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Calgary



Calgary Airport Vicinity Protection Area Regulation Amendment PUD2018-1400 December 3, 2018



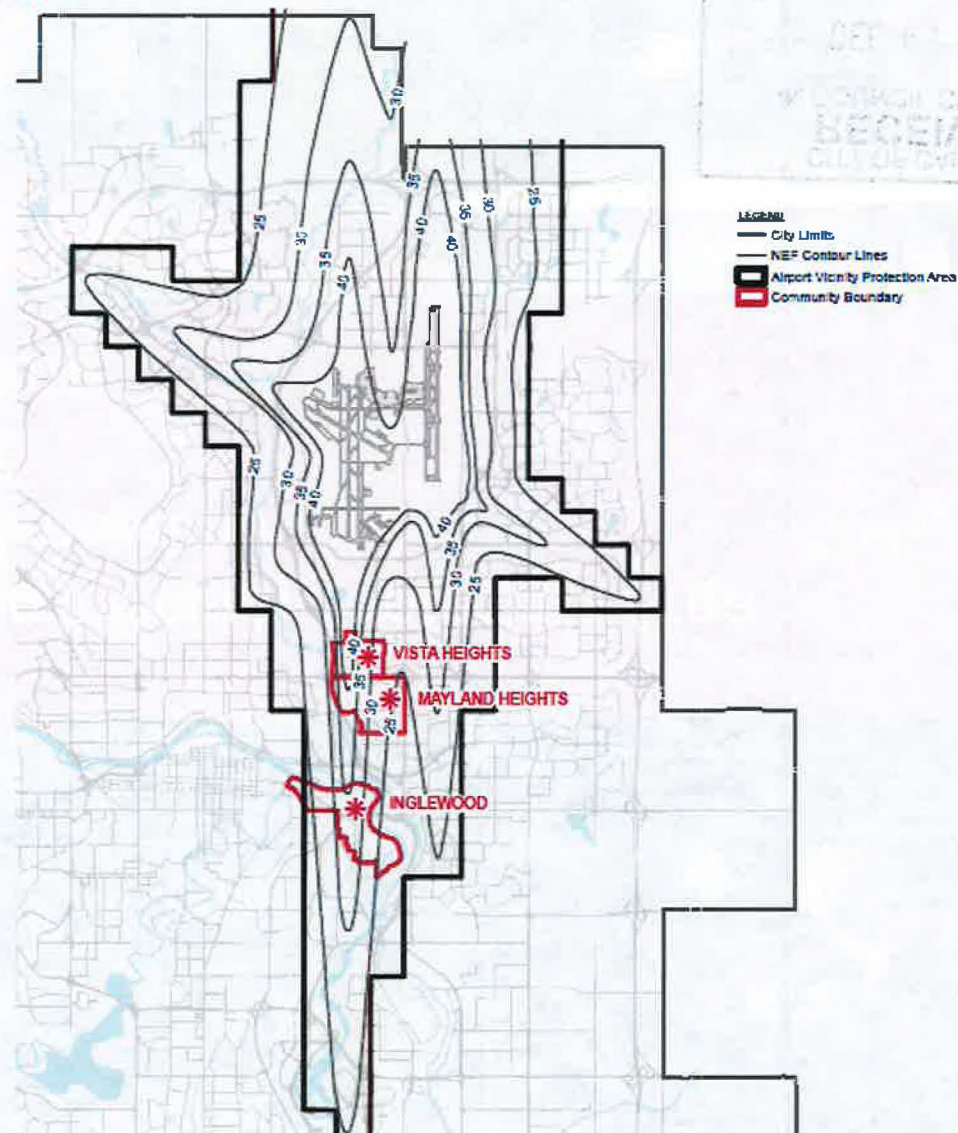
CITY OF CALGARY
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ITEM

CITY CLERK'S DEPARTMENT

Airport Vicinity Protection Area NEF Contours



- 1) Advocate with the Province and Airport Authority for amendments to the AVPA Regulation to allow for a range of low density residential development and small scale subdivision including secondary suites affected by 30 to 35 NEF contour area.
- 2) Advocate for exemptions for higher intensity residential development in important intensification areas in the 30 to 35 NEF contour area within the community of Inglewood.
- 3) Advocate for a clearer and simpler process for site specific exemptions for higher intensity developments.

Terms of the Negotiation

- Amendments to the AVPA are granted through Ministerial Exemption
- Municipal Affairs requested that The City and The Airport Authority work together to advance a comprehensive amendment request.
- Timing

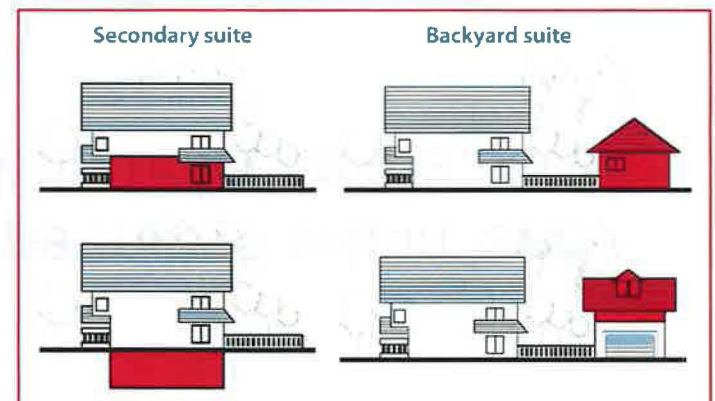
Secondary and backyard suites

Objective

Removal of restrictions on secondary suites and backyard suites

Result

Remove restrictions on secondary suites and backyard suites in Inglewood, Mayland Heights, and Vista Heights



Low intensity residential infill

Objective

Single lot subdivision to allow for uses permitted within land use districts resulting in up to four dwelling units, in the 30-35 NEF

Result

Low intensity residential infill in the 30-35 NEF	Inglewood	Mayland Heights	Vista Heights
a) Single lot splits for single detached dwellings	Yes	Yes	Yes
b) Semi-detached dwellings	Yes	Yes	Yes
c) Rowhouse buildings or townhouses up to 4 units	Yes	Yes	Yes
d) Secondary and backyard suites	Yes, in a, b, c	Yes, in a, b only	Yes, in a, b only



Multi-residential development near transit

Objective

Multi residential high density development in identified areas within a 600m radius of main transit routes within the 30-35 NEF contours

Result

This type of development will not be included in the amendment proposal as both parties did not reach agreement



Other Considerations

We negotiated an agreement and as part of that we will continue to monitor development trends and impacts.

- No further amendment requests from City of Calgary for 10 years
- Excludes exceptional circumstances to which both the Airport Authority Board and City Council agree



Memorandum of Understanding

- 1) Informing current and prospective residents and property owners about the AVPA Regulation
- 2) Monitoring and responding to development trends
- 3) Commitment to ongoing collaboration (annual meetings)

What we started with

- Basement suite in existing single dwelling only
- Uncertainty with one off amendment requests

What we will gain

- Removing restrictions on basement and backyard suites
- Low density residential up to four units including subdivision
- Commitment to ongoing collaboration and monitoring
- More certainty for all stakeholders
- A streamlined process for planning applications in the AVPA.



Recommendations

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

- 1) By Resolution support the proposed Calgary International Airport Vicinity Protection Area Regulation amendment provided in Attachment 1, and direct Administration to submit a joint amendment application with the Calgary Airport Authority to the Minister of Municipal Affairs; and
- 2) Upon the Government of Alberta amending the Airport Vicinity Protection Area Regulation as identified in Recommendation 1, direct Administration to finalize a Memorandum of Understanding with the Calgary Airport Authority that provides for the processes to implement the amendment; and
- 3) Direct Administration to provide Council with an update following the decision by the Minister of Municipal Affairs regarding the proposed amendment application, as identified in Recommendation 1.