with a lane is 6.0m. The proposed building transition on Parcel 3 barely acknowledges the significant increase in height. The Shawnee Slopes DC Bylaw 53D2012, Attachment B, provides a more appropriate transition in building height. Clause 15 of DC 53D2012 ensures a maximum building height of 10m for up to 30m from the rear property line of existing single family residential homes. The built form of my property is a single family home and in this case, a distance of 24m beyond the 6.0m lane for a building height of 10m would be equivalent to maximum at Shawnee Slopes.

This suggested building transition is in keeping with the developer's intention to ensure the buildings are street orientated to Highland Green Drive, as shown on their Illustrative Plan of March 1, 2016 and as relayed verbally by the applicant. These provisions in the DC Bylaw provide certainty of an acceptable transition between my home and the new development. This certainty is not provided by the non-statutory Design Guidelines implemented at the Development Permit stage, at some future date.

- c. Our properties adjacent to the golf course lands should be compared to other golf course development sites in the City, rather than commercial sites along major roadways such as the Kensington Road. Currently the Harvest Hills Golf Course development shows Municipal Reserve (park) space (not just building setback or non-disturbance areas) adjacent to single family homes as shown in Attachment C. The Shawnee Slopes incorporated more appropriate building transitions and setbacks as shown in Attachment A.
- d. The existing Highland Park subdivision parallel to 44th Avenue NW is a terraced, slope adaptive development which incorporated low pitch roof lines to ensure that as many properties as possible were overlooking the drainage course/golf course to utilize it as a passive open space. The terracing of the existing community is shown on Attachment D.
3. **Proposed Density is too high for the community and does not align with the objectives of the Municipal Development Plan:** The current plan does not adhere to the policies of the MDP on the following items, as well as many others which I do not have time to list:
- a. The Urban Corridor as shown in the MDP does not extend beyond the parcel adjacent/fronting to urban corridor roadway.
- b. This area is not identified as a Major Activity Center or Community Activity Center in the MDP.
- c. Policy Section 2.2.5.e states:

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

In Developed Areas, require comprehensive plans when large sites (greater than 1.0 hectare in size) become available for redevelopment. To the greatest extent possible, new development should be integrated into the fabric of the surrounding community.

Who waived policy in this case, why, and when?

- d. Policy Section 2.3.2. Respecting and Enhancing Neighborhood Character

Section 2.3.2.a.

Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.

Section 2.3.2.b.

Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.

The transition provided from existing residences to Parcel 3 is unacceptable. It is too drastic of change and

- does not integrate with the existing built form or the future built form
- does not respect the existing slope-adaptive development in Highland Park
- does not respect the character or our neighbourhood

Section 2.3.2.c.

Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

How does the proposed plan address the above policies of the Municipal Development Plan. This plan proposes a drastic change in the topography of the area and is not in keeping with the characteristics of our neighbourhood.

Section 2.3.2.d.

Ensure that the preparation of Local Area Plans includes community engagement early in the decision-making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.

There was no engagement process implemented by the City of Calgary who plays an important impartial role between the Developer and the public. The engagement process the Developer executed was not representative of the current plan.

- e. Policy Section 2.3.7 Fostering Community Dialogue and participation in community planning.

Neither or the Developer nor the City has incorporated any significant changes to

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

address the comments I have provided over the past year. In most cases, one City Department directs you to another, and back again, with no common communication. My "dialogue" experience with the Developer consists of expressing our concerns, but with no active or material follow up.

- f. Policy Sections 2.1.4 Ensuring Sustainable Municipal Finances

How is the City is making the best use of its lands within this outline plan area? Is there a more efficient or cost effective way of dealing with storm water issues? Why not create synergy with the Developer around the park spaces, Green Line, McKnight Widening, or storm water management?

Section 2.1.4.a states:

Optimize the use of existing infrastructure and services.

Section 2.1.4.b. states:

Manage assets wisely and provide infrastructure that is affordable and cost-effective over the long-term life cycle of the asset.

Section 2.1.4.c. states:

Make planning and capital investment decisions within a corporate strategic framework that identifies infrastructure requirements and financial consequences to The City (see also Part 5).

Section 2.1.4.d. states:

Accommodate growth while avoiding premature investment in municipal infrastructure.

- g. Policy Section 2.2.5 Strong Residential Neighborhoods The Objective is to reinforce the stability of Calgary's neighborhoods and ensure housing quality and vitality of its residential areas.

Section 2.2.5.d states:

Encourage redevelopment that incorporates green infrastructure solutions and shared energy efficiencies. (See Section 2.6)

How does this development plan address this policy? This is a known drainage course and the current proposal is to install a duct to relocate the drainage. Is this an innovative and 'green' solution?

- h. Section 2.2.1.b.: Plan the development of Activity Centres and Corridors appropriate to the local context by:
- i. ***Maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development;***

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

I maintain that given the change in grades along with the increase in building height to 26m results in dramatic change and contrast between the adjacent slope adaptive development in Highland Park along 44 Avenue NW.

- ii. *Creating transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas;*

The minor transition provided is not sufficient given the fact that these lands have had no previous development and that this development is changing my environment from an over-looking condition to one in which I am being overwhelming and intrudingly over-looked upon.

- iii. *Locating the tallest buildings and highest densities closest to transit stops and stations, and stepping down heights and densities away from transit;*

Parcel 10 is not designated as a TOD parcel in the TIA. It does not front on an urban corridor and the location of the Green Line Station has not been determined to be within the 400m radius referred to in the MDP. The MDP does not support buildings of this height on Parcel 10 given the location within this development.

- iv. *Massing new development to frame adjacent streets in a way that respects the existing scale of the street;*

- i. MDP Policy Section 2.2.1.b. i and ii talks to avoiding dramatic contrasts in height and scale by creating transitions. The lands are currently zoned SPR-1 which does not allow any buildings.
- j. Section 2.2.5 which recognizes that infill development does not inherently imply high rise or high density.

Why does this application no longer resemble the slope- adaptive site with townhouse and four storey buildings as originally proposed and submitted by the applicant in December 2014?

4. **Minimal public engagement through the process, and a lack of response to resident and community concerns:** The Developer “managed” a community engagement process structured to meet its needs. The Developer maintains the public preferred their Option A for the pathway linkage through the site, but the Developer is silent on the other aspects of Option A that were supported by the public and the community, including:
- Lower density (maximum of 1600 units)
 - A park similar to Confederation Park with naturalized areas and openness

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

This proposed plan does not address either of the above comments from the community. And the potential for this outline plan to build out at nearly double the units due to no maximum density provisions in the DC Bylaws is unacceptable and has not been clearly articulated to the public.

5. **Lack of transparency in the application review process:** How does an application originally submitted with a single 12 storey tower on Center Street, along with 2, 4 and 6 storey buildings throughout the site, expand during the “review” process into four 18-20 storey towers with all other buildings growing to 6 storeys or higher? And has the opportunity to grow to more than double the proposed density through successive amendments to the TIA, without approval by CPC or Council.

These revisions were made *without* ensuring that open space will be preserved on the privately held sites through larger landscape area provisions or by providing useable/active Municipal Reserve space, as requested by the community. More to the point, the revisions were made without public consultation. An information session on March 14, after the file was already tentatively scheduled for CPC, was held at the request of the Highland Park Community Association. This was not public consultation or engagement.

During the review process I would have expected a reduction in density, consistent with what the developer presented in his public engagement process prior to application.

Future amendments to the TIA for the purpose of increasing density on this site should not be permitted.

6. **Lack of design analysis:** There was very little analysis and evaluation of the site from any perspective other than the Developer's. The developer/applicant made this fundamental assumption:

Very early in our preparation, it became clear that purchasing the utility parcel and relocating the sanitary sewer was prohibitively expensive, and as such was incorporated, in place, within the site layout.

This assumption is presumptuous —not to mention unfair to residents and taxpayers. The Developer's entire plan appears to rest on this problematic assumption. The Developer could have explored other options:

- the sanitary main can remain in place with a URW to protect it
- a public access easement overlaid on the sanitary URW could accommodate the parallel pathway, if desired. Although there is and will be an upgraded pathway along McKnight

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Blvd. The need for ultimately three parallel pathways seems overkill. An enhanced pathway could be incorporated into the McKnight widening plans to ensure there are no remnant parcels between this development and McKnight.

- the City-owned lands could be “swapped” and reconfigured into more useable space within the outline plan area, rather than purchased by the Developer.

These three considerations would alleviate the financial pressure the applicant identified; provide the City with the benefit of a storm water management facility, and address the community's desire for retained open space and naturalized areas within the ravine.

7. **Options for the City-owned lands were not fully explored:** The City owns 20% of the lands in this outline plan area. During the negotiations with the Developer for the purchase of City-owned lands to make this project possible (i.e. to allow for upgrades to 40th Avenue and Parcel 10), why didn't the City take a pro-active role as a developer/ landowner within this outline plan area and make the best use of municipal lands? If the Administration is unable to negotiate with the Developer, then the responsibility must lie with CPC and Council to ensure the best use of City-owned lands is obtained.
8. **Lack of policy to provide direction to the Administration in evaluating the plan:** An Area Redevelopment Plan, or similar collaborative process, as re-iterated in many sections of the MDP, should have been implemented for this strategic and significant site. This is outlined in the policies of the Municipal Development Plan. With only two landowners, this could be a stream-lined process in comparison. This site deserves the same degree of analysis and effort as East Village and the Bridges, which are of comparable land base and unit count. It is an important link in both the park and storm water systems from Confederation Park and Nose Hill, to Nose Creek and provides a significant green space linkage north of the Bow River.
9. **Lack of tree retention throughout the site,** particularly along the perimeter of the site to create a buffer for the existing residences.
10. **Lack of certainty for the community and adjacent residents:** The submission on March 1, 2016 did not address community concerns within the DC Bylaws. Similar conditions have been incorporated in DC Bylaws on other recent sites including the Bridges, East Village, Shawnee Slopes, and Kensington Legion. There is no reason why similar clauses cannot be incorporated into the DC Bylaws for this development. The Design Guidelines are non-statutory, open to interpretation years in the future, and they do not provide any certainty to the adjacent residents. Just as the Developer wants certainty at land use, I want certainty at land use, via provisions in the DC Bylaws, that address the following:

- provision of buffer / non disturbance areas adjacent to existing residents. Example in Attachment A (Shawnee Golf Course) – Clause 15 and Attachment C (proposed

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- Harvest Hills Golf Course development with MR spaces)
- provision to ensure the buildings will be street orientated – that a large percentage of the building perimeter is adjacent to Highland Drive. Example in Attachment C - Clause 9
- minimum landscaping areas that would preserve the open space of the area. Example in Attachment B - Clause 10, page 4 of 9
- provision of underground parking minimum requirements. Example in Attachment B – Clause 18, page 7 of 9

11. **The density proposed in this development is based on the Green Line and Main Streets programs, neither of which have policy to support them at this time.** This development is premature.
12. **A caveat in favor of the City of Calgary is registered on the lands within this outline plan which states the following:**

“Whereas, this open area is low-lying and not generally suitable for housing development and is eminently suitable for use as a golf course, and....”

And

“Nothing in this agreement shall require the City to provide drains for storm or runoff water.”

In addition, in 2008 The City of Calgary commissioned a storm water study (Highland Golf Course Site Stormwater Quality Retrofit Scoping Study, October 2008) that was summarized by the applicant as follows:

“The report concludes that the location proposed for the (storm water) facility cannot be developed and is ideal for such a facility.”

The Administration in 1959 had the foresight to protect this opportunity for the City. Why has the City has not seriously pursued the option to reconfigure their lands into a storm water management facility, which would maintain more of the existing topography and vegetation, increase open space, support the MR lands and respect the heritage of the site? Considering the current surplus of funds, it would seem reasonable for the City to pursue an option that supports:

- environmental objectives (storm water quality)
- park space in an inner city neighborhood that is severely lacking in park space
- respect the heritage of the area as a drainage course
- preserve more of the existing topography and vegetation of the area

As a taxpayer, I want to know why the City is now paying for an option that addresses the single objective of storm water runoff (not quality) and does not help achieve other objectives of the MDP on this site, particularly given the caveat on title.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

13. **Lack of open space and useable Municipal Reserve space.** This plan incorporates two long, narrow, and parallel corridors (Highland Drive and the existing City owned lands) that are lined by 6 to 20 storey buildings or collector standard roadways, encumbered by slopes, springs or odd shaped storm water ponds. These corridors are not conducive to active park space or to the sense of openness that this community has historically appreciated and requested be provided in this development plan. The Municipal Reserve space is located at a marshy area that is fed by springs 24/7 which the Developer maintains is the City's responsibility to control to ensure the MR lands are dry.
14. **Design options that minimized the impact on the existing topography and vegetation were not seriously considered.** This is an essential drainage course. City has the opportunity to address existing and future storm water issues at this location with green solution. The upstream portion of this creek crosses under 14th Street NW and 10th Street NW in an open channel with adjacent and separate pedestrian underpasses.

Why can't similar design solutions be incorporated into this plan at Center Street? Why has the City chose to take this drainage course under ground?

15. **A global slope stability analysis is required to confirm that adjacent homes will not be affected by the long term affects on groundwater conditions and the short term affects during the proposed 20ft to 25ft sub-excavation of the site.**

The slope stability report submitted in February 2016 does not account for the slope and related loading above the site. What provisions are incorporated to protect my home and my neighbors from settlement? If lands are not developable to slope stability they should be identified prior to Land Use.

16. **Lack of policy to regulate further density on the site.** The potential for density on this site to more than double without further review by CPC and Council is unacceptable. The approval should incorporate a maximum unit count on the site regardless of potential surplus in the road network and future amendments to the TIA. The current TIA only identifies 2 parcels as TOD, so why is high density based on TOD principles being accepted as a rationale. At some point, base planning principles must be implemented rather than the current approach of maximizing density based solely on transportation capacity. LOC2014-0190 is a proposed high density development that compromises storm water management, undermines parks, open spaces, and ignores integration with the community as well as other social and environmental considerations. These issues will be exacerbated by a series of future approvals for additional density, applied for in small increments over months and years.

The DC Bylaws need to incorporate maximum densities and a maximum unit count within the

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Outline Plan area.

17. **The phasing plan for build out is unacceptable.** The phases are very large and will result in major disruption and inconvenience to the community, potentially for long periods of time during which no construction will occur. If the City installs a new storm duct to accommodate run off, the staging should be minimized to parcel by parcel development, particularly in these economic times.
The stripping and grading phases should be reduced to development on a site by site basis, and development should not be permitted to proceed out of order from east to west.
18. **Where is the synergy of the Green Line, the Main Streets program, and this development?**
There must be opportunities that benefit all parties that could result in a better plan.
This site should be re-evaluated to optimize municipal lands, preserve the environment and better integrate with the existing community.
19. The City owns lands adjacent to the Outline plan area on the north, east and south boundaries. Consideration should be given to how these lands, and potential remnant parcels, will ultimately integrate with the proposed development.

As a taxpayer in this City, I cannot support this plan and strongly encourage the City to implement its policies of the Municipal Development Plan that were established to ensure well-rounded development occurs with consideration of more than a singular goal of maximizing density. This development will incur unnecessary expense for taxpayers.

As a resident of an adjacent property, I cannot support this plan, for all the reasons provided above and, first and foremost, the lack of an appropriate transition/buffer with my home and my neighbors along 44th Avenue NW.

Yours truly,



D. Marzolf

(Attachments 6)

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Attachment A

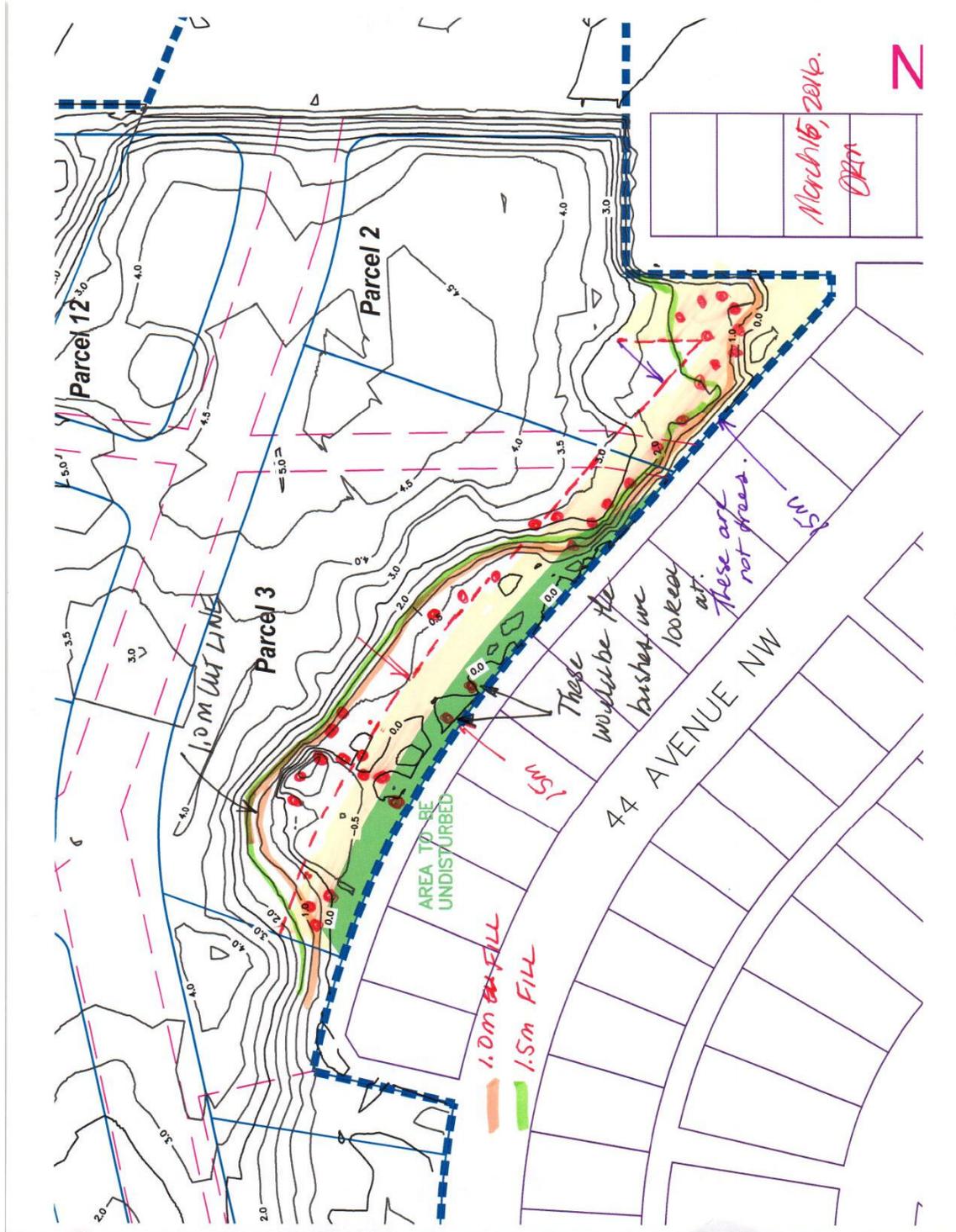
Limit of Disturbance

Parcel 3

and Unbalanced Buffer

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



LAND USE AMENDMENT
 HIGHLAND PARK (WARD 4)
 SOUTH OF MCKNIGHT BOULEVARD NW AND
 EAST OF CENTRE STREET N
 BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
 143D2016 AND 144D2016

MAP 34C



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Attachment B

Shawnee Slopes

DC Bylaw 53D2012

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

BYLAW NUMBER 53D2012

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2010-0005)

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

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

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

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

READ A FIRST TIME THIS 2ND DAY OF OCTOBER, 2012.

READ A SECOND TIME THIS 11TH DAY OF FEBRUARY, 2013.

READ A THIRD TIME THIS 11TH DAY OF FEBRUARY, 2013.



MAYOR
SIGNED THIS 11TH DAY OF FEBRUARY, 2013.



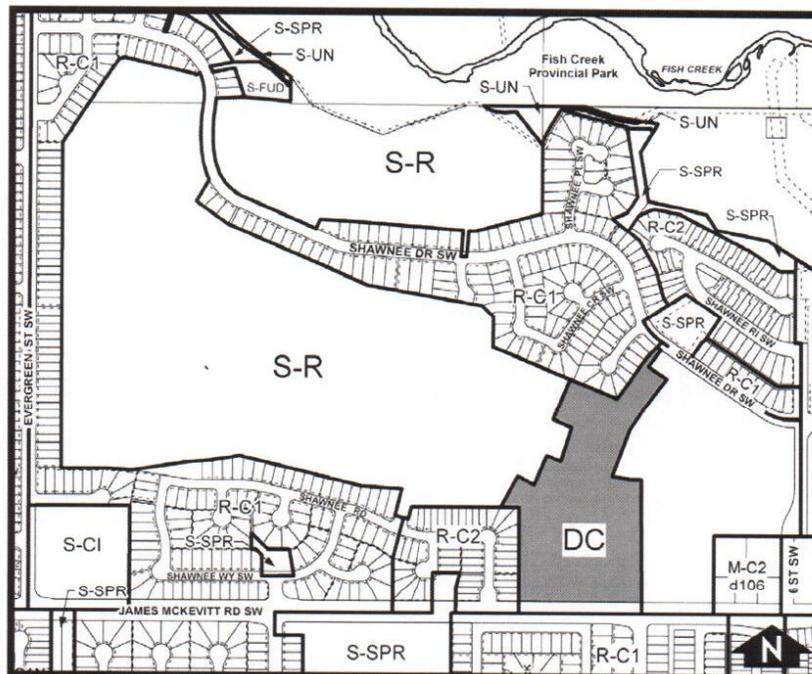
ACTING CITY CLERK
SIGNED THIS 11TH DAY OF FEBRUARY, 2013.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

AMENDMENT LOC2010-0005
BYLAW NUMBER 53D2012

SCHEDULE B



DC DIRECT CONTROL DISTRICT

5.18 hectares±

Purpose

1 The purpose of this Direct Control District is to:

- (a) accommodate for low and medium profile residential *development*;

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

AMENDMENT LOC2010-0005
BYLAW NUMBER 53D2012

- (b) provide specific interface conditions with *existing residential development*; and
- (c) require site planning, built form and design measures to ensure a quality public realm is achieved.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

General Definitions

- 4 In this Direct Control District:

- (a) "*existing residential development*" means parcels as identified on Schedule 1; and
- (b) "*drip line*" means an area located directly under the outer circumference of the tree branches.

Permitted Uses

- 5 The *permitted uses* of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 6 The *discretionary uses* of the Multi-Residential – Medium Profile Support Commercial (M-C2) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – Medium Profile Support Commercial (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 8 The maximum *density* of a *parcel* is 140.0 *units* per hectare.

Floor Area Ratio

- 9 The maximum *floor area ratio* is 3.0.

Specific Rules for Landscaped Areas

- 10 A minimum of 40.0 per cent of the area of a *parcel* must be a *landscaped area*.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

AMENDMENT LOC2010-0005
BYLAW NUMBER 53D2012

Planting Requirements

- 11 (1) Trees required by this section may be provided through the planting of new trees or the preservation of existing trees.
- (2) A minimum of 1.0 trees and 2.0 shrubs must be provided for every 45.0 square metres of *landscaped area*.
- (3) A minimum of 25.0 per cent of the required number of trees and shrubs must be located within 15.0 metres from a *property line* shared with an *existing residential development*.
- (4) In addition to subsections (2) and (3), a minimum of one tree must be provided for every two *bare land units* and located between the *building* and private *street*, according to the minimum tree size requirements as follows:
- (a) Deciduous trees must have a minimum *caliper* of 50 millimetres at the time of planting; and
 - (b) Coniferous trees must have a minimum height of 2.0 metres at the time of planting.
- (5) The requirement for the provision of two trees is met where:
- (a) a deciduous tree has a minimum *caliper* of 225 millimetres; and
 - (b) a coniferous tree has a minimum height of 9.0 metres.

Tree Protection

- 12 (1) Existing trees within 15.0 metres from a *property line* shared with an *existing residential development*, must not be removed unless approved, on a *development permit*.
- (2) The *drip line* perimeter of an area identified for tree preservation on a *development permit* must be fenced while any area *adjacent* to it is being excavated, stripped or graded, or is under construction.

Tree Replacement

- 13 (1) Except as indicated in subsections (2) and (3), when an existing tree is removed, it must be replaced by the general tree type, deciduous or coniferous, of the tree being replaced, according to the minimum size requirements as follows:
- (a) Deciduous trees must have a minimum *caliper* of 75 millimetres at the time of planting; and

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

AMENDMENT LOC2010-0005
BYLAW NUMBER 53D2012

- (b) Coniferous trees must have a minimum height of 3.0 metres at the time of planting.
- (2) Where a deciduous tree has a minimum **caliper** of 225 millimetres, it must be replaced by two deciduous trees with a minimum **caliper** of 75 millimetres each at the time of planting.
- (3) Where a coniferous tree has a minimum height of 9.0 metres, it must be replaced by two coniferous trees with a minimum height of 3.0 metres each at the time of planting.

Building Setbacks

- 14 (1) For only the areas identified on Schedule 2 the minimum **building setback** is 10.0 metres from a **property line** shared with an **existing residential development**.
- (2) Except as otherwise referenced in subsection (1), the minimum **building setback** is 15.0 metres from a **property line** shared with an **existing residential development**.
- (3) The minimum **building setback** is 6.0 metres from a **property line** shared with a **low density residential district**.
- (4) Where **buildings** are **adjacent** to a public **street**, the minimum **building setback** is 0 metres.
- (5) Where **buildings** are **adjacent** to a **parcel** designated S-SPR, the minimum **building setback** is 0 metres.
- (6) In all other cases, the minimum **building setback** is 1.2 metres.

Building Height

- 15 (1) Within 30.0 metres from a **property line** shared with an **existing residential development**, the maximum **building height** is 10.0 metres.
- (2) In all other cases, the Rules of section 594 of Bylaw 1P2007 apply.

At Grade Orientation of Units

- 16 A **unit** in a **Multi-Residential Development** that is located on the floor closest to **grade** must have:
 - (a) an individual, separate, direct access to **grade**; and
 - (b) an entrance that is visible from the **street** or **parcel** designated S-SPR that the **unit** faces.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

AMENDMENT LOC2010-0005
BYLAW NUMBER 53D2012

Building Façade

- 17 (1) The individual or combined length of the **building** façade(s) that faces a **parcel** designated S-SPR must be a minimum of 70.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade(s), in subsection (1), the depth of any required **rear** or **side setback areas** will not be included as part of the length of the **property line**.

Parking and Loading

- 18 (1) Except **visitor parking stalls**, all **motor vehicle parking stalls** for **Multi-Residential Development** must be provided in a **building**.
- (2) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and **street**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and **parcel** designated S-SPR.

Fencing Rules

- 19 (1) In addition to the Fences Rules in Section 571 of Bylaw 1P2007, the following Rules apply:
- (a) No permanent fencing is allowed within 15.0 metres from a **property line** shared with an **existing residential development**, except fencing along the perimeter **property line**; and
- (b) Fencing abutting the minimum 15.0 metre **building setback** must be chain-link, wrought iron or other transparent style.

Excavation, Stripping & Grading

- 20 (1) Excavation, stripping or grading of land greater than 50.0 square metres requires a **development permit**.
- (2) No excavation, stripping or grading is allowed prior to approval of a landscape plan and site plan as part of a **development permit**.

R-C2 District Rule

- 21 Section 573 of bylaw 1P2007 does not apply in this Direct Control District.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

AMENDMENT LOC2010-0005
BYLAW NUMBER 53D2012

SCHEDULE 1

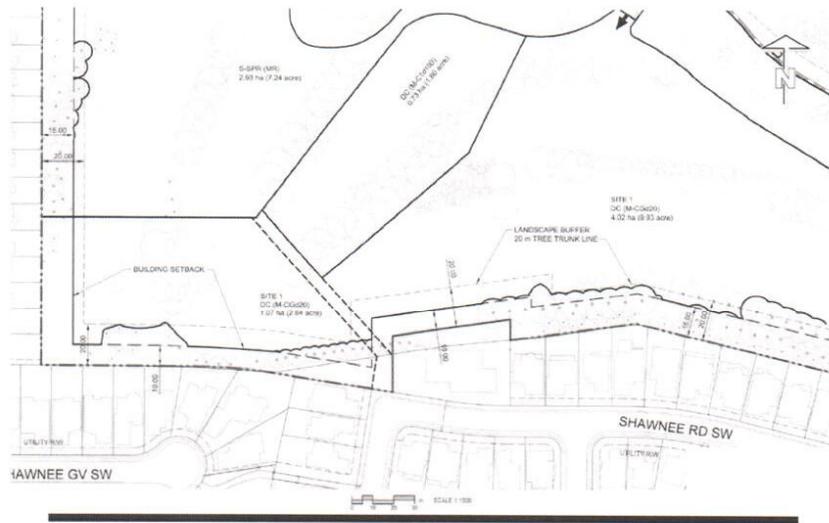


LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

AMENDMENT LOC2010-0005
BYLAW NUMBER 53D2012

SCHEDULE 2



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Attachment C

Proposed Harvest Hills
Golf Course

Allows for MR adjacent
to residents

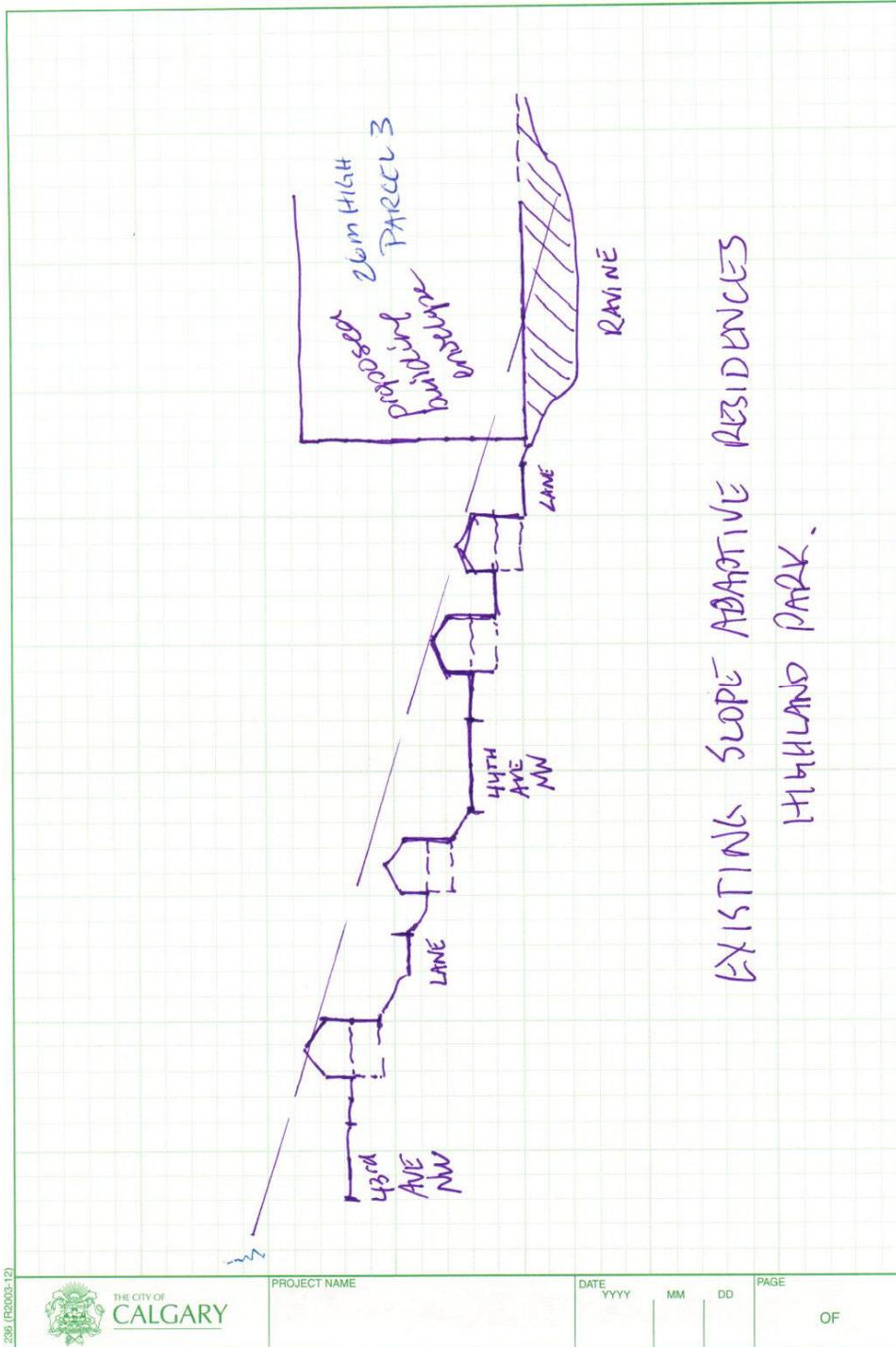
LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Attachment D
Existing Highland Park
Slope Adaptive Housing

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



E:2061 (R2003-12)



THE CITY OF
CALGARY

PROJECT NAME

DATE

YYYY

MM

DD

PAGE

OF

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Attachment E

Street Orientated Building
Facade Requirements

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

CALGARY PLANNING COMMISSION
REPORT TO COUNCIL
2016 FEBRUARY 08

ISC: UNRESTRICTED
CPC2016-024
LOC2014-0156
Page 22 of 84

ROAD CLOSURE AND LAND USE AMENDMENT
WEST HILLHURST (WARD 7)
NORTH SIDE OF KENSINGTON ROAD NW,
BETWEEN 18 STREET AND 19 STREET NW
BYLAWS 4C2016 AND 21D2016

MAP 20C

Discretionary Uses

6 The *discretionary uses* of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Orientation

- 8 (1) The main *public entrance* to a *building* must face a *property line* shared with a *street*.
- (2) The maximum *building setback* from a *property line* shared with Kensington Road NW is 4.0 metres, excluding those portions of the *building* that form recesses providing *amenity space at grade*, architectural interest, or entrance recesses.
- (3) *Motor vehicle parking stalls* and *loading stalls* must not be located between a *building* and Kensington Road NW.

Building Façade

- 9 (1) The length of the *building* façade that faces Kensington Road NW must be a minimum of 80.0 per cent of the length of the *property line* it faces.
- (2) In calculating the length of the *building* façade, the depth of any required *setback areas* referenced in sections 16 and 22 of this Direct Control District will not be included as part of the length of the *property line*.

Vehicle Access

10 Vehicular access must not be from Kensington Road NW.

Location of Uses within Buildings

- 11 (1) The following *uses* must not be located on the ground floor of *buildings*:
- (a) **Assisted Living;**
 - (b) **Catering Service – Minor;**
 - (c) **Child Care Service;**
 - (d) **Counselling Service;**
 - (e) **Dwelling Unit;**
 - (f) **Health Services Laboratory – With Clients;**
 - (g) **Instructional Facility;**
 - (h) **Live-Work Units;**
 - (i) **Office;**
 - (j) **Place of Worship – Small;**

C. Leung

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Attachment F

Caveat on Title
w/r storm water

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

5724KR .

ORDER NUMBER: 30314832

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

LAND USE AMENDMENT
 HIGHLAND PARK (WARD 4)
 SOUTH OF MCKNIGHT BOULEVARD NW AND
 EAST OF CENTRE STREET N
 BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
 143D2016 AND 144D2016

MAP 34C

CANADA
 PROVINCE OF ALBERTA
 TO WIT:

I JAMES P. LOW
 of the City of Calgary
 in the Province of Alberta,
 Solicitor

make oath and say:

(1) That I am the agent for the above named Caveator

(2) That I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN at the City of Calgary
 in the Province of Alberta,

this 26th day of August A.D. 1970

Before me,

A Commissioner for Oaths in and for the Province of Alberta

Dated 57244 K.R. A.D. 1970



116289
 Mat for Dep 116D89

Caveat
 FORBIDDING REGISTRATION

I certify that the within instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registrar District at Calgary in the Province of Alberta, at 26 day of August A.D. 1970 of Book 57244 K.R. as number 116289. Registrar J.P. Low

J. D. SELWEN
 City Solicitor
 City Hall
 Calgary 21, Alberta

JH/1sh

REGN FEE	5
EXTRA REG FEE	
EXTRA TAX	
LABOR FEE	
TOTAL	
DATE	
CLERK	
CHARGE TO	

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

CAVEAT
FORBIDDING REGISTRATION

To the Registrar of the South Alberta Land Registration District

Take Notice that THE CITY OF CALGARY
in the Province of Alberta

claims an interest in the following described lands pursuant to an Agreement
made the 23rd day of December, 1959 between THE CITY OF CALGARY and
ADDERSON HOLDINGS LTD. for the development of a Golf Course:

Blocks One (1) to Six (6) inclusive according to a plan of part of the
City of Calgary of record in the Land Titles Office for the South Alberta
Land Registration District as Highland Park Calgary 8338 H.R.

Containing in Block One (1) 1.74 acres more or less
Containing in Block Two (2) 2.28 acres more or less
Containing in Block Three (3) 26.25 acres more or less
Containing in Block Four (4) 0.18 acres more or less
Containing in Block Five (5) 5.57 acres more or less
Containing in Block Six (6) 3.43 acres more or less

Excepting thereout all Mines and Minerals.

standing in the register in the name of

A.O. ADDERSON HOLDINGS LTD.

: and

It forbids the registration of any person as transferee or owner of, or of any instrument affecting the said
estate or interest unless the instrument or certificate of title as the case may be, is expressed to be
subject to its claim.

It appoints the office of the City Solicitor, City Hall, Calgary, Alberta as the place at

which notice and proceedings relating hereto may be served.

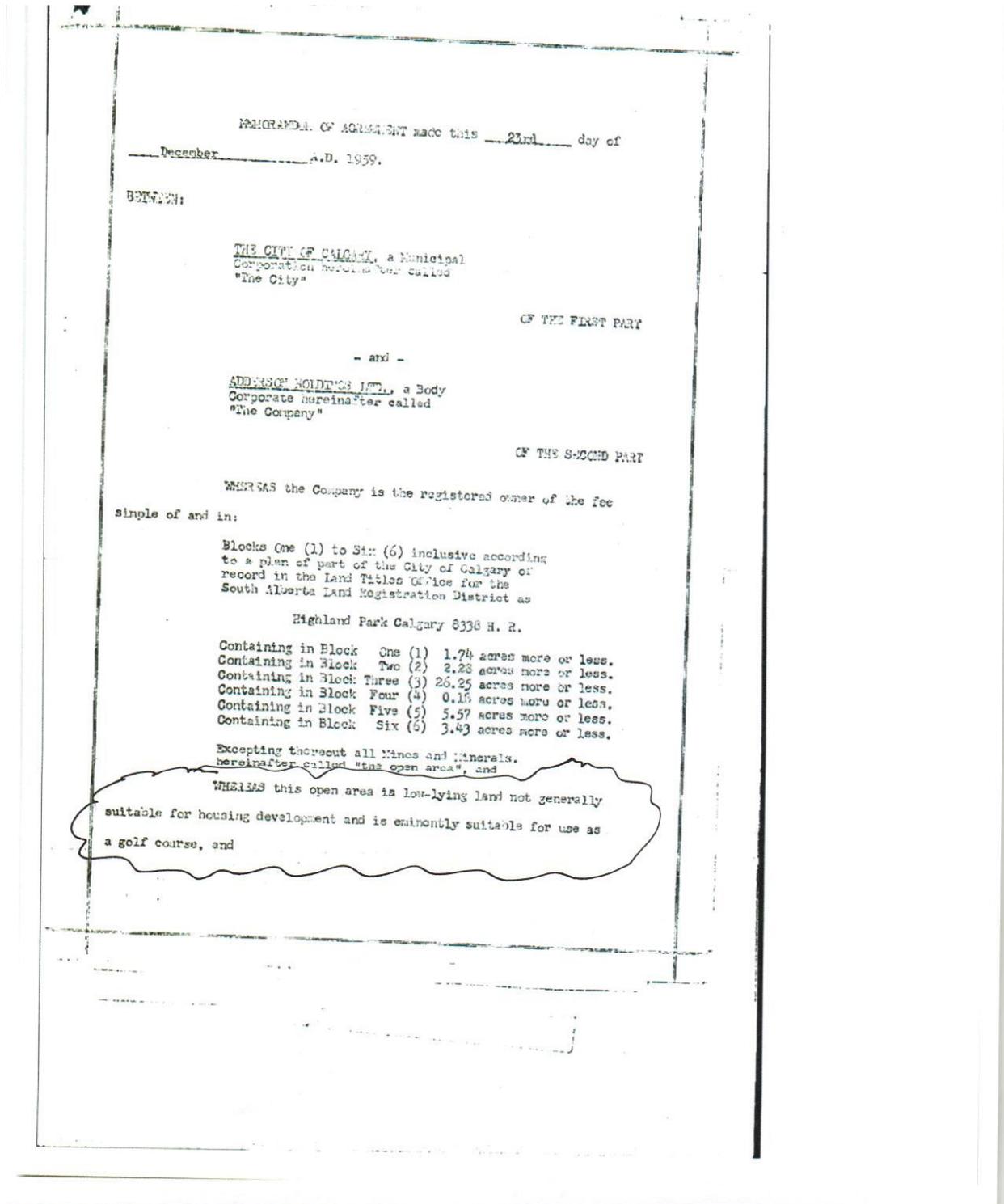
DATED this 26th day of August, A.D. 1970.

THE CITY OF CALGARY
By its agent in that behalf

James [Signature]
Agent for the City of Calgary

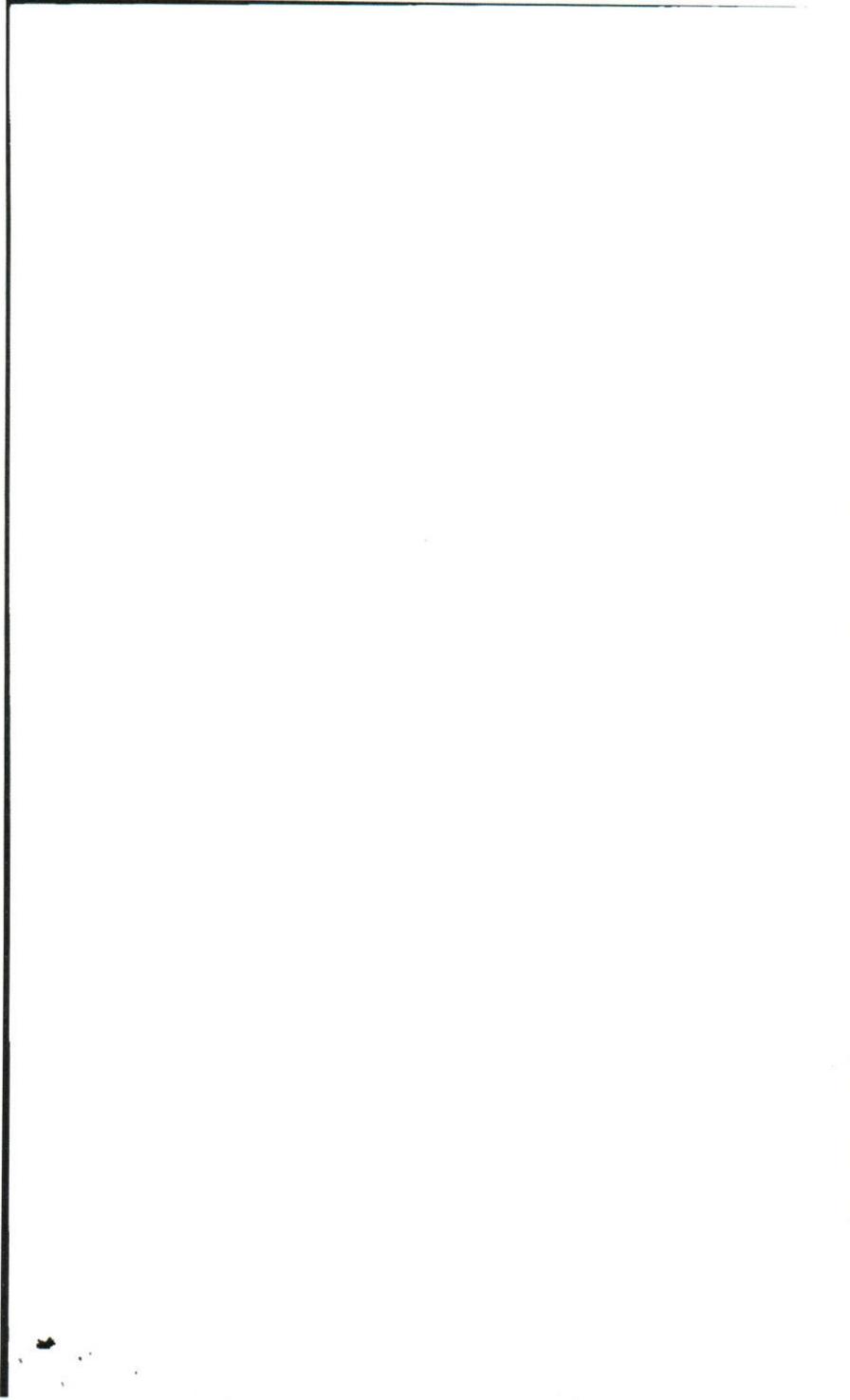
LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- 2 -

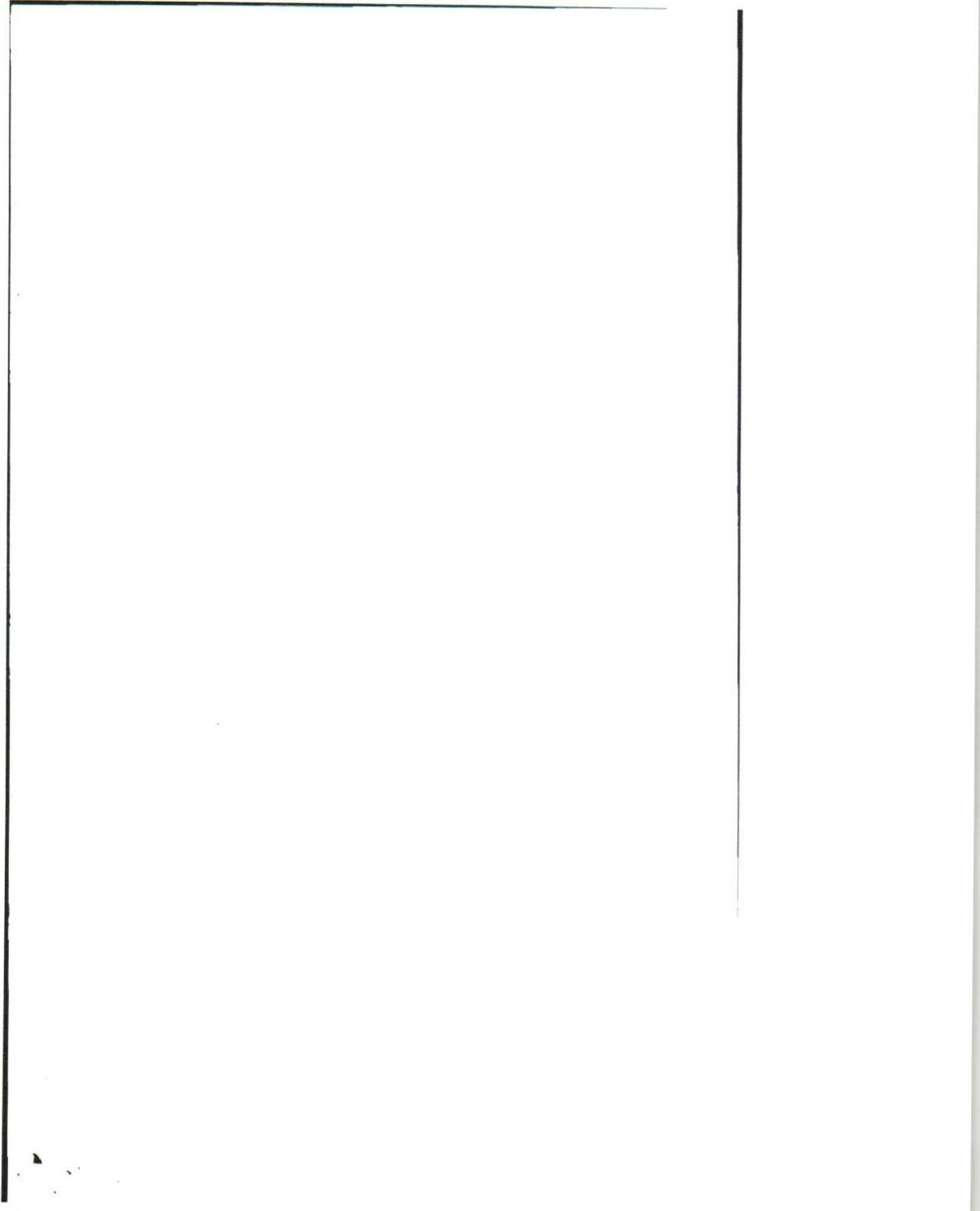
WHEREAS the City is prepared to permit the development of the open area for golf course purposes, subject to the covenants and conditions hereinafter set forth,

NOW THEREFORE THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Company agrees to develop the open area as a golf course and for such purpose to make the following improvements:
 - (a) to level and roll the said lands and plant to grass.
 - (b) to construct such hazards, greens and other essentials as may be necessary for a proper nine-hole golf course.
 - (c) to erect club houses or other buildings only according to plans previously approved by the Technical Planning Board of the City of Calgary.
2. The City covenants with the Company that the Company shall have the right to make use of lands owned by the City as sewer or other easements, PROVIDED HOWEVER
 - (i) That no buildings or structures are erected on any such sewer or water right of way,
 - (ii) That no trees or shrubs of any kind are planted thereon,
 - (iii) That when the City goes in to make repairs on any such sewer or water line, it will only be required to back-fill the lands so required, but shall not be required to restore the grass or other improvements which may be constructed on the right-of-way so damaged.
 - (iv) That the Company will indemnify and save harmless

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- 3 -

the City from any loss or damage that the City may suffer by reason of the use being made of its rights-of-way by the Company.

3. The Company covenants with the City that it will without charge give the City such easements as the City may require over the said lands for its utilities and for any underground structures or improvements required in connection therewith, both now and in the future. Any such easements shall be subject to the following covenants and conditions:

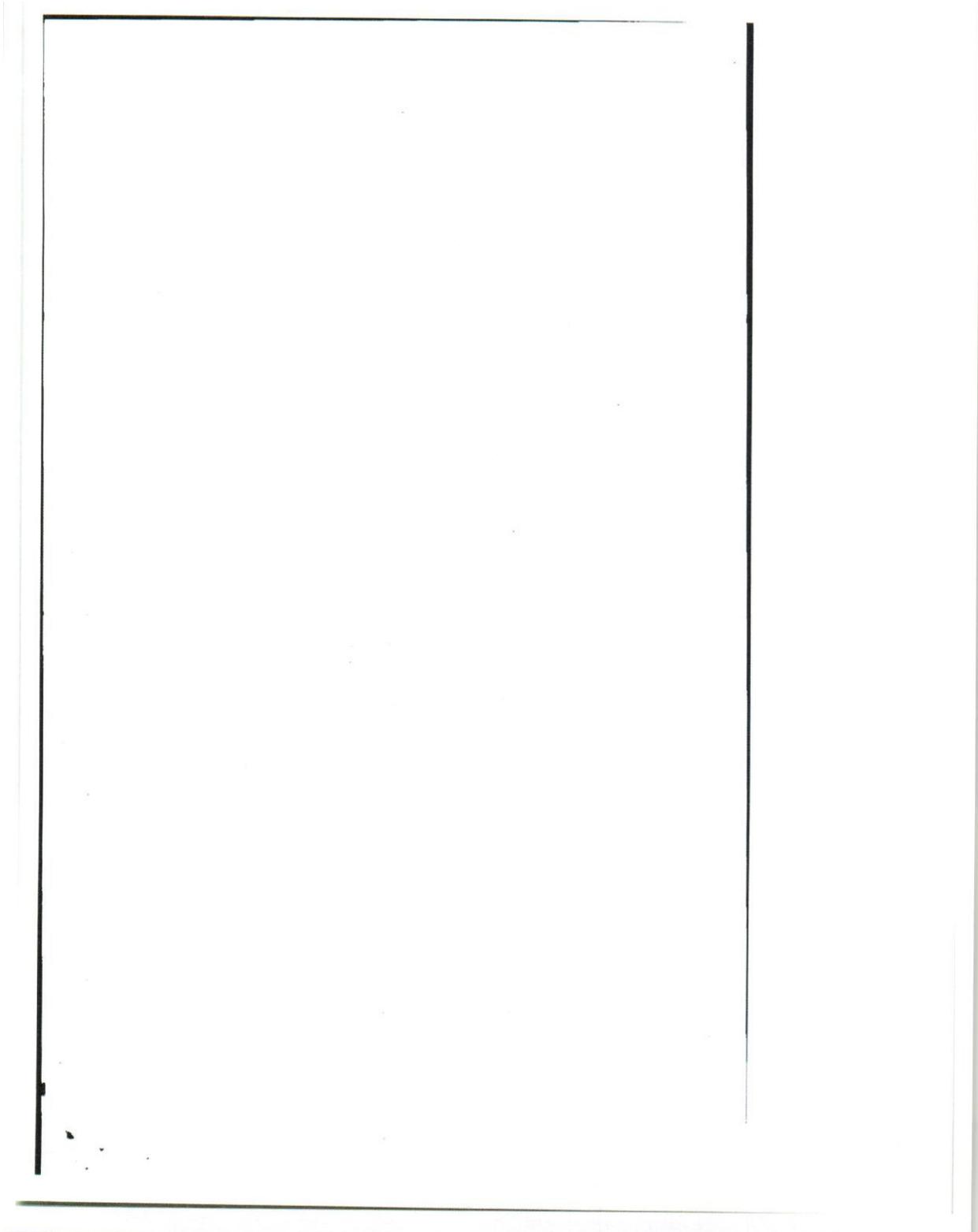
- (i) Where the City makes use of such land, it will restore the land to its former purposes when any excavation or openings are made in connection with its utilities,
- (ii) The City will indemnify and save harmless the Company from loss or damage which may be suffered by any person as a result of the use being made of the said lands by the City.

4. The Company covenants with the City that it will proceed with the development of the golf course with all reasonable speed and will carry out such development as will result in the golf course in the area being a first-class development.

5. Nothing in this Agreement shall require the City to provide drains for storm or run-off water.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

- 4 -

IN WITNESS WHEREOF the Parties hereto have hereunto caused to be affixed their respective Corporate Seals, attested by the signatures of their respective authorized signing officers, as of the day and year first above written.

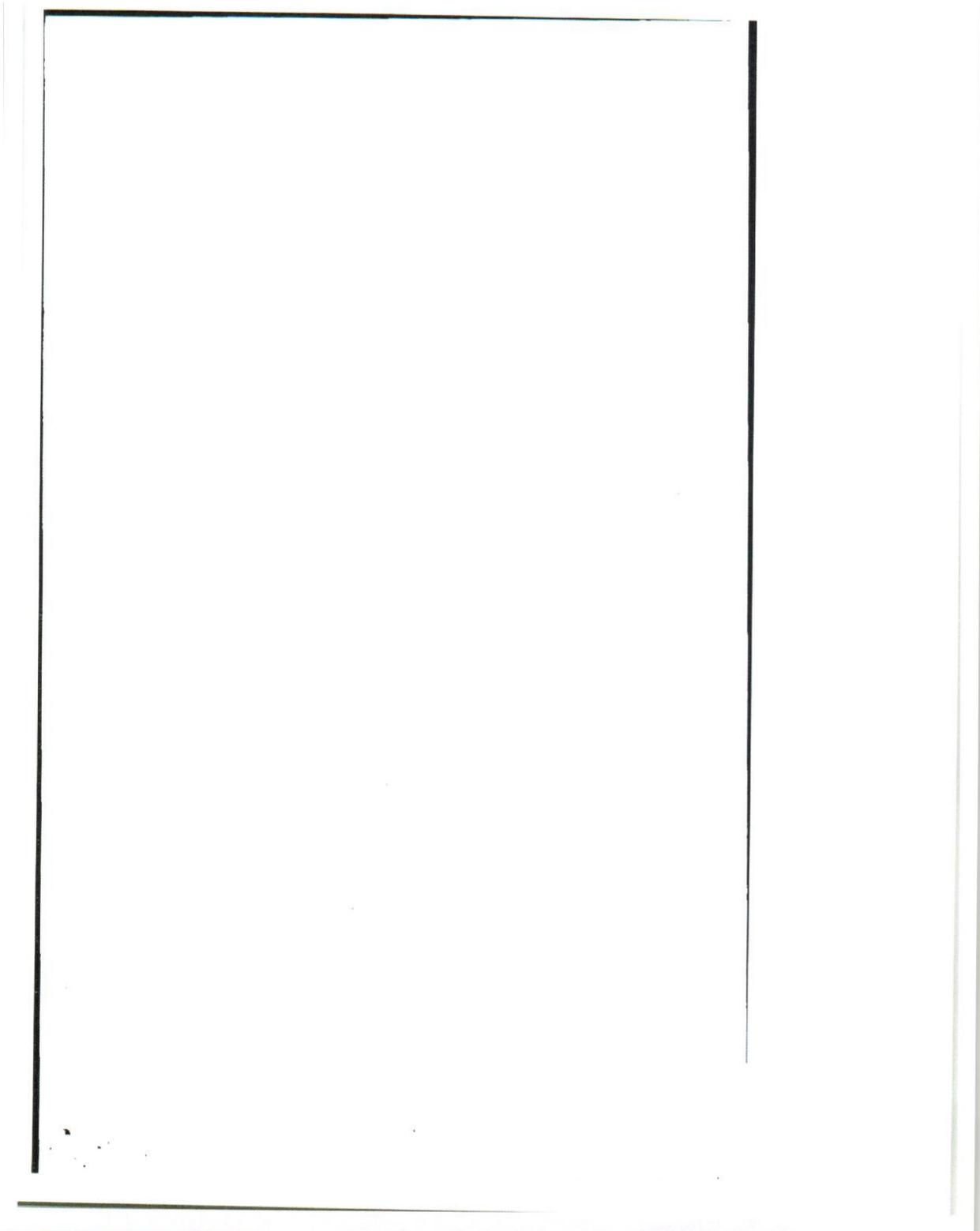
THE CITY OF CALGARY
By: *[Signature]*
Deputy Mayor

[Signature]
City Clerk

ADDRESSOR HOLDINGS LTD.
per: *[Signature]*
per: _____

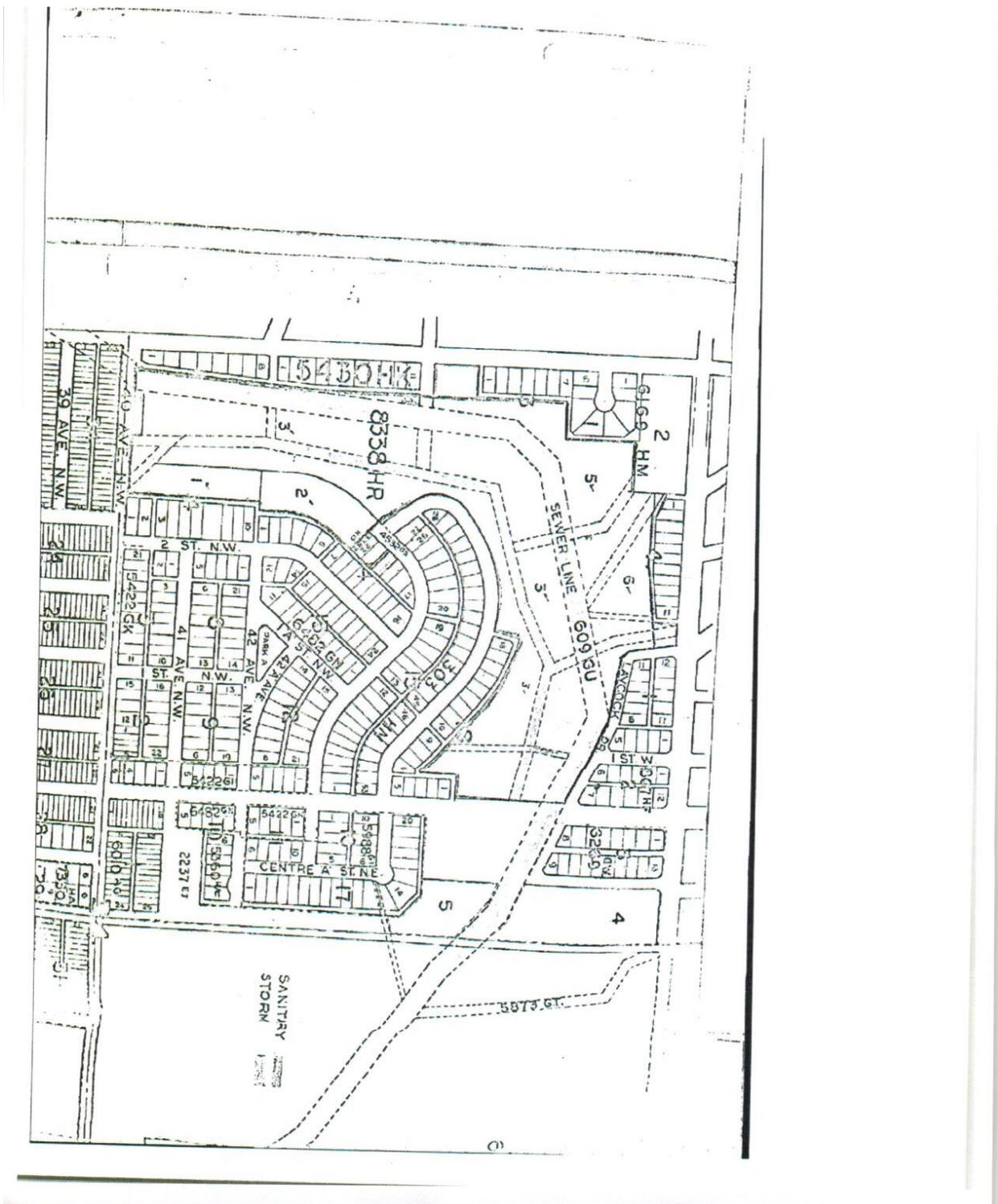
**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

From: [Deb Heap](#)
To: [Wright, Roy](#); [Friesen, Colin](#); [Wade, Marianne](#); [Focht, Melvin](#); [Cope, Ian](#); [Gondek, Jyoti](#); [Morrow, Gregory](#); [Carra, Gian-Carlo S.](#); [Keating, Shane](#); [Tita, Matthias](#); [Logan, Malcolm](#)
Cc: [Holberton, Kimberly](#); [Chu, Sean](#); [Elise Bieche](#); ["Paul Engler"](#); ["Donna Marzolf"](#); [Small, Shawn](#)
Subject: Late Submission for LOC2014-0190
Date: April 18, 2016 4:18:55 PM

Members of the Calgary Planning Commission, please accept this late submission for LOC2014-0190. My apologies for the delay. The Corporate Planning Applications Group emailed a copy of the finalized application Thursday April 14, 2016 and offered to meet to clarify changes and answer questions, Monday April 18th. I penned my comments as quickly as possible, following the meeting.

Initially I was an advocate for the development. I was optimistic with vision and creative design we could have a truly amazing addition to the community and to the city. This site is a critical missing link for several important pathways and could be a show case for good urban development.

Over time I became less enthusiastic as it became apparent the developer was determined to take the unique and historic site, fill it and superimpose a cookie cutter, green field style of development.

The Community Association provided feedback and made requests, which the CPAG file manager advised were more than reasonable. The developer would either promise to get back and nothing would change or they would simply reject requests outright. At the 11th hour, CPAG modified the DC setbacks and added some landscape buffering. Although it is better than the minimal amounts included by the developer, it is less than what is included in similar developments.

I would appreciate your consideration of my comments regarding the administration's response to community association comments. These were not available by the CPC deadline.

1: Adding fill allows for gravity feed to the existing sanitary pipe. It is my understanding the existing sanitary pipe will be modified due to the LRT, so this may not be the case.

2: Proposed DC guidelines address sensitive integration / buffering. As stated, they have improved, but are less than similar developments. There are no step downs in buildings towards the existing residential and there is nothing which defines the % of the building which must front on to the street.

3: Proposal provides a balance between the various policies of the MDP. The goal of achieving a compact city seems to have won out over Greening the City, Great Communities, Managing Growth and Change and Good Urban Design, which refer to the importance of the environment, good social outcomes and enhancing the community's unique character with development. Highland Park was designated a Community Of Promise (at risk). This recognized a need that should not be overlooked.

4 / 5: A policy document was not required, the outline plan is a comprehensive plan. A plan which was largely drafted by the developer, disregarding community input, cannot be considered a comprehensive plan. When the community's request for an ARP was refused, design guidelines were promised to ensure built form was consistent with what the community expected. These are not a statutory and are unlikely to be adhered to and they have not been circulated to the

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

community recently.

6. Density Bonusing / Community Enhancement is not required. This is typically addressed in an ARP, which the community was refused. The file manager reviewed our request for community enhancement with the city law group and was advised there was a case for it. The community was asked to provide a wish list. The community requested some modest amenities that would soften the transition between the development and the neighbourhood and assist with repairs to our Community Association Hall. The developer refused, instead referring us to the improvements internal to their site and characterizing their development as a neighbourhood within the community. This all occurred before the new levy bylaw was enacted.

I will close with a comment from one of the Highland Park Seniors. "The golf course land was prairie before it was a course. There were a lot of creeks running through it. My children used to play in the creeks and on the golf course prairie. The community was quite sad when the creek was vaulted."

I have been told the creeks will not be brought back with the development. It would be sad for the community, and for the city, if this important historical site is also stripped of its trees and filled to the point it is no longer recognizable, as an extension of the confederation park valley, just to facilitate a certain style of development. It should be a lasting legacy to intelligent, urban development that enhances the natural beauty of Calgary. We do not need another green field development.

I understand you are all very busy, so I have kept my comments brief. If there is anything you would like clarified, let me know and I will do my best to address your questions as soon as possible.

Respectfully Submitted,

Deb Heap, Member of Highland Park Planning Committee

[REDACTED]
[REDACTED]

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



**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

Page 1

April 18 2016
Re: LOC 2014-0190,

The Thorncliffe/Greenview Community Association (TGCA) requests the following be submitted for April 21 CPC hearing on the above noted item. TGCA was circulated with the original application. We have since attended the majority of engagement sessions made available. We have failed in our attempts to have direct meetings with the developer. As we understand that developers have a reluctance to communicate with more than one community association and that Highland Park Community Association (HPCA) has been very involved, TGCA has for the most part been content to receive updates from HPCA. TGCA has had limited contact with the previous file manager (Heather Dybvig) but found these interactions helpful and her readily accessible. A Previous TGCA letter to the development authority dated March 4 2015 but not included in the report to CPC is also attached for reference.

TGCA would urge that CPC refuse this application or refer back to administration/developer for improvement.
This is a bad plan. This is a very bad plan.

The subject sites straddle Centre St North. This interface is the pinnacle of complex interwoven variables. Significant grade differentials, access/egress considerations within existing lane configurations, possible & perhaps imminent LRT construction with as yet undecided station locations or configurations, and possible TOD designation(s) make this a planner's caldron of permutations. While it is unreasonable for a developer to wait on the multitude of eventualities, this is an intense and critical area to get right for transportation and development alike. This consideration appears to be currently deficient.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Page 2

Part of public input was the aversion to access for the site through the existing neighbourhood. This provided justification for the developer to plan a roadway through the middle of the site. It also provided rationale for not developing largely on the perimeter of the site, and eliminated the possibility of creating a more fulsome park space contiguous to and proportional of Confederation Park with a possible inclusion of re-activated waterway(s).

Perhaps unwittingly in an attempt to address this concern, the subject site has become quite isolated and insular with connectivity of all modes impeded but the layout nevertheless is auto dominant. The recent addition of a connection to First St NW has created concern amongst our residents on First St and Laycock Drive. Already besieged by shortcutting from eastbound Mcknight to southbound Centre St and sometimes vice versa, they fear this will worsen the situation. TGCA understands the administration's rationale that this inclusion of First St onto the subject site will counter the probable blockage of this area by future changes on both Mcknight and Centre.

At first glance this may appear to better integrate the subject site to the greater community, but in actuality only connects one small island of isolation to another larger island.

The MDP is a grand overarching and aspirational document but has from its very inception been noted by virtually all perspectives to be flawed when it comes to its implementation. Before CPC in 2014-0190 is a redevelopment epitomizing that fault. Vitality by way of density is simply not a matter of increasing numbers. The necessary time and resources are essential to fully integrate and mitigate. Established communities need an additional level of care to lessen the feeling of encroachment and siege that generational renewal may instigate. The partial savings from not having extra infrastructure for a greenfield community or the ancillary costs from urban sprawl need to be dedicated in an inner city development such as this to buffering construction, assuring the connectivity of transportation(primarily public), and enhancing neighbourhood amenities.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Page 3

Smaller infill developments encourage mature tree preservation and construction methodologies that are adapted to the context of an inhabited area. It appears in this case however that to be bigger anticipates that it's ok to be "badder". Annihilation of a mature urban forest and back filling an entire valley is the antithesis of sensitivity. That the build out is projected to take fifteen years represents a purgatorial sterilization of the promised revitalization. Even for communities that recognize the necessity of disruption and are anxious to see a generational change of redevelopment, what we are facing here is onerous.

As brief example please indulge in the imagery of the requisite dump trucks for a twenty hectare site to have its elevation raised "up to five metres" That would be a one million cubic metres of fill or one hundred thousand standard non tandem dump truck trips. If a thirty percent compaction factor is added, that would add thirty thousand trips. Admittedly this is an imprecise calculation but even half that number is nothing less than an assault on an existing residential area and a burden on the surrounding road network. Furthermore it is indicative of the lack of respect for the valley contours themselves.

Justification for removal of all trees or refusal to entertainment creek daylighting with exterior adjunct storm water mitigation as part of a central greenspace has been given as not being financial viable. This should not be part of serious consideration. The developer was fully aware of the challenges of the site at purchase. Even the briefest of research will uncover analysis from the not too distant past that the site was considered "undevelopable" (largely due to storm water constraints) The purchase price was reflective of these constraints and it should in no way be the responsibility of the community at large (let alone the valley itself) to make up the short fall in a grossly overburdened profit return model.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Page 4

Refusal to admit that natural albeit hidden watercourses remain or acknowledge that natural processes present may have both pragmatic as well as aesthetic potential for future developments is regretful. A simple example is the mature urban forest on the site. It is easy to recognize this as visual asset but the potential practical benefit is at least as compelling. Acting as a vertical reservoir during spring melt and high precipitation events, mature cottonwoods represent a tremendous asset in flood prevention. Before their presence standing water in the valley was a regular event. TGCA requested on several occasions that an inventory of species type, height and calliper be taken. This rather simple process can calculate the value almost to the litre of this reservoir. While it is not reasonable to expect all or even a majority of trees to be saved, such a low cost vertical reservoir inventory should be a basic acknowledgement of the quality of an existing resource. It should be as fundamental to a site of this nature as a soils test.

Cities around the world are celebrating the redevelopment returns of liberating their long imprisoned waterways. Admittedly Confederation Creek could never be a reclaimed salmon spawning channel in the lower mainland but it nevertheless deserves more consideration and respect than its been given. Imaginative design could not only satisfy the critical outer aesthetic/recreational needs of those living in greater inner density, but also serve the very utilitarian purposing of storm water mitigation and remediation. That these possibilities have been so easily dismissed is perhaps the most troubling of the proposed land use changes.

The old golf course is far from pristine but even as a remnant of something wild now past, it deserves better than the treatment proposed.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Page 5

It would be easy for TGCA or HPCA to inflict the posture of no development here, no way. Considering the long held assumption that the entire site would be a continuation of Confederation Park, this position would win favour of many of our residents. That this is the position of neither CA speaks to our recognition of the value of inner city densification and our desire to work collaboratively with development prospects. The refrain of poor public engagement is one that everyone is tired of hearing and many of us in the volunteer sector are tired of increasingly having to make.

That with nearly every point of contact the horizon of community vision became ever distant and the prerogative of the developer became ever more dominant is demonstrative of the increasing alienation that CA's as a body and individual volunteers as their moving parts feel with the engagement process itself. The appearance of a fulsome engagement seems increasingly to mask the intent of its actual efficacy. If that efficacy is the manufacture of consent and stifling of dissent, then this process was very effective indeed.

Sincerely;



Marvin Quashnick
VP Public Service
TGCA

CC'd Mayor Nenshi
Councillor Sean Chu
MLA Craig Coolahan

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



**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

To Heather Dybvig
RE: LOC2014-0190

March 4 2015

On behalf of the Thorncliffe/Greenview Community Association (TGCA) please accept this letter as our initial input, and thank-you for extending the time to comment beyond the February 2 deadline. We also appreciate the comprehensive package as a compliment to the application. Additionally we have found work done with the University of Calgary's Urban Studies and EVDS students in 2014 extremely beneficial and submitted comments by the Calgary River Valleys Committee instructive. We have followed the developer's engagement process in its entirety and although we have yet to hold our own public engagement, we have been hearing randomly from residents as well as seeking opinions from respected experts such as former Councillors Gael Macleod and Bob Hawkesworth.

Redevelopment of the Highland Park golf course has been a multi decade's long conversation for TGCA. More than any place in the area the Highland Park Golf Course is a space that long term residents feel they were cheated out of. This comes from expectations that the City of Calgary would eventually incorporate the golf course as the missing link between Confederation Park and the Nose Creek Valley. In that most ideal of visions the valley would rejuvenate to a more naturalized state with its native watercourses and riparian zones restored and the mature urban forest left largely intact. The site would be interlaced with pathways acting as the vital hub of connection to Nose Hill and Confederation parks, the Nose creek valley, and various paths of travel for pedestrian and cyclist alike. Now that the property appears to have been firmly lost to the private sector, these hopes may seem sadly unrealistic.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

The package correctly recognizes the community of Thorncliffe bordering the northern perimeter of the site. It is the southern edge of our community but no less integral, no less important. Because this area of TG residents and businesses are somewhat isolated by Mcknight Blvd to the north & the subject site to the south we feel that special consideration must be paid to their concerns.

Not surprising it is our initial findings that residents along Laycock Drive and 1st NW are mostly concerned about loss of their view, traffic impacts along already short-cut burdened streets, and general disruption over what may feel like a never ending construction process. They are encouraged however by the close proximity of the greenspace indicated in the early plans. As such they would like to see this space expanded along the full length of Laycock Drive and encompass the “northern spur” that touches Mcknight Blvd. TGCA agrees with this especially in respect to the “northern spur” as this is a small segment with poor potential for development. It also contains a small enclosed watercourse and perhaps more importantly would provide an ideal regional pathway connection to the green-strip on the other side of Mcknight and beyond to Nose hill. With any development TGCA attempts the precarious balance of special emphasis to those most directly affected while maintaining an overview of greater community, regional, and even civic values. While we will advocate hard for these residents specific concerns we fully appreciate that they are a minority.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

For its part TGCA fully supports the aspirations of the Municipal Development Plan and feels this site has a potential to achieve some of those goals. Density absorbed by proximity to transit and integrated with commercial/retail areas while interlaced with active mobility and graced with green space buffers are amongst the attractive attempts of the proposal. Access to a future public space and an invigorated shopping area are where community goals, the MDP, and possibly even developer's interests may intersect. TGCA recognizes the effort that the developer has made to understand before presenting these offerings. While these overtures tempt community desires superficially, it is however impossible for TGCA to commit to support this re-designation at this time because of some very hard underlying misgivings. These need to be satisfied before TGCA can comfortably provide anything close to an unequivocal endorsement.

Underlying is the key word. Slope stability, un-compacted and possibly contaminated fill, a previous landfill site, vaulted creeks, a possible grade increase as much as four metres, incoming untreated storm water, and significant overland and subsurface flooding risk highlight yet unsatisfied questions. In the package the developer states the plan proposes to: "refine and enhance the historical and physical location of the lands" with an 84% reduction in existing trees, no effort to regenerate or even imitate a natural watercourse, and to raise the grade of the site to as much as 4 metres, this is a homage to the original valley in words only. Engineering at this scale is more an act of violence against the natural state than an enhancement. These are foundational issues that in the opinion of TGCA have been completely dismissed in the public discourse to date.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Slightly less obfuscated are what might be categorized as surface issues. TGCA has misgivings with the road layout and (largely) city owned remnant parcels adjacent. We understand that the spine road through the centre of the valley in the proposal attempts to satisfy both resident concerns of short-cutting as well as creating a channel for overland flooding. We accept this from the developer as a sincere attempt to address these two significant concerns.

We can't help however realize that this also creates an easy out for not daylighting the creek while at the same time creating a more isolated pod of development in the community which we find somewhat contrary to the MDP objectives. Furthermore there are concerns over the presented built form, but we will confine our comments to that of an uneasiness of the level of potential densities applied for and their ramifications not being adequately represented in visualizations presented. The shadow study for instance is concerning for the lack of specifics demonstrated.

All of these issues will have to be explored, reviewed, and confirmed by an impartial third party for TGCA to find the results remotely credible. It seems reasonable to have broader and more detailed examination of planning issues off site, of engineering issues within, but especially of all water issues both on and off site. Second perhaps only to both overland and subservice flooding risks, the storm water pre-treatment and retention must be a priority. The opportunity for real water quality enhancement must not be missed. A tangible first gesture would be that of a comprehensive study on the value of the existing mature urban forest. Its interception and reservoir capacities need to be evaluated before 84% is lost to this development.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

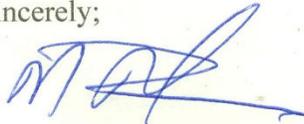
MAP 34C

Most disturbing are reports from residents, several with pertinent professional experience who have expressed to TGCA that their input during the engagement process was completely ignored. It would appear one could say what they like as long as the consultants liked what was said. Having observed several of these sessions, it is fair to describe them as somewhat manipulative. A certain degree of manufacturing consent is to be expected considering the engagement was directed by the property owner. The package is beautifully & skillfully done but ultimately it is a sales brochure of intent. Toadying to the MDP while crafting engagement results to appeal to the subliminal desires of residents. It mentions but lacks in visualization of key detriments of the project.

This is less a condemnation than an acknowledgment of craft to define a narrative. This makes even the most reasonable points of dissent appear as an echo of impertinence and irrelevance. It is essential for the development authority not to be lulled into a false fog of complacency. It may be awkward, it may even seem obstructionist at times, but a somewhat aggressive posture must be the impetus to drive an abnormally higher, yet needed level of diligence.

The goals of the developer are naturally different but possibly compatible with those of the community. We seek to be neither obstructionist nor quisling in our position. We only urge the necessary time and resources be allocated to satisfy at least the most major of concerns. This is not easy but it is the best way forward.

Sincerely;



Marvin Quashnick
publicservice@tgcacalgary.com

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



Serving Country Hills, Country Hills Village, Coventry Hills
Harvest Hills and Panorama Hills

Secretary, Calgary Planning Commission
Development & Building Approvals
Box 2100, Station M #8073
Calgary AB T2P 2M5

19th April, 2016

To whom it may concern

**Re: Highland Park Golf Course Redevelopment: LOC 2014-0190
(Items 5.10 and 5.11 on the APRIL 21st, 2016 CPC Agenda)**

As a community association also with a proposed golf course redevelopment in North Central Calgary, we have watched with interest the recent progress of the proposed Highland Park Golf Course redevelopment proposal. Like Highland Park Community Association, we are not opposed to redevelopment in the right place, as long as the community infrastructure can support it and sufficient consideration is given to preserving the City's green spaces and urban canopy for both existing residents and future generations of Calgarians.

We feel that an inner-city neighbourhood such as Highland Park, along the proposed Green Line alignment, may indeed be the right place for a sensitively-planned redevelopment, but with a proviso. The MDP has its place, but it is not an ARP, and our own recent experience shows that the MDP is vague enough that it can be loosely interpreted to support opposing views by both developer and community, using the same MDP reference points.

We feel that there is therefore currently an absence of adequate policy in place for these proposed redevelopments of established communities. With the Established Communities Guidebook proposed to be completed by December 2016, and the urban railway guidelines currently being developed, we feel that it is only reasonable and responsible to request that proposed major re-developments in established communities such as this are tabled until the appropriate guidelines can be ratified by Council, and therefore used both by the developers and City Administration to guide the development plans.

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Page 2 of 2

With the aforementioned guidelines due to be in place by the end of this year, we feel that tabling any major established community redevelopment proposal decisions until these are in place will not cause an unreasonable delay, and will ensure that any proposed redevelopment is designed to be of benefit to both the existing and proposed new residents of these areas, and Calgary as a whole.

Thank you for your consideration in this matter.

Sincerely,

Rick Lundy, President

On behalf of Northern Hills Community Association

CC:

Shawn Small, RPP, MCIP, Senior Planner, North Area, Community Planning, shawn.small@calgary.ca

Cllr. Sean Chu, Ward 4, ward04@calgary.ca

Cllr. Jim Stevenson, Ward 3, ward03@calgary.ca

President, Highland Park CA, elise.bieche@shaw.ca

President, Thorncliffe-Greenview CA, president@tqcacalgary.com , vp2@tqcacalgary.com

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Shawn Small

City of Calgary

On March 14, 2016, I attended another session on Re-Imagining the Golf course and, once again, it was the same thing. At the first session, the developer showed plans to fill the golf course with buildings and this time (at least, the third), we were shown plans to fill the golf course with buildings. Nothing has changed except the arrangement and style of structures.

As a consultive and engagement process, it is a fraud. The only constant is that the developer brought forward the same objective. The "consultive process" is to essentially ask: Would you rather be hit in the head with a rock or a club! There has never been any consideration that we don't want the golf course filled with buildings and that it should remain primarily green space for the use of all.

For some reason, we are not starting with the obvious. This area has NOT been zoned for residences. There has been the arrogant assumption that the designation will be changed because the developer wants it to be changed. That is an insult to city planners, citizens and the Mayor and Aldermen.

Calgary is a community of people and as such, their rights and well-being must be of prime consideration. The community and surrounding community does NOT want this development, certainly not as it is being planned at this time.

The following must be addressed before anything further happens.

1. The criteria for designating the land as not appropriate for the kind of development has never been presented. One has to assume the city planners had good reason to do what they did. Any portions of the former golf course that conform to the regulations for development should be disclosed. Only then, can any consideration to making changes be even discussed. Of course, the very fact that a city that experienced the massive flooding we had just three years ago would even consider developing a valley (flood plain) defies any measure of common sense or logic.
2. As already discussed, the engagement process lacks integrity. The purpose of EVERY session has been to promote the wishes of the developer as if the outcome was a forgone conclusion. In terms of how we are to benefit, it is often with what is rightly ours anyway. As far as I can see, the corridor being offered to the community in the latest presentation from 40th Avenue to Centre Street is mostly along land that belongs to the City right now.
3. Regardless of any suggestions otherwise, the addition of 2200 housing units will cause permanent and unsolvable traffic congestion. Centre Street and McKnight are already disasters in terms of traffic flow and 40th Avenue is bad. To access Centre and McKnight will require more traffic lights whether anyone wants to admit it. The proposed traffic circle along 40th across from James Fowler will be a hazard as you will have to make turns as you are going up or down the hill. That hill is a major problem in winter and the traffic circle is a guarantee of accidents and injuries. On 4th street, the City will have to remove their "traffic calming" structures. In other words, Centre Street, 4th Street, 40th Avenue and McKnight will become the nexus of congestion for the community and anyone else unfortunate enough to have to travel any of those streets.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

4. The natural densification of Highland Park and surrounding communities has not been considered in the planning. Most of these communities are R2 and one only needs to drive through the community to see the number of duplexes being built. At this time, it seems that the proposal to develop the golf course, doubles the number of residences in Highland Park in half the area. To develop the golf course without taking this into account is not right.

The above are practical and legitimate concerns about this proposed development. There is something else harder to quantify but ultimately even more important. It is the "soul" of the community. We have seen in Calgary communities an emphasis on things that make for a healthy living dynamic. One of the most important has been the provision of space. It was the value of space that kept Nose Hill from being covered in houses and that area has become a place where people go in large numbers. The former Highland Park golf course is part of the green space that extends from Deerfoot almost to the university. Highland Park is actually low in its green space accessibility and to actually take away something rather than make it substantively available to the community seems to be a denial of our values and against what has been the practice of the city in the past.

From a very cynical perspective, it seems that given all the negative factors articulated above, the only reason to do this is for the tax revenue. **If this goes ahead only for money, we should be ashamed!**

I will not say that there is not an appropriate level of development for the golf course but that his not been legitimately determined. Once that has been determined, then we should be presented with development plans.

Stephen Dryer, P.Geol.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



Calgary River Valleys champions and engages the public in the protection, appreciation and stewardship of Calgary's rivers, creeks, wetlands and watershed resources.

We are the voice of our rivers.

April 20, 2016

Attention: Calgary Planning Commission

Re: Proposed Highland Village Green LOC 2014-0190

Members of Calgary River Valleys were advised in 2014 of the proposed redevelopment of the Highland Valley Golf course and in February 2015 at the request of City Planning, submitted comments on the Highland Park Land Use Amendment and Outline Plan. A copy of that letter is attached. While we received information that a response was prepared, to date Calgary River Valleys has not received a reply to this submission. The concerns and suggestions that were raised in CRV's 2015 letter have not been addressed and are still relevant to the most recent version of the proposed development of the site.

Recently we were advised that the proposal was proceeding and was to be recommended for approval by City Planning. We note from information released by City Planning through Calgary Planning Commission April 14, 2016 that the most recent revised proposal (March 1, 2016?) coming before Calgary Planning Commission involves enormous destruction of a natural landform, a natural watercourse, and natural wetlands. Such a development would forego and negate the wonderful opportunities that would be afforded with enlightened consolidation of parkland opportunities that should arise from the use of Environmental and Municipal Reserves and existing city owned lands.

Specifically, the opportunities to protect the creek corridor for immediate or future daylighting and all the benefits that will offer as described in our previous letter, need to be fully explored. Concerns regarding the treatment of the natural watercourse that runs through the valley of the subject lands remain outstanding. At the root of this are the circumstances or evaluation that has led to no Environmental Reserve (ER) lands having been identified or taken as part of this development proposal. There are two parts to this consideration;

- a. Does the City have the opportunity or right to take Environmental Reserve lands?

We have been told, and we are advised by community residents and stakeholders that they have been told, by City Planning staff that the opportunity to take Environmental Reserve (ER) has been lost when lands were previously subdivided and Municipal Reserve land deferred. Recently and after enquiring for the details of those previous decisions, we were advised that in fact for most of the lands at issue, no past Reserves were taken or deferred and that deferred Municipal Reserve was taken in the past, only on the small area represented by Block 5. In accordance with Section 663(d) of the Municipal Government Act, if the Reserve lands were taken through a previous subdivision process the Subdivision Authority cannot take lands or cash in lieu in subsequent subdivisions. However, even for Block 5, if the Environmental Reserve lands were not taken for the contemplation that the lands would be used as a golf course, it would seem that opportunity should still exist when the lands would be intended for urban uses; the spirit and intent of the law would not otherwise be served. Now that the land is proposed for residential development, the taking of ER along the natural drainage course seems an appropriate and available consideration and option. Unfortunately, community residents and other stakeholders were left with the understanding that the City did not have option to take Environmental Reserves and that there are very limited opportunities to create open space and to protect natural features and functionalities and to optimize the open space. Therefore, stakeholders do not have the necessary information to



Calgary River Valleys
www.CalgaryRiverValleys.org
calgaryrivervalleys@outlook.com
403-268-4867
P.O. Box 2100, Station M, #64; Calgary, Alberta T2P 2M5

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Calgary River Valleys

make informed comment on the spectacular opportunities available in the redefining and redevelopment of this site.

- b. Are there lands that would qualify as Environmental Reserve?

It was further suggested by City Planning staff that the ER taking is immaterial as there had been a determination by City Administration that the creek is not a "natural drainage course" for the purposes of taking ER under section 664(1) of the Municipal Government Act. It is acknowledged that the creek has been channelized and vaulted. However, the determination that the creek is not a natural drainage course would not seem to have taken into account Subsection 3(3) of the Public Lands Act, which states that the title to the bed and shore of naturally occurring watercourses are vested in the Crown and that a watercourse does not cease to become naturally occurring by reason of its water being diverted by human act. (References to this section can be found in point 2 of the CRV letter of February 2015.) We note that the application and plan *does not* refer to natural watercourse, creek, natural seeps. There is no question that the watercourse has contributed to forming the valley and that the watercourse remains and is still largely fed by natural springs/ seeps, and local precipitation. Many visits in the past, as golfers, residents and recreational users have confirmed the springs/ seeps and wetlands along the west and north of the valley. Similar natural flows also contribute in the upper reaches of this creek going back several kilometres to the south and west.

To date, we have not been able to obtain answers to many of the questions arising from this application to review among our members and partners. Certainly there are cost factors – much related to the Applicant's intention to develop lower lands that could be protected parkland. Such parkland amenity would justify the much greater intensity of use proposed on the remaining lands and along the expected Centre St. transit oriented corridor. There are no other such opportunities of any significance along the proposed north LRT Green Line until West Nose Creek several kilometres north.

CRV members and partners responding to the application have also noted a very selective use of clauses from the Calgary Municipal Development Plan to justify the Applicant's concept and City Planning support. We note that those clauses requesting respect and consideration for environmental assets and functionalities and of adjacent neighbourhoods have not been addressed. The longer term vision arising out of other planning exercises including ImagineCalgary and the BiodiverCity Strategy do not appear. A more comprehensive Redevelopment Plan would give a much more holistic planning approach.

Before any decision is made with regard to land use designation, Outline Plan, and subdivision, and before any decisions are made with regard to Environmental and Municipal Reserves, a full assessment of all of the background information, issues and opportunities should be made so that stakeholders, residents, Calgary Planning Commission, and City Council have the ability to make more informed decisions on these matters. Development of these lands deserves a much more comprehensive and sensitive planning approach that will ensure that the public park potential and natural functionalities are recovered and preserved.

We appreciate your consideration of our comments.

Sincerely,

Steve Meadows,
President, Calgary River Valleys

Bill Morrison,
Chair, Watershed Policy and Planning Committee
Calgary River Valleys

cc: Shawn Small, Sr. Planner, Team Lead
CRV circulation

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



Calgary River Valleys champions and engages the public in the protection, appreciation and stewardship of Calgary's rivers, creeks, wetlands and watershed resources.

We are the voice of our rivers.

February 27, 2015

Attn: Heather Dybvig

Planning, Development & Assessment
City of Calgary

President
Steve Meadows

Vice President
Michael Kenny

Secretary
Bill Morrison

Treasurer
Dave Molver

Director
Muhan Guna

Director
Terry Klassen

Director
Mike Murray

Director
Sarah Nevill

Re: Highland Park Land Use Amendment and Outline Plan Application

Dear Ms Dybvig,

We appreciate the opportunity to provide comment on the Highland Park Land Use Amendment and Outline Plan Application.

Members of Calgary River Valleys have reviewed the proposal and ask that you consider the following comments:

- Observations:** The lands proposed for redesignation and development are primarily a creek and creek valley which have functioned to carry water flows from a considerable watershed to the west. We are advised that the drainage area is in excess of 15 sq km of mainly developed communities. The valley is also a natural repository for ground water flows from the more immediate surrounding district. The lands have been used for many years as a golf course and have provided an important element of open space amenity for the development of the local residential communities of Highland Park and Greenview.

Advisor
Brian Pincott
(Councillor, Ward 11)

Advisor
Harpreet Sandhu

Advisor
Darrell Sargent

Advisor
Robin Sauve

Advisor
George Stalker

The creek has been channelized and vaulted to provide some protection for the former golf course but under high flow events the lower valley does flood and the valley is the obvious overland flow corridor and retention area that protects adjacent and downstream developments.

Members note that the City owns a 30m wide utility corridor through the length of the valley. We understand that Municipal Reserve remains owing from past subdivisions of adjacent lands and that an earlier motion of City Council has directed that the Municipal Reserve should be taken and remain in Highland



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Comment Re: Highland Park Land Use Amendment and Outline Plan Application

February 27, 2015

Park. There should also be Environmental Reserve relative to the Creek and springs.

2. Concerns: The development proposals would build the main service vehicle carriageway directly over the lower and historic creek bed and meander belt. The proponent landowner proposal does not recognize the creek and floodplain although the proposed 3 to 4 meters of fill appears to be an obvious attempt to defeat or reduce the flooding potential and would likely have other adverse impacts. We understand this creek, bed and shore does exist and should be respected (see Public Lands Act Excerpt below). See attached map of the City of Calgary compiled by the Surveys and Mapping Branch, Department of Mines and Technical Surveys, Government of Canada, 1958.

Section 3 of Public Lands Act states:

3 (1) *Subject to subsection (2) but notwithstanding any other law, the title to the beds and shores of*

(a) all permanent and naturally occurring bodies of water, and

(b) all naturally occurring rivers, streams, watercourses and lakes,

is vested in the Crown in right of Alberta and a grant or certificate of title made or issued before, on or after May 31, 1984 does not convey title to those beds or shores.

(3) For the purposes of subsection (1), a river, stream or watercourse does not cease to be naturally occurring by reason only that its water is diverted by human act. RSA 1980 cP-30 s3;1984 c34 s3

3. Opportunities: All members and associates responding to our report / request for information have noted that this Highland Valley is a natural continuation of the Confederation Park Corridor (formerly known as Centennial Creek Ravine) which serves communities to the south (see attached air photo). A first priority for higher and better use of these lands would be to preserve all or most of this valley as a park, as floodway and for at least some interception, retention and pre-treatment of stormwater. Such uses would provide desirable open space for existing communities which currently have less than the standard of 10% open

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Comment Re: Highland Park Land Use Amendment and Outline Plan Application

February 27, 2015

space and would better encourage and provide quality of life amenities to justify more build-out, density and intensity of use in the inner city.

If the full valley cannot be utilized as suggested above then consideration should be given to consolidation of City owned lands, Municipal Reserve and Creek Environmental Reserve to the lower valley. Within the consolidated lands in the valley bottom, connection to open storm ponding areas should be required for this development to ensure a more natural and optimal functioning of the valley while maintaining a significant regional parkway corridor connecting Confederation Park to the Nose Creek Valley.

4. Other Comment: Calgary River Valleys is an original participant in the Imagine Calgary process, there are elements agreed to through Imagine Calgary which should be incorporated into any significant development within the inner city to better ensure that the existing adjacent communities will more closely experience the “complete communities” environment envisioned by 2036 (walkable access to everyday necessities and services, seniors housing, affordable housing, recreation, schools, etc.)

We understand this proposal is being reviewed internally within the City of Calgary. Calgary River Valleys would like the opportunity to discuss the proposal with the City Planning team. To ensure a more robust assessment we request the City consider the following in the review of the proposal:

- Provide cross sections of the Valley in its natural state and post development sections demonstrating the extent of the proposed infilling of the Valley.
- Within the cross sections, include subsurface elements as well (storm pipe, utilities, road bed etc) and building massing.
- Locate and identify all springs and wetlands within and adjacent to the proposed lands.
- CRV suggests the City consider future potential for daylighting or partial daylighting of the creek. Partial daylighting can increase stormwater capacity, provide for improved water treatment, provide wildlife habitat and provide pleasing water features in a community. By allowing the infilling and paving of the valley bottom, the potential for any of this restoration work would be lost. Although there may be limited potential

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

Comment Re: Highland Park Land Use Amendment and Outline Plan Application

February 27, 2015

- for immediate daylighting (or partial daylighting) of this buried tributary to Nose Creek, consideration should be given for future improvements.
- CRV suggests City departments consider the lands of the Highland Golf Course valley as part of a larger drainage system flowing to Nose Creek. Upstream of this location the City of Calgary is pursuing restoration and daylighting activities. Restoring this drainage in one location, and filling it just downstream seems counterproductive.
 - Develop a study of opportunities for consolidation of City owned lands, Municipal and Environmental Reserve to optimize natural functionalities, water quality, flood control and open space amenity in this valley.

We would appreciate being advised on any further decision on this matter. Calgary River Valleys is prepared to participate in future consultation processes. Thank you for the opportunity to provide comment.

Sincerely,

Steve Meadows, President, Calgary River Valleys

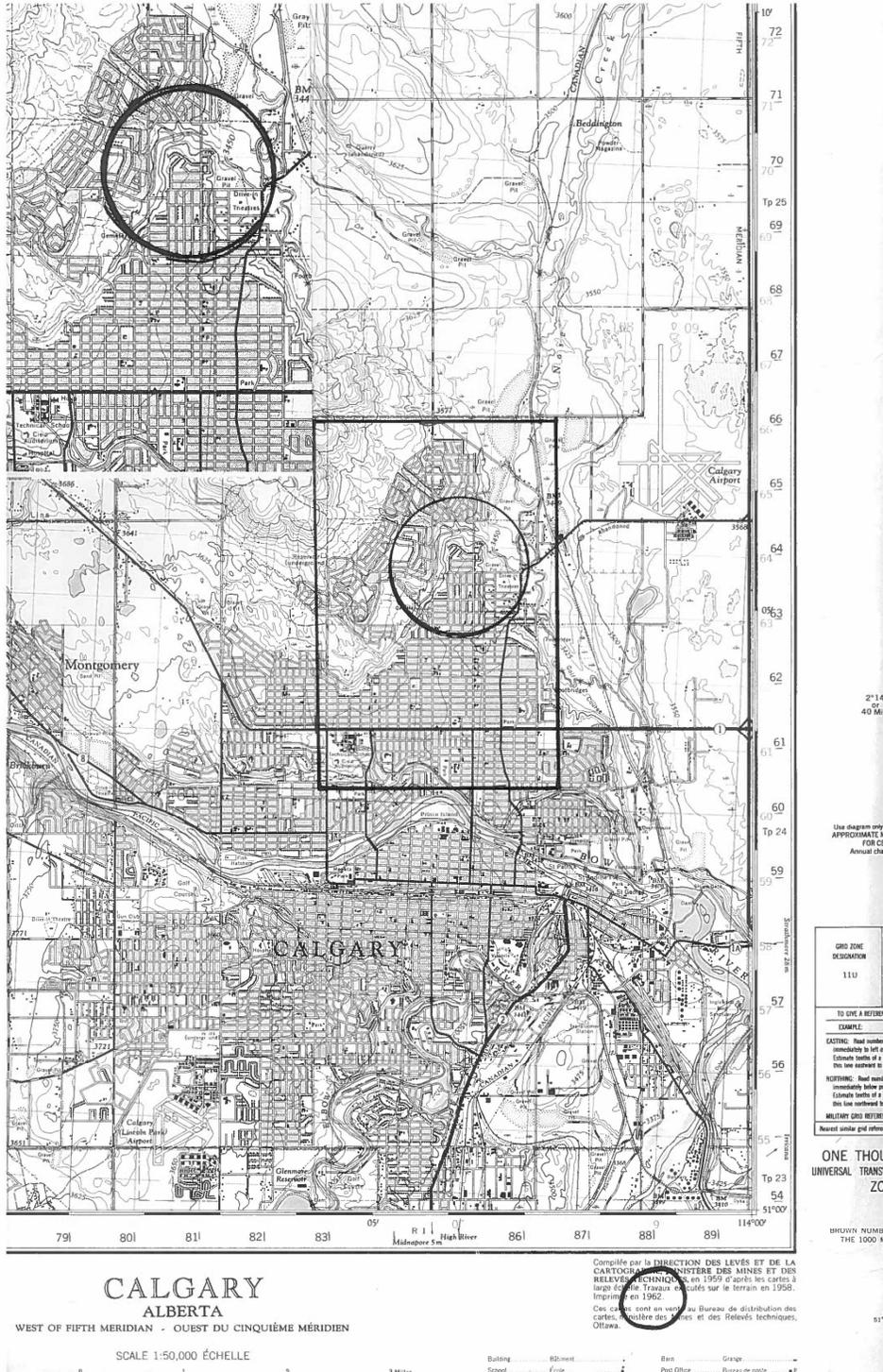
Bill Morrison, Chair, Watershed policy and Planning Committee, Calgary River Valleys

Encls.

cc: CRV circulation
Calgary Ward Matrix contacts

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

From: [Craig Pass](#)
To: [Logan, Malcolm](#); [Tita, Matthias](#); [Wright, Roy](#); [Wade, Marianne](#); [Morrow, Gregory](#); [Gondek, Jyoti](#); [Friesen, Colin](#); [Fohrt, Melvin](#); [Cope, Ian](#); [Holberton, Kimberly](#)
Cc: [Small, Shawn](#)
Subject: Highland Park Green (LOC2014-0190) - CPC April 21
Date: April 21, 2016 10:08:52 AM

Good Morning Calgary Planning Commission Members,

I am writing to you with regards to the proposed Land Use Amendment (LOC2014-0190) that will be reviewed on April 21.

I have several concerns about this application:

1. Proposed connection to residential street at 1st Street NW.
 1. this was not in any of the previous proposals and has been included based on incomplete information
 2. all previous information indicated no connections to residential streets
2. Overall density of the application at 99.4 units/ac is too high
3. There is no area development plan for the area to help guide the densities
4. The built form of the high rises (15-18 storey) is out of context with the rest of the area
5. The proposed Green Line details are not final, yet decisions are being made re: TOD, road connections, density

There are several key parameters this development is using as a basis that are not finalized (Green Line, TOD) or that are in the early stages of development (Area Development Plan).

Rather than rush through decisions based on information that is not finalized, continued consultation and refinement should be completed so the final proposal reflects the proposed built form of the area or adheres to an approved ADP.

The proposal that is currently in front of CPC for consideration has been so hastily revised and resubmitted for approval, that the City's own website does not reflect the most currently available information. <http://www.calgary.ca/PDA/pd/Pages/Current-studies-and-ongoing-activities/Highland-Park.aspx?redirect=/highlandpark> The image on the home landing page shows the previously submitted in 2015.

I would ask that you consider not approving this to move forward for council approval until more complete information is available.

Thank-you for you consideration in this matter.

Sincerely,

Craig Pass, P.L. (Eng.)



From: Craig Pass [REDACTED]
To: reimagining <info@reimagining.ca>; [REDACTED]; "admin@tgcacalgary.com" <admin@tgcacalgary.com>; [REDACTED]; "sean.chu@calgary.ca"

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

<sean.chu@calgary.ca>; "greg@gregmilleryyc.ca" <greg@gregmilleryyc.ca>;
"shawn.small@calgary.ca" <shawn.small@calgary.ca>; "hpca@shaw.ca"
<hpca@shaw.ca>; Jeanie Gartly <jgartly@bapg.ca>; "admin@tgcacalgary.com"
<admin@tgcacalgary.com>; "hpca@shaw.ca" <hpca@shaw.ca>;

Cc: Leanne Cantafio

Sent: Monday, April 11, 2016 7:00 PM

Subject: Re: Highland Park Green - Redevelopment

Thanks for responding to my email Jackie.

You allude to local access closures, but do not specifically mention 1st Street or Laycock Drive. If there are additional details regarding the ultimate 1st Street or Laycock Drive, this should be included in the available information presented for discussion.

You also mention "in the event". This addresses the uncertainty around the final design of the Green Line and McKnight interchange.

Regardless of the streets, or future conditions, the developer will be able to proceed with what is approved in the application. The application shows a full access from McKnight to Highland Drive along 1st Street.

There will be a long delay between ultimate build out of Highland Village, the LRT or McKnight. In the interim, if 1st Street to Highland Drive is approved, it would be used for construction access and resident access until full build out.

Either way, it should be removed from the proposal until such time that there is more compelling or concrete information to proceed otherwise. Planning for "in the event of" is fine for emergencies, but not in the case of municipal infrastructure.

With regards to the planned number of units, density and heights Assuming that Maple has not sold the rights to Highland Village a la Geo Energy selling Shawnee Slopes to Cardel Homes, whoever owns the rights to the development can proceed on the basis of whats in the council approval. On that note...Shawnee Slopes was 1700 mostly single family units in an area twice the size with favourable flat land for construction. This proposal has 24% more units in an area half the size. What are the guiding principals for the density and building heights? With everything being zoned Direct Control, whats to say this development will remotely resemble the one that is finally built?

I am unable to attend the HPCA meeting this evening, but would appreciate my concerns be accounted for in which ever public record will be included in the CPAG package that is submitted.

Sincerely,

Craig Pass

From: relmaging <info@reimagining.ca>

To: Craig Pass

Cc: "heather.dybvig@calgary.ca" <heather.dybvig@calgary.ca>;
"shawn.small@calgary.ca" <shawn.small@calgary.ca>; "hpca@shaw.ca"
<hpca@shaw.ca>; "admin@tgcacalgary.com" <admin@tgcacalgary.com>;

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

"info@seanchu.ca" <info@seanchu.ca>; Leanne Cantafio [REDACTED]
Jeanie Gartly <jgartly@bapg.ca>

Sent: Monday, April 11, 2016 1:35 PM

Subject: Re: Highland Park Green - Redevelopment

Hello Craig, thank you for your emails last Friday, and for your phone call earlier this morning.

The changes around 1 Street NW access occurred in working with CPAG on the Detailed Team Review #2 between November 2015 and February 2016. At that time it was decided with Transportation that there was a need for a connection to the redevelopment site from 1 Street NW. This access was intended to allow The City to be able to provide existing residents with access to Centre Street North via the new Highland Drive NW, in the event that the Green Line LRT requires access closures for other area roadways. In that case, the road would be used by existing residents to gain access through the new site, and not vice versa.

The applicant agrees that the local roads to the north cannot accommodate traffic volumes from the proposed development, and would not support connecting 1 Street NW for the purpose of directing development traffic out to the north.

Our understanding with The City is that the connection will not be physically built unless required due to local access closures.

Hopefully this information is helpful to you. If you would like to discuss this further, Jeanie Gartly, the project team lead, is available to chat with you. Her number is 403.269.4733.

Thank you.

Jackie Brown
reimagining Project Team
info@reimagining.ca

On Apr 8, 2016, at 1:33 PM, Craig Pass [REDACTED] wrote:

Hello,

There have been significant changes from the 2015 to the proposed 2016 Highland Park Green development. Previous information has been circulated to the community through mail outs. I believe the nature and significance of the changes warrants another mail out to the community, clearly communicating the proposed changes.

Regards,

Craig Pass

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

From: Craig Pass [REDACTED]
To: "heather.dybvig@calgary.ca" <heather.dybvig@calgary.ca>;
"shawn.small@calgary.ca" <shawn.small@calgary.ca>;
"info@reimagining.ca" <info@reimagining.ca>; "hpca@shaw.ca"
<hpca@shaw.ca>; "admin@tgcacalgary.com"
<admin@tgcacalgary.com>; "info@seanchu.ca" <info@seanchu.ca>
Cc: Leanne Cantafio [REDACTED]
Sent: Friday, April 8, 2016 1:15 PM
Subject: Highland Park Green - Redevelopment

Good Afternoon,

I own the property at [REDACTED] and have been following the many and ever changing plans for the Highland Park golf course. Until now I have not been opposed. It was reasonable, buildings sized right for the space and existing infrastructure and would be a positive improvement to the area. The new proposal is far too tall, shifted the density (mostly up) and has many changes from any of the previous submissions.

With this new proposal...I must say, this long and winding road is becoming weary...you are well on your way to winning your war of attrition. How come earlier timelines provided three months time between open house and City submission? Now there is only one month to process major changes and the actual Calgary Planning Commission date (March 14 - April 21). It seems there is a lot of changes, other major concurrent projects and a sudden rush to push this through. This is not a recipe for success.

I recently attended the April 6 Green Line LRT Station Area workshop, which I learned about the March 14 open house. I did not attend the HP open house.

I have reviewed the HPG open house boards and have compared to previous phases and applications proposed by Maple along the way. What is unclear, or not clearly stated is the rationale, community feedback, City feedback, etc. is what lead to the new revised proposal. I understand the Green Line LRT and proposed TOD has been a main driver of this.

One of the five main themes of previously provided information was "NO TRAFFIC CONNECTION/SHORTCUTS THROUGH THE EXISTING NEIGHBOURHOOD". As seen on either of these links, no direct to the community. Also to note on this figure is no traffic connections to 1st ST in any of the previous iterations. <http://reimagining.ca/wp-content/uploads/2015/01/Impact-on-concept-plan.pdf> <http://reimagining.ca/wp-content/uploads/2015/01/Plan-evolution.pdf>

The revised proposal now has a direct access onto 1st Street NW. Did the residents of Thorncliffe and Highland Park come forward to request this? Was it requested by the City? What are the projected traffic volumes? Can a minor side street handle this volume? Along Laycock and 1st ST is a small portion of the overall community, but no less important or impacted by this development.

It appears there have been coordination between HPG, Green Line and McKnight widening. Or is the coordination only in relation to increased densities? There are three major projects under way in one small area. All three need to be considered in conjunction or none of them will be successful. At the recent Green Line open house, the "McKnight" station is moved further north and could now be considered Thorncliffe. None of the three major towers you propose will be within the 600m TOD. This will result in cars continuing to be required and "not optional" as your material advertises. This will result in increased strain on existing roads and a massive increase to traffic on 1st ST,

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

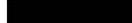
MAP 34C

both HPG resident and cut through.

The new concept does not show the potential layout for the McKnight widening, LRT portals on Centre St, etc. All of these will have an impact on 1st ST that need to be evaluated. As far as I can see, if there was no previous need for this connection to 1st ST, there should not be one now. **The 1st ST connection should be removed from any submissions to the CPC. I am opposed to the 1st ST connection or any other connection onto a small neighbourhood street.**

I would look forward to the opportunity to discuss this with the Reimaging project team and The City in more detail.

Regards,

Craig Pass. P.L. (Eng.)


**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C

Brown & Associates Planning Group Submission

Highland Village Green - LOC2014-0190

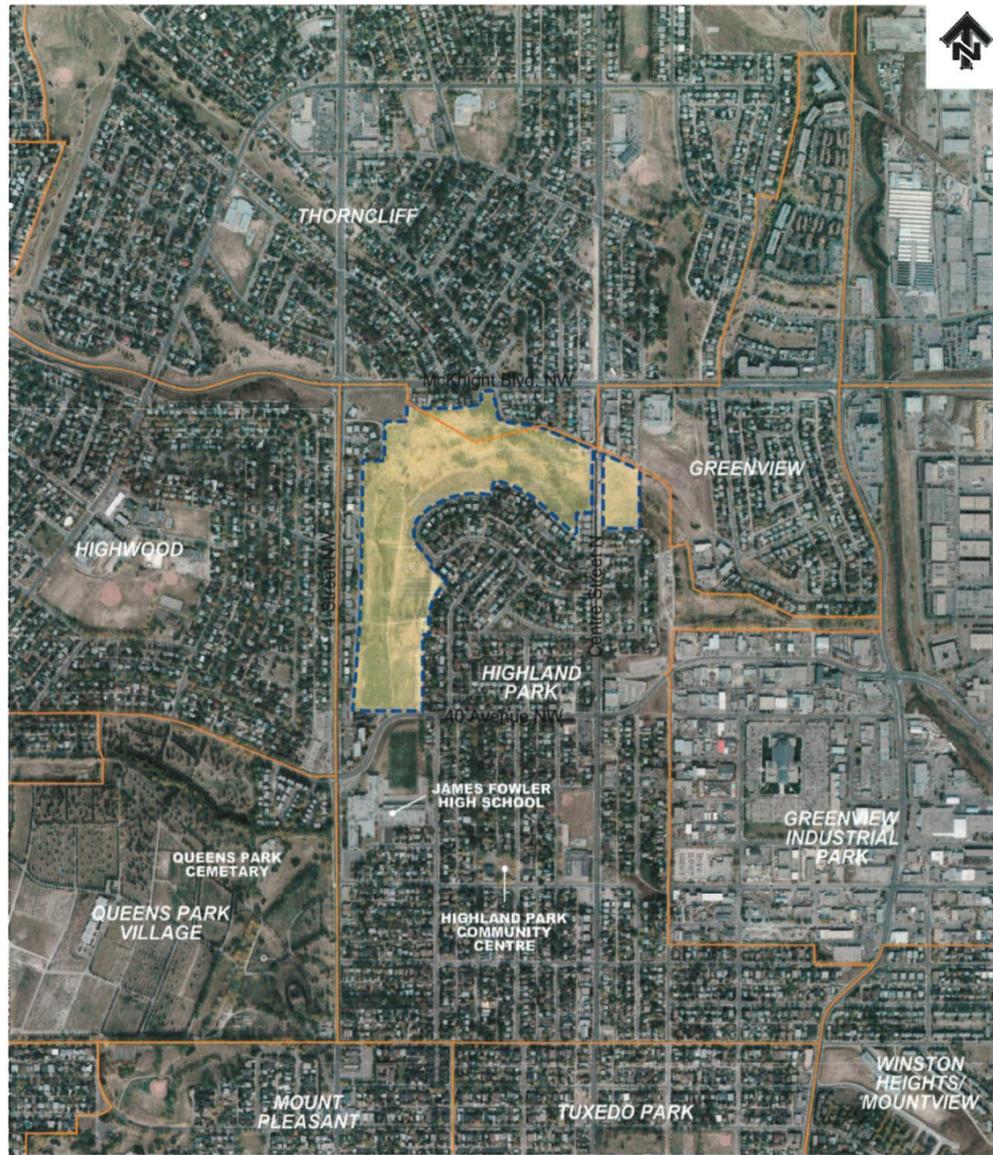
Application Exhibits

Table of Contents

1. Community Context (Aerial)
2. Practical Realities
3. Practical Reality (Text)
4. Land Ownership & Easements
5. McKnight Boulevard and Centre Street Road Widening
6. Cut and Fill Plan
7. Regional Context – Open Space Network Plan
8. Tree Inventory
9. 10 m Landscaped Buffer
10. Project Timeline
11. Outline Plan/Land Use Approvals & Engagement Timeline
12. Evolution of Outline Plan and Land Use Changes
13. Highland Village Green Illustrative Concept
14. Highland Village Green TOD Concept
15. Highland Village Green Building Heights
16. Cross Section A-B
17. Cross Section B-C
18. Cross Section D-E

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



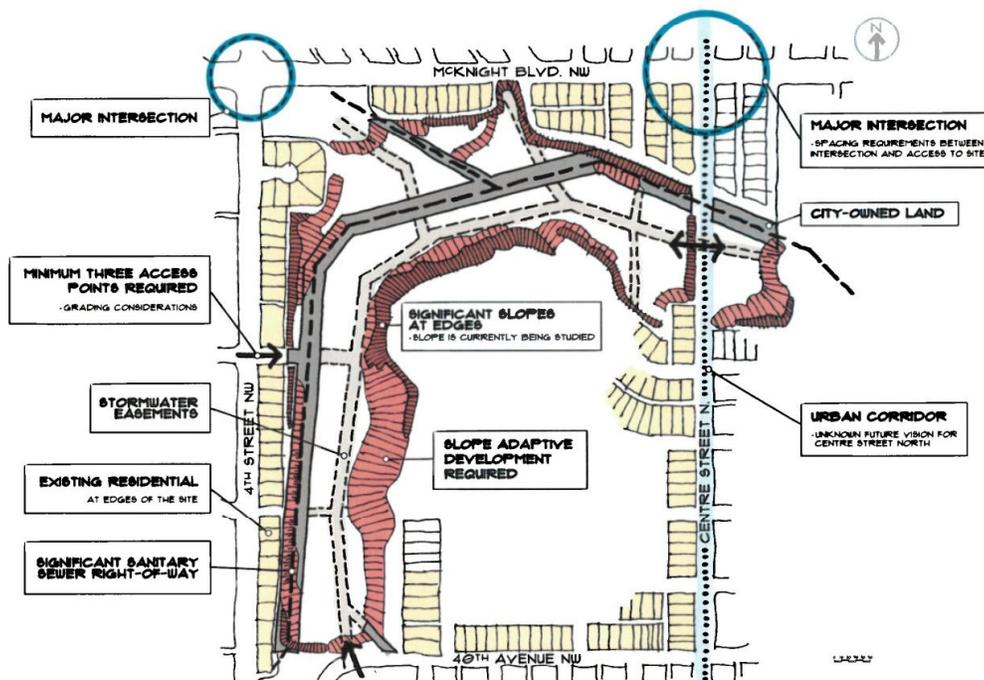
- Legend
- Outline Plan Area
 - Subject Lands

Community Context

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

PRACTICAL REALITIES

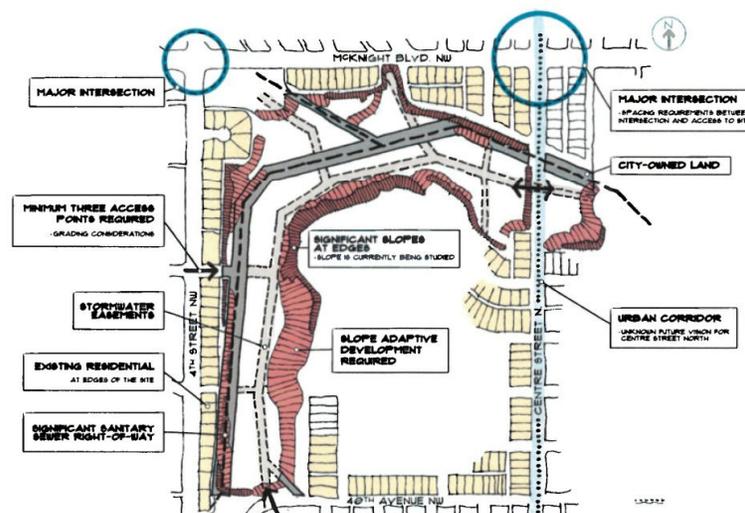


LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

PRACTICAL REALITIES

The former Highland Park Golf Course lands pose significant development challenges given the nature of its past use, varied ownership and how the use was integrated with a now established community. In addition to this there are significant infrastructure lands/easements that serve citizens beyond the development site.



The City owns a portion of the lands within the former golf course for a significant sanitary sewer line. **Challenge:** The location of the line restricts the ability to develop the lands comprehensively, and limits the location of buildings, trees and other features.

There are a significant number of utility easements crossing the lands. **Challenge:** The location of these additional utility lines also restrict the ability to develop the lands comprehensively, and will limit the location of buildings, trees and other features.

The site has significant slopes and has had un-compacted fill placed in some areas over the years. **Challenge:** The slopes and fill areas require additional study and slope adaptive development policies will apply.

Municipal Reserve (open space) will be required on the lands. **Challenge:** To provide functional open spaces for the community while accommodating easements and slope considerations.

The site is in a depression relative to surrounding lands, limiting choices for stormwater drainage design. **Challenge:** Parts of the site will need to be filled and raised in order to meet City of Calgary guidelines. The stormwater plan must provide a variety of drainage measures to manage run-off throughout the site, and could potentially leverage opportunities to integrate drainage features in the open space system.

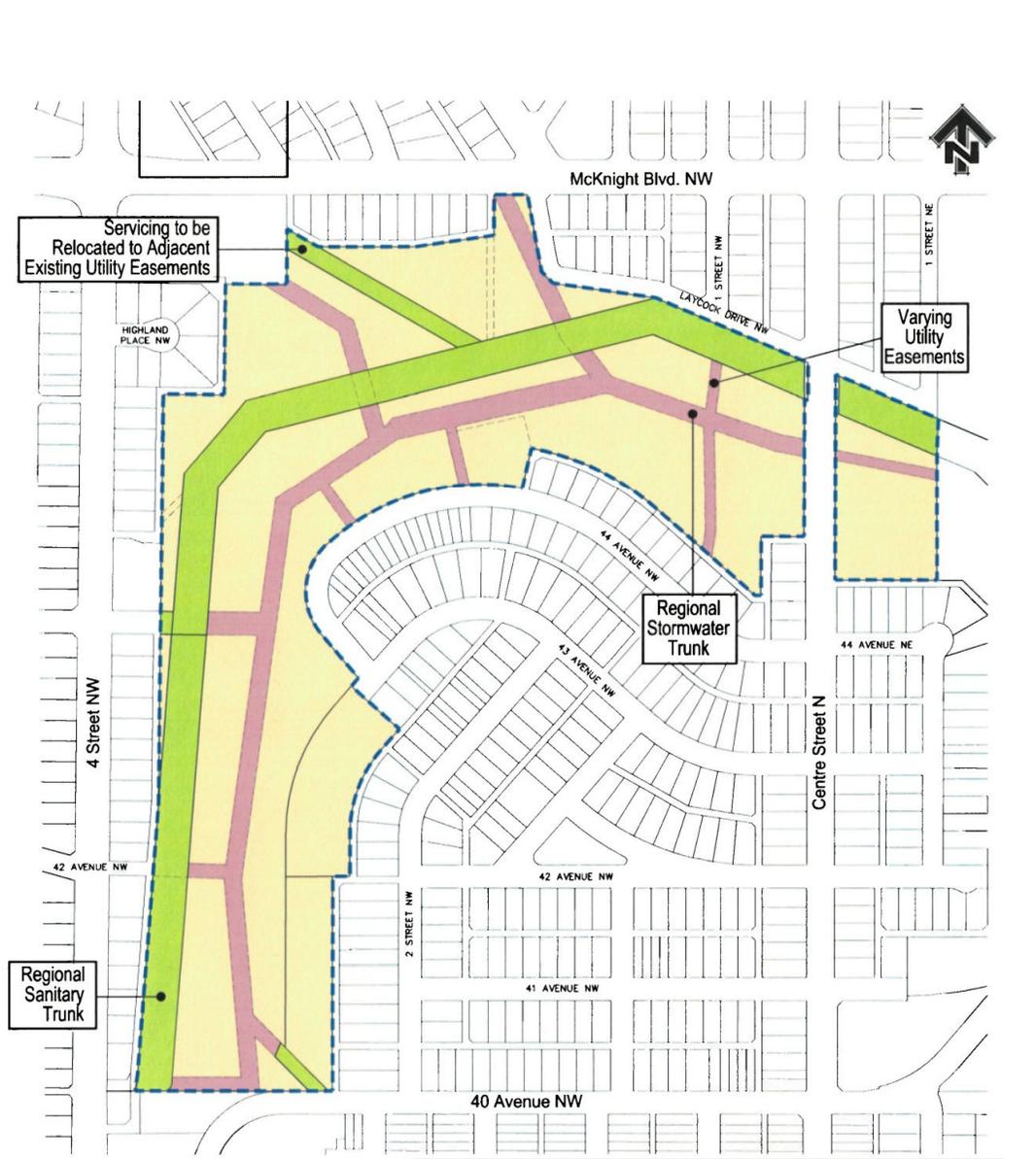
A minimum of three access points will be required to support vehicle and emergency access for the development area. It is also desirable to provide a continuous road network, without dead-ends. **Challenge:** Access points to surrounding roadways are limited in some cases due to steep grades, abrupt elevation changes, and the short distances to existing intersections. Access is not desirable through the existing local streets in Highland Park.

The Municipal Development Plan indicates an Urban Corridor along Centre Street. **Challenge:** The City of Calgary is continuing to work on future plans for transit corridors in north Calgary. The site will need to be planned to accommodate a variety of different options on the Centre Street corridor.

The site is located within an established community. Boundary roads such as 4 Street NW, 40 Street NW, Centre Street N and McKnight Blvd, are shared with adjacent communities. **Challenge:** To sensitively integrate new infill development into an established area, bringing benefits to both new and existing residents.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

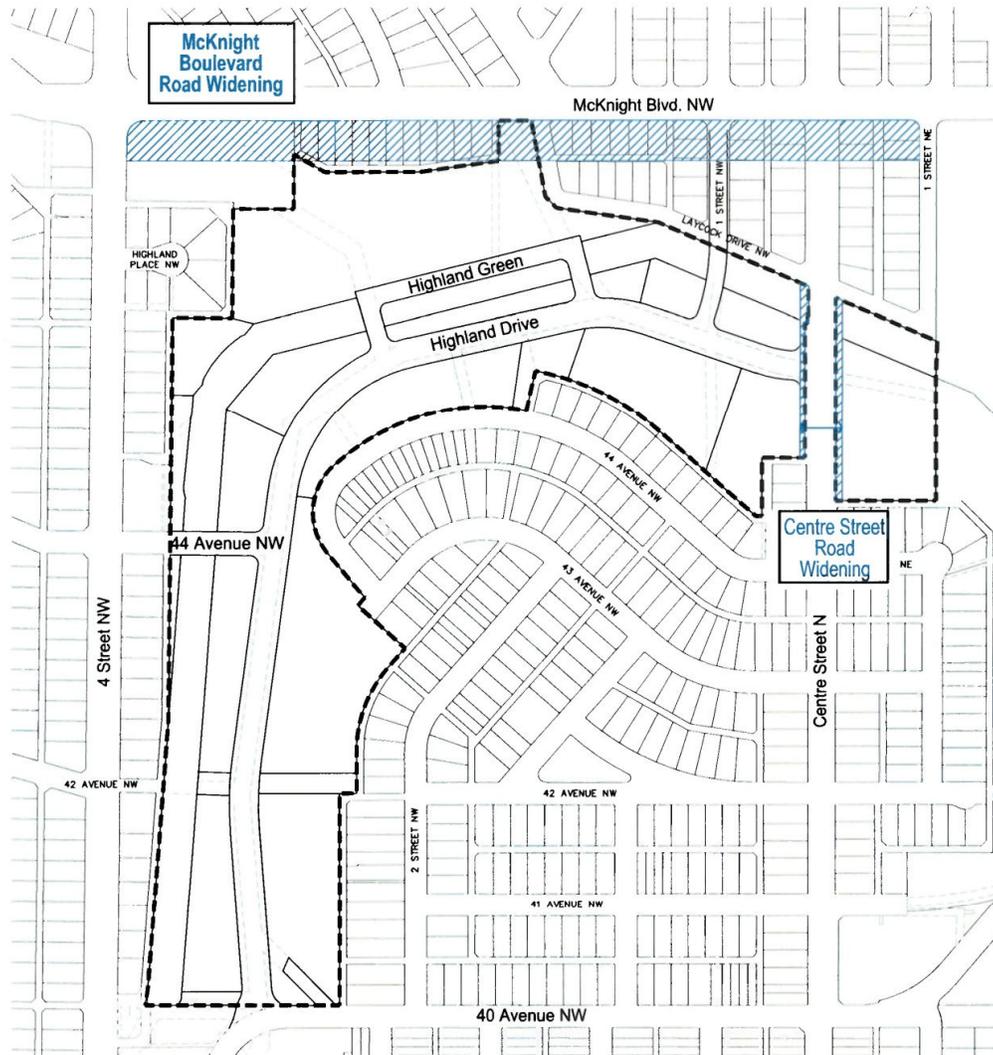


- Legend
- Outline Plan Boundary
 - Maple Projects Inc. 16.82ha/41.56ac
 - The City of Calgary 4.09ha/10.11ac
 - Utility Easements

Land Ownership and Easements

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



Legend:
- - - Outline Plan Boundary

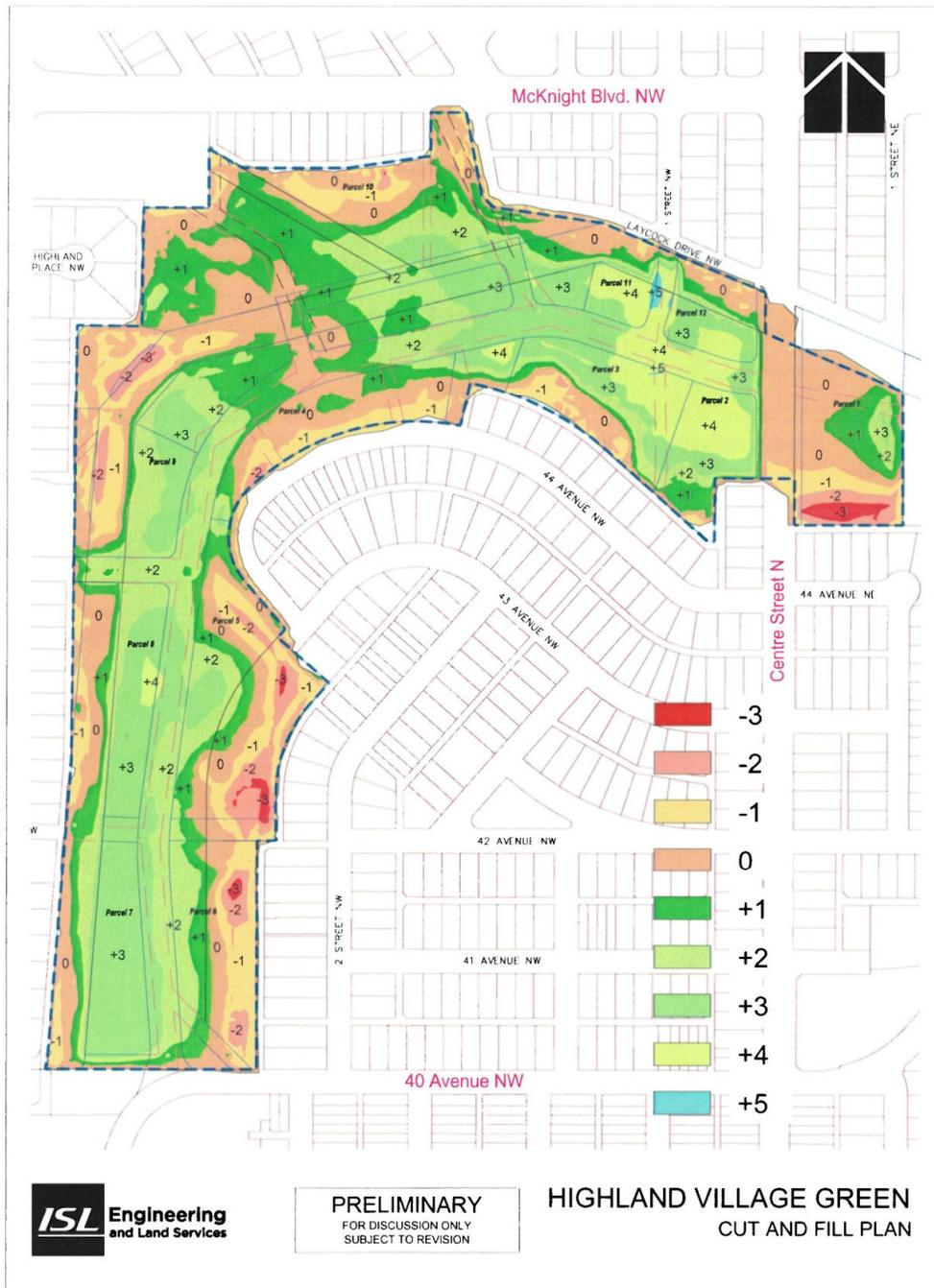
Highland Village Green



**McKnight Boulevard and
Centre Street Road Widening**

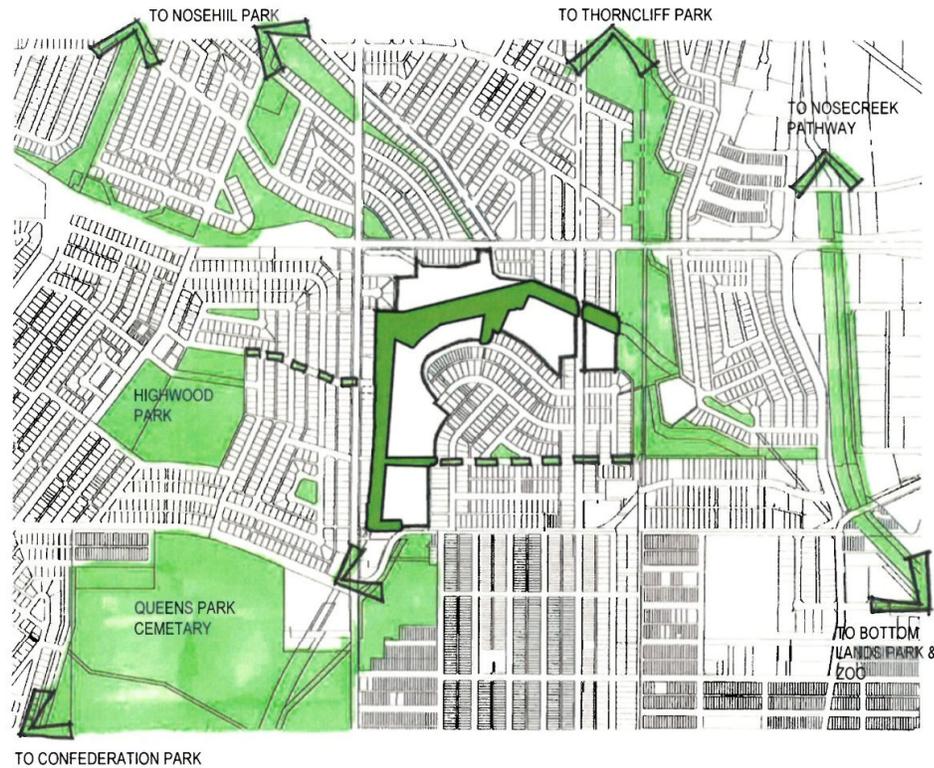
LAND USE AMENDMENT
 HIGHLAND PARK (WARD 4)
 SOUTH OF MCKNIGHT BOULEVARD NW AND
 EAST OF CENTRE STREET N
 BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
 143D2016 AND 144D2016

MAP 34C



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



REGIONAL CONTEXT - OPEN SPACE NETWORK PLAN

LAND USE AMENDMENT
 HIGHLAND PARK (WARD 4)
 SOUTH OF MCKNIGHT BOULEVARD NW AND
 EAST OF CENTRE STREET N
 BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
 143D2016 AND 144D2016

MAP 34C



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



Legend:

- Tree - Intent To Retain
- Existing Tree - To Be Removed

Highland Village Green



10m Landscaped Buffer

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C

PROJECT TIMELINE

May 2013	Highland Golf Course property purchased
August 2013	Project team established
October 2013	Initial meetings begin with City of Calgary
November 2013	Public engagement launched
January 2014	Community reviews initial site concepts
February 2014	Community workshops and engagement
August 2014	Outline Plan/Land Use Redesignation Application Submitted
December 2014	City of Calgary begins application circulation process
December 2014 to April 2016	Ongoing meetings/communications with Highland Park Community Association and affected residents (13+ meetings)
January 2015	Joint City and Applicant information sessions with the public
April 2015	Initial comments from CPAG
July 2015	Applicant response to initial comments
October 2015	Second round of comments from CPAG
October 2015 to March 2016	Plan revisions and meetings with City departments
March 2016	Applicant responds to second round of comments
March 2016	Joint City and Applicant information sessions with the public
March 30, 2016	CPAG provides recommendation for CPC
April 21, 2016	CPC meeting

**LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016**

MAP 34C



Outline Plan / Land Use Approvals & Engagement Timeline



LAND USE AMENDMENT
 HIGHLAND PARK (WARD 4)
 SOUTH OF MCKNIGHT BOULEVARD NW AND
 EAST OF CENTRE STREET N
 BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
 143D2016 AND 144D2016

MAP 34C

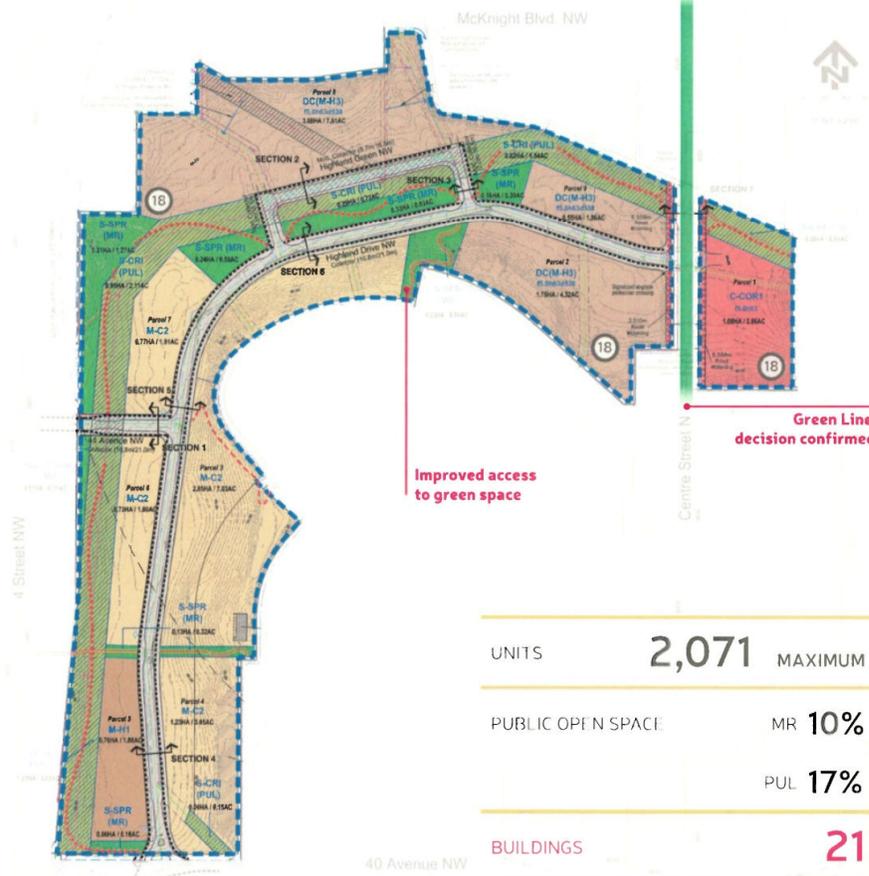


Detailed Team Review 1

JULY 2015

Building heights adjusted to meet Transit-Oriented Development guidelines/meet community request for additional open space

Increase in Road widening on Centre St N for Green Line



Improved access to green space

Green Line decision confirmed

UNITS	2,071	MAXIMUM
PUBLIC OPEN SPACE	MR	10%
	PUL	17%
BUILDINGS		21
LAND USE		STANDARD & DIRECT CONTROL
STORMWATER SERVICING		STANDARD

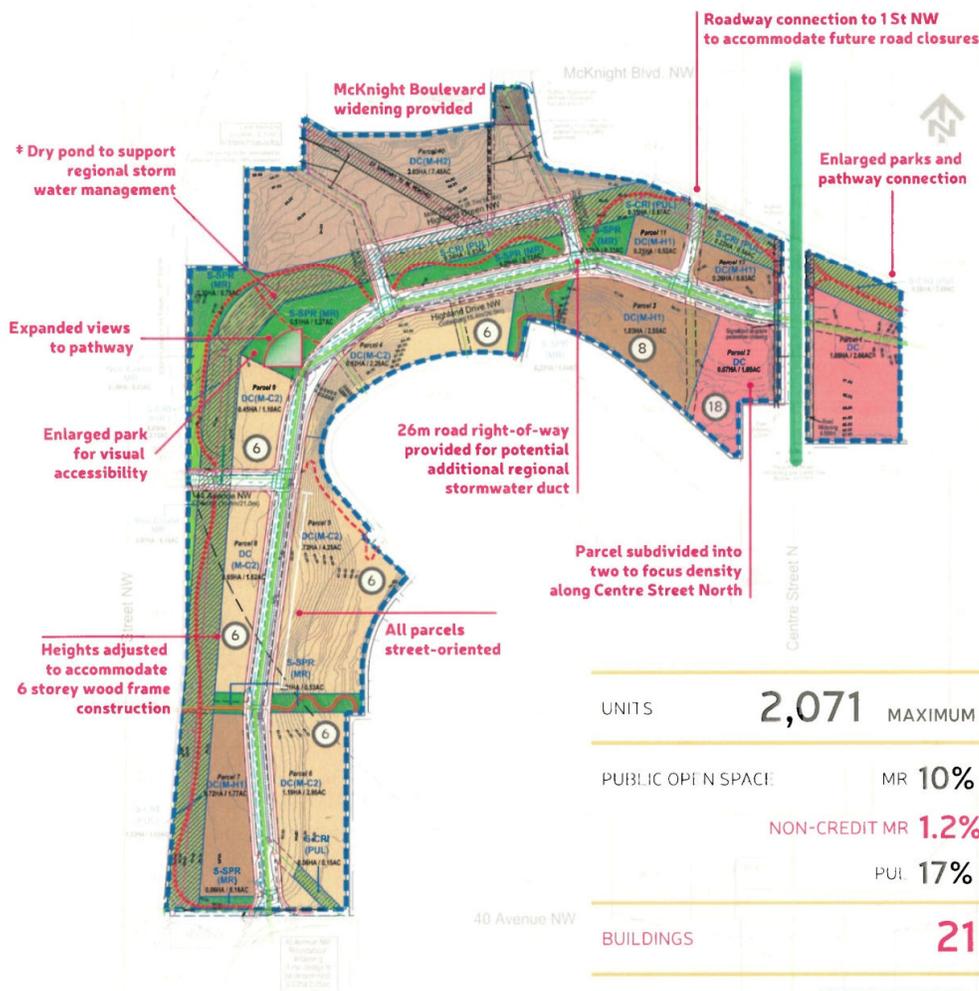
LAND USE AMENDMENT
 HIGHLAND PARK (WARD 4)
 SOUTH OF MCKNIGHT BOULEVARD NW AND
 EAST OF CENTRE STREET N
 BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
 143D2016 AND 144D2016

MAP 34C



Detailed Team Review 2

MARCH 2016



UNITS	2,071	MAXIMUM
PUBLIC OPEN SPACE	MR 10%	
	NON-CREDIT MR 1.2%	
	PUI 17%	
BUILDINGS	21	
LAND USE	DIRECT CONTROL WITH DESIGN GUIDELINES	
STORMWATER SERVICING	ENHANCED*	

LAND USE AMENDMENT
 HIGHLAND PARK (WARD 4)
 SOUTH OF MCKNIGHT BOULEVARD NW AND
 EAST OF CENTRE STREET N
 BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
 143D2016 AND 144D2016

MAP 34C



Final Plan as Presented

TO CALGARY PLANNING COMMISSION | APRIL 2016



UNITS	2,071	MAXIMUM
PUBLIC OPEN SPACE	MR	10%
	NON-CREDIT MR	1.2%
	PUL	17%
BUILDINGS	21	
LAND USE	DIRECT CONTROL	
STORMWATER SERVICING	ENHANCED*	

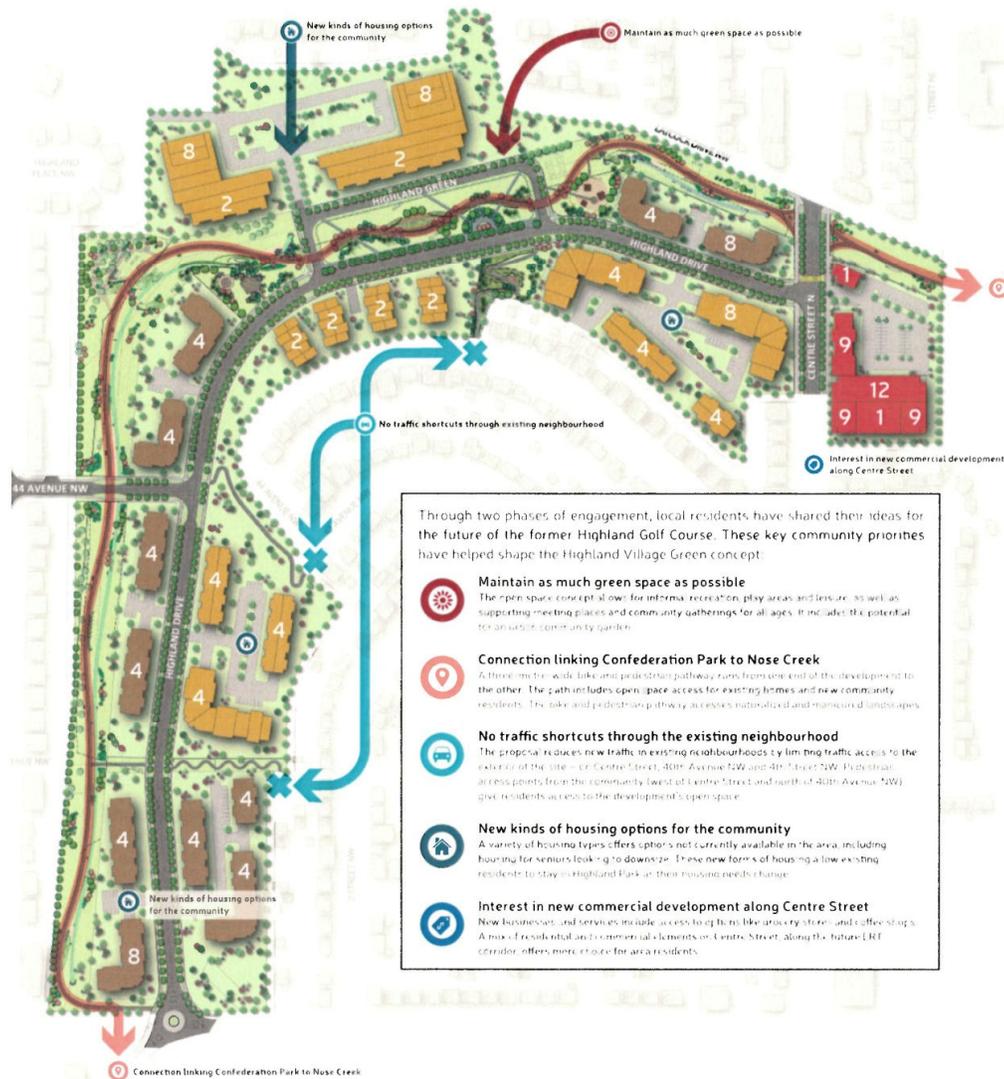
LAND USE AMENDMENT
 HIGHLAND PARK (WARD 4)
 SOUTH OF MCKNIGHT BOULEVARD NW AND
 EAST OF CENTRE STREET N
 BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
 143D2016 AND 144D2016

MAP 34C



Initial Illustrated Plan

JANUARY 2015



LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



Highland Village Green Illustrative Concept
2016 April 12

Prepared for:
Amble Ventures
Prepared by:



The illustration is conceptual only and is intended to provide information to enhance the overall proposal. The illustration is not meant to have any status and should not be applied in the evaluation of a future proposal, since the development on a site may vary from these renderings.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



Highland Village Green TOD Concept
2016 April 12

Prepared for:
Amble Ventures
Prepared by:



The illustration is conceptual only and is intended to provide information to enhance the overall proposal. The illustration is not meant to have any status and should not be applied in the evaluation of a future proposal, since the development on a site may vary from these renderings.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



Highland Village Green Building Heights
2016 April 19

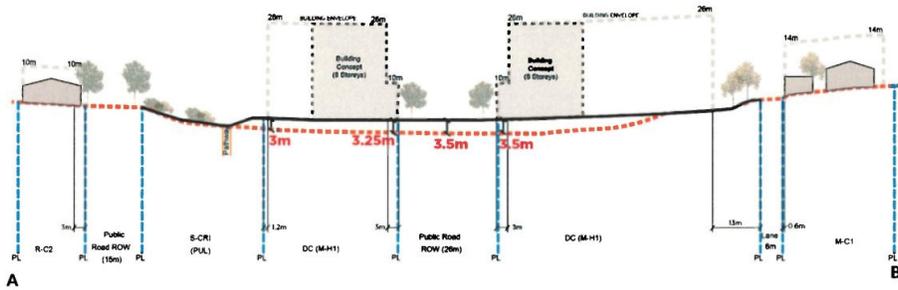
Prepared for:
Amble Ventures
Prepared by:



The illustration is conceptual only and is intended to provide information to enhance the overall proposal. The illustration is not meant to have any status and should not be applied in the evaluation of a future proposal, since the development on a site may vary from these renderings.

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

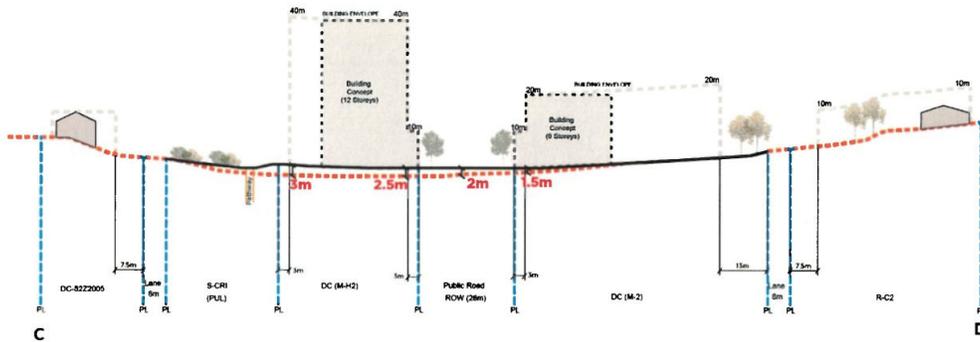
MAP 34C



Highland Village Green
Cross Section -A-B
2016 April 21

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

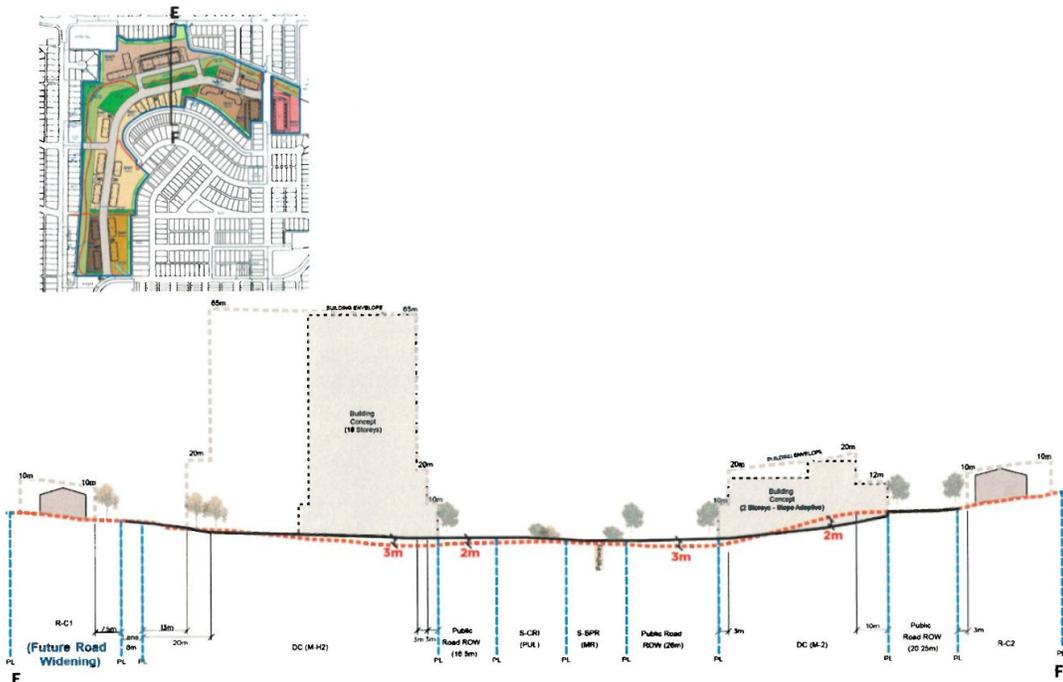
MAP 34C



Highland Village Green
Cross Section - C-D
2016 April 21

LAND USE AMENDMENT
HIGHLAND PARK (WARD 4)
SOUTH OF MCKNIGHT BOULEVARD NW AND
EAST OF CENTRE STREET N
BYLAWS 139D2016, 140D2016, 141D2016, 142D2016,
143D2016 AND 144D2016

MAP 34C



Highland Village Green
Cross Section - E-F
2016 April 21