



AGENDA

CALGARY PLANNING COMMISSION

May 9, 2024, 1:00 PM
IN THE COUNCIL CHAMBER

Members

Manager T. Goldstein, Chair
Director T. Mahler, Vice-Chair
Councillor G-C. Carra
Councillor R. Dhaliwal
Commissioner L. Campbell-Walters
Commissioner J. Gordon
Commissioner N. Hawryluk
Commissioner C. Pollen
Commissioner S. Small
Commissioner J. Weber
Mayor J. Gondek, Ex-Officio

SPECIAL NOTES:

Public are encouraged to follow Council and Committee meetings using the live stream [Calgary.ca/WatchLive](https://calgary.ca/WatchLive)

Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
 - 3.1 DECLARATIONS - CONFLICT OF INTEREST
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 April 25
5. CONSENT AGENDA
 - 5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral Request for CPC2024-0055 to return to Calgary Planning Commission by 2024 June 06, CPC2024-0555

5.2 Land Use Amendment in Rosscarrock (Ward 8) at 4 Rossburn Crescent SW, LOC2024-0058, CPC2024-0495

5.3 Land Use Amendment in Windsor Park (Ward 11) at 504 – 51 Avenue SW, LOC2023-0396, CPC2024-0122

5.4 Land Use Amendment in Kingsland (Ward 11) at 8004 – 5 Street SW, LOC2023-0411, CPC2024-0548

5.5 Land Use Amendment in Bowness (Ward 1) at 6435 – 33 Avenue NW, LOC2024-0015, CPC2024-0508

5.6 Policy and Land Use Amendment in Montgomery (Ward 7) at 4840 – 20 Avenue NW, LOC2023-0353, CPC2024-0556

5.7 Land Use Amendment in West Hillhurst (Ward 7) at 2002 Broadview Road NW, LOC2024-0039, CPC2024-0553

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS
None

7.2 PLANNING ITEMS

7.2.1 Policy and Land Use Amendment in Beltline (Ward 8) 215 – 14 Avenue SW, LOC2023-0392, CPC2024-0431

7.2.2 Land Use Amendment in Inglewood (Ward 9) at Multiple Addresses, LOC2023-0198, CPC2024-0560

7.2.3 Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9 Avenue SW, LOC2022-0228, CPC2024-0494

7.2.4 Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW, LOC2023-0385, CPC2024-0406

7.2.5 Land Use Amendment in Westwinds (Ward 5) at #400 – 4774 Westwinds Drive NE, LOC2023-0371, CPC2024-0355

7.2.6 Land Use Amendment in Winston Heights/Mountview (Ward 4) at 407 and 413 – 27 Avenue NE, LOC2023-0377, CPC2024-0493

7.3 MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Calgary Event Centre (Verbal), CPC2024-0571
Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2024 November 14

9.2 URGENT BUSINESS

10. BRIEFINGS
None

11. ADJOURNMENT



MINUTES

CALGARY PLANNING COMMISSION

**April 25, 2024, 1:00 PM
ENGINEERING TRADITIONS COMMITTEE ROOM**

PRESENT: Manager T. Goldstein, Chair
Director T. Mahler, Vice-Chair
Councillor G-C. Carra
Councillor R. Dhaliwal
Commissioner L. Campbell-Walters
Commissioner J. Gordon
Commissioner N. Hawryluk
Commissioner C. Pollen
Commissioner S. Small
Commissioner J. Weber

ALSO PRESENT: A/Principal Planner S. Jones
CPC Secretary J. Palaschuk
Legislative Advisor J. Phillips

1. CALL TO ORDER

Manager Goldstein called the meeting to order at 1:00 p.m.

ROLL CALL

Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, Commissioner Weber, and Manager Goldstein.

Absent from Roll Call: Councillor Carra

2. OPENING REMARKS

Manager Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for the 2024 April 25 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

No conflicts of interest were declared.

4. CONFIRMATION OF MINUTES

Moved by Commissioner Pollen

That the following sets of Minutes be confirmed in an omnibus motion:

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 April 04
- 4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 April 11

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Hawryluk

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

- 5.1.1 Deferral Request for CPC2023-1263 to return to Calgary Planning Commission by 2024 June 06, CPC2024-0478

- 5.2 Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0409, CPC2024-0465

- 5.3 Land Use Amendment in Mount Pleasant (Ward 7) at 1016 – 19 Avenue NW, LOC2023-0374, CPC2024-0484

- 5.4 Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue NW, LOC2023-0373, CPC2024-0483

For: (8): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Medicine Hill (Ward 6) at 1201 Na'a Drive SW, DP2022-07470, CPC2024-0435

A presentation entitled "DP2022-07470 Development Proposal" was distributed with respect to Report CPC2024-0435.

Julie Brache (applicant) answered questions of Commission with respect to Report CPC2024-0435.

Moved by Commissioner Pollen

That with respect to Report CPC2024-0435, the following be approved:

That Calgary Planning Commission approve Development Permit DP2022-07470 for New: Multi-Residential Development (42 phases, 20 buildings), Accessory Residential Building (vehicle parking canopy - 4) at 1201 Na'a Drive SW (Plan 1612946, Block 3, Lot 5) with conditions (Attachment 2).

For: (8): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

Against: (1): Councillor Carra

MOTION CARRIED

7.1.2 Development Permit in Medicine Hill (Ward 6) at 1550 Na'a Drive SW, DP2023-06487, CPC2024-0434

A presentation entitled "DP2023-06487 Development Proposal" was distributed with respect to Report CPC2024-0434.

Sameer Remtulla (applicant) answered questions of Commission with respect to Report CPC2024-0434.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0434, the following be approved:

That Calgary Planning Commission approve Development Permit DP2023-06487 for New: Multi-Residential Development (3 phases, 2 buildings), Accessory Residential Building (clubhouse) at 1550 Na'a Drive SW (Plan 2110351, Block 2, Lot 9) with conditions (Attachment 2).

For: (8): Director Mahler, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

Against: (1): Councillor Carra

MOTION CARRIED

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Bowness (Ward 1) at multiple addresses, LOC2023-0348, CPC2024-0496

A presentation entitled "LOC2023-0348 Land Use Amendment" was distributed with respect to Report CPC2024-0496.

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0496, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.29 hectares \pm (0.72 acres \pm) located at 6412, 6416, 6420, 6424 and 6428 Bowwood Drive NW (Plan 4610AJ, Block 21, Lots 3 to 7) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.2 Policy and Land Use Amendment in Bankview (Ward 8) at 1612 – 25 Avenue SW, LOC2024-0004, CPC2024-0306

Moved by Commissioner Small

That with respect to Report CPC2024-0306, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.06 acres \pm) located at 1612 – 25 Avenue SW (a portion of Plan 2714P, Block 2, Lots 11 and 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.3 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2201 – 46 Street SE, LOC2024-0023, CPC2024-0510

A presentation entitled "LOC2024-0023 Policy and Land Use Amendment" was distributed with respect to Report CPC2024-0510.

Moved by Commissioner Weber

That with respect to Report CPC2024-0510, the following be approved:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (HGO) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.2.4 Land Use Amendment in Skyview Ranch (Ward 5) at 6086 Country Hills Blvd NE, LOC2023-0370, CPC2024-0400

A presentation entitled "LOC2023-0370 Land Use Amendment" was distributed with respect to Report CPC2024-0400.

Moved by Commissioner Gordon

That with respect to Report CPC2024-0400, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.91 hectares \pm (4.72 acres \pm) located at 6086 Country Hills Boulevard NE (Portion of Plan 1610366, Block 41, Lot 5) from the Commercial – Community 2 f3.0h26 (C-C2f3.0h26) District to Multi-Residential – High Density Medium Rise (M-H2) District.

For: (8): Director Mahler, Councillor Carra, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

Against: (1): Councillor Dhaliwal

MOTION CARRIED

7.2.5 Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505 Symons Valley Road NW, LOC2023-0383, CPC2024-0491

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-0491, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) to subdivide 4.53 hectares \pm (11.20 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares \pm (1.42 acres \pm) located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – Urban Nature (S-UM) District.

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Director Mahler

That this meeting adjourn at 3:25 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2024 June 04 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0409, CPC2024-0465
- Land Use Amendment in Mount Pleasant (Ward 7) at 1016 – 19 Avenue NW, LOC2023-0374, CPC2024-0484
- Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue NW, LOC2023-0373, CPC2024-0483
- Land Use Amendment in Bowness (Ward 1) at multiple addresses, LOC2023-0348, CPC2024-0496
- Policy and Land Use Amendment in Bankview (Ward 8) at 1612 – 25 Avenue SW, LOC2024-0004, CPC2024-0306
- Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2201 – 46 Street SE, LOC2024-0023, CPC2024-0510
- Land Use Amendment in Skyview Ranch (Ward 5) at 6086 Country Hills Blvd NE, LOC2023-0370, CPC2024-0400
- Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505 Symons Valley Road NW, LOC2023-0383, CPC2024-0491

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2024 May 09 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CPC SECRETARY

**Planning and Development Services Deferral Request to
Calgary Planning Commission
2024 May 09**

Item # 5.1.1
**ISC: UNRESTRICTED
CPC2024-0555**

**Deferral Request for CPC2024-0055 to return to Calgary Planning Commission by
2024 June 06**

PREVIOUS COMMITTEE DIRECTION

CPC2024-0055 (LOC2023-0031) was referred back to Administration at the 2024 January 25 Calgary Planning Commission meeting and to return to Calgary Planning Commission no later than 2024 May 09.

STATUS UPDATE

Since the previous Calgary Planning Commission meeting, Administration and the applicant (Situatued Consulting Co.) have met several times to discuss how to address the four specific actions in the referral motion.

OUTSTANDING WORK

On 2024 April 15, the applicant team submitted an amended Outline Plan package. A detailed review is underway. The 2024 June 06 return by date has been selected to ensure that sufficient time is available for the comprehensive review of the Outline Plan, and additionally the proposed conditions of approval and amendments to the *Millican-Ogden Area Redevelopment Plan*.

REPORT BACK TIMELINES

Administration requests a deferral of CPC2025-0055 to the 2024 June 06 Calgary Planning Commission Meeting.

Author: Melanie Horkan, Community Planning
Manager, Scott Lockwood concurs with the information in this deferral request.

**Land Use Amendment in Rosscarrock (Ward 8) at 4 Rossburn Crescent SW,
LOC2024-0058**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4 Rossburn Crescent SW (Plan 7856HD, Block 1, Lot 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Rosscarrock, was submitted by Horizon Land Surveys on behalf of the landowner, Arockiasamy Holdings Inc., on 2024 February 26. No development permit application has been submitted at this time. The Applicant Submission can be found in Attachment 2.

The approximately 0.06 hectare (0.14 acre) site is located at the northeast corner of Rossmere Road SW and Rossburn Crescent SW. It is currently developed with a single detached dwelling and detached garage with access available from the lane. A community greenspace is approximately 50 metres (a one-minute walk) west of the subject site.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Land Use Amendment in Rosscarrock (Ward 8) at 4 Rossburn Crescent SW,
LOC2024-0058**

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. The applicant delivered postcards to surrounding neighbours within a 90-metre radius and reached out to both to the Rosscarrock Community Association (CA) and the Ward Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition, indicating concerns that increasing density will create parking issues.

No comments from the CA were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be compatible with other low density residential districts and accommodates a variety of grade-oriented housing forms. The site and building design, parking, servicing and landscaping considerations will be reviewed at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use district allows for a wider range of housing types that may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and local services.

Planning and Development Services Report to
Calgary Planning Commission
2024 May 09

ISC: UNRESTRICTED
CPC2024-0495
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**Land Use Amendment in Rosscarrock (Ward 8) at 4 Rossburn Crescent SW,
LOC2024-0058**

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site, 4 Rosscburn Crescent SW, is located in the southwest community of Rosscarrock at the northeast corner of Rossmere Road SW and Rosscburn Crescent SW. The irregular shaped parcel is approximately 0.06 hectares (0.14 acres), with a frontage of approximately 21 metres and a lot depth of approximately 31 metres. The lot is currently developed with a single detached dwelling and a detached garage which is accessed by the rear lane.

Surrounding development consists primarily of a mix of single and semi-detached residential developments. Redesignation to the Residential – Grade-Oriented Infill (R-CG) District has occurred in some areas of this community.

The site is located approximately 160 metres (a three-minute walk) from Bow Trail SW. Restaurants and other commercial services are located along Bow Trail SW. The subject site is also located within 350 metres (a six-minute walk) of an open green space, St. Michael School and Vincent Massey School.

Community Peak Population Table

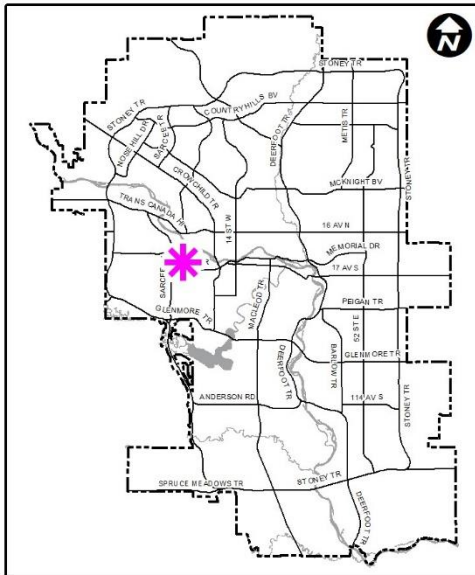
As identified below, the community of Rosscarrock reached its peak population in 1971.

Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2019 Current Population	3,625
Difference in Population (Number)	- 243
Difference in Population (Percent)	- 6.28%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Rosscarrock Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – One / Two Dwelling (R-C2) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both Rossmere Road SW and Rossburn Crescent SW; and
- mitigating shadowing, overlooking of neighbouring properties and privacy concerns.

Transportation

The site is a corner parcel, fronting onto Rossburn Crescent SW and Rossmere Road SW. Both are classified as Residential Streets. Vehicle access to the site is available via the existing rear laneway, typically accessed from Rossmere Road SW. Pedestrian access will be from the existing sidewalks along the site.

On-street parking is presently located under the Residential Parking Permit 'Zone RCK'. Parking is restricted for non-permit holders to two-hours maximum between the hours of 7:00 a.m. to 5:00 p.m., Monday to Friday.

The subject site is well-served by Calgary Transit. Bus stops are located 100 metres (a two-minute walk) for Route 93 (Coach Hill/Westbrook Station), 300 metres (a five-minute walk) for Route 70 (Valley Ridge Express) and Route 111 (Old Banff Coach Road), and one kilometre (a 17-minute walk) to the 45 Street SW LRT Station (Blue Line).

The parcel is located 100 metres east of 45 Street SW, which includes an existing on-street bikeway forming part of the Always Available for All Ages and Abilities (5A) network.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is identified as part of the Developed Residential – Established area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported near transit station areas, Main Streets, corner parcels or near a school, park or open space greater than 0.4 hectares. The proposed land use amendment is in alignment with applicable policies of the LAP.

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Feb. 20th, 2024

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.059 hectare site from R-C2 to R-CG to allow for:

- rowhouses, townhouses and cottage housing clusters in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 4 Rosscroft Crescent SW, is a corner lot located in the community of Rosscroft along Rossmere RD SW and Rosscroft CR SW. The site is developed with a single detached dwelling built in 1958. A park space exists immediately to the west of the site. A home based daycare is to the immediate north of the site. The lot is surrounded in other directions by single detached dwellings.

The site is approximately 0.059 hectares in size. A rear lane exists to the east of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is about 85 meters from the nearest bus stop along 45 street and within 150 meters of Bow Trail.

The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development

including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

Applicant Outreach Summary

2024 February 28



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4 Rosburn Crescent SW

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On Feb. 15th, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

We have also contacted community association and councilor's office for comments. Until today, we haven't received any response yet.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

The logo for the City of Calgary, featuring the word "Calgary" in white serif font on a red rectangular background.

Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We believe those concerns can be properly dealt with at the development permit stage.

According to R-CG bylaw, the side setback is increased to 3 meters on the side neighbouring another residential dwelling. Also even though, the maximum height is 1 meter higher, R-CG bylaw require lower height at perimeter.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-CG.

**Land Use Amendment in Windsor Park (Ward 11) at 504 – 51 Avenue SW,
LOC2023-0396**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 504 – 51 Avenue SW (Plan 693GJ, Block 2, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single-detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Windsor Park, was submitted by Marcel Design Studio on behalf of the landowners Roman Canadian Properties Ltd., on 2023 December 15. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development of up to four units at a later date.

The approximately 0.06 hectare (0.14 acre) corner parcel in Windsor Park is located on the southeast corner of 51 Avenue SW and 4A Street SW. The site is currently developed with a single-detached dwelling and a detached garage with access to 4A Street SW. The site is well served by public transit and is approximately 400 metres (six-minute walk) to local parks and Windsor Park School.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**Land Use Amendment in Windsor Park (Ward 11) at 504 – 51 Avenue SW,
LOC2023-0396**

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encourage to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant sent letters to the neighbours on the block. The Applicant Outreach Summary is found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Four letters of objections were received from the public, with concerns regarding:

- increased parking, congestion and traffic issues;
- excessive height;
- loss of light;
- loss of privacy;
- lack of green space in the area; and
- zoning would result in excessive development.

No comments from Windsor Park Community Association (CA) were received. Administration contacted CA to follow up and no response was received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed application accommodates more housing choices in the community of Windsor Park. The moderate increase in housing density could result in more efficient use of infrastructure and a variety of dwelling types to accommodate the housing needs of different age groups, lifestyles and demographics.

Planning and Development Services Report to
Calgary Planning Commission
2024 May 09

ISC: UNRESTRICTED
CPC2024-0122
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**Land Use Amendment in Windsor Park (Ward 11) at 504 – 51 Avenue SW,
LOC2023-0396**

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would allow for a modest increase in housing density for the community and represents more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Windsor Park, is a corner parcel located at the northwest corner of 51 Avenue SW and 4A Street SW. The site is 0.06 hectares \pm (0.14 acres \pm) in size, with dimensions of approximately 15 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage accessed from 4A Street SW.

Surrounding development is characterized primarily by single and semi-detached dwellings on parcels designated as the Residential – Contextual One / Two Dwelling (R-C2) District with a multi-residential development designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District to the north.

The site is within 600 metres (an eight-minute walk) of bus stops for Route 3 (Sandstone/Elbow Dr), Route 10 (City Hall/Southcentre) and Route 81 (Macleod Tr S). The site is within close proximity to local parks and Windsor Park School.

Community Peak Population Table

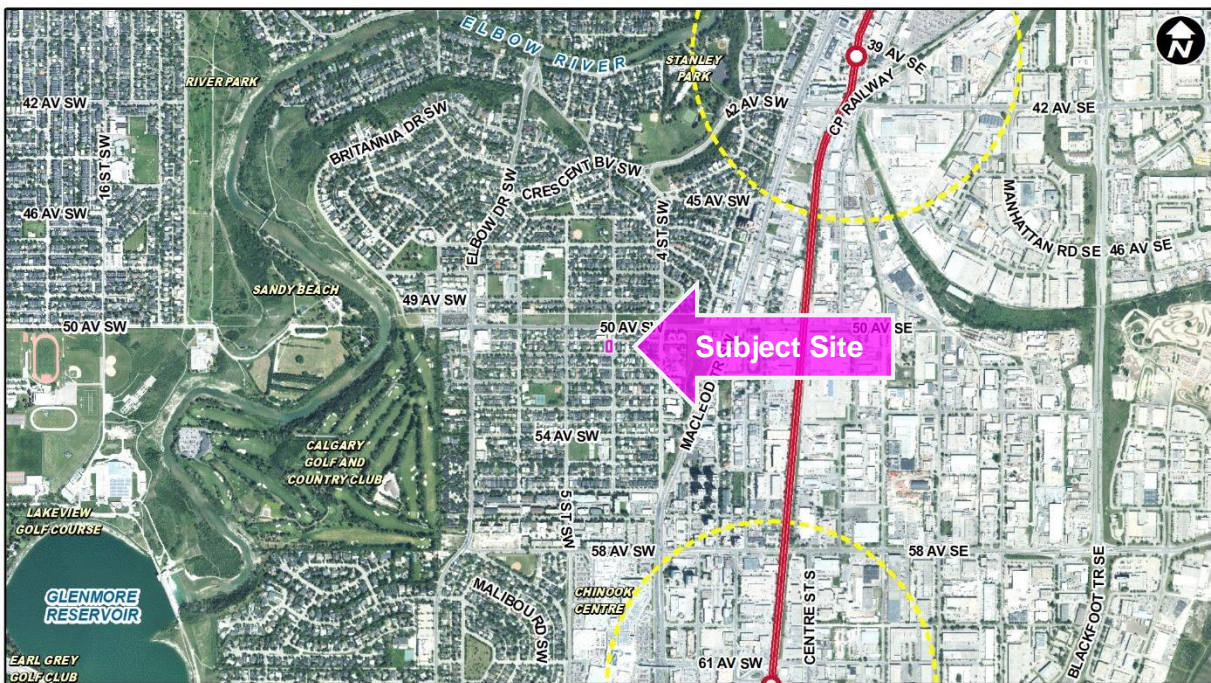
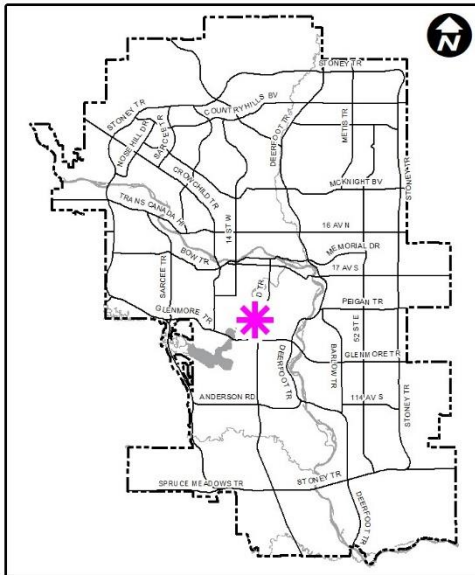
As identified below, the community of Windsor Park reached its peak population in 2019.

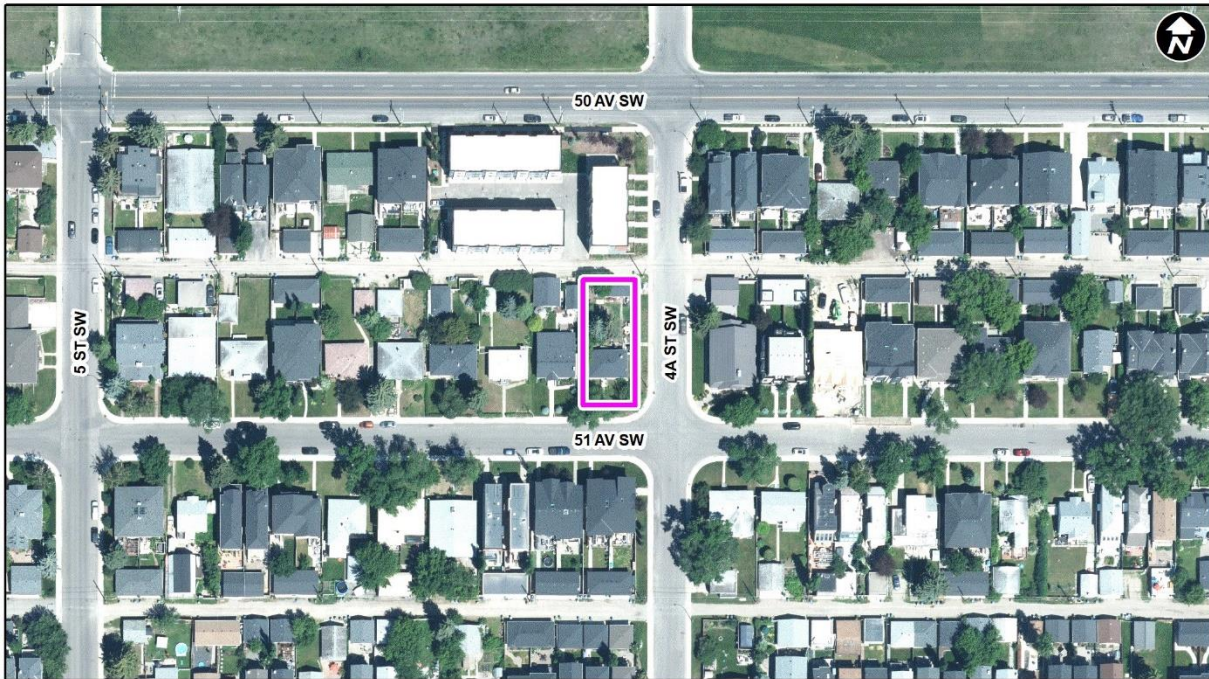
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Windsor Park Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring engaging built interfaces along 51 Avenue SW and 4A Street SW;

- mitigating shadowing, overlooking and privacy concerns;
- ensuring appropriate density is proposed; and
- ensuring the adequate provision of parking stalls is located on-site.

Transportation

Pedestrian access to the site is available from existing sidewalks along 51 Avenue SW as well as 4A Street SW. An existing on-street cycling facility approximately 150 metres (two-minute walk) west of the site on 5 Street SW and another approximately 80 metres (one-minute walk) to the north on 50 Avenue SW.

The area is served by Calgary Transit Route 3 (Sandstone/Elbow Dr) on Elbow Drive, with a northbound/southbound stop approximately 600 metres (eight-minute walk) northwest of the site. This route runs every 10 minutes at peak periods. Additional bus stops to the east provide service to Chinook Station via Route 81 (Macleod Tr S) and to Downtown via Route 10 (City Hall/Southcentre).

Direct vehicular access to the proposed development will be required to come from the rear lane. On-street parking is currently unrestricted adjacent to the site. The parcel is located within existing Residential Parking Permit (RPP) Zone BEW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the site. Servicing requirements will be determined at the time of future development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the [Calgary Metropolitan Region Board's Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is identified as Neighbourhood Main Street area in Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and moderate levels of intensification of both jobs and population. Such development is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

Chinook Communities Local Area Planning Project

Administration is currently working on the [Chinook Communities local area planning project](#) which includes Windsor Park and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.

Applicant Submission

Company Name (if applicable):

Marcel Design Studio Ltd

LOC Number (office use only):

Applicant's Name:

Alex Dobrin

Date:

November 29, 2023

This site is located in Windsor Park at 504 51 Ave SW. It is located at the end of the block, intersecting at 51 Ave SW and 4A St SW. The site is 15.24 meters wide and 36.58 meters deep. The owners would like to rezone to R-CG and allow for a 4 units development. This lot is desirable to rezone for the following reasons:

1. The subject parcel is with in 182 meters of a bus stop on 50th Ave SW and 458 meters of other bus stops along Macleod Trail. It is also close to shops along Elbow Drive SW, Macleod Tr and Chinook Centre Mall.
2. A development of this size would achieve a balance between community growth and responsibility. It would assist in optimizing existing and future infrastructure.
3. Allowing for a mix of housing choices helps with affordability, accessibility, community life cycle, and life style needs of different groups.
4. It would be attractive to new comers and young families.
5. It encourages high quality urban development.
6. The increased density is minimal and low impact to the adjacent neighbors and the community as a whole.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2023-0396/ 504 51 AV SW

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

A mailer was sent out to approximately 58 neighbors on the block. It was sent out between March 5-6th with a response due date of March 17th.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

The neighbours

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

2 letters were received in opposition.

The first letter, stating that the developers are only looking to make money and that they don't care about who lives in the community or what it looks like. Furthermore, that the city doesn't care about the community feedback and that they approve everything.

The second letter, stated that there was concern about density and wait lists for schools. Asking to consider a less units in the redevelopment.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

These comments have not changed the desire to change the zoning to R-CG. It has however increased the desire to provide a quality future development that the neighbors are happy to see.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Yes, emails were sent back to those to responded to the mailer thanking them for their thoughts and asking them to track the progress of this application through Calgary's D-Maps website in case they wanted to provide more feedback if this proposal goes before council.

calgary.ca/planningoutreach



To: Residents of Windsor Park

From: Marcel Design Studio Ltd.

Re: Rezoning Application at 504 51st Avenue S.W., Calgary, AB (LOC2023-0396)

Dear Windsor Park Community,

The intent of this land use amendment is to revitalize this property through modest intensification and redevelopment. The existing property has a 1950's bungalow home which is on R-C2 land. A future development permit would propose a 4-unit row house through the R-CG land use.

We believe the location's proximity to the primary transit network, parks, schools, and nearby shops, can allow for this modest intensification without detracting from the community's character.

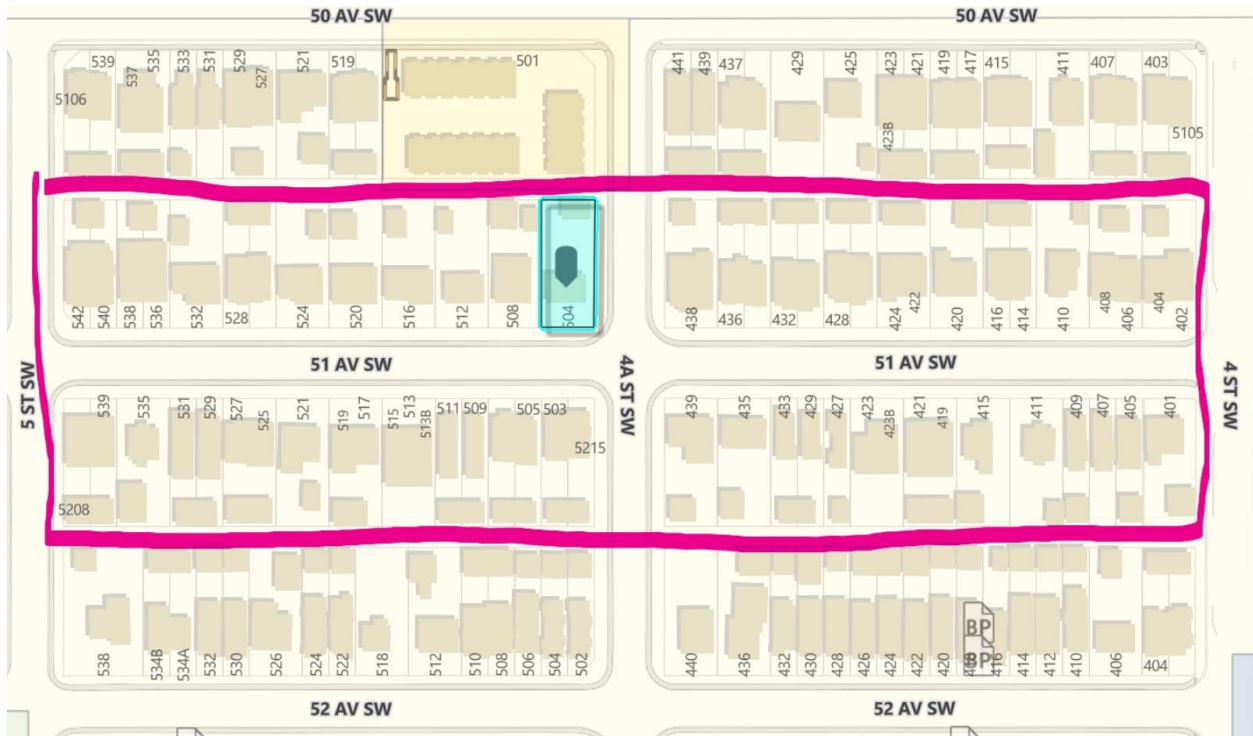
Our intent is to propose a 4-unit townhouse building. The first 2 stories would be the main part of the building with a 3rd floor that would be setback from the lower floors. A low pitch roof would be introduced to reduce the appearance of the building height. There would be minimal windows facing west and of those that are, would be obscured to protect the privacy of those outside and of those inside. The design style of the building is evolving as we hear from the neighbours to address parking, massing, and privacy concerns. We believe that we can add character to the community by being open minded and creative to achieve this rowhouse while being mindful of our proximity to neighbouring property lines. Lastly, our desire is to positively impact the neighbourhood, with the goal being designing a building that fits in with the community and neighbouring homes. With that in mind, our communication with the neighbours will continue throughout the development permit process.

Our team would like to hear from you and welcome any community feedback until March 17th, 2023. We encourage you to send us an email to rezoning@marceldesignstudio.com

Sincerely,

Marcel Design Studio Ltd.

MARCEL DESIGN STUDIO LTD.



Land Use Amendment in Kingsland (Ward 11) at 8004 – 5 Street SW, LOC2023-0411

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 8004 – 5 Street SW (Plan 5375HH, Block 15, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for semi-detached, duplex, rowhouse and townhouse units, in addition to the building types already listed in the existing district (e.g. single detached, secondary suites and backyard suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the policies of the *Municipal Development Plan (MDP)* and the *Heritage Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the Kingsland community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Kingsland, was submitted by KTran Design and Drafting on behalf of the landowner Ojasvi Bansal, on 2023 December 21. No development permit application has been submitted at this time. Additional information can be found within the Applicant Submission (Attachment 2).

The approximately 0.06 hectare (0.15 acre) corner parcel is located on the southeast corner of 78 Avenue SW and 5 Street SW. The site is currently developed with a single detached dwelling and a detached garage with access to 78 Avenue SW. The site is well served by public transit and is close to local parks and amenities including Kingsland Park and the Kingsland Community Association Rink/Hall (250 metres, or about a four-minute walk).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

Land Use Amendment in Kingsland (Ward 11) at 8004 – 5 Street SW, LOC2023-0411

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encourage to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant sent letters to 15 surrounding neighbours and the Kingsland Community Association (CA). The Applicant Outreach Summary is found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Nine letters of opposition and one letter of support were received from the public. The letter in support cited benefits of density including newer building types, stimulation of retail development and supporting the viability of local schools. Those opposed cited concerns regarding:

- incompatibility with surrounding development;
- traffic congestion and decreased availability of parking;
- loss of mature trees on the site;
- allowable building height; and
- anticipated reduction in property values.

No comments from CA were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed application accommodates more housing choices in the community of Kingsland. The moderate increase in housing density would result in more efficient use of infrastructure

**Planning and Development Services Report to
Calgary Planning Commission
2024 May 09**

**ISC: UNRESTRICTED
CPC2024-0548
Page 3 of 3**

Land Use Amendment in Kingsland (Ward 11) at 8004 – 5 Street SW, LOC2023-0411

and a variety of dwelling types to accommodate the housing needs to different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would allow for a modest increase in housing density for the community and represents more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southwest community of Kingsland, is a corner parcel at the intersection of 78 Avenue SW and 5 Street SW. The site is 0.06 hectares \pm (0.15 acres \pm) in size, with dimensions of approximately 20 metres wide and 30 metres deep. The parcel is currently developed with a single-detached dwelling and a detached garage with access to 78 Avenue SW.

Surrounding development is characterized primarily by single-detached dwellings on parcels designated as the Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District. There are several multi-residential, mixed-use and commercial developments located to the east along Macleod Trail S.

The area is served by Calgary Transit Routes 3 and 81, with stops within 450-600 metres (a six to eight-minute walk) of the site, and is 850 metres (about a 12-minute walk) from the Heritage Light Rail Transit (LRT) Station. The site is close to amenities including Kingsland Park and the Kingsland Community Association Rink/Hall (250 metres to the east, about a four-minute walk).

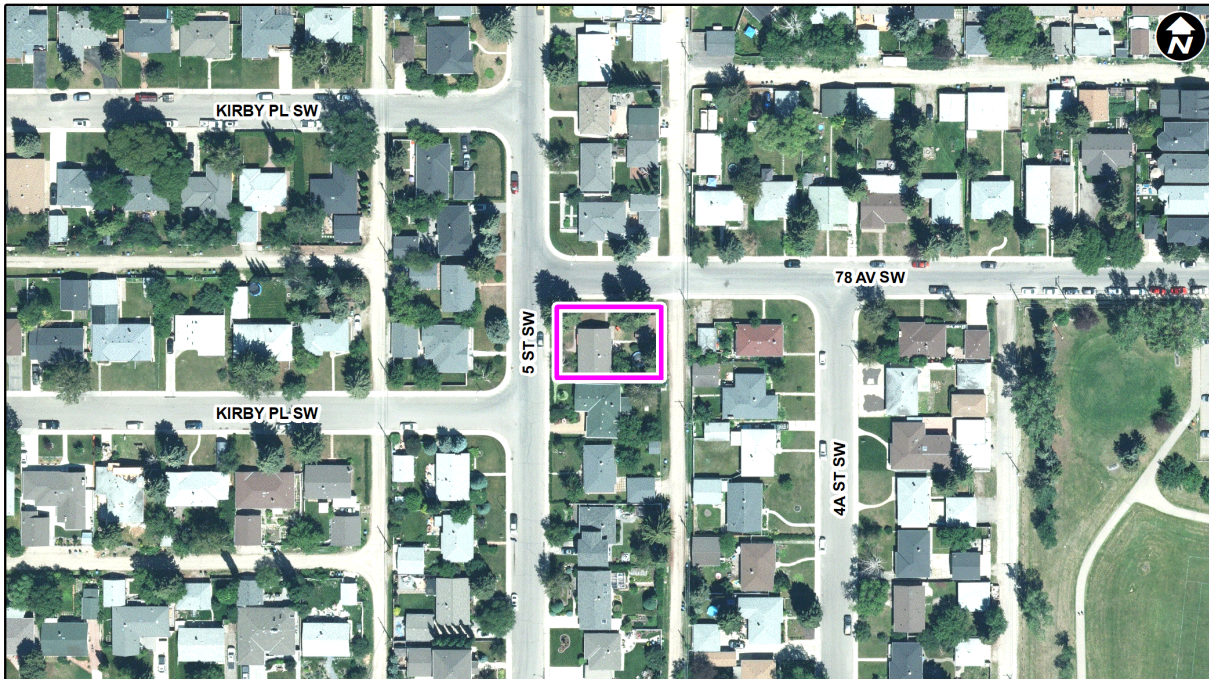
Community Peak Population Table

As identified below, the community of Kingsland reached its peak population in 1971.

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2019 Current Population	4,688
Difference in Population (Number)	- 653
Difference in Population (Percent)	-12.2 %

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Kingsland Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is primarily for single detached, secondary suites and backyard suites. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites are a discretionary use within the R-C1 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites are allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- engaging site interfaces along both 78 Avenue SW and 5 Street SW;

- mitigating shadowing, overlooking and privacy concerns; and
- the retention of mature trees located on private property.

Transportation

Vehicular accesses to the subject parcel will be permitted to and from the adjacent residential lane. No direct vehicular access will be permitted to and from 5 Street SW to protect the continuity of the bicycle route. Street parking is available to service this lot on 78 Avenue SW and 5 Street SW; and this lot is within the KK Residential Parking Zone. A Transportation Impact Assessment (TIA) and a Parking Study were not required for this land use application.

Existing Calgary Transit bus stops is available within 450 metres (about a six-minute walk) on Heritage Drive SW for Routes 3 (Sandstone/Elbow Dr), 20 (Heritage Station/Northmount), 37 (Heritage Station/Canyon Meadows), 56 (Woodbine), and 81 (Macleod Trail S); within 700 metres (about a nine-minute walk) on Elbow Drive SW for Routes 3 and 81; and within 600 metres (about an eight-minute walk) along 75 Avenue SW for Route 81. The Heritage LRT station is located about 850 metres (about a twelve-minute walk) from the site.

The closest existing Always Available for All Ages and Ability (5A) Network on-street bikeway is available along Elbow Drive SW. There is a future 5A on-street bikeway planned along 75 Avenue SW and future 5A pathway is planned along Macleod Trail S.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Sanitary and water servicing are available from the rear lane. Stormwater servicing is available from 5 Street SW.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is identified as Developed Residential - Established Residential area in the [Municipal Development Plan \(MDP\)](#) (Map 1: Urban Structure). Sections 3.5.1 and 3.5.3 encourage modest intensification that incorporates appropriate densities and respects the scale and character of the neighbourhood in established residential communities. The proposed redesignation to the R-CG District aligns with the relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

Heritage Communities Local Area Plan (Statutory – 2023)

The site is within the boundaries of the [Heritage Communities Local Area Plan](#) (LAP). It is within a Neighbourhood Local area (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. Policies in Section 2.2.1.4 direct development in this area to be primarily residential and support a range and mix of housing types, unit structures and forms. Section 2.2.1.6 provides guidance stating that building forms that contain three or more units (not inclusive of secondary suites) should be supported on corner parcels with rear lanes. The proposed redesignation aligns with the policies of the LAP.

Applicant Submission



I am writing to inform about a proposed zoning change for the property located at 8004 5th Street SW, Calgary, Alberta. The current zoning designation is RC1, and we are seeking approval to change it to RCG.

The applicant for this zoning change is KTran Design & Drafting, acting on behalf of the property owner. KTran Design & Drafting believes that the proposed rezoning will bring several benefits to the property and the surrounding area.

The primary reasons for seeking this zoning change include:

1. **Enhanced Land Use:** The proposed change from RC1 to RCG is aligned with the evolving needs of the community. RCG zoning allows for a mix of single-detached and semi-detached housing, providing a more diverse and flexible housing option for residents.
2. **Community Integration:** The proposed rezoning aims to foster a sense of community by allowing for a more inclusive mix of housing types. This will contribute to the overall diversity and vibrancy of our neighborhood.
3. **Aesthetic Improvements:** KTran Design & Drafting has carefully considered the aesthetics and design elements that will complement the character of the area. The proposed changes aim to enhance the visual appeal of the property and contribute positively to the streetscape.
4. **Increased Property Value:** Historically, similar rezoning initiatives have led to increased property values in the surrounding area. This can have a positive impact on property owners, encouraging ongoing investment in the community.
5. **Improved Infrastructure:** The rezoning proposal takes into account the potential impact on local infrastructure. Any necessary adjustments or enhancements to infrastructure will be carefully planned to ensure a seamless transition and minimal disruption to residents.

We believe that the proposed zoning change reflects a thoughtful and forward-looking approach to community development. KTran Design & Drafting is committed to working collaboratively with the community and relevant authorities to address any concerns and ensure a smooth and mutually beneficial transition.

We welcome any feedback or questions you may have regarding this proposal and encourage you to attend any public consultations or meetings that may be scheduled to discuss the rezoning further.

Thank you for your time and consideration. We look forward to the opportunity to contribute positively to our community through this proposed zoning change.

Sincerely,

Kevin Tran, Owner
KTran Design & Drafting
k.tran@outlook.com
(403) 992 4869

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Kingsland 4Plex

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

OUTREACH TO COMMUNITY ASSOCIATION (admin@kingslandcommunity.ca) ON NOVEMBER 15TH 2023 BUT NO RESPONSE. FOLLOWED UP ON NOVEMBER 23RD 2023 BUT STILL NO RESPONSE EITHER. EMAIL WAS TO STATED THE LAND USE CHANGE OF RC1 TO RCG AND LOOKING FOR FEEDBACK. ALSO MENTIONED I WILL BE MAILING OUT LETTER TO THE COMMUNITY.

MAILED OUT LETTER TO AFFECTING NEIGHBORS TO INDICATE THE LAND USE CHANGE AS WELL. SEE ATTACHED FILE OF THE ADDRESS MAILED OUT TOO.

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

November 15th 2023- Reached out to Kingsland Community Association with Proposal & Request To Put on Agenda For Community Outreach. No Response from admin@kingslandcommunity.ca

November 23rd 2023 - Followup Email with Land Use Change Letter Going Out To Neighbor. Request Document To Be Sent To The Community For Awareness, Feedback & Support. No Response from admin@kingslandcommunity.ca

November 29 2023 - Submit Letters Out By Mail To The Neighbors Stating Land Use Change of RC1 to RCG - see seperate attachment

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

NO ISSUES RAISED - NO PHONE CALL OR EMAIL BACK. BEEN TOLD THERE WERE ISSUES RAISED BUT HAVE NOT RECEIVED PHONE CALL OR EMAIL.

How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

LOOKING TO CONTINUE WITH THE LAND USE CHANGE AS I HAVE DONE AN OUTREACH BUT HAVEN'T HEARD BACK FROM COMMUNITY OR COMMUNITY ASSOCIATION. I AM STILL OPENING TO HEARING FROM THE COMMUNITY AND COMMUNITY ASSOCIATION TO HEAR THEIR INPUT.

calgary.ca/planningoutreach

ATTN: HOMEOWNERS
8008 5th Street SW
Calgary, Alberta T2V 1C5

ATTN: HOMEOWNERS
8012 5th Street SW
Calgary, Alberta T2V 1C5

ATTN: HOMEOWNERS
8016 5th Street SW
Calgary, Alberta T2V 1C5

ATTN: HOMEOWNERS
8020 5th Street SW
Calgary, Alberta T2V 1C5

ATTN: HOMEOWNERS
8003 5th Street SW
Calgary, Alberta T2V 1C3

ATTN: HOMEOWNERS
8007 5th Street SW
Calgary, Alberta T2V 1C3

ATTN: HOMEOWNERS
8011 5th Street SW
Calgary, Alberta T2V 1C4

ATTN: HOMEOWNERS
8015 5th Street SW
Calgary, Alberta T2V 1C4

ATTN: HOMEOWNERS
8019 5th Street SW
Calgary, Alberta T2V 1C4

ATTN: HOMEOWNERS
7828 78 Avenue SW
Calgary, Alberta T2V 1B9

ATTN: HOMEOWNERS
7824 78 Avenue SW
Calgary, Alberta T2V 1B9

ATTN: HOMEOWNERS
7820 78 Avenue SW
Calgary, Alberta T2V 1B9

ATTN: HOMEOWNERS
8003 4A Street SW
Calgary, Alberta T2V 1A4

ATTN: HOMEOWNERS
8007 4A Street SW
Calgary, Alberta T2V 1A4

ATTN: HOMEOWNERS
8011 4A Street SW
Calgary, Alberta T2V 1A4



Subject: Zoning Change Request for 8004 5th Street SW, Calgary, Alberta - RC1 to RCG

Dear Homeowners,

I trust this letter finds you well. I am writing to inform you about a proposed zoning change for the property located at 8004 5th Street SW, Calgary, Alberta. The current zoning designation is RC1, and we are seeking approval to change it to RCG.

The applicant for this zoning change is KTran Design & Drafting, acting on behalf of the property owner. KTran Design & Drafting believes that the proposed rezoning will bring several benefits to the property and the surrounding area.

The primary reasons for seeking this zoning change include:

1. **Enhanced Land Use:** The proposed change from RC1 to RCG is aligned with the evolving needs of the community. RCG zoning allows for a mix of single-detached and semi-detached housing, providing a more diverse and flexible housing option for residents.
2. **Community Integration:** The proposed rezoning aims to foster a sense of community by allowing for a more inclusive mix of housing types. This will contribute to the overall diversity and vibrancy of our neighborhood.
3. **Aesthetic Improvements:** KTran Design & Drafting has carefully considered the aesthetics and design elements that will complement the character of the area. The proposed changes aim to enhance the visual appeal of the property and contribute positively to the streetscape.
4. **Increased Property Value:** Historically, similar rezoning initiatives have led to increased property values in the surrounding area. This can have a positive impact on property owners, encouraging ongoing investment in the community.
5. **Improved Infrastructure:** The rezoning proposal takes into account the potential impact on local infrastructure. Any necessary adjustments or enhancements to infrastructure will be carefully planned to ensure a seamless transition and minimal disruption to residents.

We believe that the proposed zoning change reflects a thoughtful and forward-looking approach to community development. KTran Design & Drafting is committed to working collaboratively with the community and relevant authorities to address any concerns and ensure a smooth and mutually beneficial transition.

We welcome any feedback or questions you may have regarding this proposal and encourage you to attend any public consultations or meetings that may be scheduled to discuss the rezoning further.

Thank you for your time and consideration. We look forward to the opportunity to contribute positively to our community through this proposed zoning change.

Sincerely,

Kevin Tran, Owner
KTran Design & Drafting
k.tran@outlook.com
(403) 992 4869

Land Use Amendment in Bowness (Ward 1) at 6435 – 33 Avenue NW, LOC2024-0015

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 6435 – 33 Avenue NW (Plan 5368FV, Block 12, Lot 21) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the northwest community of Bowness, was submitted by Ellergodt Design on behalf of the landowners, Sourabh Bhavsar and Ankit Singh, on 2024 January 18. As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for a grade-oriented four-unit development on the site. No development permit has been submitted at this time.

The approximately 0.06 hectare (0.14 acre) midblock parcel is located on 33 Avenue NW approximately 550 metres (an eight-minute walk) from the Bowness Road NW Neighbourhood Main Street, which provides convenient access to public transit, retail and other commercial services.

A detailed planning evaluation of the application, including maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

Land Use Amendment in Bowness (Ward 1) at 6435 – 33 Avenue NW, LOC2024-0015

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards to the nearest 40 residents and communicated with the Bowness Community Association (CA) and the Ward 1 Councillor's office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received three letters of opposition. The letters cited the following concerns:

- issues with stormwater system not being adequate and stormwater pooling;
- mitigating impacts to adjacent neighbours considering the sloped conditions;
- lack of sidewalks along 32 Avenue NW to cross the CPKC Railway to get to shopping;
- increased height, scale and density not being consistent with the small town feel;
- increased traffic and decreased availability of parking; and
- decreased greenspaces and trees on the parcel.

No comments from the CA were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. The proposed land use also provides for a modest increase in density and height while being sensitive to adjacent developments. The building and site design, number of units, landscaping vegetation, parking and waste management will be reviewed and determined at the development permit stage.

IMPLICATIONS

Social

The R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Planning and Development Services Report to
Calgary Planning Commission
2024 May 09**

**ISC: UNRESTRICTED
CPC2024-0508
Page 3 of 3**

Land Use Amendment in Bowness (Ward 1) at 6435 – 33 Avenue NW, LOC2024-0015

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to four dwelling units and secondary suites on this site would allow for a more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness and is a midblock parcel fronting onto 33 Avenue NW, between 63 Street NW and 67 Street NW. The parcel is approximately 0.06 hectares (0.14 acres) in size and approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling. Access is available from the rear lane.

Surrounding development consists primarily of single detached residential developments, designated as the Residential – Contextual One Dwelling (R-C1) District. One block to the north and northeast are a mix of single and semi-detached developments designated as the Residential – Contextual One / Two Dwelling (R-C2) District, and rowhouse and townhouse development, designated as the Residential – Grade-Oriented Infill (R-CG) District. Several parcels within 500 metres of the subject parcel are designated Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – Contextual Low Profile (M-C1) District.

The site is located in close proximity to commercial businesses, community amenities and schools. Bowness Road, which is a Neighbourhood Main Street as per the *Municipal Development Plan* (MDP) and includes many commercial sites, is located approximately 550 metres (an eight-minute walk) to the north. A supermarket with related commercial uses is approximately 550 metres (an eight-minute walk) to the west across the CPKC Railway. Assumption Elementary School is located approximately 950 metres (a 13-minute walk) to the west.

Community Peak Population Table

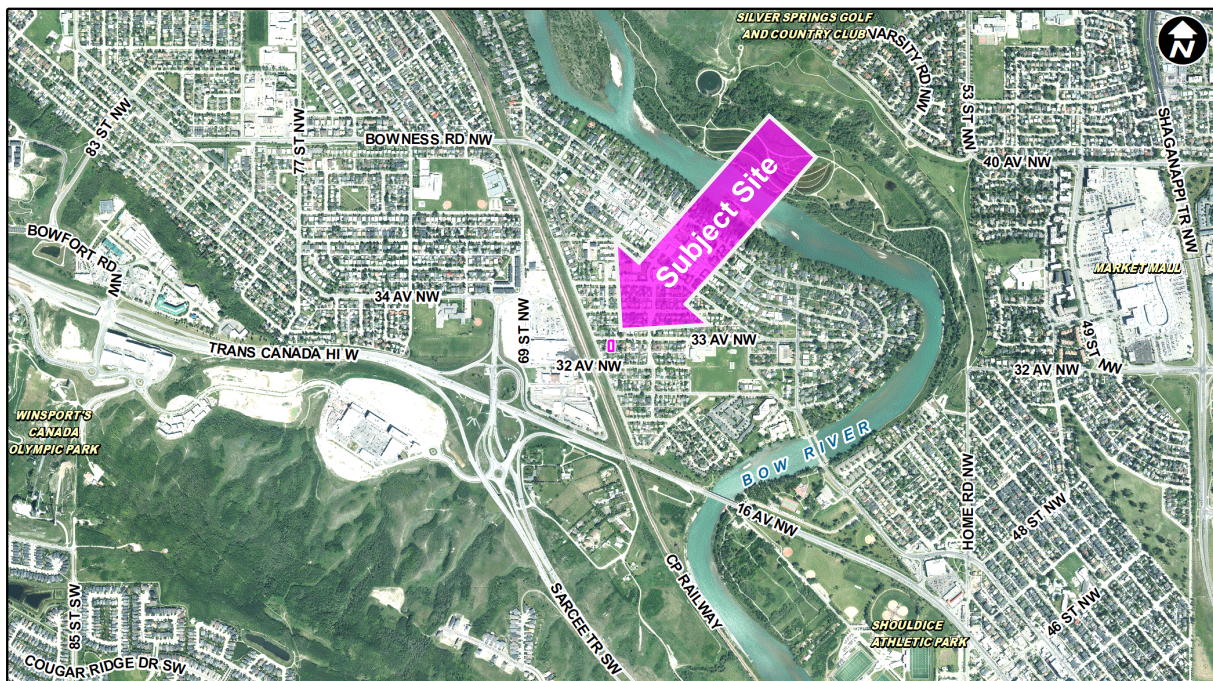
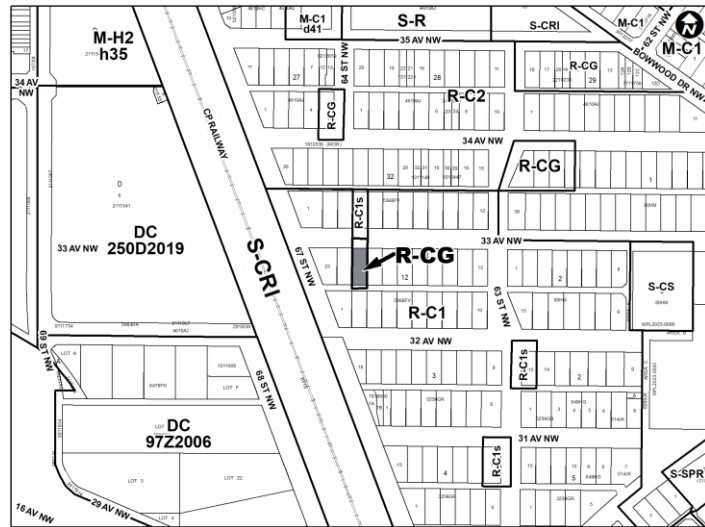
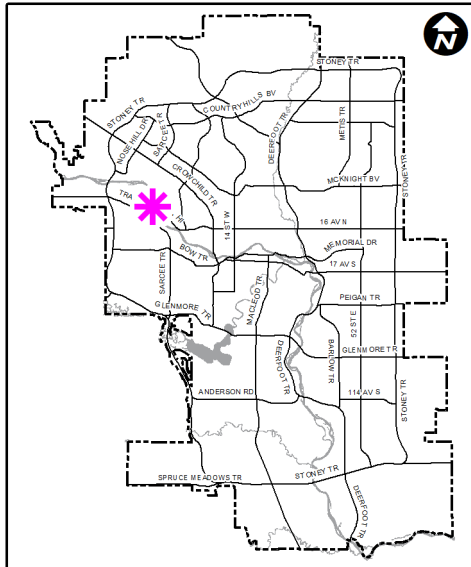
As identified below, the community of Bowness reached its peak population in 1982.

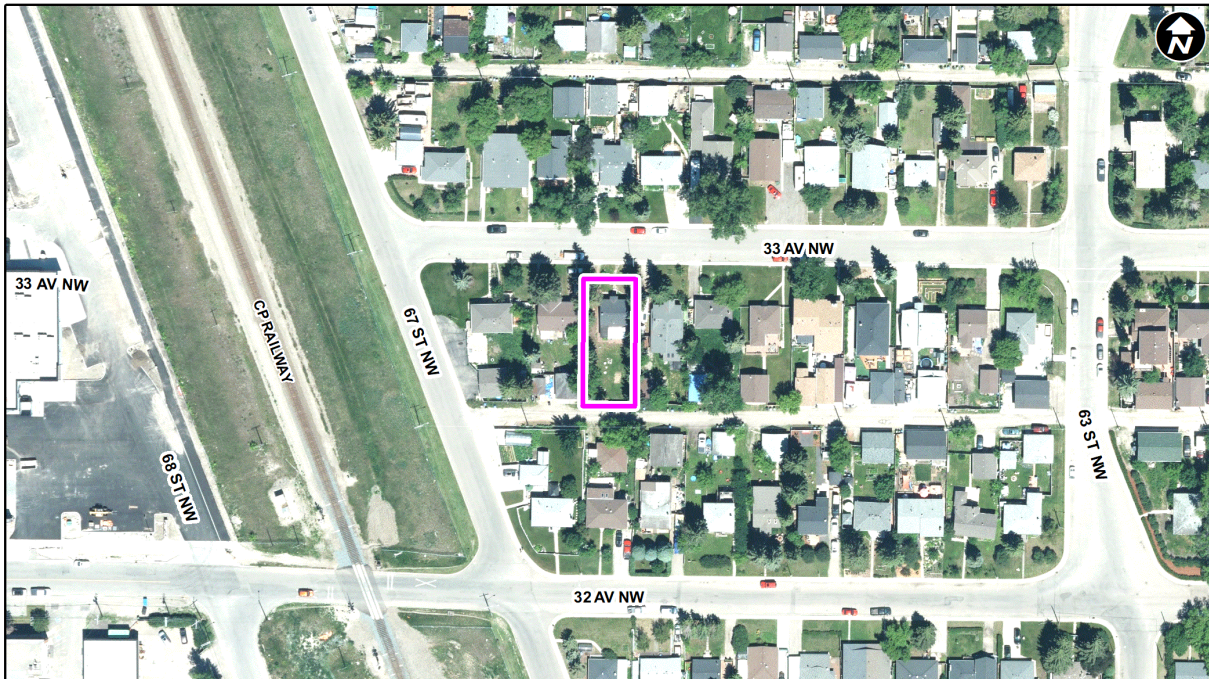
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bowness Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is primarily for single detached dwellings and secondary suites. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites are permitted uses within the R-C1 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwelling, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 33 Avenue NW;
- the layout and configuration of dwelling units;
- parking and site access; and
- mitigating shadowing and privacy impacts.

Transportation

Pedestrian and vehicle access to the site is available along 33 Avenue NW, classified as a Residential Road as per the *Calgary Transportation Plan*.

Bowness Road NW, located approximately 550 metres (an eight-minute walk) to the north, is both a Neighbourhood Main Street and part of the Always Available for All Ages and Abilities (5A) Network, supporting access to and from the site by various travel options. An existing on-street bikeway is also available along 31 and 32 Avenues NW, less than 100 metres from the subject site.

The nearest transit bus stop is eastbound along 32 Avenue NW serviced by Route 40 (Crowfoot Station/North Hill), approximately 450 metres (a six-minute walk) west from the subject site. The site is also approximately 550 metres (an eight-minute walk) from Bowness Road NW, which is serviced by Route 1 (Bowness/Forest Lawn) and Route 53 (Brentwood Station/Greenwood).

All future vehicle access is to be provided from the rear lane and will be reviewed during the development permit stage. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more

efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate change.

The proposal is in keeping with the MDP as the application complies with policies that recognize the predominantly low-density residential nature within these communities and supports moderate intensification in a form that respects the scale and character of the neighbourhood.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align the development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Bowness Area Redevelopment Plan (Statutory – 1995)

The subject parcel is located within the Residential: Low Density, Conservation and Infill Area as identified on Map 2: Land Use Policy Areas of the [Bowness Area Redevelopment Plan](#) (ARP). This classification is intended to allow for compatible redevelopment with the intention of maintaining stability in the community and protecting the existing residential character.

ARP policies aim toward ensuring that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities. They also encourage maintaining and providing within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.

The proposed R-CG District is a low-density residential district and is in keeping with the objectives and policies of the *Bowness ARP*.

Applicant Submission

Received Updated Submission 2024 April 22



Applicant Submission

January 16, 2024, Updated April 22, 2024

Summary

Address: 6435 33 Av NW

Current Zoning: R-C1

Proposed Zoning: R-CG

This is an applicant's planning overview detailing specific information about this parcel, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a land-use amendment proposal at 6435 33 Av NW.

Ellergodt Design is submitting this application for a land-use amendment on behalf of the landowners, Sourabh Bhavsar and Ankit Singh. Since submitting this LOC application, the Alberta land title transfer when through after the property sale, removing the previous owner from title and replacing with the now current owners mentioned above. The existing zoning is R-C1 (residential – contextual one dwelling) and the proposed zoning is R-CG (residential – grade-oriented infill). This new zoning will allow modest densification in a key area within the establish city area, following council-approved principles in the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP), the Guide for Local Area Planning, and the Calgary Climate Strategy - Pathways to 2050.

Subject Parcel

This proposed land-use amendment is for a rectangular parcel of land in the community of Bowness in Calgary's Northwest. The parcel is relatively flat in nature, rectangular in shape, and 15.24 x 37.18m in dimension (50' x 122'). This property is a mid-block parcel along 33 Av NW between 67 St and 63 St NW, located 400m from Bowness Road NW. Currently existing on the land is a bungalow built in 1951 with access to a rear lane. There is currently some fencing, mature trees, and landscaping within the property, and a curb cut accessing a parking pad on the front street.

This property within Bowness is in an area that has seen public investment through infrastructure upgrades nearby, public amenities, and transit inclusions, and private investment through redevelopment, local businesses, and real estate within the community and especially along the main street Bowness Road.

Transit: Located 400m to the West is the #40 bus route. Located 420m to the Northeast is the frequent #1 bus route and the #53 bus route. The closest LRT line would be Brentwood Station on the Red line accessible by bus or bicycle.

Road Networks: Bowness is well served by road networks in the city including access to Stoney Trail via 16th Av NW, the Trans Canada Highway west via 16th Av NW, 16th Av NW, Bowness Road transitioning into Memorial Drive, and Shaganappi Trail via Bowness Road.



Public Green Spaces: Within approximately 1km, there are 12 public green spaces with various amenities accessible by walking or bicycling. Notably, the Dale Hodges Park along the Bow River and Shouldice Athletic Park along the Bow River are within close proximity providing various outdoor amenities and activities. Additionally, the Bowness Park activity center is located 2.5km away, a short drive or bike.

Schools: Within 1-2km are 7 primary or secondary schools. The closest post-secondary school is the U of C campus 3km to the East, within bicycle or bus commute.

Employment Centers: Several employment centers are nearby which might include main street businesses along Bowness Road, adjacent commercial centers to the West, Market Mall to the East, and the U of C further East. Within a relatively short vehicle or bus commute is the downtown core approximately 7km away.

With proximity to good road networks, public transit access, various green spaces and public amenity sites, schools, and employment centers nearby, this site is in a great location for modest densification in line with MDP principals. This supports a zoning specifically targeted at "missing middle" housing to help build more housing alternatives and options for Calgarians as the city grows.

Local Context

A broader view of the local vicinity is helpful in understanding the compatibility of this type of zoning. To the West of this subject property is the CP rail line running through Bowness, and beyond commercial areas including a newly built Superstore grocery and the Bowness Rona within commercial DC zonings.

To the South of this subject property is primarily R-C1 and R-C2 zoned parcels containing single family and semi-detached dwellings, however there are large M-CG sites containing rowhouse developments.

To the North of this subject property is primarily R-C1 and R-C2 immediately, though within 2 to 3 blocks are several M-C1, M-CG, and MU zoned parcels closer to Bowness Road, containing multi-family development, mixed-use development, and commercial development.

To the East of this subject property are more R-C1, R-C2, and M-C1 properties containing single family, semi-detached, and rowhouse dwellings.

Bowness is very diverse in nature and has a variety of different styles and intensities of development, both newly developed and multiple decades old. In fact, several rowhouses and higher-impact developments in this immediate area were built in the mid 1970's and 80's, representing similar context for a new development within the R-CG zoning.

The R-CG District

On this parcel, the development potential within the R-CG zoning would allow up to a 4-unit development (within 1 or 2 buildings) where each of the units could have a basement suite. R-CG supports 2- to 3-storey height for



a development with similar height restrictions to an R-C1 or R-C2 property. The development would include a parking on-site, mobility storage options, on-site storage of waste containers, and landscaping including trees both newly planted and potentially existing trees maintained.

Though there is not currently a concurrent DP with specific plans in place, the intent for the development would be a grade-oriented 4-unit development, where each unit would be sized at approximately 1200 square feet and containing 2 or 3 bedrooms above grade.

Local Area Redevelopment Plan / Area Redevelopment Plan

There is not currently a local area plan approved or in progress for this area. However, the Bowness Area Redevelopment Plan (2021) is currently in force. Goals of the ARP include implementing policies of the MDP and other city-wide approved policy documents, encouraging a diversified population mix with a range of residential uses, retain and enhance the low density character of Bowness, and to ensure all new development contributes to the enhancement of Bowness as a whole.

6435 33 Av NW is within the "Residential: Low Density, Conservation & Infill" policy area, where an amendment to "neighbourhood low-rise" or "neighbourhood limited" may be required to support R-CG. The intent of the conservation area is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings, where a low-impact ground-oriented rowhouse dwelling could fit in well. The R-CG district has pre-determined setbacks, coverage maximums, building depth requirements, and height requirements that limit development where it remains contextually sensitive to nearby low-density dwelling types such as R-C1 and R-C2 dwellings.

Calgary's Growth and Housing

Housing availability and affordability have been increasing challenges that the city is facing in recent years. Modest densification to established areas is one solution to help ease housing supply issues, by replacing older single dwellings on individual parcels of land with multiple dwellings. City-wide plans such as the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) are encouraging the development and redevelopment of communities that will make better and more efficient use of existing infrastructure, services, and limited land. Council-approved plans such as the North Hill Communities and Westbrook Communities local area plans as well as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities. There are currently other communities that are receiving new Local Area Plans that will be approved by council in upcoming months and years, including the adjacent community of Montgomery as apart of the Shaganappi communities.

This land-use amendment is proposing a zoning that can only support up to 4 dwellings and it will by no means solve housing shortages. However, by following council-approved frameworks such as the MDP, CTP, and LAPs under review and in progress, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.



Allowing modest densification within established communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas like Bowness which are close to Main Streets, amenities, and transportation networks allows future occupants use of existing transit options, existing schools and recreation areas, and existing community services, while allowing more people to live closer to employment centers such as the downtown core.

Conclusion

The approval of this land-use amendment for 6435 33 Av NW to the R-CG zoning will follow previous council-approved policy with the MDP, CTP, and the Guide for Local Area Planning (formerly Guidebook for Great Communities). This will lead to small-scale densification through the development of a new 4-unit development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owners, Ellergodt Design respectfully requests support of this land-use amendment.

Regards,

Ryan Cairns
Residential Designer

Ellergodt Design
beginwithdesign.com

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

March 19, 2024

Summary

Address: 6435 33 Av NW

Current Zoning: R-C1

Proposed Zoning: R-CG

Note: this is an updated document where initial comments were made at the time of application submission. Updated comments are dated Mar 19, 2024 and highlighted for clarity.

Did you conduct community outreach on your application?

Not at the time of LOC submission. Outreach will begin once the application is made.

Update Mar 19: Community outreach has begun and is ongoing. Refer to below summary.

Outreach Summary

Specifically pertaining to this land-use amendment, as this letter is being written before the submission of the application, our outreach has not yet fully begun. However, after the application is submitted and an LOC reference number is created with a file manager, the plan for community engagement includes:

- A postcard drop to the closest 50 neighbours informing them of the land-use amendment, complete with some basic information on what the R-CG zoning is, the property included, and contact information for Ellergodt Design for more information requests, as well as LOC information prompting more information to be obtained through the City.
 - If any questions or comments are received, they will be responded to with answers and clarifications (if any), and compiled for an update to this document prior to CPC
 - **Update Mar 19:** 40 postcards were dropped to the nearest residents in the area on Mar 11 around 6pm. A map of the postcard drop location is attached to this document, along with the postcard itself.
 - **Update Mar 19:** To date, one email was received and no phone calls have been received as a result of the postcards.
- The Bowness Community Association will be sent an email stating our intentions with the LOC and to open up the conversation for feedback
 - **Update Mar 19:** An email was sent to the Bowness CA on Mar 11 offering information about the LOC and a request for any comments, thoughts, or feedback on the proposed zoning. To date, no response has been received yet.
- Councillor Sharp's office will be sent an email stating our intentions with the LOC and to open up further feedback
 - **Update Mar 19:** Councillor Sharp's office was sent an email on Mar 11 looking for any comments or feedback on the zoning and LOC. A response was received from Councillor Sharp's office, citing appreciation for sending material but their opinion is remaining neutral.



Further, during the land-use amendment process, the City will install a notice posting on-site directing further comments or questions to the file manager. If any feedback is received and forwarded to Ellergodt Design, additional information can be provided to those specific parties.

Update Mar 19: The notice posting has been on site and the applicant has not received any direct feedback through the file manager.

Stakeholders

We are intending to make contact with nearby residents in close proximity to this subject property, the community association, the councillor's office, and City planning & development staff. Once the application is further underway, the CPC and City Council will be stakeholders as well.

Update Mar 19: To date, the stakeholders have been one nearby resident, the councillor's office, and city staff namely the file manager Geneva Chaudhary, in addition to the few letters of opposition she has received that were summarized in the DTR.

What did you hear?

When comments and questions come in, this document will be updated prior to CPC.

Update Mar 19: An email was received from a nearby resident (less than 1 block away) on Mar 13. She had included a letter of opposition including several talking points similar to the DTR comments summarized before, with the addition of items including opinions of non-compliance with the ARP, new development not being consistent with existing character of the community, insufficient transit in the area to support more density, and negative effect on property value. A response was sent to the resident on Mar 14 with additional information, context, and responses to some of the talking points.

Update Mar 19: Comments received on the DTR are summarized:

- Stormwater currently pooling on the sidewalk and concerns that the stormwater system is not adequate here
- Increase height, scale and density not being consistent with the Bowness ARP policies
- Increase traffic and decreased availability of parking
- Decreased greenspaces and trees on the parcel

How did stakeholder input influence decisions?

When comments and questions come in, we will assess whether comments are indicative of any change in intent or decision, and this document will be updated prior to CPC.

Update Mar 19: Responses to each comments is as follows:

- Public stormwater management is typically not resolved by the developer for such a small scale development. If there are existing conditions in the public realm (roadway and sidewalk) presenting as problematic, the City



should explore options to correct. That being said, should this LOC be approved, at the Development Permit stage this site would be subject to a DSSP (development site servicing plan) which will be designed in order to collect all rainfall on site for storage to reduce the impacts of City stormwater systems in the event of heavy rain or snowmelt times. This may not solve the existing problem with flooding and pooling on the sidewalk, but it should help alleviate some pressure on the City stormwater system.

- Generally, the goals of the ARP for Residential Land Use include ensuring all existing and new residential development contributes to the enhancement of Bowness, to preserve the community as a viable, safe, and livable community, to promote preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infills of similar density and form, ensuring new development provide attractive residential environments with adequate parking, landscaping, and amenities, and maintaining a variety of housing types capable of accommodating different household types.

It should be noted that R-CG is a low-density land-use zoning and by definition is reactive and compatible with other R-C1 and R-C2 low-density zonings. The maximum height in an R-CG zoned parcel is similar to the maximum height in an R-C1 zoned parcel, when comparing new development to new development. When comparing new development to existing and original development from the community's history, being development largely in the 1950's and 60's, almost all new development is much larger in size inherently. If we compare new development such as single family dwellings and semi-detached dwellings in R-C1 and R-C2 zonings, these are typically much larger than existing dwellings, similar to any new development that could be done in an R-CG zoned parcel. Further, if we consider local context within 2 to 3 blocks, there are many examples of newer and older housing stock within the rowhouse, townhouse, and apartment housing styles, ranging in height from 1 to 3 storeys, ranging in massing and impact, and in a variety of zonings such as R-CG, M-CG, and M-C1, affirming the fact that R-CG is not out of place within this community.

- In response to traffic and availability of street parking, should this LOC be approved, subsequent development at the DP stage would meet bylaw parking requirements by providing on-site parking for new dwelling units. It should be noted that there is a fair amount of street parking available along 67 St NW, adjacent to the CP rail line, as there are no residential developments on the West side of this street.
- In response to reduction of greenspace and trees, this is to some extent true and a side effect of new development in general. However, the R-CG bylaw requires a certain amount of trees and shrubs to be planted on the parcel as well as providing at-grade amenity space for dwelling units which will include a mix of groundcover, which can include grass and wood mulch.

These comments are not necessarily resulting in any changes to the proposed land-use amendment, however they will be taken into consideration during design of the development should the LOC be approved.

How did you close the loop with the stakeholders?

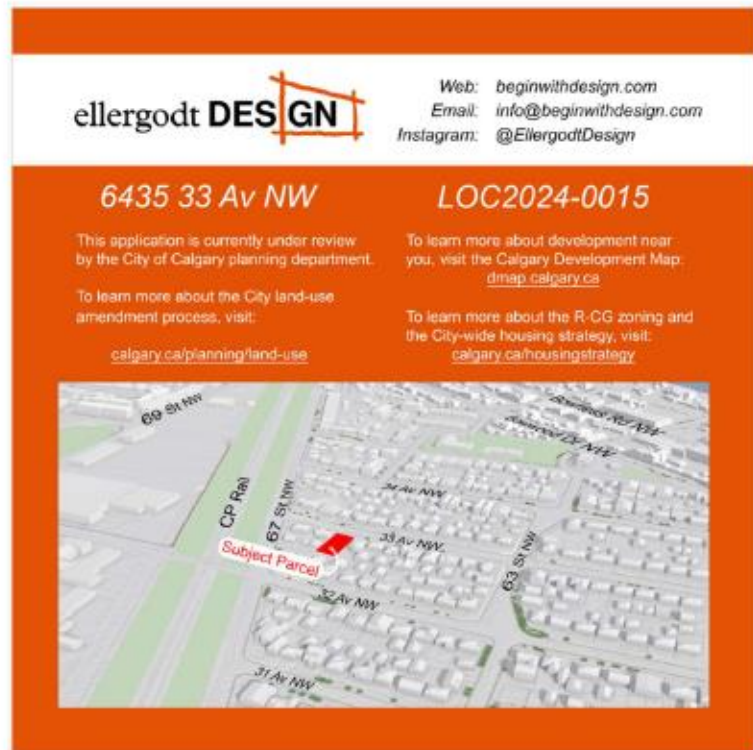
Further in the LOC process, any individuals who contact our office will be notified of when the file will be heard before council for review. They can then choose to attend or speak with their opinions on the development in order to open the conversation before council.

File: postcard drop locations





File: postcard front and back



Policy and Land Use Amendment in Montgomery (Ward 7) at 4840 – 20 Avenue NW, LOC2023-0353

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4840 – 20 Avenue NW (Plan 4994GI, Block 39, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Montgomery Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit for a four-unit rowhouse with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Montgomery, was submitted by Marcel Design Studio on behalf of the landowner, 2534441 Alberta Ltd. (Bikram Gill), on 2023 November 13. A development permit (DP2023-08020) for a four-unit rowhouse with secondary suites was submitted and is under review.

The 0.06 hectare (0.14 acre) corner site is located along 48 Street NW and 20 Avenue NW. The site is currently developed with a single detached dwelling and detached garage with vehicular access from the rear lane.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**Planning and Development Services Report to
Calgary Planning Commission
2024 May 09**

**ISC: UNRESTRICTED
CPC2024-0556
Page 2 of 3**

**Policy and Land Use Amendment in Montgomery (Ward 7) at 4840 – 20 Avenue
NW, LOC2023-0353**

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant sent a letter to nearby residents. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received four public submissions in opposition. The submissions included the following areas of concern:

- loss of community character;
- reduced privacy and impact on views;
- increased noise pollution;
- inappropriate density increase in the area;
- inappropriate building type, massing and height; and
- stagnation of property values.

The Montgomery Community Association (CA) provided a response on 2024 April 25 (Attachment 5). The CA indicated possible support for a built form of four dwelling units with no secondary suites. The CA also indicated they are not in support of a built form of four dwelling units with four secondary suites, citing concerns of overdevelopment and parking issues.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy amendment application will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Planning and Development Services Report to
Calgary Planning Commission
2024 May 09

ISC: UNRESTRICTED
CPC2024-0556
Page 3 of 3

Policy and Land Use Amendment in Montgomery (Ward 7) at 4840 – 20 Avenue NW, LOC2023-0353

IMPLICATIONS

Social

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

Environmental

The application does not include any actions that specifically address the objectives of *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the review of the development permit.

Economic

The proposed land use and policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Montgomery Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery at the northeast corner of 48 Street NW and 20 Avenue NW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with vehicle access from the rear lane.

Surrounding development is primarily made up of single and semi-detached dwellings designated Residential – Contextual One / Two Dwelling (R-C2) District. The property located at the southwest corner of 48 Street NW and 20 Avenue NW and properties one block to the southwest of the site are designated Residential – Grade-Oriented Infill (R-CG) District.

The subject site is located approximately 200 metres (a three-minute walk) from Bowness Road NW, which is a Neighbourhood Main Street. The site is approximately 350 metres (a six-minute walk) from Terrace Road School to the southwest and Montalban Park to the west. Dale Hodges Park, which connects to the Bow River Pathway, is approximately 550 metres (a nine-minute walk) to the northwest. Shouldice Athletic Park and the Montgomery Community Association are approximately 800 metres (a 13-minute walk) to the southeast. The subject site is approximately 1 kilometre (a 17-minute walk) southwest of Market Mall.

Community Peak Population Table

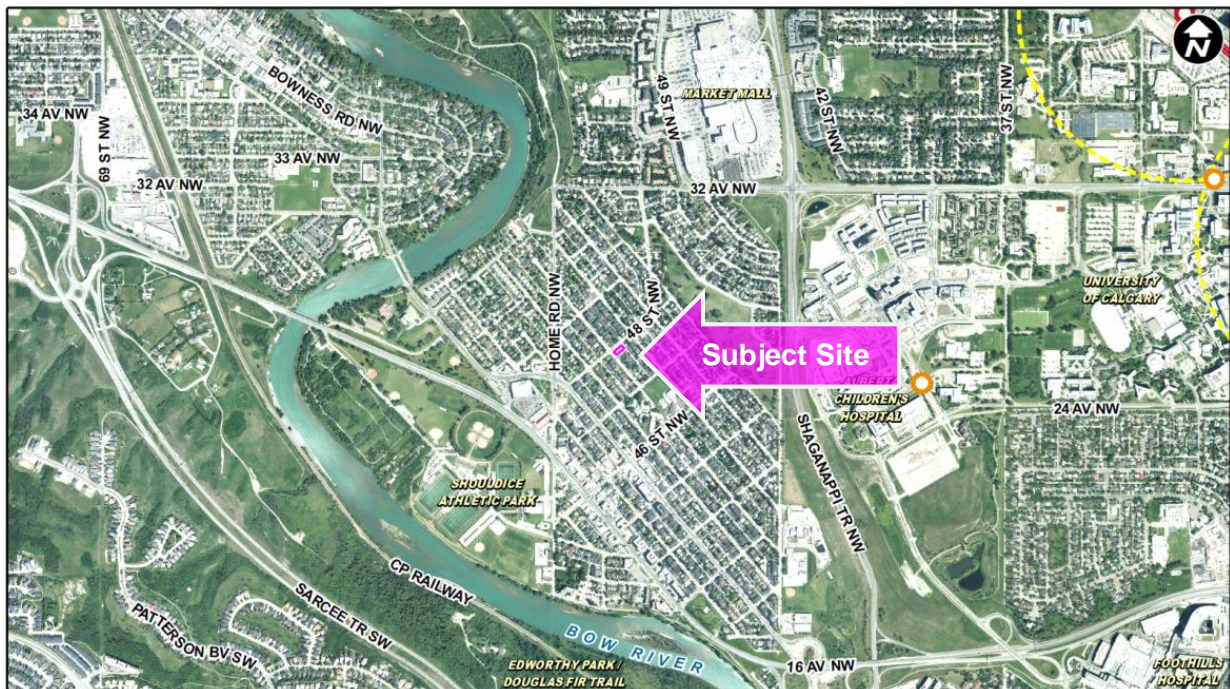
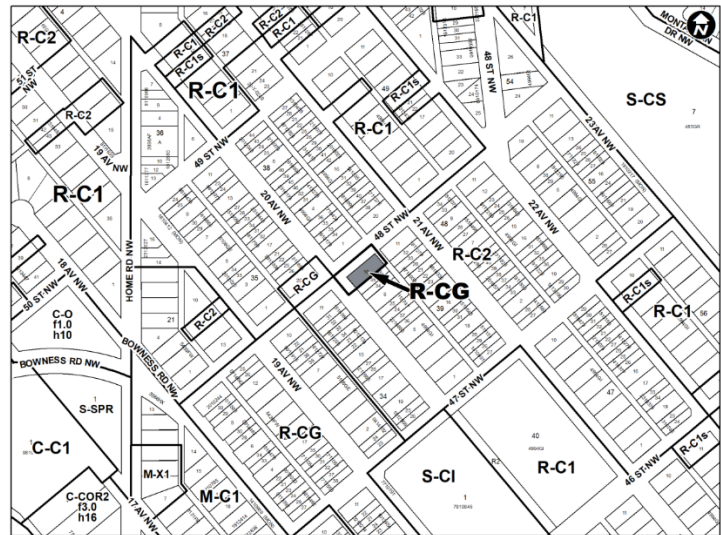
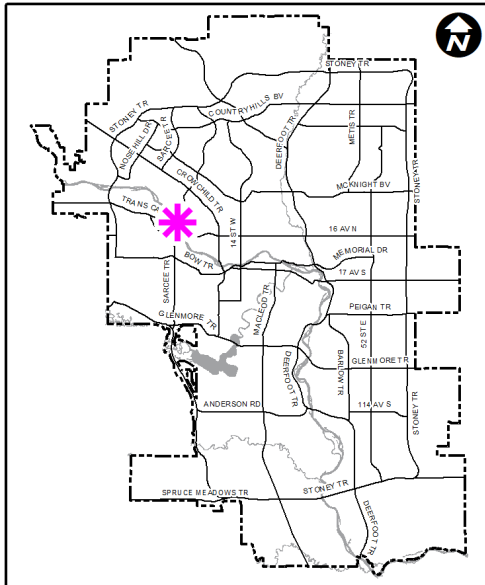
As identified below, the community of Montgomery reached its peak population in 1969.

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	- 772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Montgomery Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and any proposed secondary suites;

- site access and provision of parking;
- landscaping and amenity space;
- mitigation of shadowing, privacy and visual overlook; and
- appropriate building setbacks, massing and landscaping requirements.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 20 Avenue NW and 48 Street NW. Existing on-street bikeways are available on Home Road NW and 22 Avenue NW, providing access to the Always Available for All Ages and Abilities (5A) Network.

The subject site is approximately 150 metres northeast and southwest (a three-minute walk) of transit stops for Route 422 (Dalhousie/Montgomery). Route 1 (Bowness/Forest Lawn), Route 40 (Crowfoot Station/North Hill) and Route 53 (Brentwood Station/Greenwood) transit stops are located approximately 300 metres (a five-minute walk) to the southwest on Bowness Road NW. A transit stop for Route 53 (Brentwood Station/Greenwood), Route 108 (Paskapoo Slopes) and Route 422 (Dalhousie/Montgomery) is approximately 350 metres (a six-minute walk) to the west of the property on Home Road NW.

The R-CG District includes specific requirements to provide alternate mobility storage and secure bicycle parking for units that do not include a dedicated vehicle parking stall. At the time of a development permit application, vehicular parking is to be provided on-site with access from the rear lane.

A Transportation Impact Assessment or parking study was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies

encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District allow for development forms that are low density in nature and are sensitive to the established residential development in terms of building height, scale and massing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable strategies are being explored and encouraged at the development approval stages.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The subject site is located within the Low Density Residential Area as identified on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of household size and incomes.

The Low Density Residential Area policies of the ARP discourage redesignation of residential parcels to higher densities but also notes the importance of increasing and stabilizing Montgomery's population. A minor map amendment is required to accommodate this land use amendment which would amend Figure 1.3: Future Land Use Plan from 'Low Density Residential' to 'Low Density Residential/Townhouse' for the subject site. The proposed amendment will allow the ARP's policies to better align with the MDP, which supports a wider range of low density housing forms.

South Shaganappi Communities Local Area Planning Project

Administration is currently working on the [South Shaganappi Communities local area planning project](#) which includes Montgomery and surrounding communities. Planning applications are being accepted during the local area planning process and are reviewed using existing legislation and Council approval policy.

Proposed Amendment to the Montgomery Area Redevelopment Plan

1. The Montgomery Area Redevelopment Plan attached to and forming part of the Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) Amend existing Figure 1.3 entitled 'Future Land Use Plan' by changing 0.06 hectares \pm (0.14 acres \pm) located at 4840 – 20 Avenue NW (Plan 4994GI, Block 39, Lot 10) from 'Low Density Residential' to 'Low Density Residential/Townhouse' as generally illustrated in the sketch below:

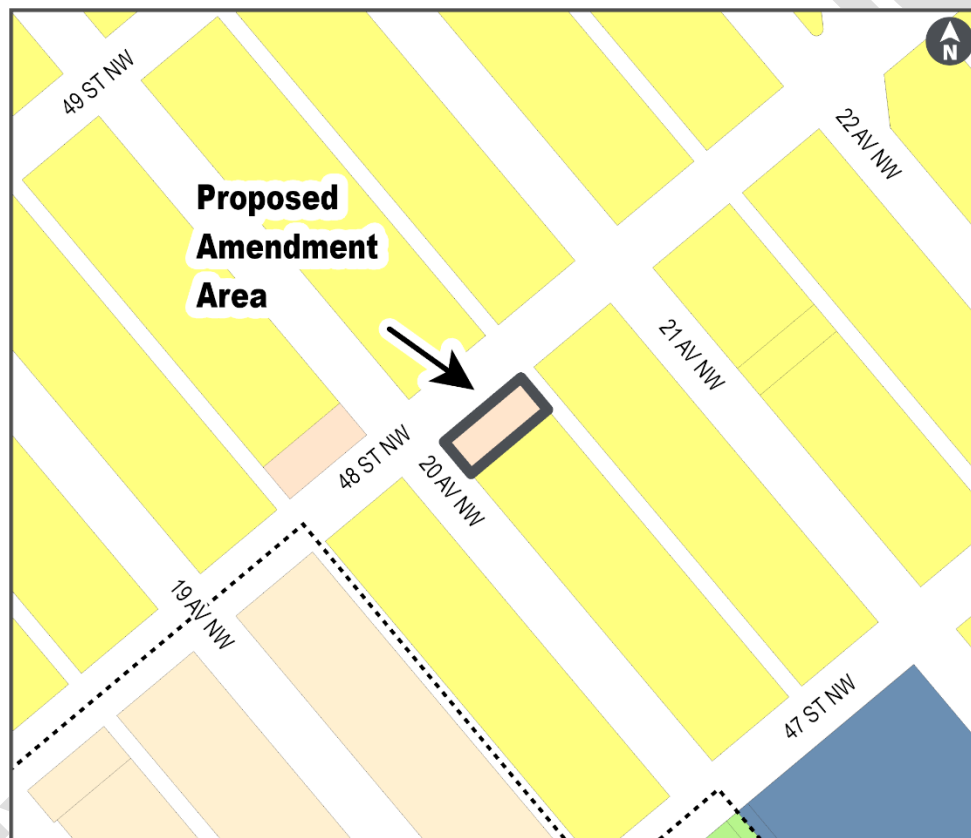
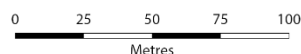


Figure 1.3

Future Land Use Plan

Legend

Main Street Area	Low Density Residential/ Townhouse
Developed Area Guidebook	Parks/ Community Facilities
Neighbourhood Limited	Institutional/ Schools
Low Density Residential	



This map is conceptual only. No measurements of distances or areas should be taken from this map.

Applicant Submission

Company Name (if applicable):

Marcel Design Studio Ltd

Applicant's Name:

Alex Dobrin

Date:

Nov 8, 2023

LOC Number (office use only):

This lot is located in Montgomery, at 4840 20th Ave NW. This is a corner lot at the intersection of 20th Ave NW and 48th ST NW. The owners would like to rezone to R-CG and allow for a 4-unit development. This lot is desirable to rezone for the following reasons:

1. The subject parcel is with in a short walk of a number of amenities such as Shouldice Park, the Montgomery Recreation Centre, schools and the Montgomery Safeway.
2. Both Bowness Rd and 16th Avenue is a short walk and is part of the primary transit network.
3. The corner lot is an ideal location for an R-CG 4 unit development and would create more housing choices.
4. This type of development would achieve a balance between community growth and responsibility. It would assist in optimizing existing and future infrastructure.
5. It encourages high quality urban development.
6. The increased density is minimal and low impact to the adjacent neighbors and the community as a whole.

Applicant Outreach Summary

2024 April 1



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4840 20th Ave NW

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

A letter was sent to neighbors between 49th ST NW and 47th ST SW and 21st Ave NW and 19th Ave NW. Approximately 130 houses were sent the mailers as per the attached map. The letter was sent out on December 23rd with a due date of January 18th.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

4 emails were received from neighbors who were concerned about this proposal.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The neighbors were concerned about parking, massing, privacy, and density.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

The ideas raised about protecting privacy and thinking through massing will influence the design if this land use is approved.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Most of the emails were negative and didn't seem to be open to discussion. No emails were sent back to avoid further negativity.

calgary.ca/planningoutreach



To: Residents of Montgomery

From: Marcel Design Studio Ltd.

**Re: Rezoning & Development Permit application at 4840 20th Avenue NW, Calgary, AB
(LOC2023-0353/ DP2023-08029)**

Dear Residents of Montgomery,

An application for a land use amendment has been applied for at 4840 20th Ave NW. The intent of this land use amendment is to revitalize this property through modest intensification and redevelopment. The existing property has a 1950's bungalow home which is on R-C2 land. A development permit application has also been applied for a 4-unit development through the R-CG land use. This development also proposes 1 suite per unit. A total of 4 suites.

We believe the location's proximity to the primary transit network, parks, schools, and nearby shops, can allow for this modest intensification without detracting from the community's character.

Our intent is to propose a development with 4 units in 1 rowhouse style building. This building would be 3 stories in height with the 3rd floor setback from the lower floors. A low pitch roof would be introduced to reduce the appearance of the building height. There would be minimal windows facing the side yards and of those that are, would be obscured to protect the privacy of those outside and of those inside. The design style of the building is open to feedback as we hear from the neighbours to address parking, massing, and privacy concerns. We believe that we can add character to the community by being open minded and creative to while being mindful of our proximity to neighbouring property lines. Lastly, our desire is to positively impact the neighbourhood, with the goal being designing a building that fits in with the community and neighbouring homes. With that in mind, our communication with the neighbours will continue throughout the development permit process.

Our team would like to hear from you and welcome any community feedback until January 18th, 2024. We encourage you to send us an email to rezoning@marceldesignstudio.com

Sincerely,

Marcel Design Studio Ltd.

MARCEL DESIGN STUDIO LTD.



Community Association Response

2024 April 25

Hi Selena,

thanks for reaching out. Has the applicant indicated what they are planning to develop on this site?

Since it is an end-cap we may support a multi-residential unit with 4 units, however, if the applicant is planning for 8 suites (4 main and 4 secondary) then will not be supportive.

Our main concern is over-development and lacking of parking. There has been an extreme oversight to allow for the decreased parking requirements. This is going to cause major frustrations with future owners, neighbors and general community harmony.

Let me know if require anything further.

Regards,
Harminder

**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Broadview Road NW,
LOC2024-0039**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2002 Broadview Road NW (Plan 5151O, Block 23, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single-detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment in the northwest community of West Hillhurst was submitted by Horizon Land Surveys on behalf of the landowner, Abdullah Durdu, on 2024 February 14. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to provide for a greater range of housing types in the community.

The approximately 0.06 hectare (0.14 acre) site is located on the northwest corner of Broadview Road NW and 19 Street NW. It is currently developed with a single detached dwelling and detached garage and has rear lane access. The site is approximately 200 metres (a three-minute walk) south of Kensington Road NW, a Neighbourhood Main Street as identified in the MDP, and 100 metres (a two-minute walk) north of Memorial Drive NW. The site is directly north of a large open space containing a soccer field.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**Planning and Development Services Report to
Calgary Planning Commission
2024 May 09**

**ISC: UNRESTRICTED
CPC2024-0553
Page 2 of 3**

**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Broadview Road NW,
LOC2024-0039**

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant delivered postcards to residents within a 100 metre radius of the site and spoke with residents through door knocking. The applicant also organized an online meeting with the West Hillhurst Community Association and contacted the Ward 7 Councillor's Office but received no response. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters neither in support nor opposition and one letter in opposition citing the following concerns: lack of available street parking on 19 Street NW and Broadview Road NW and a reduction in property values.

The West Hillhurst Community Association provided a response to this application on 2024 March 20 (Attachment 4) identifying the following concerns:

- community lacks "Primary Transit" and BRT routes and The City should prioritize transit;
- traffic will impact the intersection of 19 Street NW and Memorial Drive NW;
- parking is insufficient and street parking is not permitted along 19 Street NW;
- future development should be built with high-quality materials;
- tree bylaw and sidewalk remediation should be followed;
- applicant should be required mitigate water drainage at this location; and
- tree schedule should be followed and monitored.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. In response to public concerns, the building and site design, on-site parking, number of units, site drainage, landscaping and tree preservation will be reviewed and determined at the development permit stage.

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

Planning and Development Services Report to
Calgary Planning Commission
2024 May 09

ISC: UNRESTRICTED
CPC2024-0553
Page 3 of 3

**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Broadview Road NW,
LOC2024-0039**

IMPLICATIONS

Social

The proposed R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and confirmed at subsequent development approval stages.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services while providing more housing choices in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of West Hillhurst on the northwest corner of Broadview Road NW and 19 Street NW. The site is approximately 0.06 hectares in size (0.14 acres) and is approximately 15 metres wide by 38 metres deep. It is currently developed with a single detached dwelling and detached garage with vehicular access from the lane.

Surrounding development is characterized by mainly single detached and semi-detached dwellings on lands designated Residential – Contextual One / Two Dwelling (R-C2) District. Two sites designated Residential – Grade-Oriented Infill (R-CG) District are located at the northeast corner of Bowness Road NW and 19 Street NW and Broadview Road NW and 20 Street NW. Lands immediately to the south are designated Special Purpose – Recreation (S-R) District and contain a soccer field.

The site is located approximately 200 metres (a three-minute walk) south of Kensington Road NW, which is identified as a Neighbourhood Main Street by the *Municipal Development Plan* (MDP) and contains a mix of commercial, residential and mixed-use developments. Memorial Drive NW is located 100 metres (two-minute walk) south of the site and the Bow River Pathway is located approximately 150 metres (three-minute walk) south of the site.

Madeleine d'Houet School is located 600 metres (a 10-minute walk) and Louise Dean School is located 750 metres (a 13-minute walk) northwest of the site on Kensington Road NW. Queen Elizabeth School is 700 metres (an 11-minute walk) to the northeast.

Community Peak Population Table

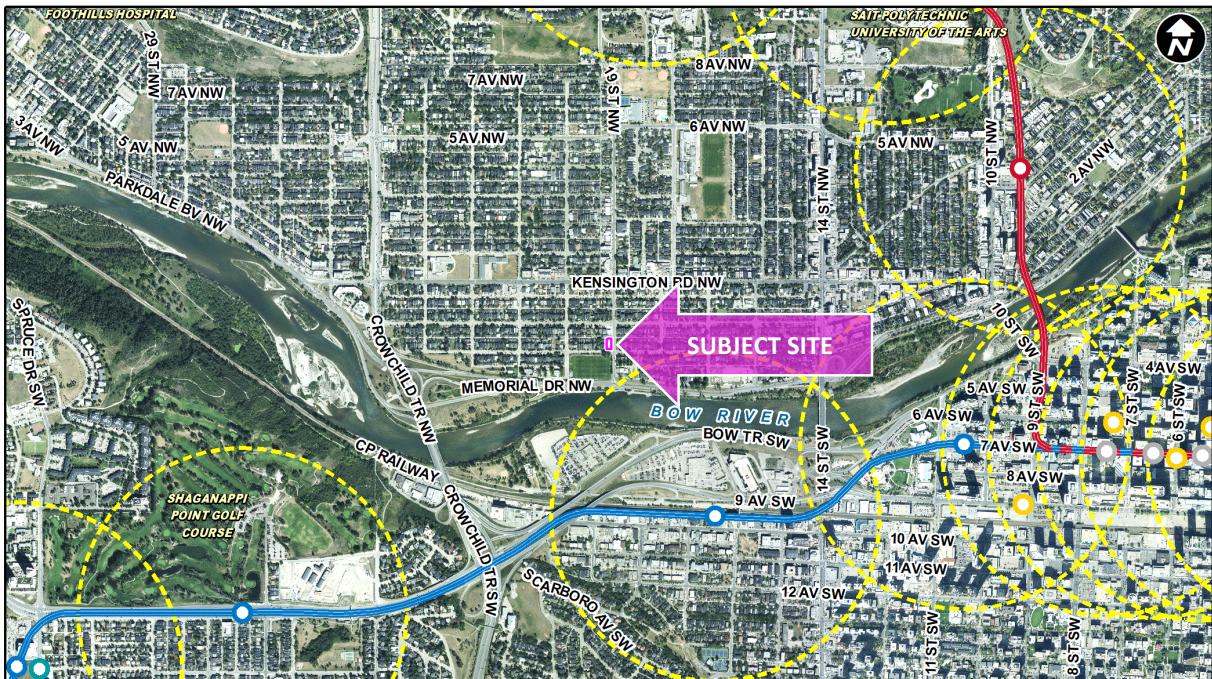
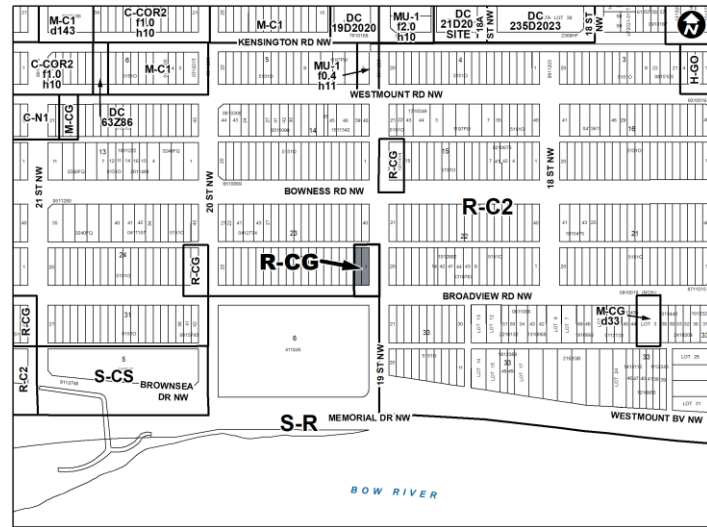
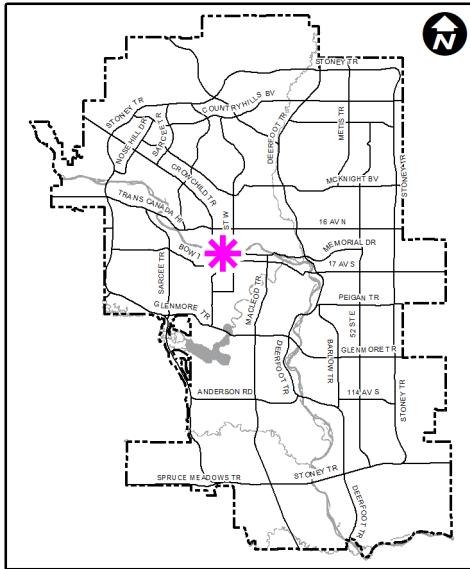
As identified below, the community of West Hillhurst reached its peak population in 1968.

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6.17%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [West Hillhurst Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height, massing, landscaping, and parking.

Transportation

Pedestrian access to the site is provided by public sidewalks along Broadview Road NW and 19 Street NW. 19 Street NW north of Bowness Road NW contains an existing on-street bikeway that forms part of the Always Available for All Ages and Abilities (5A) Network and the Bow River Pathway lies approximately 150 metres (a three-minute walk) to the south.

The site is located approximately 250 metres (a four-minute walk) south of transit stops on Kensington Road NW, which are served by Route 1 (Bowness/Forest Lawn). Kensington Road NW is identified as part of the Primary Transit Network as shown on the MDP's Map 2: Primary Transit Network and is identified as a Main Street, which are key transportation and commercial corridors.

Access to the site will be from the lane and will be confirmed at the time of the development permit. On-street parking is prohibited on 19 Street NW from Memorial Drive NW to Bowness Road NW but is available adjacent to the subject site on Broadview Road NW.

A Transportation Impact Assessment was not required for this application.

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required for this application.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of the development permit review stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposed land use amendment is in keeping with the overall policy objectives of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Riley Communities Local Area Planning Project

Administration is currently working on the [Riley Communities local area planning project](#) which includes West Hillhurst and surrounding communities. The proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft Riley Communities Local Area Plan. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Feb. 9th, 2024

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.058 hectare site from R-C2 to R-CG to allow for:

- rowhouses, townhouses and cottage housing clusters in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 2002 Broadview RD NW, is a corner lot located in the community of West Hillhurst along Broadview RD NW and 19 Street NW. The lot is currently developed with a single detached dwelling built in 1950. Surrounding houses are mostly single detached or semi-detached although there are approved R-CG lots in nearby blocks. Broadview Park is immediately to the south of the site.

The site is approximately 0.058 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is within 200 meters of Kensington RD NW main street where many commercial, social and multi-residential establishments are located.

The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development,

including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

Applicant Outreach Summary

2024 March 28



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2002 Broadview Road NW

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On Oct. 20th, 2023, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

On Mar. 18th, 2024, an online meeting with planning committee of West Hillhurst Community association was organized.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

Community association also brought up concerns with regards to lack of public transit in the area, increased traffic flow to the community due to the development, parking issues, utility services including sanitary and storm and tree protection.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We believe those concerns can be properly dealt with at the development permit stage.

According to R-CG bylaw, the side setback is increased to 3 meters on the side neighbouring another residential dwelling. Also even though, the maximum height is 1 meter higher, R-CG bylaw require lower height at perimeter.

Traffic, parking, deep services and tree protection are all part of the bylaw requirement we have to follow strictly.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-CG.

calgary.ca/planningoutreach

Community Association Response

2024 March 20

The WHCA submits the following:

- The West Hillhurst Planning and Transportation Committees request the City of Calgary prioritize the lack of transit infrastructure within our community to accommodate the increase in population density.
- West Hillhurst does not currently have any transit routes (including the newly revised Route 1 as of Fall 2023) that satisfy the City's own definition of "Primary Transit". In the 2020 Calgary Transportation Plan, this is defined as i) <10min frequency ii) 15 hrs a day iii) 7 days a week.
- West Hillhurst also does not have a BRT Route such as Route 305 BRT service as providing Primary Transit to West Hillhurst. This route was discontinued in Fall of 2023. As background, this route was always incorrectly classified as "BRT" service - its name a relic from 2018 when it was replaced by the MAX Orange Route on 16th Ave. Previously, Route 305 ran 3 buses during the AM & PM rush hours periods respectively, on a 30 minute frequency. This was more properly classified as "express bus" service.
- We are generally concerned about the increased vehicular traffic volume that will occur under the proposed land use designation and the impact it will have at the difficult 19 St and Memorial Drive NW intersection.
- There is insufficient parking for the number of proposed units and not enough allowable space to appropriately accommodate street parking. Street parking is not permitted along 19 St due to emergency services at that corner and street parking would impede emergency vehicles.
- The WHPC expects the development to be built with high quality materials such as brick or stone.
- We expect assurances from the builder that the tree bylaw and sidewalk remediation will be followed.
- The applicant should be required to mitigate water drainage at this parcel as it is particularly obstructed at this corner.
- New developments are required to plant trees to enhance our neighbourhood's urban canopy. We expect the tree schedule to be followed and monitored as per the City's tree requirements for new homes bylaw: <https://www.calgary.ca/development/home-building/new-home-trees.html>
- Please see the attached letter regarding treeless homes in West Hillhurst.

Karen Dahl

Planning Committee Coordinator

West Hillhurst Community Association

whcaplanningcommittee@gmail.com



West Hillhurst Community Association

June 19, 2023

Re: Treeless Homes in Hillhurst and West Hillhurst

Dear Councillor Wong,

The West Hillhurst Board of Directors is concerned with the number of new developments that have not adhered to the City's tree requirements for new homes bylaw. Roughly forty recent developments have not complied with the tree requirements for new homes.

<https://www.calgary.ca/development/home-building/new-home-trees.html>

Under Land Use Bylaw 5 section 346.1, trees are to be planted within one year of home completion and maintained for a minimum of two years. This is a complaint driven system with no follow up to enforce the bylaw. A development inspector has explained that complaints filed more than 24 months after completion are dismissed.

The City's website does not mention a time limit on complaints or how and where to file them. Neglecting to enforce the City's tree planting bylaw directly undermines the objectives of the City's climate emergency declaration.

Given how widespread the violations have been, we request that the bylaw be amended in such a way as to ensure that compliance is specifically shown to be the responsibility of City staff, perhaps through a developer bond or scheduled inspection, rather than limited to citizen complaints.

Thank you for your assistance,

WHCA Board of Directors

**Policy and Land Use Amendment in Beltline (Ward 8) 215 – 14 Avenue SW,
LOC2023-0392**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report CPC2024-0431 to the 2024 June 4 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 215 – 14 Avenue SW (Condominium Plan 8110899, Units 1 to 55) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Performing Arts Centre, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a Performing Arts Centre use in an existing apartment building in the Beltline.
- The proposal seeks to provide an additional amenity in an existing building in a high density neighbourhood, contributing to a complete community, in alignment with the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed additional Performing Arts Centre use will be of benefit to residents in the existing building, nearby properties, and the Beltline community by providing an additional service.
- Why does this matter? The proposal will complement the residential uses in the existing building and the local community.
- A minor amendment to the *Beltline Area Redevelopment Plan* is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy and land use amendment application in the southwest community of Beltline was submitted by Dobbin Consulting on behalf of the landowner, Condominium Corporation 811 0899, on 2023 December 18. As indicated in the Applicant Submission (Attachment 4), the proposed land use district allows for the introduction of an ancillary Performing Arts Centre use in an existing residential building. The predominant residential nature of the building will remain. A minor map amendment to the Beltline Area Redevelopment Plan (ARP) is required and accompanies this land use amendment application (Attachment 2).

The approximately 0.13 hectare (0.32 acre) midblock site is located half a block west of 1 Street SW and fronts 14 Avenue SW, located 2 blocks from 17 Avenue SW. The site is occupied by a

**Policy and Land Use Amendment in Beltline (Ward 8) 215 - 14 Avenue SW,
LOC2023-0392**

nine-storey apartment building. The site is surrounded by high density development with apartment buildings to the east, west and south, with Haultain Park to the north.

No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including the location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/ interested parties and respective community association was appropriate. In response, the applicant created an engagement website where neighbours could submit feedback on the project, delivered flyers to 35 residences and commercial businesses surrounding the development site as well as contacted the Ward 8 Councillor, the Beltline Neighbourhood Association (NA) and the Victoria Park Business Improvement Area (BIA) to inform them of the details of the application. The Applicant Outreach Summary can be found in Attachment 5. The applicant considered feedback received to be broadly supportive.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/ interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

One letter was received noting that the proposed use should have suitable measures to protect occupiers of the existing apartment building from undue noise.

Administration considers this to be a development permit concern and considers this land use amendment to be appropriate.

No comments from the NA were received at the time of writing this report. Administration contacted the NA to follow up and no response was received.

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

**Policy and Land Use Amendment in Beltline (Ward 8) 215 - 14 Avenue SW,
LOC2023-0392**

IMPLICATIONS

Social

This land use amendment would create the opportunity to provide a service within an existing high density apartment building, to the benefit of occupiers of the existing building and surrounding community.

Environmental

This application does not include actions that specifically address objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This land use amendment would allow for the creation of a Performing Arts Centre business to the benefit of the Beltline community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Beltline Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Beltline, located mid-block along 14 Avenue SW. The site is approximately 30 metres wide and 42 metres long, with an area of approximately 0.13 hectares (0.32 acres). The site is opposite Haultain Park (to the north) with high density development comprising existing apartment buildings to the east, west and south. The site is 2 blocks north of 17 Avenue SW.

Community Peak Population Table

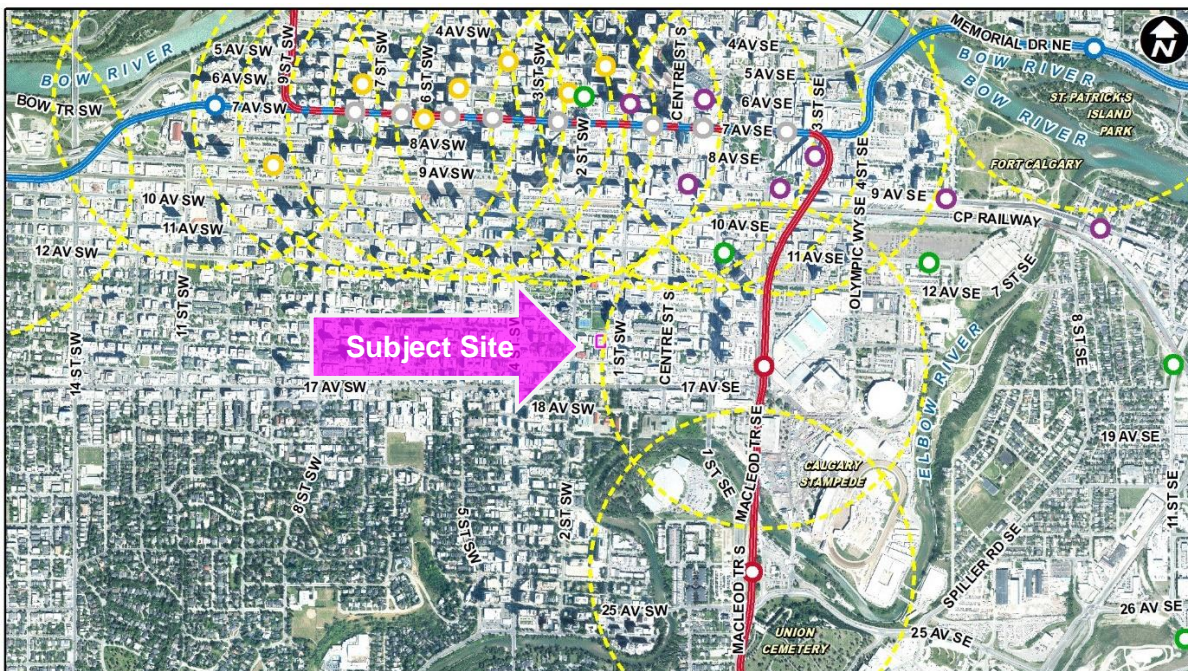
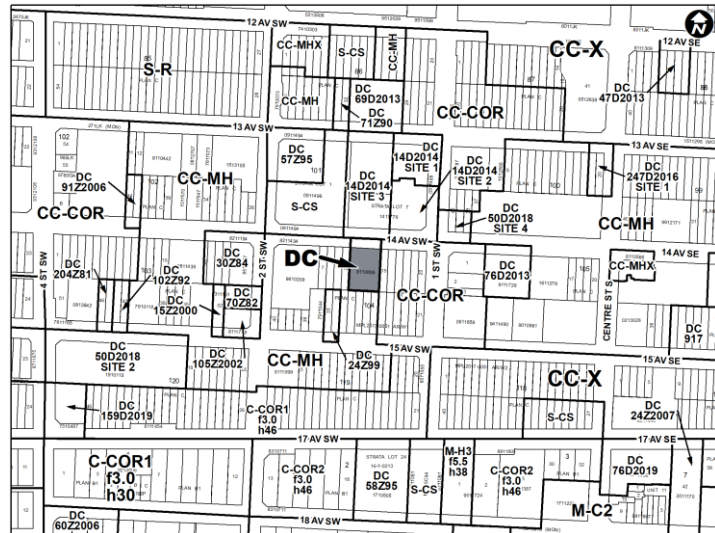
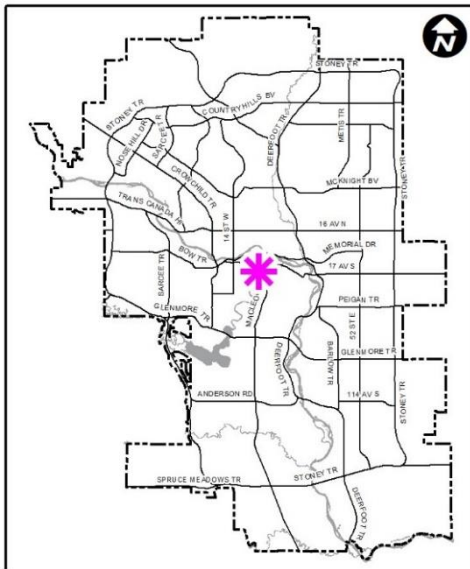
As identified below, the community of Beltline reached its peak population in 2019.

Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Beltline Community Profile](#)

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject parcel is currently designated as a Direct Control (DC) District ([Bylaw 114D2016](#)). This DC District is based on the Centre City Multi-Residential High Rise District (CC-MH) and provides the additional discretionary uses of office, food kiosk and outdoor café in an existing building, with development rules related to the maximum size and location of these uses.

The land use rules from the existing DC District, together with the existing base district, have been carried forward to this proposed DC District. In addition, new rules have been created to allow a Performing Arts Centre use to operate at or below grade in the existing apartment building.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to the unique characteristics and innovative ideas proposed by the applicant. This proposal allows for the new use of a Performing Arts Centre to operate in the basement of the existing apartment building while maintaining the CC-MH District to accommodate the existing high rise. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

The rules of the CC-MH District applied by the existing DC District continue to regulate the development form and density of the apartment building which occupies the site and are carried forward to the proposed DC District. In addition, this DC District allows for the additional use of a Performing Arts Centre, at grade or in the basement of the existing apartment building, which can provide a service to residents of the apartment building and the local community. The number of residential units in the building will remain unaffected.

Transportation

Pedestrian access to the site is from 14 Avenue SW which is classified as a Residential Street. Nearby Calgary Transit routes include Route 7 (Marda Loop) which has a stop on 17 Avenue SW, 280 metres (a five-minute walk) south of the site and Route 17 (Renfrew/Ramsay) with a stop on 4 Street SW which is 350 metres west (a six-minute walk) from the site. The on-street bikeways on 2 Street SW and 15 Avenue SW are within 100 metres and 150 metres from the site, respectively. The site is 700 metres (a 12-minute walk) from the Elbow River pathway system. This segment of 14 Avenue SW has a two-hour time limit parking restriction Monday through Friday between 7:30 a.m. and 6:00 p.m.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water, storm and sanitary sewers are available for connection. The parcel is partially in the Bylaw Flood zone and will need to adhere to the bylaw flood requirements during redevelopment.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site falls in the Greater Downtown Activity Centre in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). MDP planning policies emphasize this area of the city as

the primary hub for business, employment, living, culture, recreation and entertainment, through supporting the greater downtown as a concentration of employment, with high density residential development which includes support services. This land use amendment aligns with MDP planning policy, as the additional use of Performing Arts Centre will provide an additional service to the existing community, while at the same time complementing the primary residential use of the building and will be in keeping with the character of the local area.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Beltline Area Redevelopment Plan (Statutory – 2018)

The [Beltline Area Redevelopment Plan](#) (ARP) identifies the subject site as being within the primarily residential land use typology in the Land Use Concept Map (Map 3). Residential development is the predominant focus of this area with compatible accessory retail, personal service and institutional uses to support the local residential population. The Beltline ARP provides further specific planning policy direction to encourage residential uses at grade and discourage non-residential uses above the first floor of the building and provides a map which identifies where non-residential uses may be considered appropriate (Map 3B).

A minor amendment to Map 3B of the Beltline ARP is required and accompanies this application. Administration considers this minor ARP amendment and land use amendment to be acceptable because the proposed Performing Arts Centre will be incorporated at and below grade in an existing building and the site is in close proximity to other commercial development on 17 Avenue SW.

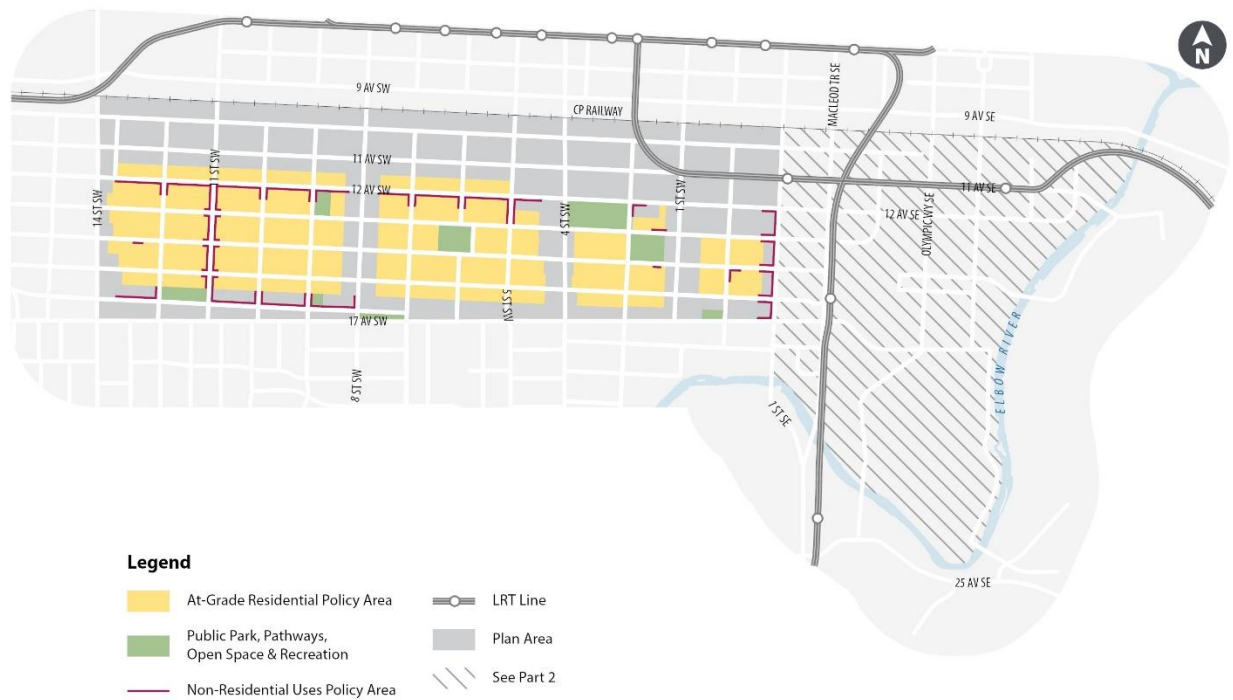
Proposed Amendment to the Beltline Area Redevelopment Plan

1. The Beltline Area Redevelopment Plan attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:
 - (a) In Part 1, delete the existing Map 3B entitled 'Policy Areas' and replace with the Revised Map 3B entitled 'Policy Areas' attached as Schedule 'A'.

TEXT FOR DISCUSSION

SCHEDULE A

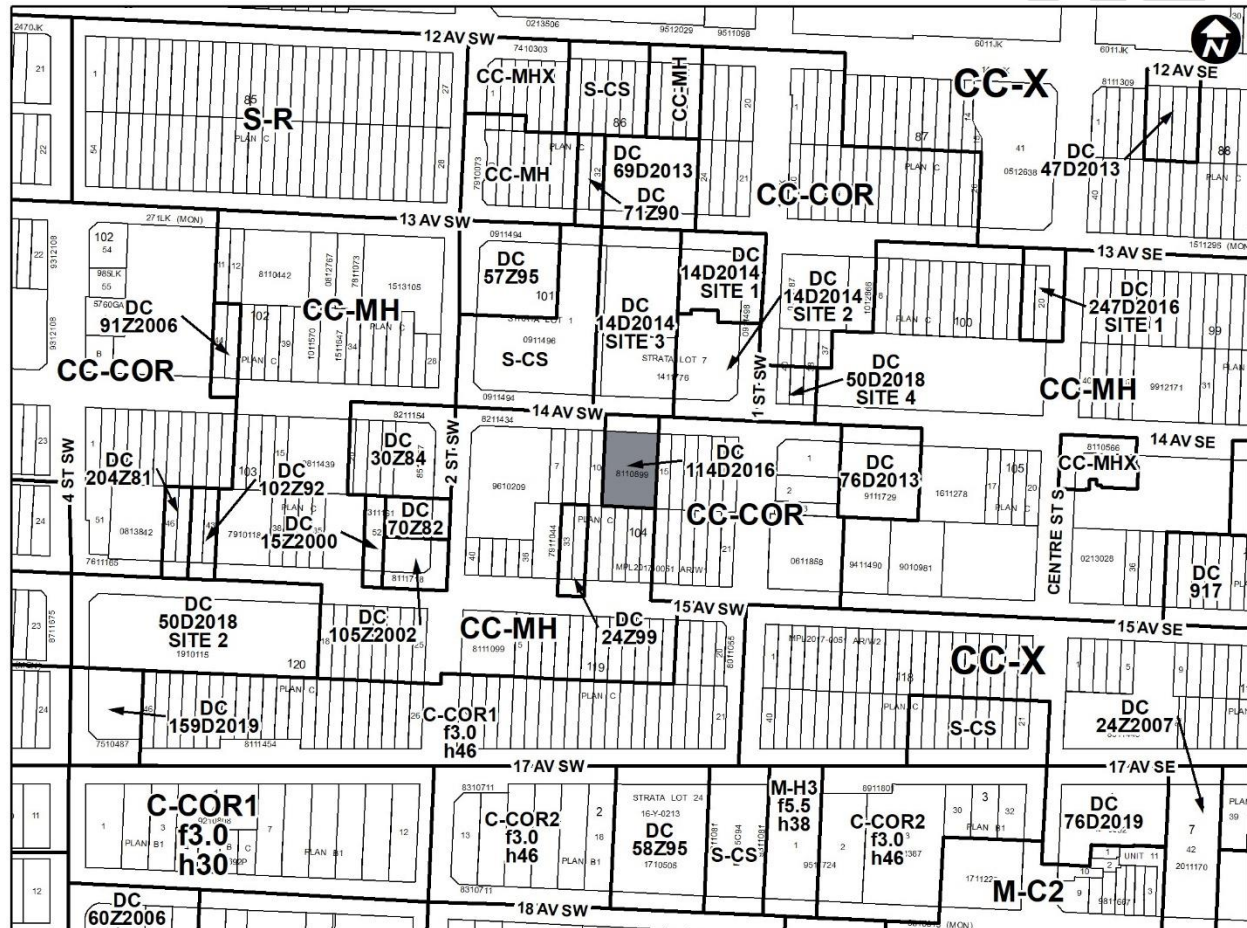
Map 3B Policy Areas



Proposed Direct Control District

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 replacing it with 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".

SCHEDULE A



Permitted Uses

- 4 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 (1) The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of the following uses:
- (a) **Food Kiosk;**
 - (b) **Office;** and
 - (c) **Outdoor Café.**
- (2) The following **uses** are additional **discretionary uses** in this Direct Control District if they are located within a **building** existing on the date of passage of this Direct Control District Bylaw:
- (a) **Performing Arts Centre.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District

Location of Uses Within Buildings

- 7 A **Performing Arts Centre** must be located at or below **grade**.

Use Area

- 8 (1) The maximum **use area** of an **Office** is 213.80 square metres.
- (2) The maximum **use area** of a **Food Kiosk** is 20.0 square metres.
- (3) The maximum **use area** for the **Performing Arts Centre** is 300.0 square metres.

Relaxations

- 9 The **Development Authority** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

2024 February 23

This application proposes to re-designate a property located at 215 14 Avenue SW, Fontainebleu Estates, in the community of Beltline, from to a Direct Control bylaw to add a Performing Art Centre Use to the existing Direct Control bylaw 114D2016.

The existing nine-storey 55-unit residential building was built in 1980 then was converted to a mixed-use building in 2016 when the residential pool was removed to create a commercial bay area that was then sold to a commercial owner who has developed the space into an intimate 70-seat theatre venue. Previously, the development and building permits issued were approved under the Office use in the DC, however the owner was subsequently informed that a Performing Arts Centre use was required for operation of the theatre space that has now been fully constructed.

The immediate zoning context area is characterized by a wide range of multi-residential and commercial developments in various forms and densities. The site faces Haultain Park across 14 Avenue SW and adjoins existing mid- to high-density residential development along its remaining edges.

The existing Direct Control Bylaw 114D2016 is based on the Centre City Multi-Residential High Rise District (CC-MH) zoning with the addition of three (3) non-residential uses: Office, Food Kiosk and Outdoor Café.

The CC-MH base district allows for a wide range of residential uses of various forms and density, and a limited range of non-residential uses that support the local area and complement the primarily residential building forms of the Beltline Community.

The benefits of this re-designation include offering Beltline Community residents access to art and cultural opportunities in alignment with the Greater Downtown Plan principles including:

- Creating opportunities for “Social Interaction: Build gathering places for civic, arts, cultural, recreation and entertainment activities, and neighbourhood get-togethers.” (pg 26)
- Celebrate diversity, culture, art and history and allowing greater access to arts, culture and education. [And to] Support the development of spaces that provide artistic and cultural uses as a method for advancing the long-term economic and social sustainability goals for Greater Downtown communities and residents. (pg 35)

Applicant Outreach Summary

2023 December 13

Project name:

Did you conduct community outreach on your application? YES or NO

Yes

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Based on City of Calgary's outreach Assessment Tool, this application is ranked as 1A - Direct Approach classification. As recommended, 2-3 tactics for community outreach to a targeted audience have been used from the Outreach Strategies and Techniques:

1. Create an engagement website where neighbours could submit feedback on the project at EngageTheTheatre.ca (information on LOC and policies)
2. Posted / delivered flyers to 35 residences and commercial businesses in the community surrounding the development (attached as pages 3 & 4).
3. Direct email and phone number provided for engagement feedback
4. Feedback loop will be closed by providing updates on the website

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate residential neighbours & businesses via posted/delivered flyers (see map pg 3).

Direct email contact to:

- Planning & Development, Beltline Association (no response)
- Victoria Park Business Improvement Area (no response)
- Ward 8 office

(reply by Planning & Development Advisor)

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

No emails from the public have been recieved at the time of application submission.
Four in-person attendees at the Open House were supportive of the Use and
impressed
by the developed space.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

No feedback requesting changes to space or application have been received.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Feedback and DTR1 items identified will be posted to the website.

The Outreach Report will be updated prior to CPC.

YOU'RE INVITED!

**Land Use Redesignation
OPEN HOUSE**
Wed. Dec 6th, 6:00-8:00 pm at
The Theatre
101-215 14 Avenue SW

The Theatre is located on the main floor of the Fontainebleau Building, a 9-storey residential tower located in the Beltline community. This creative redevelopment of the original residential pool for the building created a commercial bay and converted the building to mixed-use.

The 70-seat theatre was developed by The Centre for Artistic Development and is publicly referred to as The Theatre, one of Canada's first independently owned and privately funded theatres.

To use the space as a theatre and art centre, an additional Use needs to be added to the existing Direct Control Bylaw 114D2016.

"255 "Performing Arts Centre" means a use where live performance of theatre, music, dance or other artistic activities are available to the public..." Land Use Bylaw

Join us for an Open House to tour The Theatre and provide your feedback on the Redesignation application.

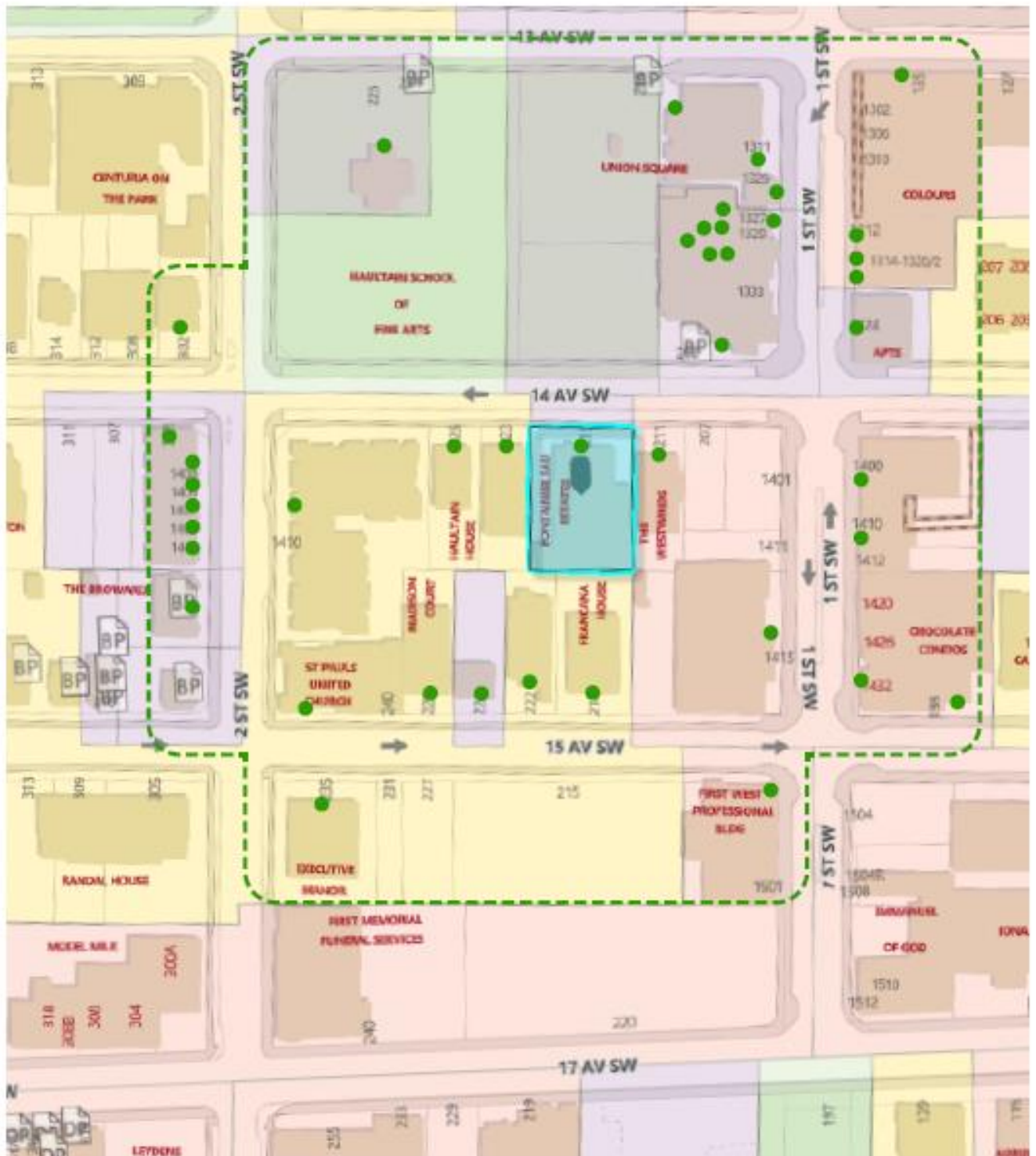


The Theatre is located on the main floor of 215 14 Ave SW

Join us at the Open House or visit the engagement website for a walk-thru video, further information, engagement updates, and to provide your feedback:

EngageTheTheatre.ca

Engagement Flyer Posting Locations (35 count):



Land Use Amendment in Inglewood (Ward 9) at Multiple Addresses, LOC2023-0198

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.39 hectares \pm (0.96 acres \pm) located at 1003, 1005, 1007, 1009 and 1013 – 11 Street SE (Plan A2, Block 13, Lots 8 to 15) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f6.3h38) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a street-oriented mixed-use development with commercial storefront required at grade to promote active streetscape.
- The proposal enables Transit Oriented Development (TOD) near the future Green Line Ramsay-Inglewood LRT Station, facilitates an active pedestrian environment to align with the Ramsay-Inglewood Public Realm Improvements project, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would enable more housing opportunities within the inner city, support alternative modes of transportation, provide additional commercial amenities in the area and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would provide additional commercial and employment opportunities, align with the City's growth direction and infrastructure investments and contribute to creating a vibrant TOD site next to the future LRT station.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application, located in the southeast community of Inglewood, was submitted by Meditated Solutions on behalf of the landowner Cumming Properties Ltd. on 2023 July 13.

The subject site is comprised of five parcels with a combined area of approximately 0.39 hectares (0.96 acres). The site is located one block south of the 9 Avenue SE Neighbourhood Main Street (a two-minute walk) and is in close walking distance to numerous transit services all within less than 300 metres (a four-minute walk) including BRT stops near 9 Avenue SE and the Green Line Ramsay-Inglewood LRT Station is proposed approximately one block south of the site.

As per the Applicant Submission (Attachment 2), the intent of this application is to facilitate a higher density mixed-use building with required commercial uses at grade and residential dwelling units above. The proposed Mixed Use – Active Frontage (MU-2f6.3h38) District would allow for a maximum floor area ratio (FAR) of 6.3 (building floor area of approximately 25,000 square metres) and a maximum building height of 38 metres (approximately 10 to 12 storeys).

Land Use Amendment in Inglewood (Ward 9) at Multiple Addresses, LOC2023-0198

No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with the public/interested parties and the community association was appropriate. In response, the applicant met with the Inglewood Community Association (CA), Inglewood Business Improvement Area (BIA), Ward 9 Councillor's Office and contacted adjacent landowners and businesses regarding the proposal. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter of opposition from the public. The letter of opposition identified concerns about the losing of the existing character building, traffic congestion, parking shortage, building height and shadow impacts.

The Inglewood CA provided a letter of support on 2023 November 20 (Attachment 4). The CA supported the proposal to accommodate higher density development on this site but had concerns with building height proposed over six storeys and indicated that adequate parking should be provided with the future development. No formal letter was received from the Inglewood BIA. Administration followed up with the Inglewood BIA but did not receive further response on the proposal.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal enables sustainable long-term urban growth in area supported by primary transit and amenities, and the proposed density would allow for the opportunity to redevelop this site into a TOD. The existing building is not identified on the Inventory of Evaluated Historic Resources, however there would be opportunity to explore commemorative features explaining the historical significance of the site at the development permit stage. The building and site design, setbacks, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

Land Use Amendment in Inglewood (Ward 9) at Multiple Addresses, LOC2023-0198

IMPLICATIONS

Social

This proposal provides additional housing options that may better accommodate the varied housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

Environmental

The proposal would enable compact urban development next to a future LRT station, and would support alternative modes of transportation including public transit, walking, and cycling. This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stages.

Economic

The proposed land use amendment would enable more efficient use of existing infrastructure and maximize the Green Line investment. The proposal would also enable additional commercial and employment opportunities within this community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Inglewood and fronts onto both 10 Avenue SE and 11 Street SE. The site, comprised of five parcels, is approximately 0.39 hectares (0.96 acres) in size and is approximately 77 metres wide by 58 metres deep, although irregularly shaped. The site is relatively flat and is currently occupied by a commercial use known as 'Crown Surplus'. The site abuts the Canadian Pacific Kansas City Limited (CPKC) Railway to the southwest and is one block south of the 9 Avenue SE Main Street.

Surrounding land use is characterized by primarily commercial developments. Developments to the north include historic buildings known as National Hotel and East End Livery Barn which are designated Direct Control (DC) District ([Bylaw 73D2011](#)) and allows commercial development up to 34 metres (approximately 11 storeys). Developments to the east include a commercial building and a vacant lot designated Commercial – Corridor 2 (C-COR2 f2.8h12) District which allows building height up to 12 metres (approximately four storeys), and further southeast is the Inglewood Mixed Use Fire Station site designated Mixed Use – General (MU-1f6.5h45) District which allows a maximum building height up to 45 metres (approximately 15 storeys). Developments to the south and west include the Smithbilt Hat manufacturing building and the Livery Shop building both designated DC District ([Bylaw 1Z93](#)) which allows commercial development up to 20 metres (approximately six storeys).

The site is close to several high frequency transit services with a BRT stop on 11 Street SE (80 metres or a one-minute walk), Max Purple BRT stop on 9 Avenue SE (160 metres or a two-minute walk) and the future Green Line Ramsay-Inglewood LRT Station (150 metres or a two-minute walk) one block south of the site. The site is also one block away from the 12 Street SE cycle track and is within a multitude of walkable amenities including the 9 Avenue SE Main Street, Jack Long Park, Calgary Zoo, St. Patrick's Island Park, the Bow River Pathway, and downtown Calgary. The City's [Ramsay-Inglewood Public Realm Improvements](#) project would also provide public realm improvements near the future LRT station area including 11 Street SE.

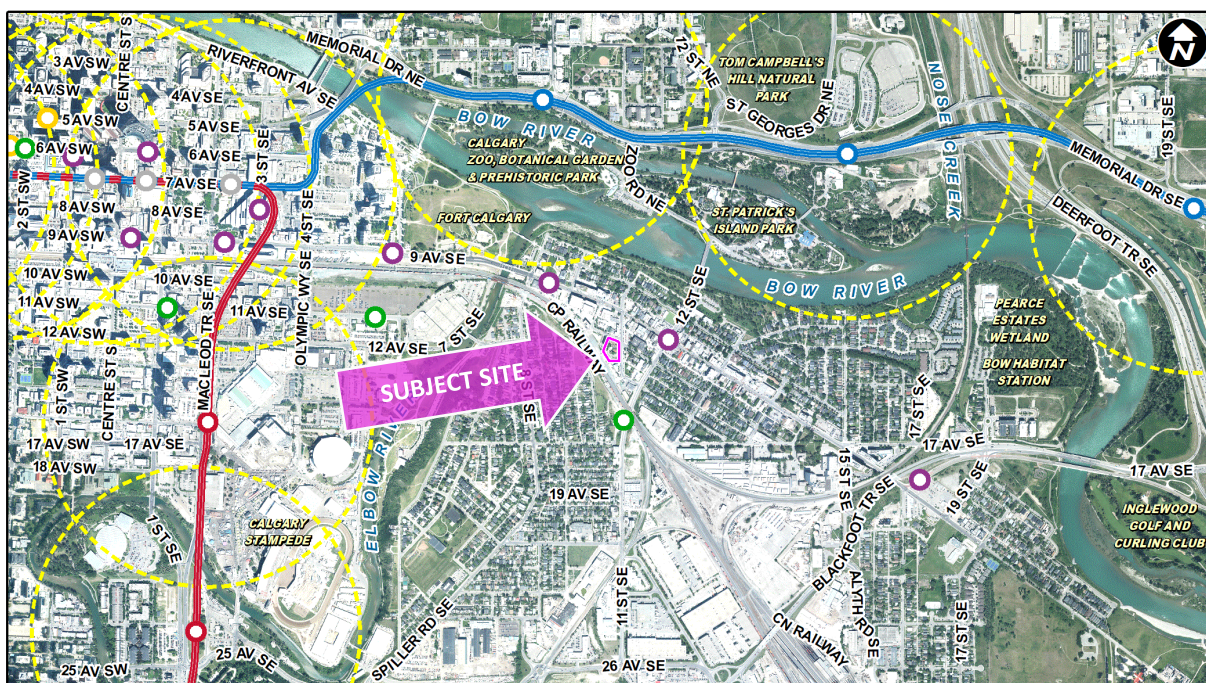
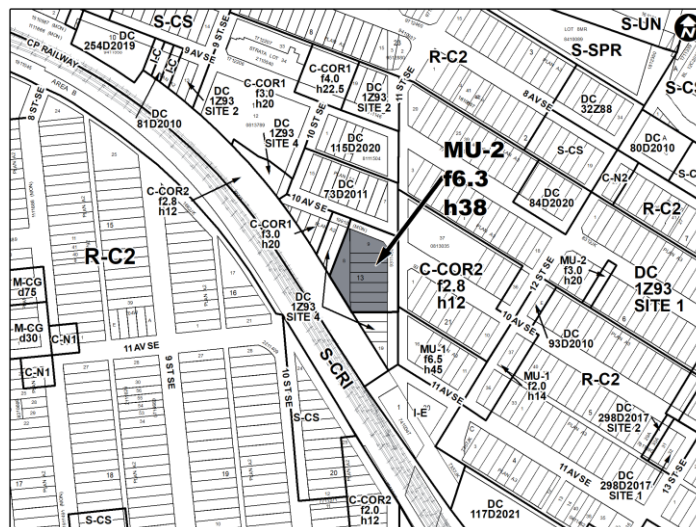
Community Peak Population Table

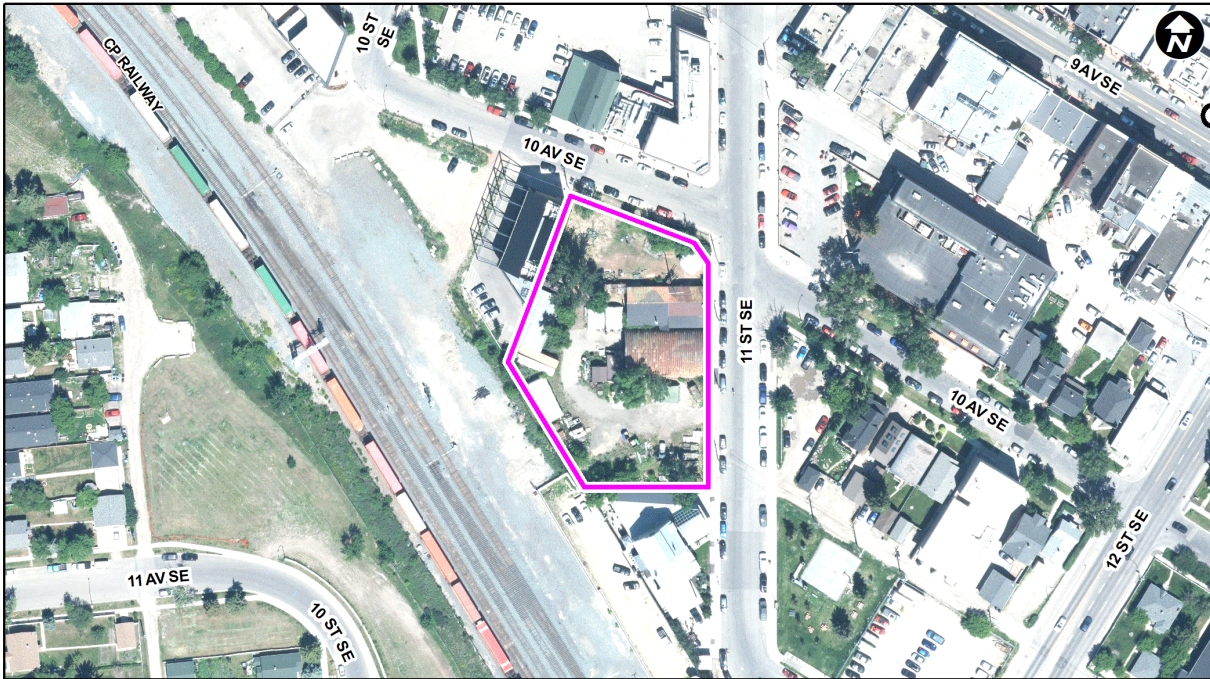
As identified below, the community of Inglewood reached its peak population in 2018.

Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	- 48
Difference in Population (Percent)	-1.18%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Inglewood Community Profile](#).





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 1Z93](#), Site 4) is based on the C-2 (20) General Commercial District of Land Use Bylaw 2P80 which is intended to provide a wide variety of commercial uses and limits auto-oriented uses. The District allows for a maximum building height of 20 metres (approximately six storeys) and a maximum gross floor area of two times the site area.

The proposed Mixed Use – Active Frontage (MU-2f6.3h38) District allows a mix of residential and commercial uses and requires commercial uses at grade when facing a commercial street to promote activity and building permeability at the street level. The proposed district allows for a maximum floor area ratio (FAR) of 6.3 (building floor area of approximately 25,000 square metres) and a maximum building height of 38 metres (approximately 10 to 12 storeys).

Through the application review process, there were considerations on the appropriateness of the MU-2 District. Given the anticipated arrival of the LRT station and the associated public realm improvements, this area is expected to have higher levels of pedestrian and street activity and the corner site is well situated to serve as a link between the LRT station and other destinations within the community. The MU-2 District requires commercial storefronts facing the street and would align with the intent of the proposal. The applicant further confirmed the proposed MU-2 District is appropriate and would allow a wider range of commercial uses to serve the residents and visitors.

The proposed MU-2 District has rules on street wall stepbacks, building orientation, and building separation as well as requirements on at-grade frontages, landscaping and amenity space to ensure street-oriented development is active and engaging. The proposed density and height are considered appropriate as it recognizes the transit-oriented context and intensifies land use near the future LRT station, facilitating a more efficient use of existing and planned infrastructure in the immediate area.

Development and Site Design

A development permit has not been submitted at this time; however, the applicant provided a preliminary development concept and shadow studies to demonstrate the impact of redevelopment scenarios on the surrounding sites. The future proposed development would be reviewed by the Urban Design Review Panel at the development permit stage to ensure the development will achieve a high-quality pedestrian environment that provide an engaging and welcoming space for pedestrians and cyclists.

This application was circulated to the Ramsay-Inglewood Public Realm Improvements team for initial feedback and the proposed MU-2 District is supported. Additional coordination at future improvement project phases is required at the development permit stage to ensure a high-quality street interface will be achieved.

If approved by Council, the rules of the proposed MU-2 District would provide guidance for the future redevelopment of the site. The overall distribution of buildings, building design, mix, location and size of uses and site layout details such as parking, landscaping and site access will be further reviewed at the development permit stage. Additional items that will be considered through the development permit process include, but are not limited to:

- creating an engaging streetscape interface with both 10 Avenue SE and 11 Street SE;
- articulations to building façade and integrating site design to create welcoming environment for pedestrians;
- transition of building scale to mitigate building massing and shadowing to adjacent parcels;
- building interface and compatible uses to ensure safety and compliance with the railway corridor; and
- explore commemorative features explaining the historical significant of the site.

Transportation

Pedestrian and vehicular access are available from 10 Avenue SE and 11 Street SE. There are no existing cycling facilities adjacent to the site, however the Always Available for All Ages and Abilities (5A) Network recommended an off-street bikeway immediately to the southeast following the existing CPKC Railway, which would eventually connect to the existing cycling network on 12 Street SE.

The area is well served by transit and the development is considered Transit Oriented Development (TOD) given its proximity to the several transit stations. The BRT Route 302 (Southeast/City Centre) stop is 80 metres (a one-minute walk) north of the site and provides transit services every 15 minutes at peak periods. Bus stops for Route 1 (Bowness/Forest Lawn) and Route 101 (Inglewood) are approximately 170 metres (a two-minute walk) north of the site. These routes provide service approximately every 20 and 50 minutes respectively at peak. In addition, MAX Purple (City Centre/East Hills) runs every 20 minutes at peak period and has a stop located 280 metres (a four-minute walk) north of the site. Additionally, the future

Green Line Ramsay-Inglewood LRT Station is approximately 150 metres (a two-minute walk) south of the subject site.

A Transportation Impact Assessment was required in support of the application and at the development permit stage improvements may be required to the public realm and road network to support the increase in density.

Environmental Site Considerations

There were no significant environmental concerns identified at the time of review of this application.

At the development permit stage, the applicant will be required to submit a Soil Management Plan (SMP) prepared by a qualified professional to be reviewed to the satisfaction of The City of Calgary and to address the environmental issues identified in the Phase II Environmental Site Assessment.

Utilities and Servicing

Public water, sanitary and storm utilities exist adjacent to the site. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Neighbourhood Main Street as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets are located along the primary transit network and typically support a mix of uses within a pedestrian friendly environment. The Neighbourhood Main Streets also provide for broad mix of residential, employment and retail use with moderate intensification of both jobs and population. The MDP also supports creating a more compact urban form that provides additional local services and sustainable travel choices.

The proposal aligns with the MDP goal of encouraging a transit-supportive land use framework by locating population growth within walking distance of the primary transit network. The proposal aligns with applicable city-wide policies that promote a more compact city by accommodating a broader mix of housing with local services and by facilitating a more efficient use of existing infrastructure.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The proposal would align with the objective of 'Zero Carbon Neighbourhoods' by supporting higher density mixed-use development nearby primary transit networks, and providing alternative travel options such as public transit, walking and cycling which would reduce greenhouse gas emissions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged through the review of development permit.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians, and benefit local communities and city-wide transit riders alike. The proposed land use would meet the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure and increasing density around the existing Max Purple BRT station and the future Green Line Ramsay-Inglewood LRT station.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The site is located within the Commercial Area as identified on Map 6: Generalized Land Use – Future Map in the [Inglewood Area Redevelopment Plan](#) (ARP). The *Inglewood ARP* generally supports redevelopment that would create a pedestrian oriented environment and contribute to a more vibrant retail area on 9 Avenue SE. The proposal aligns with the Inglewood ARP goals to provide additional housing and employment opportunities that would contribute to the vibrancy and support the local businesses within Inglewood.

The Development Next to Freight Rail Corridor Policy (Non-Statutory – 2018)

The [Development Next to Rail Corridor Policy](#) provides guidance for development in proximity to the freight rail corridors to mitigate risk, ensure quality of life, and facilitate responsible development. This policy applies to parcels that are partially or entirely within 30 metres to freight rail corridors, which includes this site. It does not prohibit development in that space but requires additional consideration for mitigating the possible risk if required. At the development permit stage a noise study would be required for the building interface facing the railway to mitigate impact associated with rail noise for the noise susceptible uses. Future development permits would be reviewed against the applicable policy to ensure safety and compliance.

Applicant Submission

Redesignation Application – 1003, 1005, 1007, 1009 and 1013 – 11 Street SE (Inglewood)

Request

We are requesting that Council redesignate the subject property (commonly known as Crown Surplus) in Inglewood from DC 1Z93 to MU-2 (f6.3, h38) Active Frontage. This would allow a mixed use development of up to 38 m (approx. 12 storeys) with a density of 6.3 FAR (approx. 260,000 sq ft.). The building(s) would have an active pedestrian level frontage.

Site Description

This .39 ha (.96 ac) site in Inglewood is beside the proposed Ramsay-Inglewood GreenLine Station and the proposed City Firehall and residential tower site. It is central to the TOD area and substantial additional, mainly residential development is envisaged by other owners in the area. The proposal meets the objectives from the Inglewood ARP and draft Historic East Calgary (HEC) LAP (June 2021). The draft LAP sees this TOD area as a pedestrian activity centre for Inglewood into the future with emphasis on residential LRT supportive uses and public area upgrades to create a vibrant, exciting area for the community based on the 9 Av activities and supported by the LRT accessibility.

Current designation

The proposed application is for a rezoning from a basically commercial designation DC 1Z93 under Bylaw 2P80 which was based on C-2 (20) to a mixed use primarily residential one. The currently approved DC would allowed a similar mixed use development with substantial residential development.

Draft Local Area Plan policies for the site/area include:

- Enhance public realm and accessibility.'
- Provide public realm that prioritizes creation of comfortable spaces for people to sit gather enjoy and walk. "(pg.37)
- Continue to improve and enhance the public realm and accessibility of the 9 Av.SE Main St. and 11/12 St. SE (pg. 36)
- The HEC LAP indicates that Neighbourhood Flex (mixed use) is the appropriate urban form for this site. (Map 4 Urban Form)
- The draft HEC LAP indicates that development height 'up to 12 storeys' would be acceptable (Map 5 Building Scale).

Coherence to City TOD policies

The major planning context for the application is, of course, the Ramsay-Inglewood LRT TOD area planning. It has been the City's clear goal to encourage appropriate high density LRT supportive development close to LRT stations since the first LRT was built in the 1980s. Council has continued this high priority development initiative since that time. This set of Council policies establishes Council's intention for transit supportive residential development close to major rail corridors and stations throughout the City.

Proposed Height and Density

The proposed height is similar to the already approved City Firehall site (45m) and the National Hotel parking lot site (34m). Other proposed mixed-use developments being considered south of 9 Av by owners and in consultation with the City and the community such as the Calgary brewery site would also support development at these heights and greater density.

Engagement

The description of our engagement activities so far in this application process are included in this application. We have contacted and spoken to the neighbours, BIA, Community, and Councillor's Office with no objections received. As to the height and use proposed discussions took place between the City and community over several years as part of the HEC LAP process (which is still ongoing), and our proposal conforms with the Draft of the LAP policies on these matters. It was our experience in

discussions on the application that the community has fully accepted the value to the overall city and to the community of transit supportive development. We have no doubt that the new development that will occur on this site will be a tremendous addition to the TOD area and the community.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Crown Surplus Land Use Redesignation

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Our outreach included in-person meetings:

- Councillor Carra -
- Inglewood Community Association's Planning Committee
on April 4 at their office, 3 participants
- Inglewood Business Improvement Area
on May 9 at their office, approx 8 participants

We had an initial meeting with the above and then followed up via email to summarize their feedback and provide further opportunity for input.

Other land owners/businesses (John Kerr, Jane Kerr, City of Calgary, Smithbilt) were called and emailed by Phil Dack, and then emailed a letter to inform them of the redesignation proposal. No responses or concerns were received.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Councillor Gian Carlo Carra
Inglewood Community Association - Planning Committee
Inglewood Business Improvement Area
Surrounding Neighbours/Land Owners

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Inglewood Community Association (Planning Committee)

- concerns with maximum building height

Inglewood Business Improvement Area

- concerns with adequate parking for business patrons, especially during construction of the firehall, 11 Street streetscape work, and the Crown Surplus site

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

With this being a land use redesignation only, without a concurrent development permit, the initial concept drawing that was shared with the Inglewood Community Association's Planning Committee did not show the maximum possible build of the site, it was an esthetically pleasing twin tower design which spread the FAR out and did not max out the height.

Based on feedback and concerns about the maximum height, we created a new shadow study to depict the maximum possible height.

This group also asked if we would consider reducing the height in the application. We offered to suggest this to our client for their consideration.

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Follow up emails were shared with the Inglewood Community Association and Inglewood Business Improvement Area to summarize their feedback and address the concern with the shadow study images. Councillor Carra was also contacted.

Community Association Response

Re: LOC2023-0198 - 1003, 1005, 1007, 1009 and 1013 – 11 Street SE (Inglewood)

Date: November 20, 2023

The Planning Committee has reviewed the application regarding Land Use Amendment to accommodate MU-2. In general, we are supportive of this site being developed at higher density; this is a good spot for density, there are only limited directly impacted residential neighbors. However, we still maintain our position that a development height of max of 6 storeys with adequate parking is required for this site, impacts by a 12-storey building are significant on neighboring residences.

INGLEWOOD COMMUNITY ASSOCIATION

Planning Committee

Dirk Scharbatke on behalf of:

Bruce MacDonnell, Director

**Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9
 Avenue SW, LOC2022-0228**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report CPC2024-0494 to the 2024 June 4 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the West Village Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.74 hectares \pm (1.83 acres \pm) located at 1215 – 9 Avenue SW (Plan 1423LK, Block 43) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to accommodate high density mixed-use development in building forms that comply with sunlight protection areas outlined in the Direct Control (DC) District. In addition, it will allow for an increase in the total floor area ratio in exchange for provision of public amenity items through bonusing options.
- The proposal allows an appropriate density and set of uses that support Greater Downtown and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Greater Downtown Plan* (GDP).
- What does this mean to Calgarians? This application provides new opportunities for mixed-use development with an enhanced public realm while promoting pedestrian use and multi-modal options through the comprehensive design of streets, building interfaces and public spaces.
- Why does this matter? The proposed DC District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics and provide opportunities for local commercial uses to support the Downtown West End community, complementing its proximity to Millennium Park and the future 11 Street SW underpass project.
- An amendment to the *West Village Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9 Avenue SW, LOC2022-0228

DISCUSSION

This application, in the southwest community of Downtown West End, was submitted by O2 Planning and Design on behalf of the landowner, Mancal Property Holdings Inc. on 2022 December 22.

The approximately 0.74 hectare site is situated at the corner of 9 Avenue SW and 11 Street SW and represents a gateway into downtown Calgary. Directly north of the site across the 9 Avenue SW is Millennium Park and directly adjacent to the south is a heavy rail corridor. A commercial building currently exists on the site with at grade parking and vehicular access from both 9 Avenue SW and 11 Street SW. An existing one storey commercial office building is adjacent to the west.

As identified in the Applicant Submission (Attachment 4), this application proposes to redesignate the site from a DC District (Bylaw 53Z95) to a DC District to allow for mixed-use tower development with the ability to increase the total floor area ratio allowed on site through the provision of various public amenity items.

The proposed DC District would allow for innovative tower style built form with varying heights and massing, which would comply with sunlight protection rules. The base of a building would be distinguished through articulation and integration with a high-quality public realm. The street interface would be activated by commercial retail uses. Parking and residential uses are proposed on the main floor and above. Due to its proximity to transit, multi-modal options and the downtown context, the City Centre Mixed Use District (CC-X) was selected as the base for this DC District.

A detailed planning evaluation of this application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant circulated 25 invitation postcards to nearby properties to a virtual public engagement session but did not receive any attendees. In addition, the applicant connected directly with the Downtown West Community Association, the Calgary Downtown Association and the Ward 7 Councillor to discuss details of the proposed land use amendment application. As well, a project website was developed outlining the development vision and land use application to allow for community members to comment and monitor progress. The Applicant Outreach Summary can be found in Attachment 5.

Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9 Avenue SW, LOC2022-0228

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public. The letter highlighted concerns around birds that currently exist within the existing boulevard trees that would be affected by the proposed development.

The Downtown West Community Association provided a letter in support on 2023 March 3 (Attachment 6), highlighting the benefits of continued mixed-use growth in place of existing surface parking lots throughout the area, investment in public amenities and building design to serve as a buffer to the adjacent rail corridor and use of a new DC District. It was also suggested that Administration work to minimize shadows on Millennium Park and amenity investment would best occur through additional seating and passive recreation areas within the park.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Downtown West End and provides a future framework for mixed-use development in a gateway location. The development of these lands will encourage and accommodate the housing needs of a wider range of age groups, lifestyles and demographics contributing to the use of amenities such as Millennium Park and Bow River nearby.

Environmental

The *Calgary Climate Strategy – Pathways 2050* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This land use application does not include any actions that specifically meet objectives of this plan however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development application approval stages.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing and commercial uses in the community.

Planning and Development Services Report to
Calgary Planning Commission
2024 May 09

ISC: UNRESTRICTED
CPC2024-0494
Page 4 of 4

**Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9
Avenue SW, LOC2022-0228**

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the West Village Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

This proposed development is located in Downtown West End on the southwest corner of 9 Avenue SW and 11 Street SW which serves as a gateway into Greater Downtown. The parcel is approximately 0.74 hectares (1.83 acres) in size and approximately 150 metres wide by 49 metres deep. The site is currently developed with a single storey commercial building operated by Staples Office Supplies with at grade parking and vehicular access from both 9 Avenue SW and 11 Street SW.

Surrounding development is characterized by public open space, amenities and a mix of commercial and residential development. Millennium Park and Mewata Armoury are directly north of the site across 9 Avenue SW. To the south is a rail corridor, adjacent to the west is an existing one storey commercial office building and across 11 Street SW to the east is the vacated Metro Ford Car dealership. The West Village Towers high density mixed-use development is located on the northeast corner of the 9 Avenue SW and 11 Street SW intersection.

The subject site is two blocks south of the Downtown West-Kerby LRT Station along the main LRT line running through downtown Calgary. It is also near other transit stops, bike lanes, the riverfront, and a multitude of other amenities in walkable distance, including the Contemporary Calgary Art Gallery and Co-op Midtown grocery store, both approximately 200 metres away (three-minute walking distance).

Community Peak Population Table

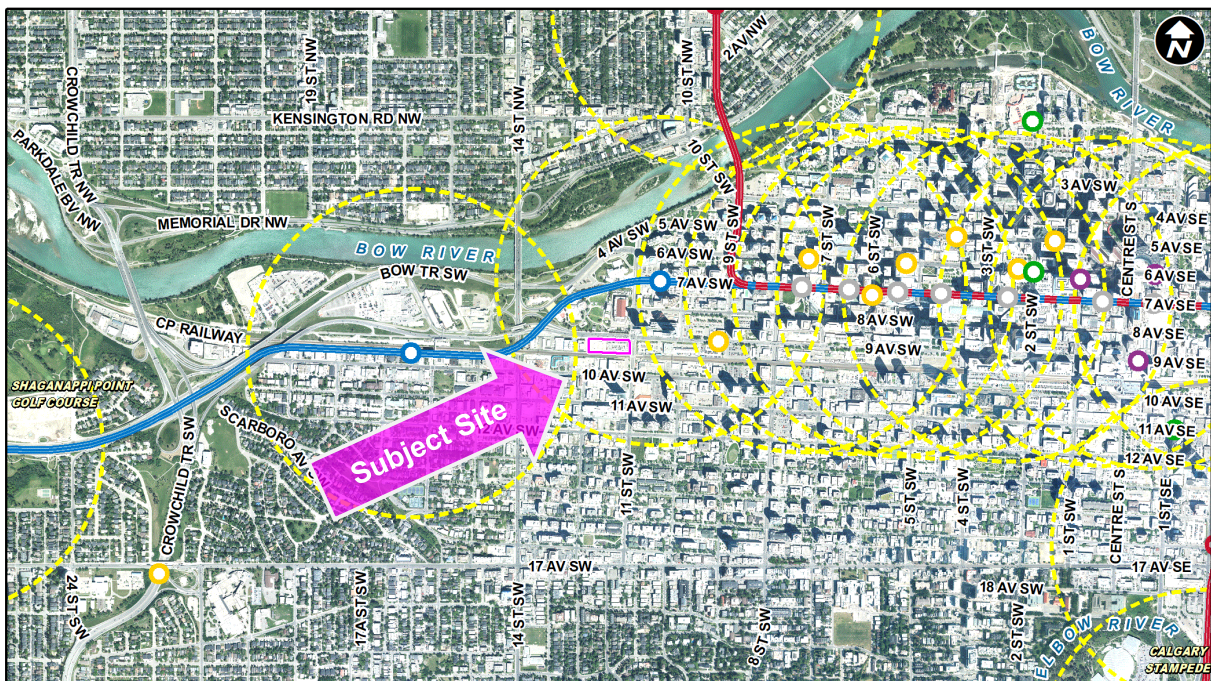
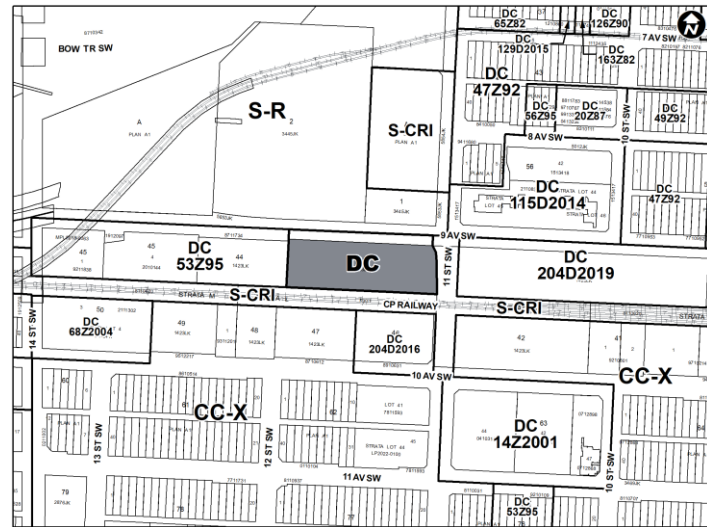
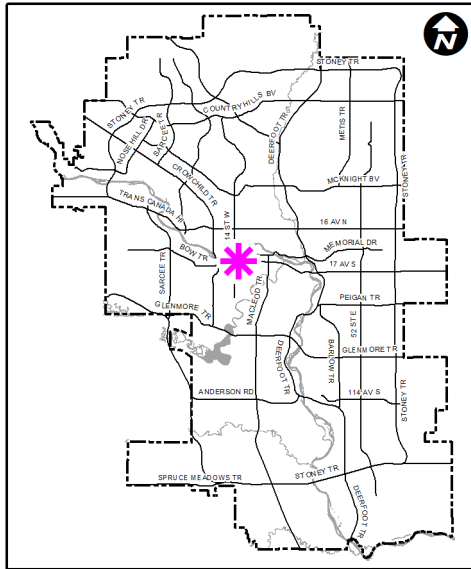
As identified below, the community of Downtown West End reached its peak population in 2021.

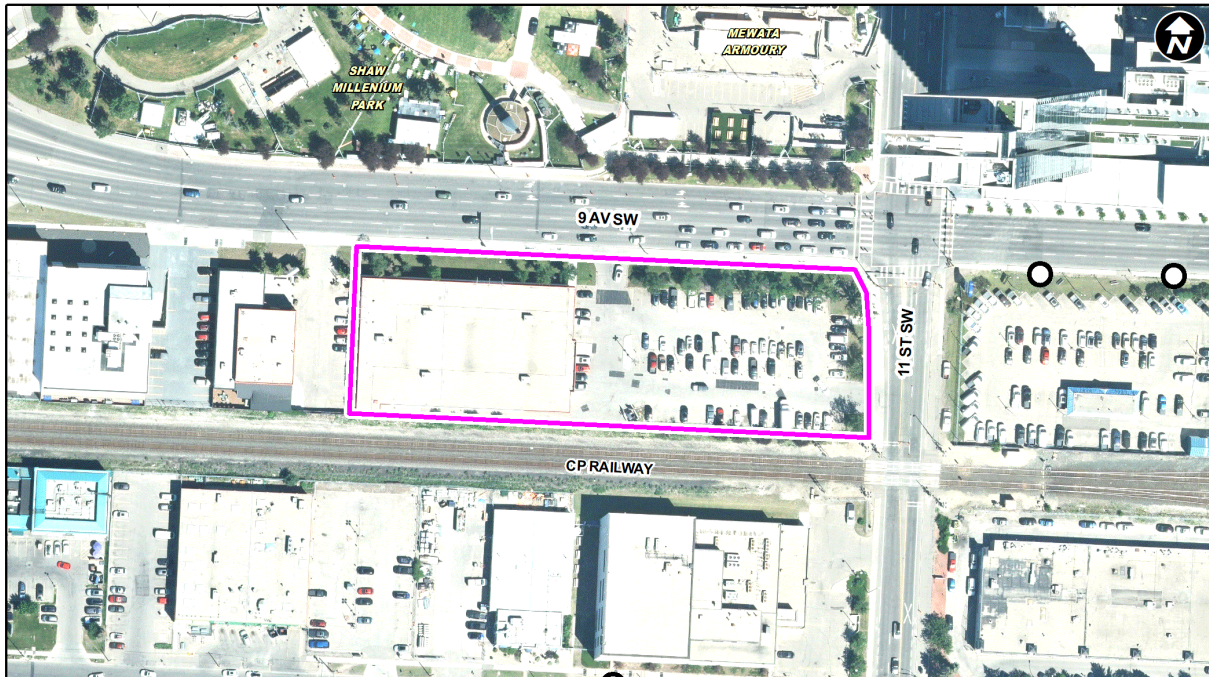
Downtown West End	
Peak Population Year	2021
Peak Population	2,825
2021 Current Population	2,825
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: 2021 Federal Census

Additional demographic and socio-economic information may be obtained online through the [Downtown West End Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 53Z95](#)) is based on the rules of Land Use Bylaw 2P80 allowing for limited scale mix of commercial, light industrial and residential uses which are compatible in the downtown area.

The proposed DC District is based on the Centre City Mixed Use District (CC-X) of Land Use Bylaw 1P2007. The intent of the DC District is to accommodate a distinctive and innovative built form that complies with sunlight protection rules, allow a maximum density through the provision of public benefit and amenities within Downtown West End, and guidance that will provide for a high-quality public realm.

This DC District allows for a base floor area ratio (FAR) of 5.0 up to a maximum FAR of 8.0 if the additional 3.0 FAR are used for residential uses. A further increase to 12.0 FAR may be achieved through the provision of public amenities, through the density bonus system, as identified in Schedule C of the proposed DC District. The proposed DC District does not include a maximum building height requirement. Although a maximum FAR of 12.0 is possible, additional rules within the proposed DC District will ensure that a high-quality built form considers the subject site's proximity to Millennium Park, the rail corridor, and the future 11 Street SW underpass project.

In conjunction with the *West Village Area Redevelopment Plan* (ARP) sunlight protection rules, the proposed DC District further defines acceptable potential shadowing based on sun-shadow and massing studies undertaken by both Administration and the applicant. The rules will guide the future redevelopment of the subject parcel by influencing the height, density, architectural elements, massing and setbacks. The sunlight protection area as shown in Schedule D of the proposed DC District ensures areas of Millennium Park are not shadowed between the hours of 12:00 p.m. and 4:00 p.m. between March 21 and September 21. While there is no maximum building height proposed, the massing studies have demonstrated that a maximum density of 12.0 FAR can be accommodated while maintaining full compliance with the sunlight protection rules.

In order to accommodate higher density mixed-use development adjacent to the rail corridor and the applicable *Development Next to Freight Rail Corridors Policy*, specific rules are contained in the proposed DC District to guide design, location and floor area exemption of above-grade parking. These rules also provide more flexibility to ensure noise susceptible uses such as dwelling units are located above a certain height.

In acknowledgement of the future 11 Street SW underpass project and gateway nature of the site, rules are also proposed to ensure that a high-quality corner treatment and interface between the private and public realm are achieved. This includes a larger setback on the 11 Street SW side and language to promote improved surface treatments, visual interest and accessibility.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics and site constraints attributed to the site.

This proposal allows for the applicant's intended vision of a mixed-use development to be fulfilled and high-quality public realm to be delivered by utilizing a bonus system with a CC-X District base to accommodate various building forms and uses influenced by sunlight protection rules. Given the location of the subject site is within the downtown area, Commercial Residential District (CR20-C20/R20) was an option considered as a proposed land use base district. However, the intent of the CR20 District is more suitable for sites within the downtown core. The rules and bonus provisions of the CC-X District, found in the Beltline, were deemed more appropriate based on the site's location one block north of the Beltline on the west end of downtown. The same result could not be achieved using a standard land use district in the Land Use Bylaw 1P2007.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the CC-X District that is the base district found in Bylaw 1P2007, where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of the proposed DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Site specific rules for floor plate restrictions, building separation and setbacks, architectural elements, motor vehicle and bicycle parking stall requirements are also listed as rules that may be relaxed, subject to the Development Authority finding criteria of Section 36 in the Land Use Bylaw being satisfied.

Development and Site Design

The rules of the DC District along with policies of the ARP, specifically the sunlight protection area rules, will provide guidance for future site development including building massing, height, landscaping, and parking. The sunlight protection area rules shown in Schedule D of the proposed DC District will be a requirement in determining the allowable built form on the site. Additional items that will be considered through the development permit process include, but are not limited to:

- floor plate variations and street wall and façade articulation;
- integration of the development and commercial uses within the public realm area shared with the future 11 Street SW underpass project;
- ensuring high-quality finishes and materials that are visually distinctive are used at this prominent gateway location; and
- architectural elements that may project into a setback area such as colonnades and other features that may improve the public realm.

Historical Context

The Mewata Armoury is in close proximity of the subject site located at 801 – 11 Street SW. It is one of two armouries constructed in Alberta during the First World War and is historically significant for its architectural value and for its association with Canada's military and war efforts. It continues to be used by the Canadian Military. It is a designated Provincial Historic Resource and a designated National Historic Site.

The proposed development does not affect Mewata Armoury from a heritage value or protected character-defining element perspective. The sun-shadow massing studies show a limited impact on the building midday on September 21 only.

Urban Design & Open Space

The Urban Design & Open Space team advised on including guidance which would encourage an architectural form and massing strategy which would meet the shadow regulations in an innovative way. They also focused on encouraging articulation and architectural features which would add scale, detail and visual interest to the street walls in response to the high visibility and gateway location of the site. Activation of the frontages and corner treatment along 9 Avenue SW and 11 Street SW will be required in anticipation of the future 11 Street SW underpass project, along with a high-quality of design and materials for the public and private realms and appropriate screening of above-grade parking.

Transportation

Pedestrian and vehicular access to the site is available from 9 Avenue SW and 11 Street SW. There is no lane access to the site due to adjacency to the Canadian Pacific Kanas City rail corridor. A future condition due to the 11 Street SW underpass project and possible closure of 11 Street SW to vehicles may limit access to a right in right out access off 9 Avenue SW only.

A Transportation Impact Statement was submitted by the applicant in support of the application. The document was reviewed and accepted by Administration.

The subject site is well served by the City's existing bicycle network. There are on-street bikeways on 8 Avenue SW and on 11 Street SW, and the Bow River pathway is approximately 400 metres away.

The site is located two blocks south of the Downtown West-Kerby LRT Station and is also well served by Calgary Transit bus service. Route 65 (Market Mall/Downtown West) stops at 11 Street SW and 8 Avenue SW. Stops for Route 22 (Richmond Road), Route 66 (Lakeview), Route 304 (MAX Yellow) are all within 400 metres of the subject site.

Based on the development's location on the primary bicycle network and Always Available for All Ages and Abilities Network (5A Network), it was recommended that the Applicant include additional bike parking (both class 1 and class 2) above the requirements of the Land Use Bylaw to support employees and residents in choosing alternative modes of transportation. To serve the anticipated needs of a development in this location, a minimum of 1.5 class 1 bicycle parking stalls per unit are required.

Environmental Site Considerations

No environmental considerations were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation is aligned with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2020)

The subject site is situated in the Greater Downtown area as shown on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application is in alignment with the vision in the MDP for the Greater Downtown communities which includes mixed-use areas with high-density residential, that are vibrant destinations, connected with great streets and transit opportunities that are truly complete communities. These communities offer a variety of housing choices, diverse employment opportunities, are distinct neighbourhoods and have great public spaces for residents and Calgarians alike.

The MDP identifies the subject site as a gateway since it is a major entry point into the Greater Downtown. These sites are to be celebrated entranceways using distinctive urban design features, lighting, enhanced vegetation.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Greater Downtown Plan (Non-Statutory 2021)

This application is supported by [Calgary's Greater Downtown Plan](#) as it will help to strengthen Downtown West End as a community that has variety in housing choice, a significant increase in commercial opportunities for residents and the broader public as well as will help to address the need for public realm improvements.

Development Next to Freight Rail Corridor Policy (Non-Statutory – 2018)

The parcel is located adjacent to a freight rail corridor as defined in the Land Use Bylaw 1P2007 and is subject to the [Development Next to Freight Rail Corridors Policy](#). The purpose of the policy is to proactively manage the risk of development adjacent to freight rail corridors and ensure a high quality of life and facilitates responsible development. The policy guides and evaluates new and redevelopment applications from a physical risk and noise perspective. The policy does not prohibit development adjacent to the corridor but requires additional consideration for mitigating the possible risks. In addition to the rules acknowledging this policy in the proposed DC District rules, further consideration will also be applied at the development permit stage.

West Village Area Redevelopment Plan (Statutory – 2010)

The [West Village Area Redevelopment Plan](#) (ARP) outlines many policies to guide the proposed development, particularly built form and urban design, sunlight preservation and higher buildings to be strategically located on sites that are chosen for their landmark potential. The ARP currently identifies the subject site within a Special Study Area precinct. This area flanking the rail corridor presents unique development challenges and opportunities in terms of the potential land uses, building forms, public spaces and crossings.

In order to support the proposed redesignation, amendments to Map 5.1, 5.2 and 5.4 and Table 5.1 include:

- Map 5.1 accommodates a land use typology change from 'Special Study Area' to 'Gateway Precinct.' Gateway precinct sites are defined as adjacent to major transportation infrastructure and well situated to accommodate higher densities and a wide range of uses in signature buildings.
- Map 5.2 and Table 5.1 acknowledge the allowable density at a minimum 2.0 FAR and maximum 12.0 FAR.
- Map 5.4 outlines the allowable height as per the proposed land use based on the massing studies influencing the sunlight protection areas.

The ARP amendment will allow the proposed land use typology to fit within the Gateway Precinct to allow for higher densities and uses in a signature building.

Proposed Amendments to the West Village Area Redevelopment Plan

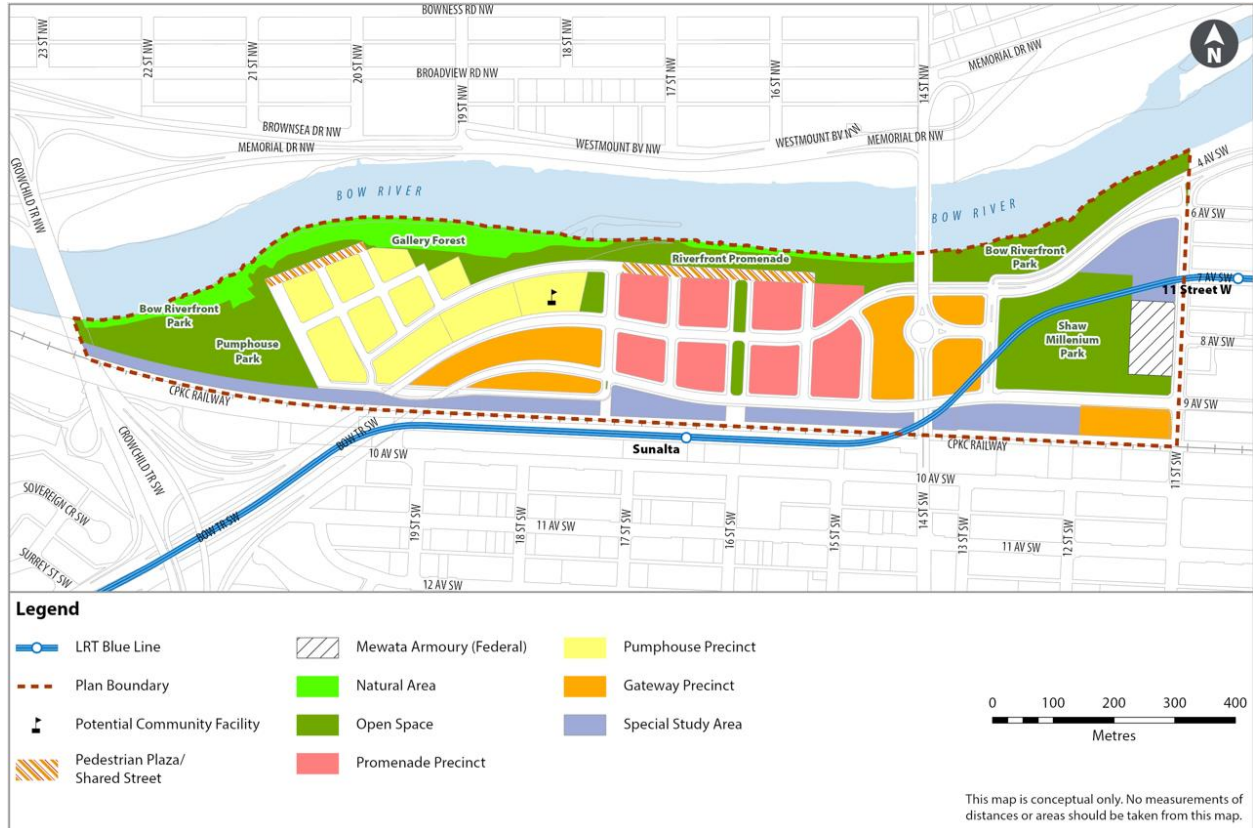
1. The West Village Area Redevelopment Plan attached to and forming part of Bylaw 17P2010, is hereby amended as follows:
 - (a) Delete the existing Map 5.1 entitled 'Proposed Precincts' and replace with the revised Map 5.1 entitled 'Proposed Precincts' attached as Schedule A.
 - (b) Amend Table 5.1 Minimum and Maximum Densities by adding the following as a new row:

Area	Minimum FAR	Maximum FAR
G	2.0	12.0

- (c) Delete the existing Map 5.2 entitled 'Proposed Densities' and replace with the revised Map 5.2 entitled 'Proposed Densities' attached as Schedule B.
 - (d) Delete the existing Map 5.4 entitled 'Height of Streetwalls' and replace with the revised Map 5.4 entitled 'Height of Streetwalls' attached as Schedule C.

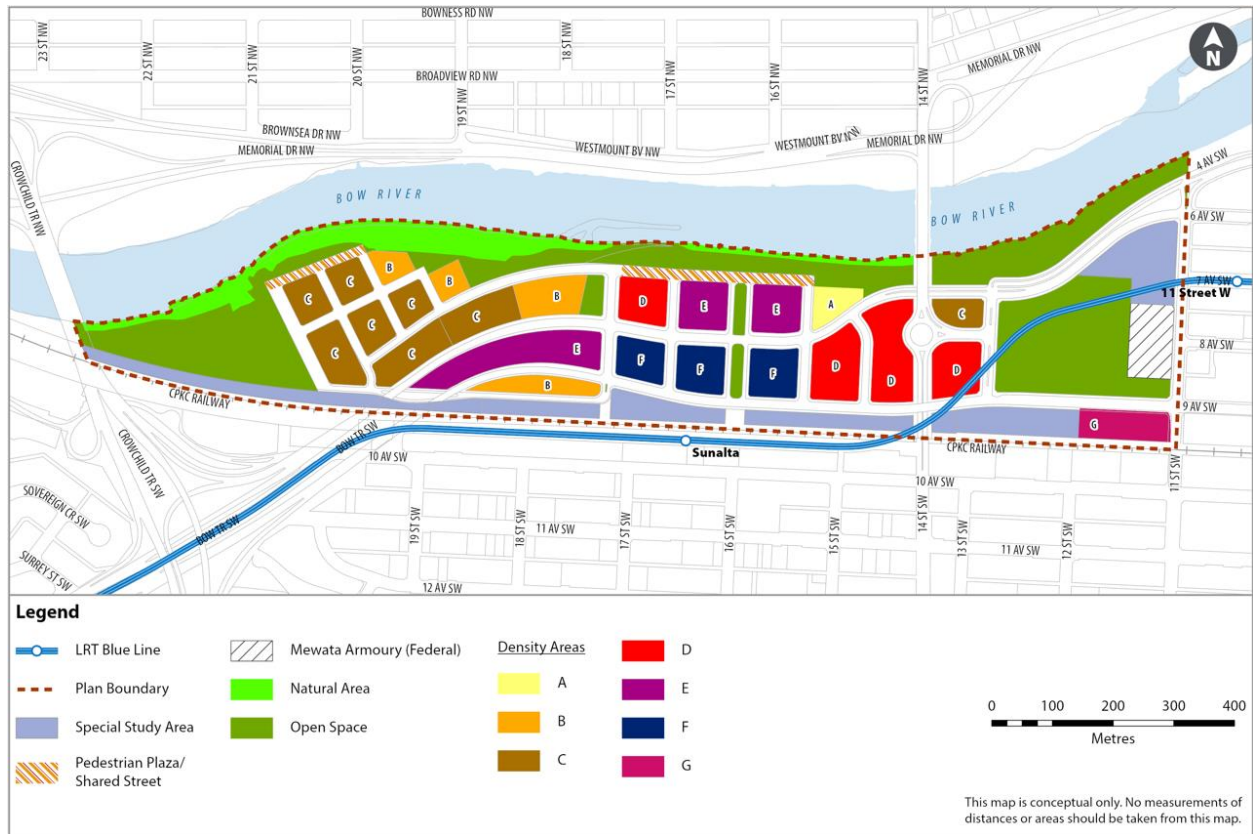
SCHEDULE A

Map 5.1: Proposed Precincts



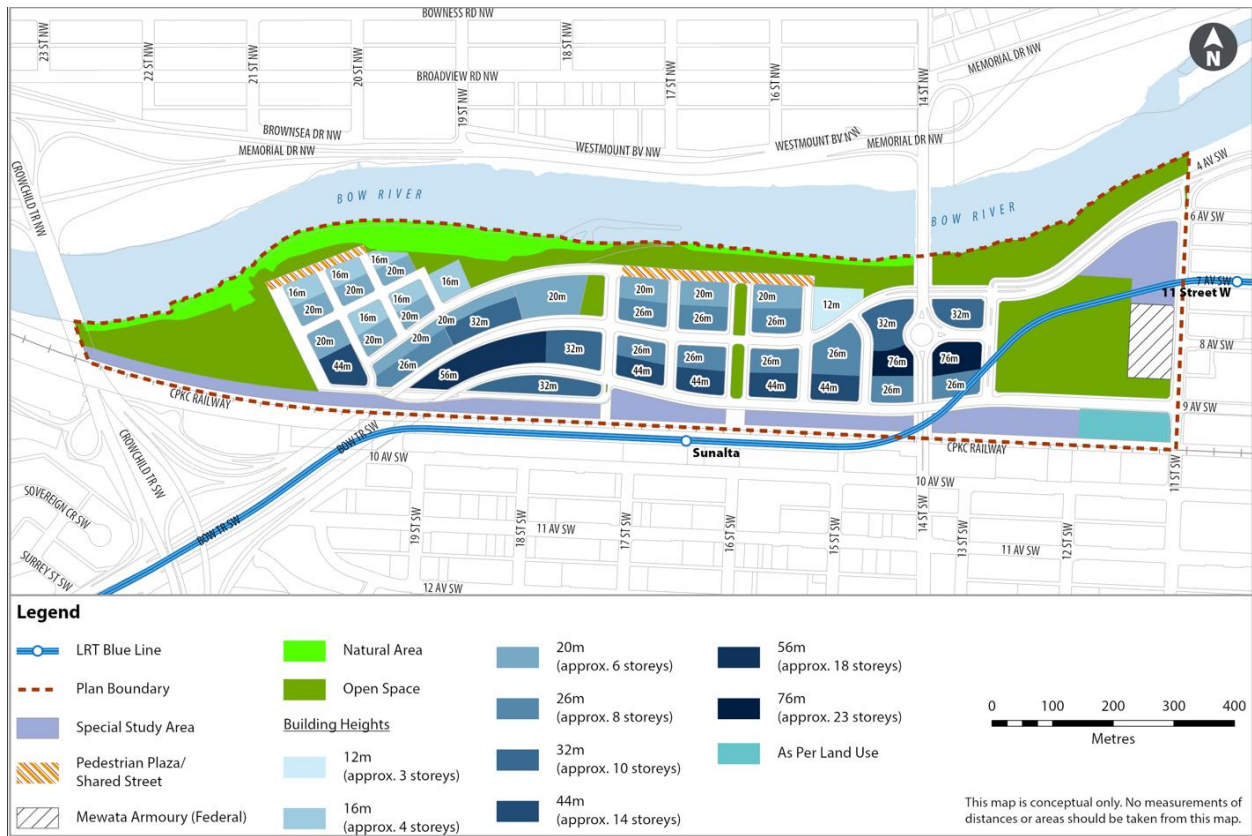
SCHEDULE B

Map 5.2: Proposed Densities



SCHEDULE C

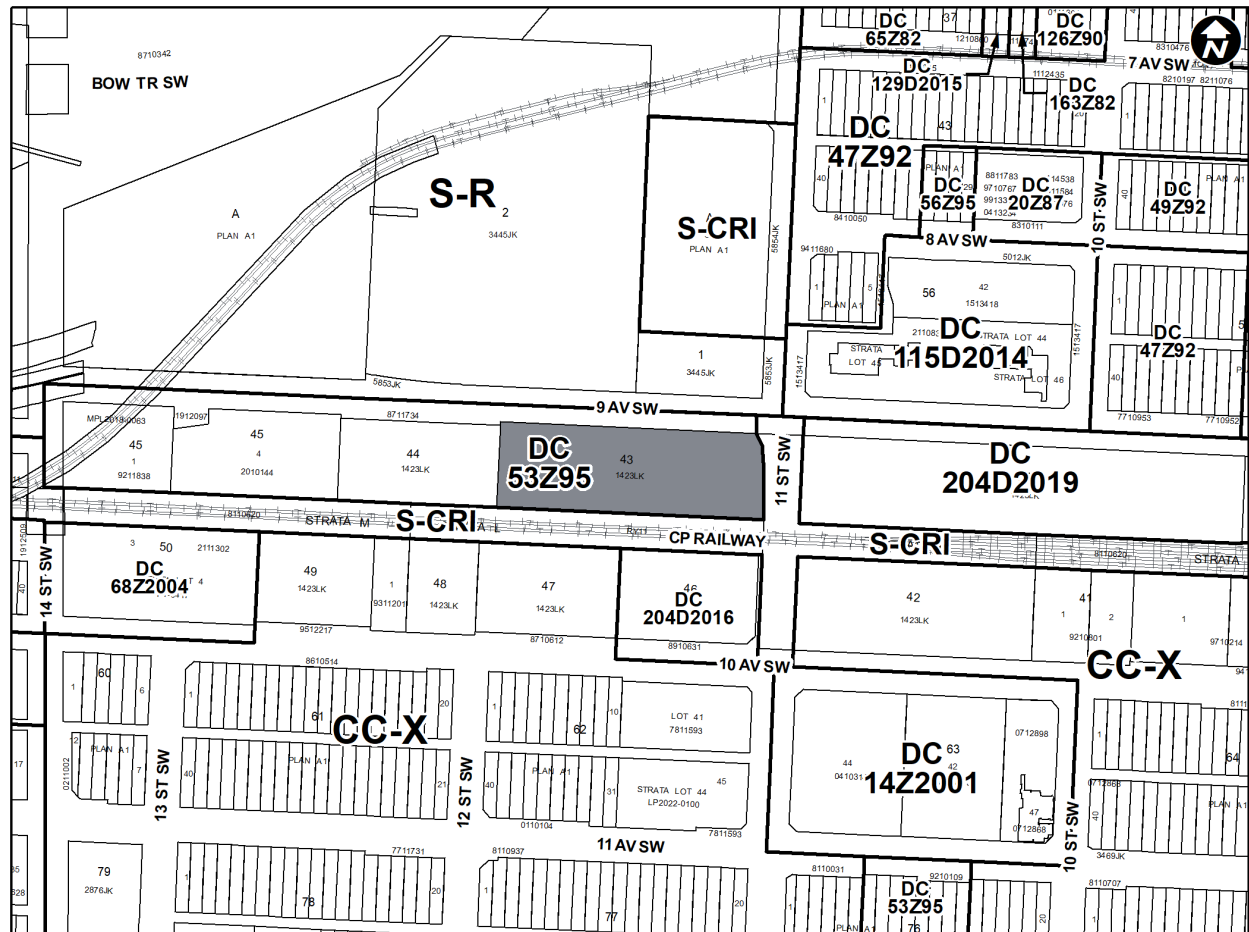
Map 5.4: Height of Streetwalls



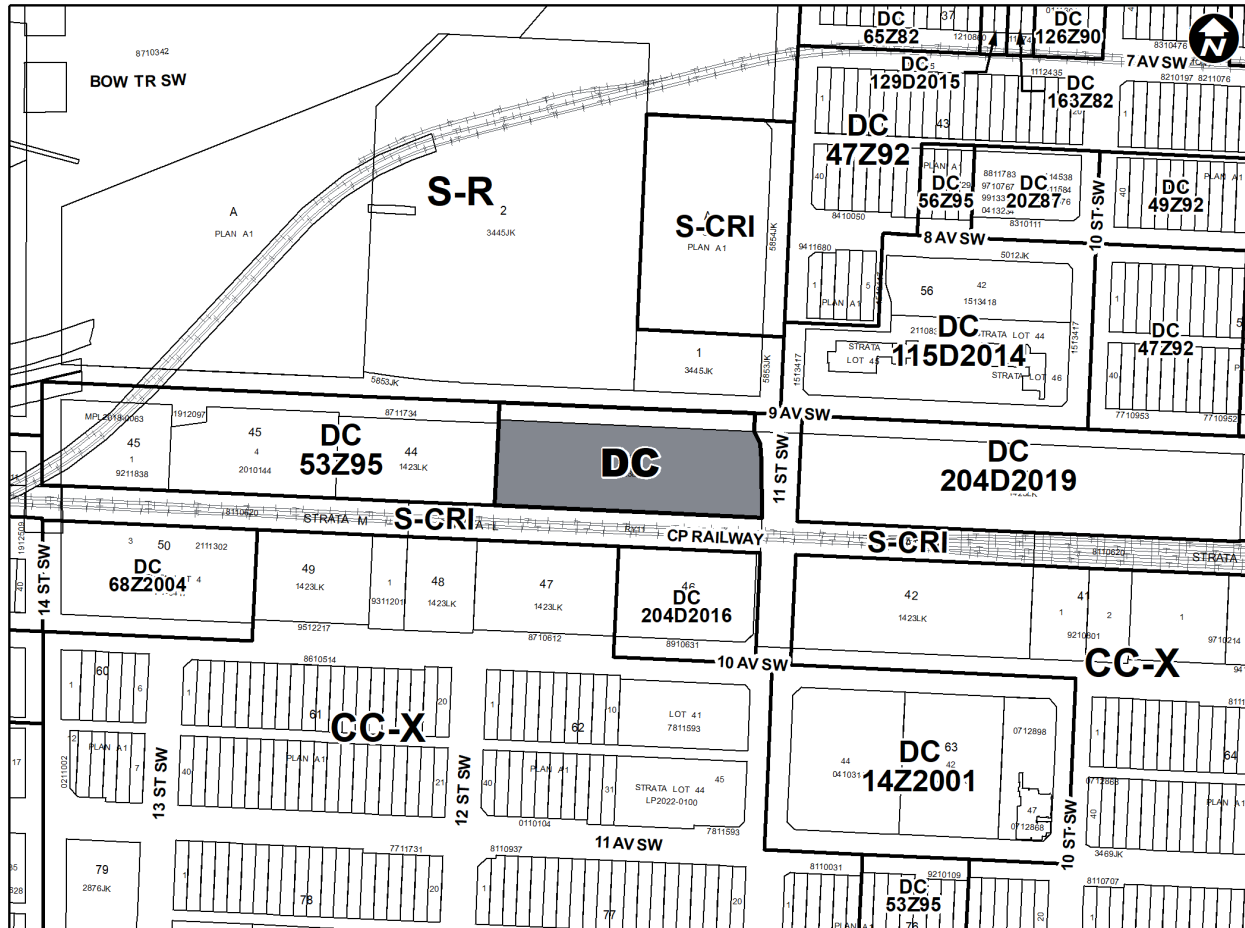
Proposed Direct Control District

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 replacing it with 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".

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for increased height and density to accommodate a built form which complies with sunlight protection rules;
- (b) establish a maximum base density and provide an opportunity for a density bonus over and above base density with the provision of public benefit and amenities within Downtown West End; and
- (c) provide setbacks that will accommodate a high-quality public realm at grade and a future underpass.

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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) “**bonus provisions**” means those items set out in Schedule “C” of this Direct Control District Bylaw which may be provided by a **development** in order to earn extra **floor area ratio**.
- (b) “**Millennium Park**” means those lands legally described as Plan 3445JK; Block 2 and Plan A1; Block A.
- (c) “**Mewata Parking Lot**” means those lands legally described as Plan 3445JK; Block 1.

Permitted Uses

- 5 The **permitted uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 (1) The maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** referenced in subsection (1) may be increased by a **floor area ratio** of 3.0, to a maximum of 8.0, when the additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development** or **Hotel uses**.
- (3) The maximum **floor area ratio** referenced in subsections (1) and (2) may be further increased by a **floor area ratio** of 4.0 to a maximum of 12.0 in accordance with the **bonus provisions** of this Direct Control District Bylaw, when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development** or **Hotel uses**.
- (4) **Gross floor area** may be exempted from the total **floor area ratio** where:
- (a) It is located below a height of 64.0 metres as measured from the **grade** of the rail corridor adjacent to this site;
 - (b) it comprises above-**grade motor vehicle parking stalls** or **bicycle parking stalls**; and

- (c) the exemption does not exceed a total **floor area ratio** of 2.0.

Setback Areas

- 9 (1) Where a **parcel** shares a **property line** with:
- (a) 11 Street SW, the **setback area** must have a minimum depth of 6.0 metres for the first two **storeys** measured vertically from **grade**, which can be reduced to 3.0 metres above this height;
 - (b) 9 Avenue SW, the **setback area** must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres;
 - (c) a rail corridor, the **setback area** must have a minimum depth of 3.0 metres; and
 - (d) another **parcel**, there is no requirement for a **setback area**.
- (2) Sections 1169, 1170 and 1171 of Land Use Bylaw 1P2007 do not apply in this **Direct Control District**.

Floor Plate Restrictions

- 10 (1) The maximum average **floor plate area** for each floor of a **building** from the twelfth to thirtieth **storeys** is 1050.0 square metres.
- (2) The maximum average **floor plate area** for each floor of a **building** above the thirtieth **storey** is 830.0 square metres.

Building Separation

- 11 The façade of a **building** located above 36.0 metres from **grade** must provide a minimum horizontal separation of:
- (a) 18.0 metres from the façade of any other **building** on the same **parcel**;
 - (b) 9.0 metres from a **property line** shared with another **parcel**; and
 - (c) 6.0 metres from a **property line** shared with the rail corridor.

Street Walls and Massing

- 12 (1) A **building** must provide the following features where it faces a **street**, to the satisfaction of the **Development Authority**.
- (a) varied **building** massing;
 - (b) façade articulation which includes a minimum stepback of 1.0 metre from the façade of the **building** in at least two locations; and
 - (c) varied **building** materials.

- (2) The first to the fourth **storey** of a **building** must provide the following features, not including **signs**, to distinguish the base of the **building** from the rest of the **building**:
- (a) varied **building** massing;
 - (b) façade articulation which includes a minimum stepback of 1.0 metre from the façade of the **building**; and
 - (c) canopies, terraces, and/or overhangs.
- (3) Notwithstanding subsections (1) and (2), the **building** may rise directly from **grade** without a horizontal separation from the façade of the **building** at corner locations to allow for architectural emphasis.

Sunlight Protection Areas

- 13 That portion of **Millennium Park** and **Mewata Parking Lot** as illustrated on Schedule “D” must not be placed in greater shadow as measured between the hours of 12:00 pm and 4:00 pm Mountain Daylight Time between March 21 and September 21 than was already existing on the date a **development permit** is applied for.

Public Realm

- 14 The following items must be provided as part of the relevant development permit:
- (a) Upgraded public realm improvements **adjacent** to the **building** on 11 Street SW frontage up to the existing **property line** to the satisfaction of the **Development Authority** to include:
 - (i) accessible pedestrian spaces and routes which accommodate **grade** change from **building** ground floor level to finished **grade**; and
 - (ii) surface treatments that provide visual interest and pedestrian comfort.
 - (b) Upgraded public realm improvements **adjacent** to the **building** on the 9 Avenue SW frontage to the satisfaction of the **Development Authority** to include:
 - (i) trees and plantings which provide visual separation from the **street**; and
 - (ii) surface treatments that provide visual interest and pedestrian comfort.

Motor Vehicle Parking Stall Requirements

- 15 (1) For **Dwelling Units** or **Live Work Units**:
- (a) the minimum number of **motor vehicle parking stalls** is 0.5 stalls per **unit**; and

- (b) the minimum number of **visitor parking stalls** is 0.075 stalls per **unit**.
- (2) For all other **uses**, the number of required **motor vehicle parking stalls** is the minimum number of **motor vehicle parking stalls** referenced in Part 4 of Bylaw 1P2007.

Bicycle Parking Stall Requirement

- 16** (1) The minimum number of **bicycle parking stalls — class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) no requirement where the number of **units** is less than 20; and
 - (ii) 1.5 stalls per **unit** where the total number of **units** equals or exceeds 20; and
 - (b) all other **uses** is the minimum requirement reference in Part 4.
- (2) The minimum number of **bicycle parking stalls — class 2** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) 2.0 stalls for **developments** of 20 **units** or less; and
 - (ii) 0.1 stalls per **unit** for **developments** of more than 20 **units**; and
 - (b) all other **uses** is 5.0 per cent of the number of **motor vehicle parking stalls**.

Location of Motor Vehicle Parking Stalls

- 17** (1) Where above-**grade** parking located within a **building** is provided:
- (a) the **street** frontage at **grade** should be lined with “Active Uses”;
 - (b) the **street** frontage above **grade** should give the appearance of a **use** other than parking; and
 - (c) the structure must be designed to support future conversion into different **uses**.
- (2) Where this section refers to “Active Uses,” it refers to the listed **uses** in sections 1163 and 1164 of Land Use Bylaw 1P2007, other than Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Home Occupation – Class 1, Home Occupation – Class 2, Multi-Residential Development, Live Work Unit, Place of Worship – Small, Place of Worship – Medium, Protective and Emergency Service, Residential Care and Utility Building.

Relaxations

- 18** The ***Development Authority*** may relax the rules contained in Sections 9, 10, 11, 12 and 14 through 17 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

SCHEDULE C

Provision of Public Amenities through Bonus System

1.0 Bonus System

1.1 Approach

Development sites can be developed up to the maximum **floor area ratio** without providing any bonus items. In order to develop above the maximum **floor area ratio** and up to the bonus maximum **floor area ratio**, **developments** must provide one or more bonus items in exchange for a defined amount of additional **floor area ratio**.

Any combination of bonus items can be used to earn additional **floor area ratio**, subject to the discretion of the **Development Authority**, the local context of the proposed **development** site, and any rules set out in Land Use Bylaw 1P2007 and this Direct Control District Bylaw.

The contribution amount will be calculated at the time of **development permit** approval, based on the incentive rate of \$278.91 per square metre for 2024. The incentive rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.

2.0 Provision of Publicly Accessible Private Open Space

2.1 Description

Publicly accessible private open space is defined as a portion of a private **development** site that is made available to the public for the life of the **development** through a legal agreement acceptable to The **City**, and is in a location, form and configuration and is designed and constructed in a way that exceeds **City** standards for public realm and is acceptable to The **City**.

2.2 Eligibility

Any **development** that can provide a publicly accessible private open space that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus. A publicly accessible private open space must:

- (a) comprise the entire space from the **building** frontage up to the 11 Street SW **property line**;
- (b) be located at **grade** between the face of the **building** and the 11 Street and 9 Avenue **property lines**;
- (c) be maintained by the owner and accessible to the public for the life of the **development** pursuant to a legal agreement acceptable to The **City**;
- (d) include street furniture elements including, but not limited to seating, bicycle racks, general and feature lighting; and
- (e) include canopy trees and soft landscaping elements where possible and appropriate.

2.3 Bonus Rate

The bonus is based on the cost of construction (excluding land costs) of the proposed space to be accessible by the public. Cost estimates must be prepared by a Registered Landscape Architect or Professional Quantity Surveyor as part of the **development permit** application.

For example, if the cost to the applicant to construct the space is \$500,000.00 and the incentive rate per square metre of floor area for the area is \$278.91 then the amount of the bonus floor area will be calculated as follows:

Total construction cost / (incentive rate x 75.0%) = Allowable Bonus Floor Area

\$500,000.00 / (\$278.91 x 75%) = 2,390.29 square metres

3.0 Provision of Public Art – On Site

3.1 Description

Public art – on site means publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a **development**. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.

3.2 Eligibility

Any **development** that can provide public art that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus. The artwork must be maintained by the owner for the life of the **development**; have a minimum value of \$200,000.00, as approved by The **City**; be located in a permanently and publicly accessible area; and located either outdoors, at **grade** and visible from the public sidewalk; located in the **building's** interior and experienced from a publicly accessible space; or on the **building's** exterior and experienced from the public sidewalk.

3.3 Bonus Rate

The amount of additional floor area that may be earned through the provision of public art – on site will be determined through negotiations between the landowner/applicant and The **City**, based on the overall value of the artwork. As with other bonus items, the floor area bonus will relate to the incentive rate per square metre of floor area for the area. The maximum incentive **floor area ratio** for public art – on site is 1.0.

For example, if the total value of the artwork is determined to be \$500,000.00 and the incentive rate per square metre of floor area for the area is \$278.91, then the amount of the bonus floor area will be calculated as follows:

Total cost of the artwork / (incentive rate x 75.0%) = Allowable Bonus Floor Area

\$500,000.00 / (\$278.91 x 75%) = 2,390.29 square metres

Note: The total value of the proposed public art will be provided to the **Development Authority** at the time **development permit** application by an independent art professional, as accepted by The **City**.

4.0 Provision of Off-Site Improvements

4.1 Description

An applicant may provide unique off-site improvements within the community of Downtown West End, including but not limited to: streetscape design and improvements within **City** rights-of-way; implementation of urban design strategies and public art on public land; transit enhancements, or other public realm-enhancement projects deemed acceptable to The **City**.

4.2 Eligibility

Any **development** that can provide an off-site improvement or public realm enhancement project that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus.

4.3 Bonus Rate

The allowable bonus floor area will be based on the construction cost of the off-site improvement. It does not include operating costs. Cost estimates must be prepared by a Professional Quantity Surveyor or Registered Architect as part of the **development permit** application.

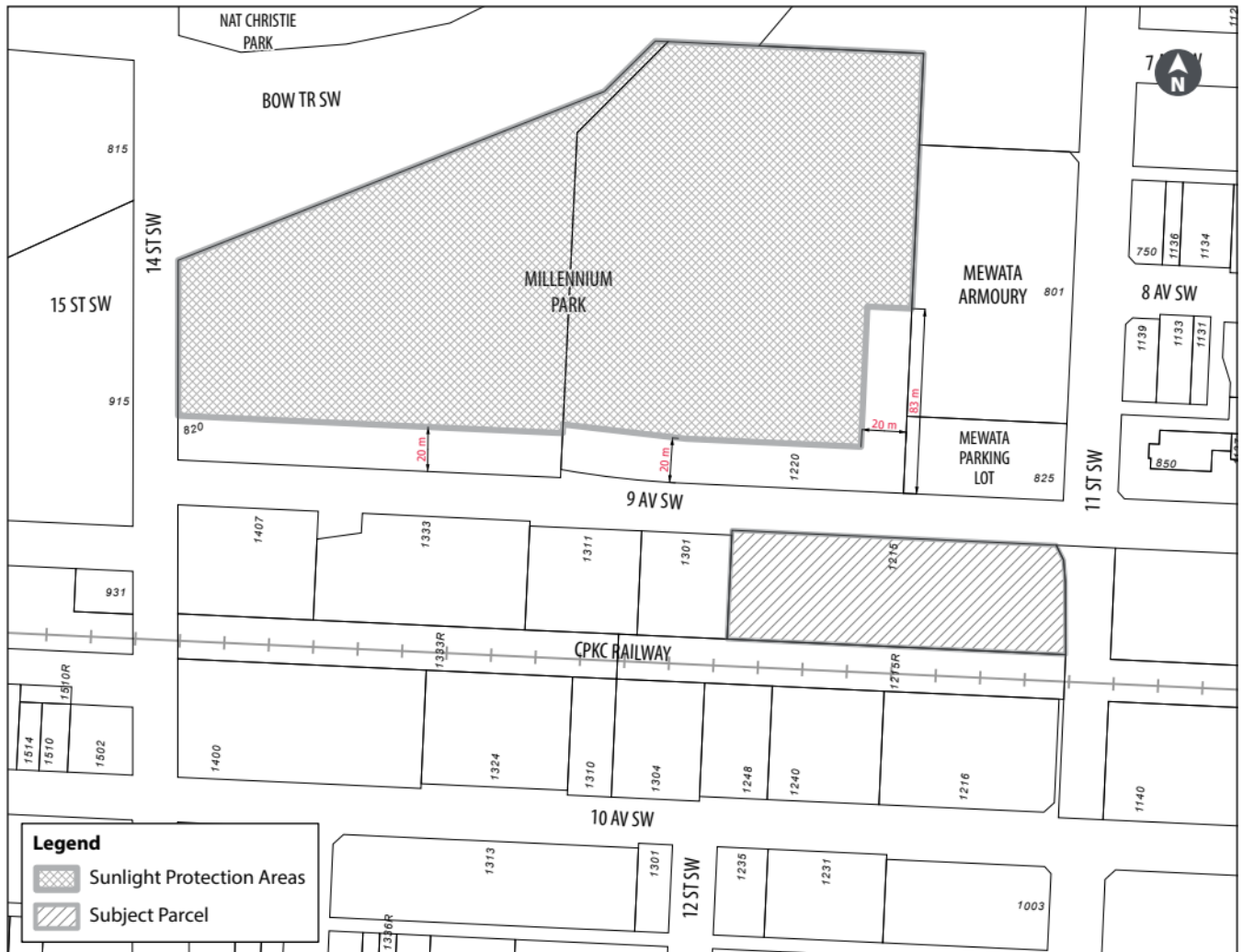
For example, if the cost to the applicant to provide the off-site improvement is \$500,000.00 and the incentive rate per square metre of floor area for the area is \$278.91 then the amount of the bonus floor area will be calculated as follows:

Total off-site improvement cost / (incentive rate x 75.0%) = Allowable Bonus Floor Area

\$500,000.00 / (\$278.91 x 75%) = 2,390.29 square metres

SCHEDULE D

Sunlight Protection Areas Map



Applicant Submission

*RE: Land Use Redesignation Application
1215 9 Ave NW*

On behalf of Mancal Property Holdings Inc, O2 is submitting this application to redesignate the parcel located at 1215 9 Ave NW in the Downtown West community. The proposed redesignation will facilitate the redevelopment of the current low-density auto-oriented commercial development on site into a mixed-use multi-residential development that takes advantage of the site's location at the western gateway to downtown Calgary. The vision for the site is of a transit-oriented development with a mix of residential and commercial uses, integrating with the emerging character of the Downtown West area.

The site is currently designated Direct Control (DC53Z95) which allows for a range of low-intensity commercial, light industrial and residential uses. This application is to redesignate the site to Direct Control District based on the Centre City Mixed Use (CC-X) District.

Site Context

The subject site is approximately 0.735 hectares (1.81 acres) in size and is currently occupied by the Staples building and parking lot. The site is located adjacent to the Canadian Pacific Rail right-of-way and the surrounding area is characterized by a mixture of low-density commercial and industrial uses. In recent years, the addition of multiple nearby high-rise buildings has initiated the area's transition to a unique mixed-use neighbourhood. East of the site, the Metro Ford site was recently approved for multi-residential mixed-use development with a maximum 12 FAR (LOC2019-0040). Northeast of the site, lands have been approved for high density residential development with a maximum density of 7.5 FAR (LOC2014-0052).

The site is well served by transit, with the West Kerby LRT Station located 350 metres to the north and the Sunalta LRT Station located one kilometre to the southwest. The site's position at the west gateway to downtown offers ready access to numerous amenities, including Shaw Millennium Park and the Bow River Pathway just north of the site. Future development on the subject site will benefit from convenient access to everyday services and connections to wider destinations for work or leisure.

Policy Context

The subject site is designated "Special Study Area" within the West Village Area Redevelopment Plan (ARP). The West Village ARP provides broad direction on appropriate development uses, however does not provide guidance on building height and site density for this site due to its proximity to the CP Railway. Since the approval of the ARP (2010), more relevant policy on development near railway corridors has been released. Guidelines for New Development in Proximity to Railway Operations (2013) provides clear direction for residential development in proximity to railway infrastructure. Additionally, the City of Calgary's Development Next to Freight Rail Corridors Policy (2018) provides supplementary policy guidance to ensure lands achieve full development potential near freight railways within acceptable risk levels. Per the City's policy, high-density residential and commercial buildings may be located within the 30m rail proximity

envelope without further studies required. Given the updated guidelines, the proposed development does not require an amendment to the ARP, as the 2013 and 2018 rail proximity guidelines inform appropriate development on the site.

Although residential and commercial uses may locate within the rail proximity envelope as defined by the City's rail corridor policy, residential uses in horizontal and vertical proximity to the rail corridor may experience negative noise impacts. These may be mitigated through approaches including building materials, stepbacks, and buffering by other uses. The proposed development may consider the provision of an above-grade parking structure adjacent to the railway to mitigate noise impacts on uses within the building. Regulations have been written into the proposed Direct Control District to allow additional residential FAR to be shifted upward within the building envelope if parking is provided as a buffer.

The West Village ARP also provides policy regulation related to shadowing of Shaw Millennium Park, the Mewata Armory site, and the river pathways. Through extensive discussion with Administration, the applicant has proposed specific regulations within the DC Land Use and an ARP amendment which clearly define where the site may and may not cast shadows into Millenium Park at specific dates and times. At the Development Permit stage, additional work will be completed to demonstrate the site does not shadow these areas at the relevant time periods.

Because of the limitations to height and massing imposed by shadowing restrictions, the applicant worked with the Urban Design team to propose revisions to the standard floorplate requirements and add design regulations with the intent of supporting a range of aesthetically pleasing and contextually appropriate design outcomes for this prominent gateway location.

The subject site is designated part of 'Greater Downtown' in the Municipal Development Plan, envisioned as the hub of business, employment, living, entertainment, and recreation (Policy 3.2.1). The MDP intends to support residential development in proximity to the highest concentration of employment, encouraging intensification in areas supported by the Primary Transit Network (14 Street SW) and designated commuter rail network (9 Ave SW). Relevant municipal policy should take precedent over general guidelines in the ARP, encouraging density in locations most appropriate to achieve the objectives of the MDP.

In summary, the proposed land use district will facilitate a mixed-use development with the following key attributes:

- **Transit Oriented Development:** The proposed development will contribute to the continued evolution of Downtown West as a transit oriented complete community.
- **Reduced Car Dependency:** In addition to its proximity to West Kerby LRT, the site is well connected to downtown through the Bow River Pathway and cycling connections.
- **Mixed Use:** The addition of ground level retail along 9 Ave SW will activate the street, add vibrancy to the neighbourhood and increase the walkability of the community.
- **Gateway to Downtown:** The subject site is strategically located at the western gateway to Downtown. Future high-density mixed-use development will serve as a landmark for those approaching downtown from the west.

- **Residential and Employment Growth:** The proposed development will contribute to the objective of locating the highest concentration of residents and jobs in Calgary's Greater Downtown.
- **Housing Supply:** Increase housing supply to support a range of individuals located in proximity to an identified Primary Transit Network and existing public transit routes.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1215 9 Ave SW Staples Site

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Formal engagement was conducted after the application was submitted.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Engagement Strategy:

1. Meeting with West End Community Association and Calgary Downtown Association
2. Meeting with local area Councillor Terry Wong
3. Open house for nearby neighbours
4. Additional engagement as recommended by City file manager.

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

A project website was prepared which outlines the development vision and land use application. It also included an opportunity to provide comments to the project team through the website.

Postcards: 25 postcards were circulated to nearby properties to advertise a virtual information session.

Notice Posting: A development notice sign was posted on site to advertise the land use application.

Virtual Information Session: A virtual information session was held for nearby neighbours and the community but did not receive any registered attendants.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

July 6, 2023 - Recieved a phone call from a resident interested to understand the intent for the and use application.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

A website will be developed and be publicly available to recieve comments. As we advance through the development process, materials will be updated on the website accordingly.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

We have only begun the engagement process and intend to meet with the community once a formal application has been submitted.

calgary.ca/planningoutreach

Community Association Response

Application: LOC2022-0228

Submitted by: Downtown West Community Association

Date: March 23, 2023

Contact Information

Address: Downtown West Community Association

Email: president@dwca.ca

Phone: [REDACTED]

Overall, I am/we are:

In support of this application.

Areas of interest/concern:

Included amenities, Shadowing impacts.

General comments or concerns:

The Downtown West Community Association supports continued mixed-use growth in place of existing surface parking lots throughout the area. Concurrent with that growth should be continued investment in public amenities. With this site, the community association encourages the applicant and Administration to work to minimize shadows on the south entrance to Shaw Millenium Park. The building design should also act as a sound wall from the adjacent railway tracks. Amenity investment in association with a mixed-use development would best occur through enhancements to Shaw Millenium Park, which currently has a lack of seating and shaded areas for people to passively recreate in the large open space. The Downtown West Community Association supports intensification of this site and the use of a stock downtown district, rather than the outdated Direct Control District.

**Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW,
LOC2023-0385**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Parkhill/Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 47 – 34 Avenue SW (Plan 5793U, Block 7, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site in proximity to an Urban Main Street and the Primary Transit Network, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District will allow for greater housing choices in the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Parkhill/Stanley Park Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Parkhill, was submitted by Tricor Design Group on behalf of the landowner, 2428513 Alberta Ltd. (Ronald Jacob Wall), on 2023 December 11. No development permit application has been submitted at this time.

The approximately 0.07 hectare (0.17 acre) midblock site is located on the south side of 34 Avenue SW and north of Mission Road SW. It is currently developed with a single detached dwelling accessed from 34 Avenue SW.

The site is within 200 metres of primary transit service and within 200 metres of MacLeod Trail South which is identified as an Urban Main Street in the MDP. It is also within 600 metres of an existing the LRT platform and thereby meets the location criteria of the H-GO District established in the Land Use Bylaw 1P2007.

**Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW,
LOC2023-0385**

The proposed H-GO District allows for flexibility in developing a range of grade-oriented housing forms at a scale that is consistent with low density residential districts. As indicated in the Applicant Submission (Attachment 3), the proposed policy and land use amendment provides for a multi-family development that aligns with the surrounding development.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant sent an email to Parkhill/Stanley Park Community Association (CA) and reached out to surrounding neighbours delivering letters of intent for the proposed redesignation. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received six letters of objection and one letter of neutral position from the public, which included the following areas of concern:

- community character;
- scale of development (height, lot coverage, etc.);
- increased density in the area;
- increased parking demand;
- decreased privacy;
- increased traffic impacts on 34 Avenue SW and the adjacent roads;
- decreased safety;
- infrastructure capacity; and
- shadowing impacts.

Administration also received two letters of support from the public, which indicate support for the following reasons:

- the area shares a mixture of multi-family, residential and commercial uses; and
- the proposed land use aligns with the surrounding developments and neighbourhood.

**Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW,
LOC2023-0385**

The CA did not provide a response to the circulation. Administration followed up by email and the CA provided a response expressing no specific concerns with the rezoning application, but they noted the concerns raised by the neighbouring residents (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design and servicing will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed H-GO District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The proposed land use redesignation would provide small and incremental climate benefits by allowing more people to live closer to existing services and amenities and contribute to the optimization of existing transit infrastructure, which support the overall objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure, and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Parkhill/Stanley Park Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

**Planning and Development Services Report to
Calgary Planning Commission
2024 May 09**

**ISC: UNRESTRICTED
CPC2024-0406
Page 4 of 4**

**Policy and Land Use Amendment in Parkhill (Ward 8) at 47 – 34 Avenue SW,
LOC2023-0385**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Parkhill, midblock on the south side of 34 Avenue SW and west of Erlton Court SW. The parcel is approximately 0.07 hectares (0.17 acres) in size and is approximately 15 metres wide and 47 metres deep. The site is currently developed with a single detached dwelling accessed from 34 Avenue SW. Lane access to the site is available.

Surrounding development to the west and east is characterized primarily by single detached dwellings on parcels designated as Residential – Contextual One / Two Dwelling (R-C2) District. The parcels to the north are designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. The parcels to the south are designated Direct Control (DC) District ([Bylaw 6D2012](#)). The purpose of the DC District is to provide for multi-residential development with limited commercial uses.

The site is close to open space, public transit service, retail, and recreational amenities. It is approximately 230 metres (a four-minute walk) from the Roxboro off-leash dog park to the north and approximately 680 metres (an 11-minute walk) from a regional pathway in the Elbow River natural area which further connects to other parks and amenities. St. Mary's Cemetery is one block north of the site.

The site is approximately 200 metres (a three-minute walk) from bus stops on Misson Road SW and 360 metres (a six-minute walk) to a variety of retail opportunities along MacLeod Trail S. Macleod Trail S forms part of the Primary Transit Network (PTN) and is also an Urban Main Street as per the Urban Structure Map of the *Municipal Development Plan* (MDP).

Community Peak Population Table.

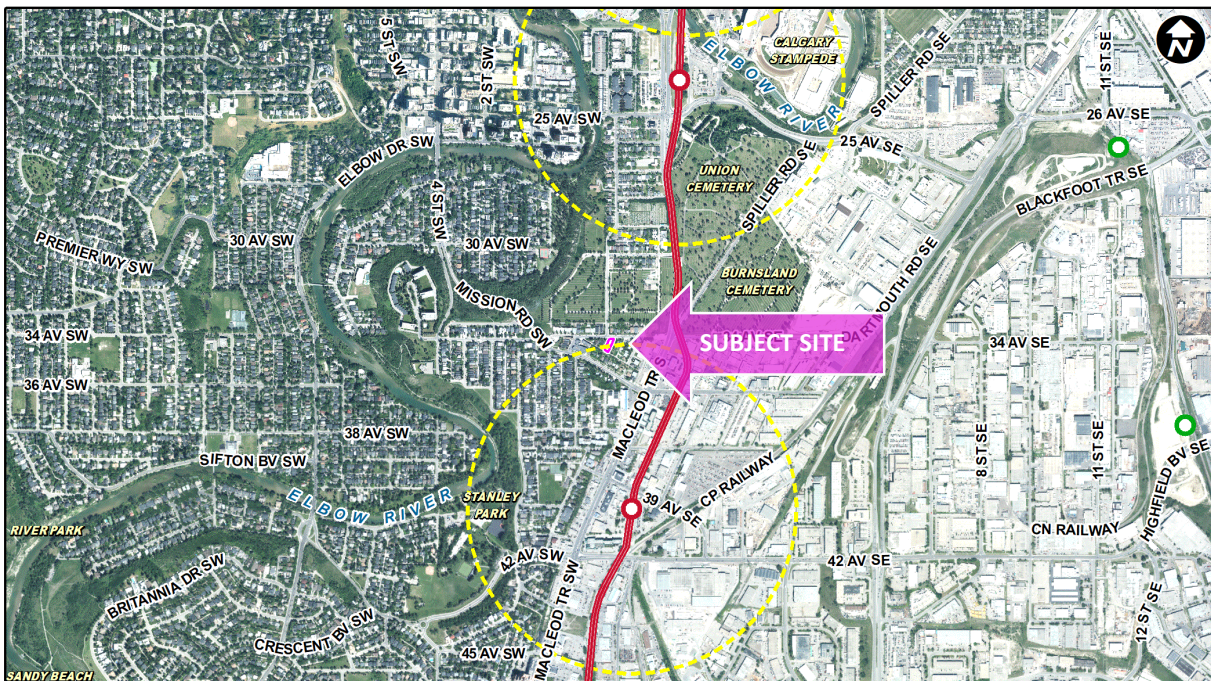
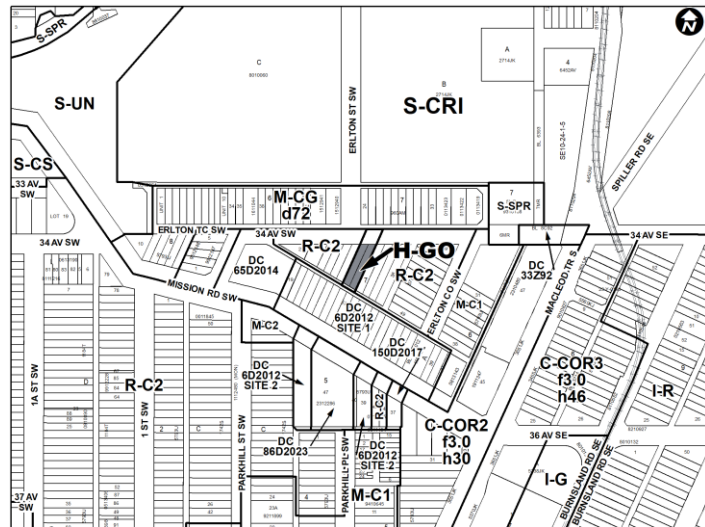
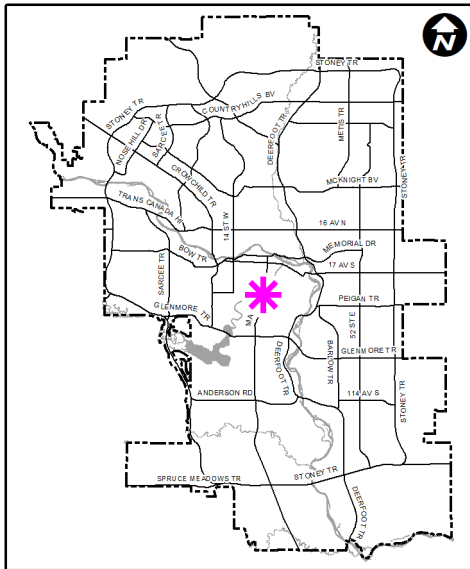
As identified below, the community of Parkhill reached its peak population in 1968.

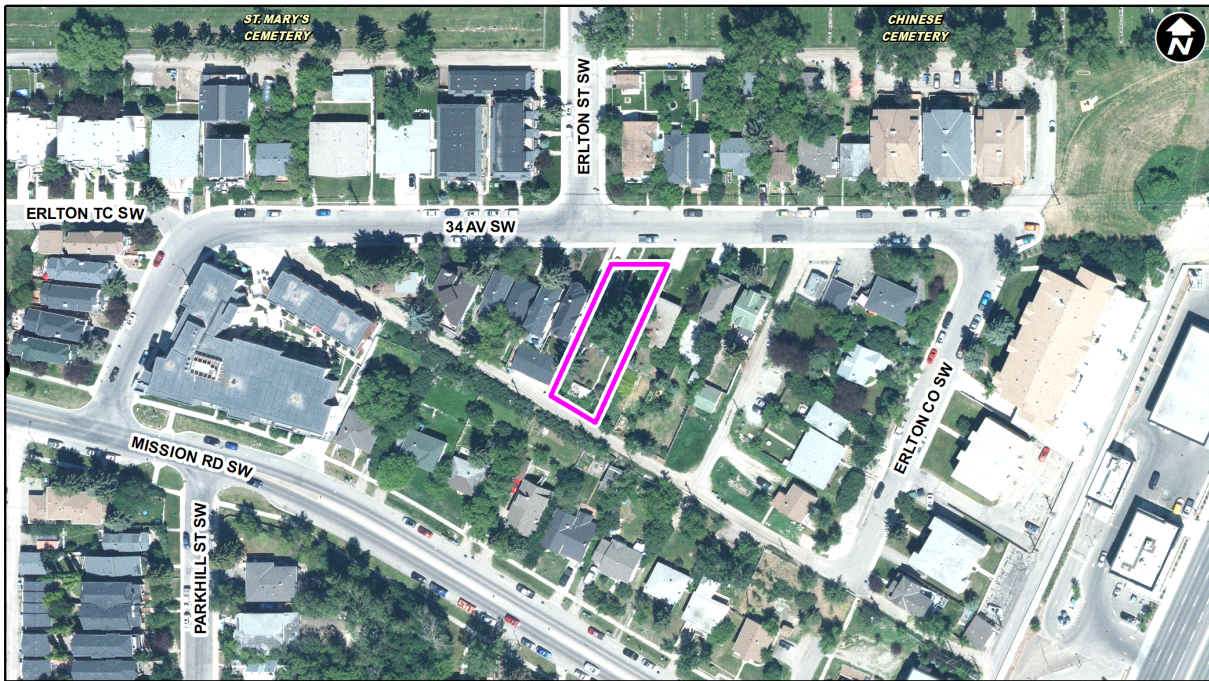
Parkhill	
Peak Population Year	1968
Peak Population	1,739
2019 Current Population	1,691
Difference in Population (Number)	- 48
Difference in Population (Percent)	- 2.76%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Parkhill Community Profile](#).

Location Maps.





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. The district includes rules for overall height, parcel coverage, height chamfers and amenity space that are intended to minimize massing and shadowing impacts on neighbouring parcels. The proposed H-GO District accommodates grade-oriented development where dwelling units may be attached or stacked within a building or cluster of buildings in a form and scale consistent with low density residential districts. The H-GO District also provides rules for:

- a maximum floor area to parcel ratio (FAR) of 1.5;
- a maximum building height of 12 metres; and
- a minimum of 0.5 parking stalls per unit and suite.

Section 1386(d) of Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. Sites that do not have an approved Local Area Plan (LAP) must be within the Center City or Inner City and meet at least one of the following criteria to qualify for the H-GO District:

- within 200 metres of a Main Street or Activity Center as identified on the Urban Structure Map of the MDP;
- within 600 metres of an existing or capital funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station; and
- within 200 metres of primary transit service.

The site is within 200 metres of Macleod Trail S which is identified as an Urban Main Street in the MDP. It is also within 200 metres of primary transit service and within 600 metres of an existing LRT platform. As such, the site meets the location criteria and is therefore considered appropriate for the proposed H-GO District.

Development and Site Design.

If approved by Council, the rules of the proposed H-GO District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- the layout and configuration of dwelling units;
- slope adaptive design;
- ensuring an engaging built interface along 34 Avenue SW ;
- mitigating shadowing, overlooking and privacy concerns;
- accommodating appropriate waste and recycling storage and pickup; and
- ensuring appropriate provision and design of vehicle access, motor vehicle stalls, and mobility storage areas.

Transportation.

The subject site is located midblock on 34 Avenue SW. Mission Road SW is identified as a future On-Street Bikeway as per the Always Available for All Ages and Abilities (5A) Network. The site is located within 150 metres (a three-minute walk) of Route 449 (Eau Claire/Parkhill) Calgary Transit stop on Mission Road SW and 200 metres (a seven-minute walk) of Route 10 (City Hall/Southcentre) on Macleod Trail S. It is within 600 metres (a 10-minute walk) of the 39 Avenue SW LRT Station and is therefore in the Transit Oriented Development Area. On-street parking is currently unrestricted on 34 Avenue SW. Vehicle access to and from the site is available via 34 Avenue SW and the rear lane. A Transportation Impact Assessment was not required in support of the land use change.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Public water and sanitary mains exist within the adjacent public road rights-of-way. Public storm mains do not exist within the adjacent public road rights-of-way.

At the time of development, a public storm sewer main extension may be required. If required, said work, along with any other public utility work that may be required as to adequately service the site and the intended development, will be at the developer's expense and subject to the terms and conditions of an Indemnification Agreement (IA). Servicing requirements will be further determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential - Inner City Area and within 200 metres of an Urban Main Street as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner city communities to make more efficient use of existing infrastructure, public amenities, and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies as the proposed H-GO District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be encouraged at subsequent development approval stages.

Parkhill/Stanley Park Area Redevelopment Plan (Statutory – 1994)

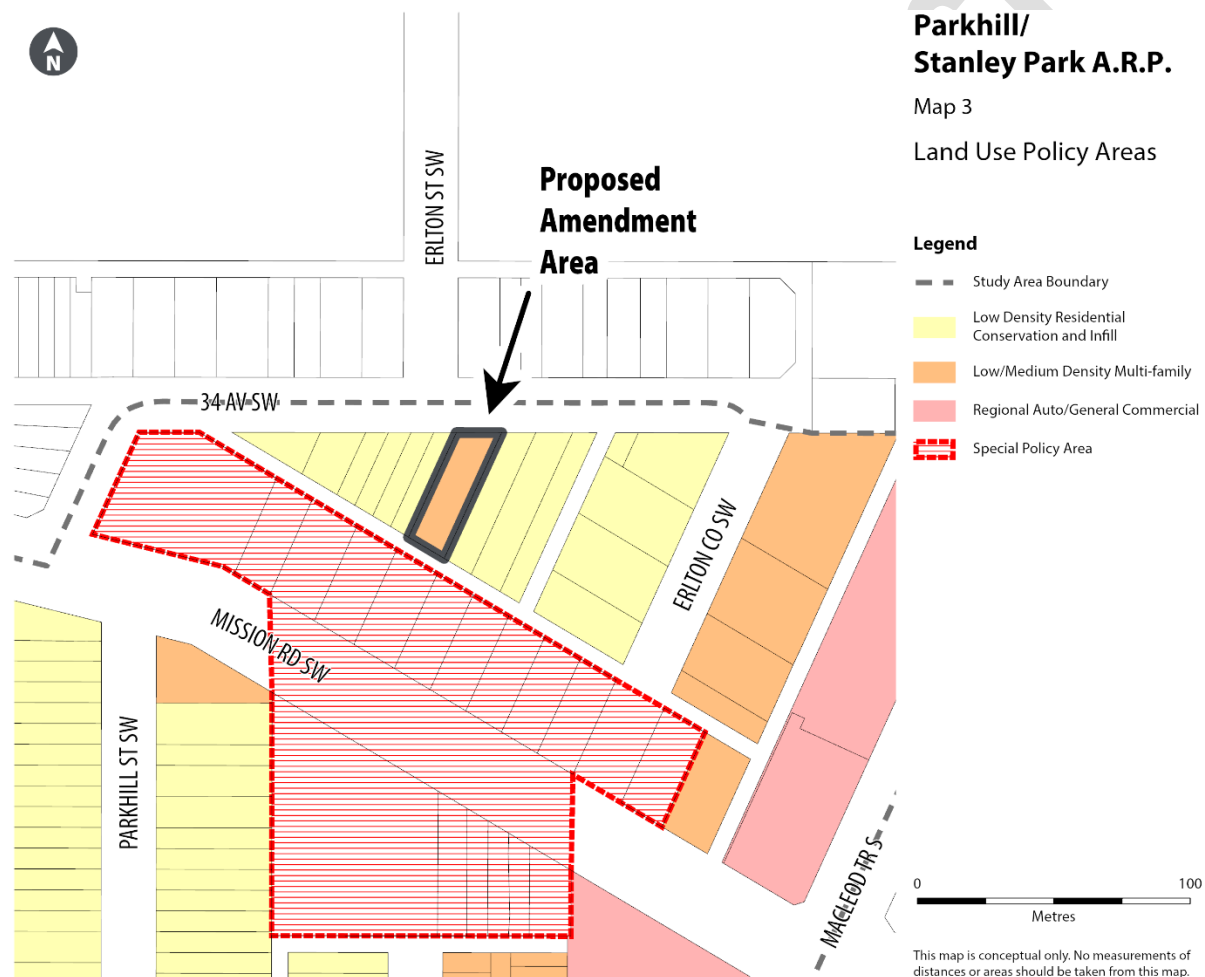
The subject site is identified on Map 3: Land Use Policy Areas as 'Low Density Residential Conservation and Infill' in the [Parkhill/Stanley Area Redevelopment Plan](#) (ARP). The 'Low Density Residential Conservation and Infill' area is characterized by primarily single detached and semi-detached dwellings where the ARP contains guidelines which encourage compatible and sensitive infill development to ensure the continued renewal and vitality of the community. A minor map amendment to the ARP is required to enable the proposed land use amendment. The proposed policy amendment would identify the site as appropriate for 'Low/Medium Density Multi-family' development. This amendment is considered appropriate based on the policy guidance provided by the MDP and ARP.

Chinook Communities Local Area Planning Project

Administration is currently working on the [Chinook Communities local area planning project](#) which includes Parkhill and the surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.

Proposed Amendment to the Parkhill/Stanley Park Area Redevelopment Plan

1. The Parkhill/Stanley Park Area Redevelopment Plan attached to and forming part of Bylaw 20P94, as amended, is hereby further amended as follows:
 - (a) Amend Map 3 entitled 'Land Use Policy Areas' by changing 0.07 hectares \pm (0.17 acres \pm) located at 47 – 34 Avenue SW (Plan 5793U, Block 7, Lots 33 and 34) from 'Low Density Residential Conservation and Infill' to 'Low/Medium Density Multi-family' as generally illustrated in the sketch below:



Applicant Submission

Company Name (if applicable):

Tricor Design Group Inc.

Applicant's Name:

Ahmed Gouda

Date:

November 30, 2023

LOC Number (office use only):

47 34 Avenue SW - RC-2 to H-GO

On behalf of the landowner, please accept this application for a land redesignation to the subject lands listed above from R-C2 to H-GO to allow for a variety of new housing forms under H-GO.

The current area is experiencing redevelopment and shares a mixture of Multi-Family, commercial, retail, and residential along surrounding roads. The combination of these parcels will allow for a Multi-Family development that align with the surrounding developments and must meet the requirements of H-GO.

We completed the "Community Outreach Assessment" and the project impact score is "1A". Because of the location and development in the immediate area we do not anticipate a push back.

This redesignation is a suitable uptake in density from the current R-C2 and will allow for similar built forms as allowed under R-CG but with the FAR requirement under H-GO it allows the density to increase slightly. This will be a good fit for the area.

Applicant Outreach Summary

2023 December 11



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Sent email to community association and reached out to surrounding neighbors delivering letters of intent for re-zoning

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with.
(Please do not include individual names)

Emailed Stanley Park Community Association

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

No feedback to date

How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

No feedback to date

How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Hand Delivered letters to the following addresses:

39 34th Ave SW - House to the right of 47-34 Ave SW
51/53/57 34th Ave SW - Houses to the left
42/44/46/50 34th Ave SW - Houses across the street
62/66/70/76 Mission Road SW - Houses behind

Community Association Response

Date: 2024 April 25

Application: LOC2023-0385

Contact Information: Development Committee <development@parkhillstanleypark.ca>

I am the Board member currently reviewing development files and sharing them with the Parkhill Community Association Board. Upon review and communication internally we have no specific concerns as a Community Association with the rezoning Application. We know from another rezoning application: LOC2023-0394 (land use redesignation at 3615, 3623, and 3627 Erlton Court SW) that community and specifically neighbouring residents are very concerned about scale that is out of character, increased on-street parking demands and increased stresses on utility infrastructure and the limited access road network in this part of Erlton and Parkhill (34th Avenue SW straddles both communities). This rezoning application does not seem to specifically address those concerns and thus it is difficult to react to a general rezoning application.

Regards,

Christopher Babits

Parkhill Community Association

**Land Use Amendment in Westwinds (Ward 5) at #400 – 4774 Westwinds Drive NE,
LOC2023-0371**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.33 acres \pm) located at #400 – 4774 Westwinds Drive NE (Condominium Plan 1312477, Units 21 to 27) from Direct Control (DC) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to the Industrial – Commercial (I-C) District to allow for a variety of light industrial and commercial uses, including Health Care Service.
- The application proposes to replace the existing Direct Control (DC) District from Land Use Bylaw 2P80 with the I-C District from Land Use Bylaw 1P2007. This redesignation intends to retain the existing uses and character of the site while also allowing for the additional use of Health Care Service, amongst others.
- The application aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for additional health care related uses located near surrounding residential communities.
- Why does this matter? The proposal will continue to support small scale industrial and commercial businesses and enhance the economical viability of Westwinds with additional uses.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2023 November 29 by Dino Kasparis on behalf of various landowners (Attachment 4) for a land use amendment located in the northeast community of Westwinds. The approximately 0.13 hectare (0.33 acre) site is located on the west side of Castleridge Boulevard NE and developed with a two storey office building containing various commercial uses. The building is part of a larger industrial commercial condominium business park containing several buildings as further discussed in Attachment 1.

The existing Direct Control (DC) District (75Z98) allows for light industrial and local commercial uses contained in the Local Commercial (C-1A) District of Land Use Bylaw 2P80. The C-1A District does not include health care related services as an allowable use in the district, however, Health Care Service is an allowable use within the I-C District. Health care services are established throughout surrounding buildings in the community, and it is the applicant's intent to include this use within the existing office building on the subject site.

No development permit has been submitted. The building on the subject site was constructed in 2013 and no external building construction is anticipated. As noted in the Applicant Submission (Attachment 2), the applicant wishes to include a new Health Care Service within the existing

**Land Use Amendment in Westwinds (Ward 5) at #400 – 4774 Westwinds Drive NE,
LOC2023-0371**

building, which will be accommodated through a future Change of Use Development Permit application.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate.

In response, the applicant conducted outreach by mail to 57 business condominium owners within 200 metres of the site. The public outreach included 12 residential dwellings in the community of Castleridge directly across Castleridge Boulevard NE from the subject site. The applicant provided Administration with three letters of support for the proposed land use amendment, primarily from other condominium owners in the same building. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration did not receive any comments from the public and there is no Community Association established for the community of Westwinds.

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

IMPLICATIONS

Social

The proposed land use district maintains opportunities for industrial and commercial uses while providing the ability for Health Care Service to establish in an existing office building that is in close proximity to adjacent residential communities.

**Planning and Development Services Report to
Calgary Planning Commission
2024 May 09**

**ISC: UNRESTRICTED
CPC2024-0355
Page 3 of 3**

**Land Use Amendment in Westwinds (Ward 5) at #400 – 4774 Westwinds Drive NE,
LOC2023-0371**

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align the future development on the site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of an existing building while providing more Health Care Service choices in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. List of Legal Landowners

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Westwinds, fronting the west side of Castleridge Boulevard NE midblock between the intersections of Westwinds Drive NE and 54 Avenue NE. The site is addressed from Westwinds Drive NE.

The approximately 0.13 hectare (0.33 acre) site is developed with a two storey building occupied with numerous commercial and office related uses. The subject site and building are part of a condominium business park comprising several buildings that utilize a shared parking system.

Westwinds is an industrial commercial community containing various uses such as light industrial, large institutional uses and places of worship. Sizable residential communities such as Castleridge and Falconridge are situated to the north, east and south of the subject site. Castleridge Plaza, designated as a Community Activity Centre (CAC) in the *Municipal Development Plan* (MDP), is situated adjacent and to the southeast of Westwinds, while Prairie Winds Park, situated adjacent and to the north of Westwinds, is a major city park that attracts visitors from across Calgary.

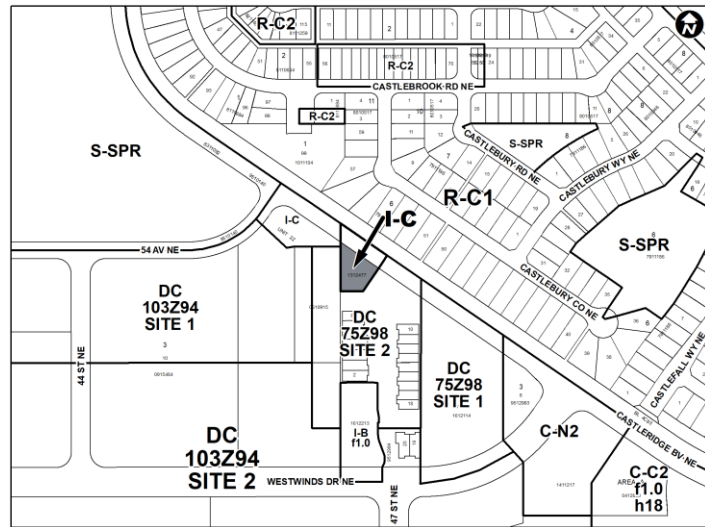
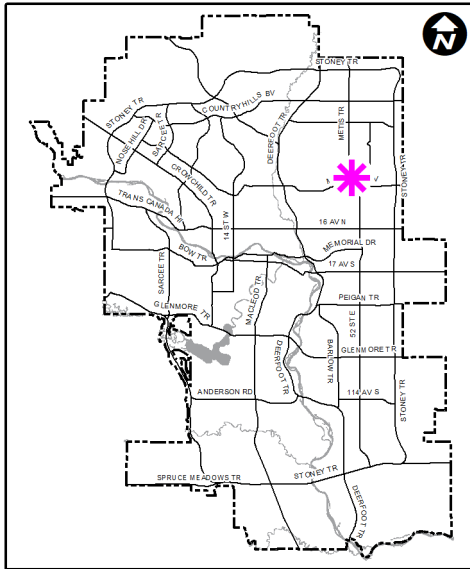
The condominium business park where the subject parcel is located is primarily designated with a Direct Control (DC) District from 1998 which is based on Land Use Bylaw 2P80. Two parcels in the condominium business park have since been redesignated to Industrial – Commercial (I-C) and Industrial – Business (I-B) Districts of Land Use Bylaw 1P2007.

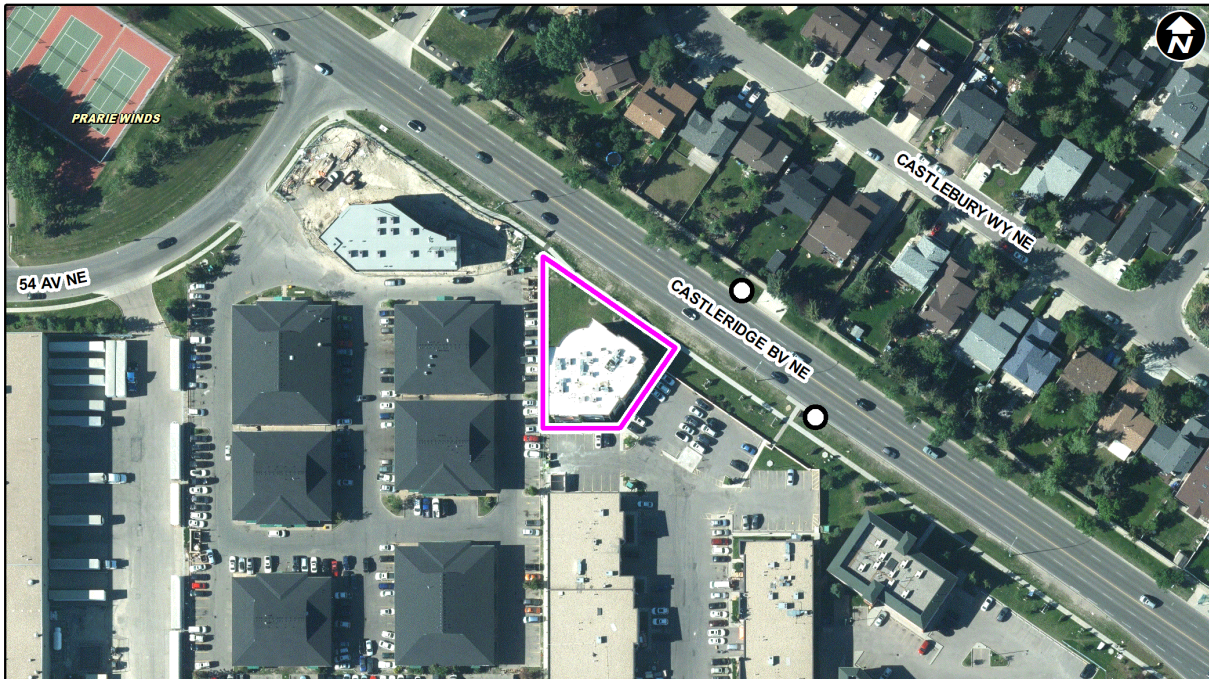
Westwinds is surrounded by the Primary Transit Network with Falconridge Boulevard NE to the east and the LRT Blue Line to the west. McKnight Boulevard is a major skeletal road and Castleridge Boulevard NE an arterial street.

Community Peak Population

There are no population data, demographic and socio-economic information available for the community of Westwinds.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The current land use district is a Direct Control (DC) District ([Bylaw 75Z98 - Site 2](#)) with specific permitted and discretionary commercial and light industrial uses listed. The DC District is based on the rules of the General Light Industrial (I-2) District of Land Use Bylaw 2P80. The purpose of the DC District is to allow for a mixed commercial and light industrial condominium business park with a range of businesses from offices to automotive related uses. The maximum floor area ratio (FAR) is 1.0 with a maximum building height of 12 metres.

The proposed land use district is the Industrial – Commercial (I-C) District. The I-C District allows for small scale commercial uses that are compatible and complement light industrial uses, and includes the use of Health Care Service. Both the floor area ratio and the maximum building height remains the same as the existing DC District and is 1.0 FAR and 12 metres.

The proposed I-C District is appropriate and in context with existing industrial commercial development and provides rules that are in alignment with Council approved policy.

Development and Site Design

If this application is approved by Council, the rules of the I-C District will serve as the framework from which the development application will be evaluated. Since the building on the subject site is existing, Health Care Service is a permitted use, and a Change of Use development permit is required. The existing office building was approved in 2006 (DP2006-1088). No changes to the

external building or the site layout are anticipated with the future development permit to allow for a Health Care Service.

Transportation

Pedestrian access to the subject site is provided from the sidewalk along Castleridge Boulevard NE as well as from the surface parking lot directly in front of the building. Vehicular access is restricted from Castleridge Boulevard NE and is only available from Westwinds Drive NE as part of the main access to the condominium business park.

The site is well served by Calgary Transit with bus stops along both Castleridge Boulevard NE and Westwinds Drive NE. The public transit routes are as follows:

- Route 21 – Castleridge (Counterclockwise);
- Route 55 – Falconridge (Clockwise);
- Route 43 – McKnight – Westwinds Station/Chinook Station (North and South); and
- Route 751 – Fowler/Castleridge/Falconridge (East and West).

The on-site parking supply for the subject site was considered and approved during a development permit in 2006. Parking for the building on the subject site, and for all other buildings in the condominium plan, is provided on-site and parking is shared among all businesses. At the future development permit stage, the shared parking arrangement within the condominium industrial business park will be considered. Adjacent to the site, on-street parking on both Castleridge Boulevard NE and Westwinds Drive NE is prohibited at all times.

The Always Available For All Ages and Abilities (5A) Network indicates that there is an existing on-street bikeway along Castleridge Boulevard NE.

Environmental Site Considerations

No environmental concerns were identified on the site.

Utilities and Servicing

Water, sanitary and storm sewer mains are providing existing service the site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site within the 25-30 Noise Exposure Forecast (NEF) contour. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths by establishing

prohibited uses in certain locations, identified within NEF areas. The uses contained in the proposed I-C District are generally allowed between the 25 NEF contour and the boundary of the AVPA. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject site is designated as Industrial – Employee Intensive on Map 1 – Urban Structure of the [Municipal Development Plan](#) (MDP). This typology applies to the subject site by including mixed industrial and office developments that have high labour concentrations with access to the Primary Transit Network. Industrial – Employee Intensive areas should achieve a minimum of 100 jobs per gross developable hectare and may include uses that support the primarily industrial function of parcels in the community of Westwinds. The proposed land use amendment is in alignment with applicable policies of the MDP.

Calgary Climate Strategy (2022)

The land use amendment application does not include specific actions that address the objectives of the [Calgary Climate Strategy - Pathways to 2050](#). Further opportunities to align the development of this site with applicable climate strategies will be explored and encouraged at subsequent approval stages.

Applicant Submission

2023 November 25



**APPLICANT SUBMISSION FORM
LAND USE AMENDMENT
4774 WESTWINDS DR NE**

Executive Summary

The subject site is a 0.75 hectare land parcel situated at 4774 Westwinds Drive NE in the Westwinds Commercial-Industrial area. The project team is happy to submit a Land Use Amendment to allow for a new Health Care Service Use that will compliment those that are currently approved upon the subject site.

The proposed Industrial Commercial (I-C) District is intended to support small scale commercial uses that are compatible with and complement light industrial uses. Parcels designed as I-C District are to be located on the perimeter of industrial areas along major streets and expressways and have strict design rules that ensure development is to the highest quality.

The proposed land use amendment will also allow for a wider range of uses than currently permitted under the Direct Control (75298) District. This will provide our clients greater flexibility for future adaptive re-use of the existing development upon the subject site. Furthermore, the proposed use of Healthcare Service will complement the surrounding commercial and retail uses that comprise the dominant use pattern within the area.

Development Vision

The proponents intend to re-purpose the project site to accommodate a Healthcare service either specializing in a medical walk-in clinic or dental office. A development permit application will be required to be assembled that proposes the future intended use which will be retrofitted within the condo units that face along Castleridge Boulevard NE. All applicable rules of the proposed Industrial Commercial (I-C) District and Part 4 Use rules of the 1P2007 Land Use Bylaw will provide the design framework required to submit final concepts at a future Development Permit Review stage, if necessary.

Site Context

The subject site is located in Westwinds, a major light industrial / commercial hub in the north-east quadrant of Calgary. The area is comprised of a wide variety of industrial and supporting commercial uses. The subject parcel is a larger mid-block site with surrounding uses that consist of, but are not limited to the following:

North – Residential Community of Castleridge
East – Castleridge Plaza;
West – Prairie Winds Park; and
South – Ismaili Community Centre.

Planning Policy Review

The subject parcel is located within the Industrial – Employee Intensive Area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). The Industrial – Employee Intensive policy typology is intended to contain a mixture of manufacturing, warehousing and mixed industrial and office developments that have high labour concentrations and require access to the Primary Transit Network (PTN). However, uses that support the industrial function of this area and cater to the day-to-day needs of the nearby businesses and their employees are supportable.



**APPLICANT SUBMISSION FORM
LAND USE AMENDMENT
4774 WESTWINDS DR NE**

The proposed use aligns with the objectives of the MDP. The application is proposing an expansion of possible uses on site, in proximity to existing commercial and industrial uses, and does not change the existing character of the area.

The subject site is in a desirable location that will attract prospective users to the site, specifically individuals who are employed within Westwinds Area, immediate residents of Castleridge and other nearby residential communities. The proposed Healthcare Service use in combination with those presently operating within the area will be beneficial for all land and business owners within the area, as they continue to grow and maintain their own operations respectively.

The subject property is located within the Calgary International Airport Vicinity Protection Area (AVPA). The property is located within the 25 to 30 noise exposure forecast area (NEF) contour area. The proposed Healthcare Service Use is not prohibited within this NEF contour area according to the AVPA Regulation which presents development constraints on this parcel of land. The landowner acknowledges the existing AVPA Regulation and has no intention to incorporate any prohibited uses on this land in the future.

There is no local area plan for the area.

Transportation & Environmental Considerations

Vehicular access to the subject site is from Westwinds Drive NE. At present, Westwinds Drive NE is classified as an arterial street as per the *Calgary Transportation Plan*.

The site is serviced by two Calgary Transit bus routes (Routes #43, #55) respectively. These routes provide service to adjacent residential communities and the McKnight/Westwinds LRT Station which serves as a key destination along the Blue Line NE segment of the greater LRT and PTN.

The proposed development will not have a material impact to the existing approved parking supply located upon the subject site.

Although the site is primarily auto-orientated in nature, pedestrian access is available from Castleridge Boulevard and Westwinds Drive NE respectively.

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail during the future development permit application based on the City's discretion.

Conclusion

The subject site is a highly visibility location adjacent to Castleridge Boulevard NE which makes it a prime candidate for the proposed Industrial – Commercial (I-C) district. The proposed use of Healthcare Service will complement the existing uses already approved on the subject site and will provide a service that is desperately needed in the area. For the reasons outlined above, we respectfully request that DART, Planning Commission and Council support this land use application. Thank you for your time and consideration.

Applicant Outreach Summary

2024 April 8



WHAT WE HEARD REPORT: OUR APPLICANT OUTREACH SUMMARY - LOC2023-0371

Our Community Outreach Strategy + Process



Mailing Campaign

Mailers were sent to 57 business condo owners and 12 homes within 200 metres of the project site providing notification of the project and an invitation to engage the project team. Hand delivering of mailers was not sufficient, as most owners in the Westwinds Business Park do not occupy the physical premises.



Notice Letter

A notice letter was sent to the Ward Councilor's Office providing a project overview, reasons for the application of Land Use Amendment and to welcome any questions and continued dialogue.



Phone, Voicemail & Email

A phone line equipped with voicemail, email address and a QR code was shared with stakeholders to provide a direct communication channel to reach the project team.



Distanced Face-to-Face Meetings

The project team was prepared to virtually meet with Ward Councilor and interested stakeholders to share project information and foster conversations.

Comment Themes + Our Responses

Outreach Process

Our best practices for outreach was designed to share information on the development vision and provide communication channels for interested stakeholders to share their queries and thoughts early in the review process with the intent of maintaining a respectful and transparent dialogue.

Stakeholder Feedback + What We Heard

To date, the project team has received 3 letters supporting the application for Land Use Amendment. All letters of support have been attached to this What We Heard Report to inform City Administration, Planning Commission and Council.

The project team is pleased to keep the communication lines open throughout the entire review process and will update the City Administration, Planning Commission and Council on any feedback that is received.

Our Philosophy to Applicant-Led Outreach

Since no single design solution can satisfy all stakeholders involved, the project team cannot integrate everything suggested by all neighbours. As a result, our promise is to continue to be open and transparent about how we reach our conclusions while cultivating a constructive dialogue and we are pleased to abide by Council's visions for the areas and communities we serve.

WHAT WE HEARD REPORT: OUR APPLICANT OUTREACH SUMMARY – LOC2023-0371

List of Land Ownership

- 1 - 1249956 Alberta Ltd.
- 2 - 1692981 Alberta Ltd.
- 3 - 2451820 Alberta Ltd.
- 4 - Jagdev Singh Dhanda
- 5 - Pro Tax Block Corp.

Land Use Amendment in Winston Heights/Mountview (Ward 4) at 407 and 413 – 27 Avenue NE, LOC2023-0377

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 407 and 413 – 27 Avenue NE (Plan 3430JK, Block 7A, Lots 1 and 2; Plan 0410076, Block 7A, Lot 23) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a mixed-use development comprising commercial and residential uses at grade with additional residential uses above.
- The proposal allows for an appropriate building form and set of uses along the Edmonton Trail Urban Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide more housing and commercial options for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure and local amenities.
- Why does it matter? The proposal would enable additional residential, commercial and employment opportunities that will further enhance and activate this part of Edmonton Trail NE.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northeast community of Winston Heights/Mountview, was submitted by Abugov Kaspar Architecture on behalf of the landowner The Baloch Corp. on 2023 December 5. No development permit application has been submitted at the time of writing this report, however, as noted in the Applicant Submission (Attachment 2), the intent is to facilitate a six-storey mixed-use building with commercial uses at grade.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the

Land Use Amendment in Winston Heights/Mountview (Ward 4) at 407 and 413 - 27 Avenue NE, LOC2023-0377

public/interested parties and the respective community association was appropriate. In response, the applicant attended a community association board meeting, met with the Ward Councillor and connected with the wider community via a community web page, a poster in the community hall and a sign posted on the site. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. When the proposal was expanded to include a second parcel, Administration re-circulated to the public/interested parties, a new notice posting was completed on-site and the updates were published online.

Administration received two letters from the public (one in opposition and one in support) which both focused on the following areas of concern:

- increased traffic and parking issues;
- availability of traffic calming measures; and
- provision of new shops and services.

Notwithstanding, the letter of support was generally in favour of the mixed use nature of the proposed land use.

The Winston Heights/Mountview Community Association provided comments on 2024 March 14 noting that they support this project and feel it is a good addition to their Main Street. However, they noted concerns around traffic implications.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with applicable MDP and LAP policies. Traffic impacts and mitigation measures will be reviewed at the development permit stage.

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Winston Heights/Mountview and provides additional housing choice. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and wider local area.

Planning and Development Services Report to
Calgary Planning Commission
2024 May 09

ISC: UNRESTRICTED
CPC2024-0493
Page 3 of 3

Land Use Amendment in Winston Heights/Mountview (Ward 4) at 407 and 413 - 27 Avenue NE, LOC2023-0377

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable mixed use development of residential dwelling units and commercial space. The development provides housing opportunity, supports local business and creates employment opportunities within Winston Heights/Mountview.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Winston Heights/Mountview on the southeast corner of Edmonton Trail NE and 27 Avenue NE. The site is approximately 0.22 hectares (0.54 acres) in size and is approximately 51 metres wide and 36 metres deep. The site is currently comprised of vacant land and a house.

Surrounding development consists of a mix of housing types ranging from single and semi-detached dwellings to multi-residential development. The predominant land use districts in the area are Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District. Small groups of commercial uses are located two blocks south and four blocks north of the subject site along Edmonton Trail NE.

The site is located within a community well-served with amenities. Local schools, other recreation facilities and dedicated park spaces in close proximity include:

- Georges P. Vanier School (Calgary Board of Education) is 500 metres (a nine-minute walk) to the north;
- Winston Heights Park and Community Association site is 180 metres (a three-minute walk) to the east;
- Tuxedo Park Community Association and Hall is 360 metres (a six-minute walk) metres to the northwest; and
- Winston Heights Off Leash Park is 940 metres (a 16-minute walk) to the southeast.

Community Peak Population Table

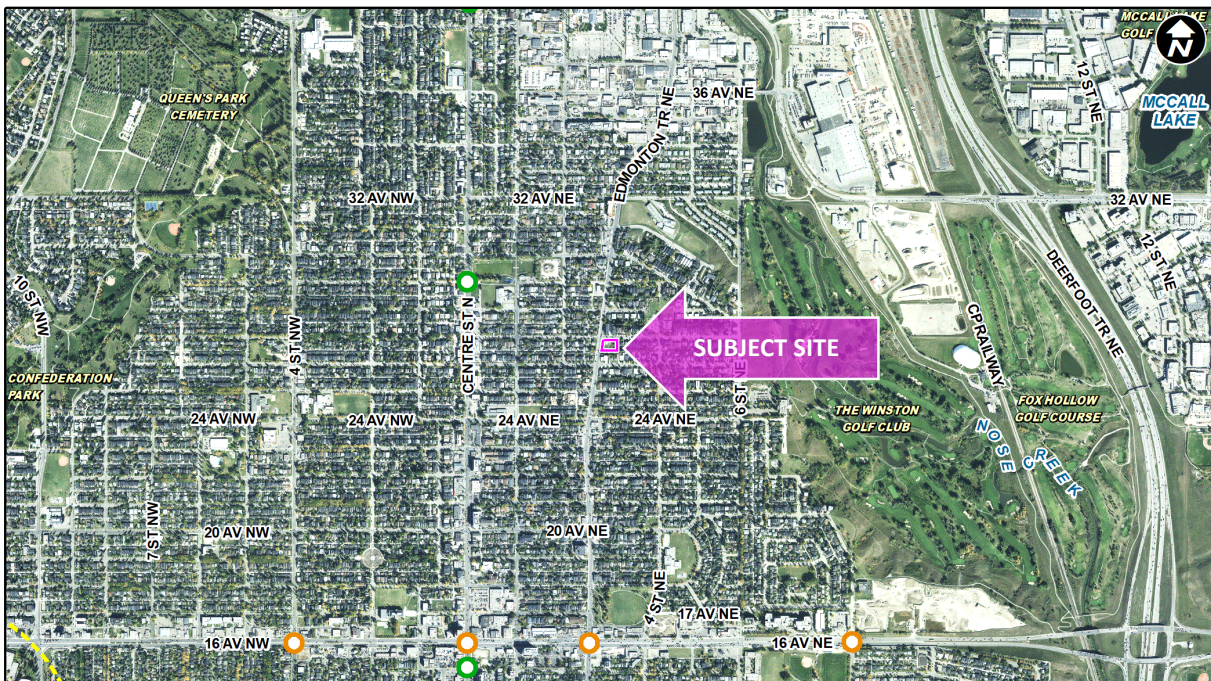
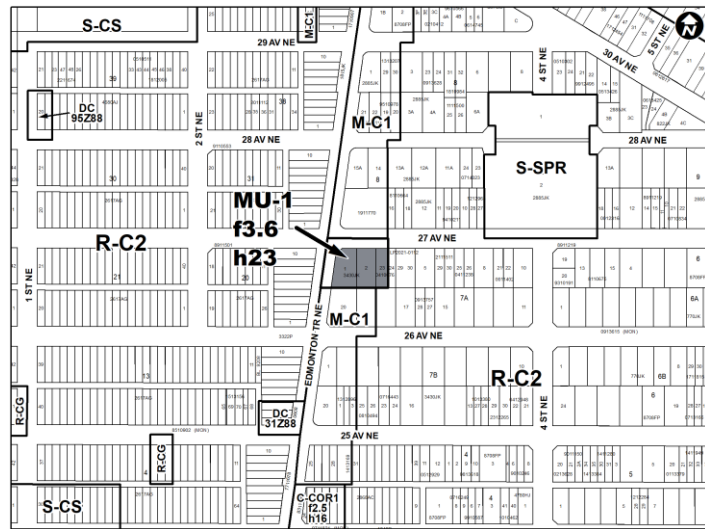
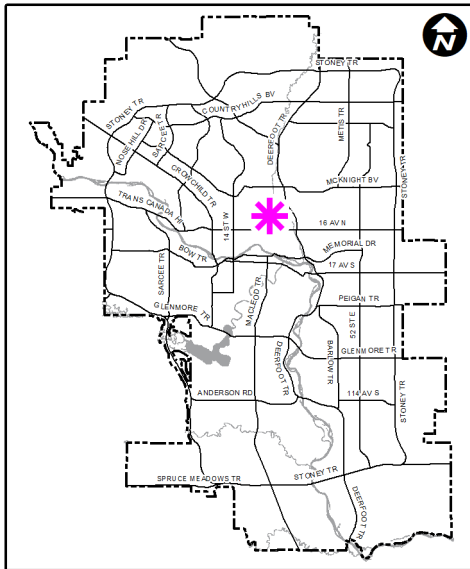
As identified below, the community of Winston Heights/Mountview reached its peak population in 1970.

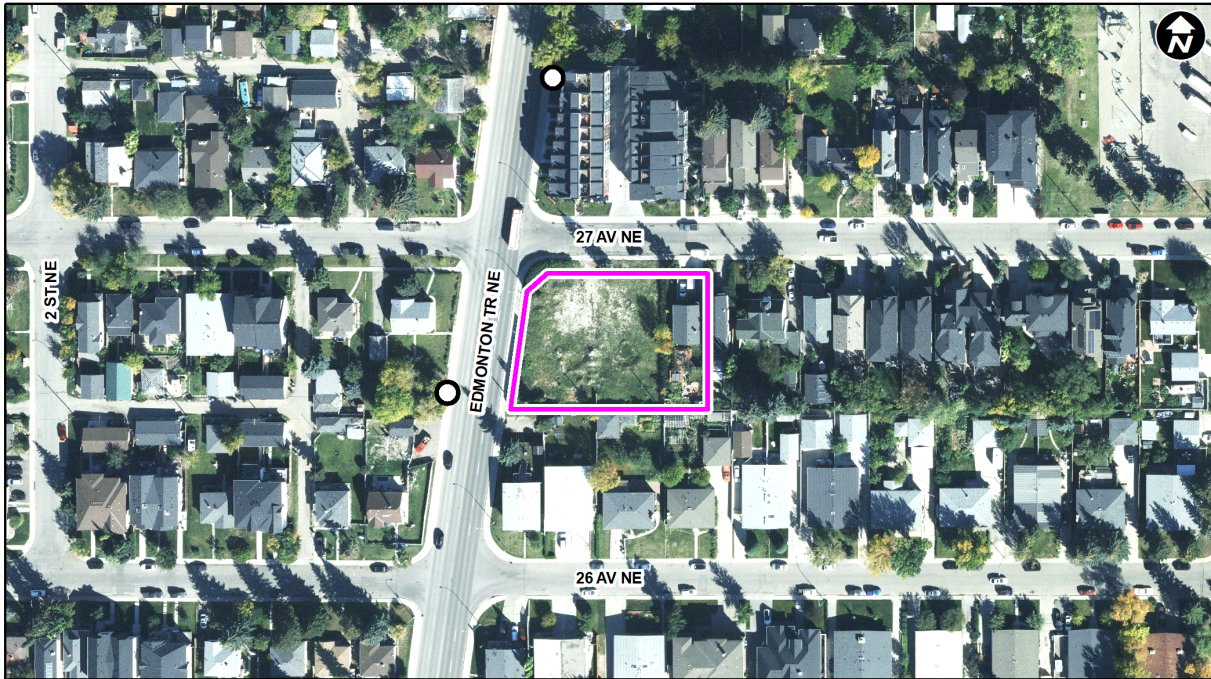
Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	-1,337
Difference in Population (Percent)	-26.89%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Winston Heights/Mountview Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated both the M-C1 and R-C2 Districts. The major portion of the site is the M-C1 District, occupying the western two thirds of the area, with the remaining eastern portion the R-C2 District. The R-C2 District is a low density residential designation in developed areas that is primarily for single detached, semi-detached, duplex homes, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units on a parcel.

The M-C1 District is a multi-residential designation that is primarily for townhouses and apartment buildings up to a maximum building height of 14 metres (about three to four storeys). The district provides for a maximum density of 148 units per hectare, which based on the subject parcel area would enable up to 24 dwelling units. The M-C1 District is intended to be in close proximity or adjacent to low-density residential development and has a range of building setback and massing rules that support contextually sensitive development.

The proposed Mixed Use – General (MU-1 f3.6h23) District is intended to be adjacent to low density residential developments with specific rules for setbacks and maximum height at the shared property line or lane. This district is intended to be located along commercial streets where both the residential and commercial uses are supported at-grade, facing the commercial street. The MU-1 District also responds to local area context by establishing maximum building heights for individual parcels and provides for compatible transition with surrounding

developments. The proposed MU-1f3.6h23 District is intended to accommodate a mixed-use development that can include a mix of commercial businesses, retail or residential uses at a maximum building height of 23.0 metres (up to six storeys). The proposed land use will allow for a maximum building floor area of approximately 7,920 square metres through a floor area ratio of 3.6. There is no maximum density in MU-1 and no density modifier is proposed, so the maximum number of dwelling units that could be developed will be subject to the maximum building floor area allowed.

Development and Site Design

If approved by Council, the rules of the proposed MU-1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Given the corner site context and existing surrounding land uses, additional items that will be considered through the development permit process include, but are not limited to:

- creating an engaging interface along the Main Street;
- designing amenity space thoughtfully;
- shifting mass away from lower density parcels;
- ensuring a context-appropriate interface along all four sides of the site;
- investigating public realm opportunities to include landscaping and traffic calming;
- requiring safe vehicular access and adequate parking; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks on 27 Avenue NE and Edmonton Trail NE. An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, is located along 1 Street NE, two blocks west of the site. In addition, 24 and 30 Avenue NE and Centre Street N and 4 Street NE are recommended on-street bikeway priority routes and future 5A Network infrastructure, supporting access to and from the site by alternative transportation modes.

The area is well served by Calgary Transit bus service, including nearby stops located on Centre Street N and on Edmonton Trail NE. Transit stops for Route 3 (Sandstone/Elbow Drive SW), BRT routes 300 (Airport/City Centre) and 301 (North/City Centre) are located on Centre Street N at 28 Avenue, approximately 550 metres (a nine-minute walk) from the site. Transit stops for Route 4 (Huntington) and Route 5 (North Haven) are located on Edmonton Trail NE between 26 and 28 Avenue NE, approximately 60 metres (a one-minute walk) from the site. The future Green Line LRT will run along Centre Street N, with a station proposed at 28 Avenue NE.

Vehicular access to the parcel is currently available from 27 Avenue NE. On-street parking adjacent to the site is unrestricted. A Transportation Impact Assessment was not required as part of this application however a preliminary analysis was reviewed and accepted.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service future development. Details of site servicing and stormwater management will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Urban Main Street area identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a higher intensity of residential, employment and retail uses with active street frontages and a walkable pedestrian environment. Main Streets should provide for a broad mix of residential, employment and retail uses, concentrating more development at major intersections. Appropriate transition of building scale between developments in the main street and adjacent areas should be provided through building transitions that are sensitive to the scale, form and character of the surrounding buildings and uses.

The proposal is in keeping with relevant MDP policies, as the MU-1 District provides additional rules for a built form that transitions to the adjacent parcels and is sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex Urban Form Category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Buildings in Neighbourhood Flex areas should be street-oriented and may include residential or commercial uses. The Low building scale policies within the Neighbourhood Local category notes that development should be six storeys or less in height. The LAP notes that development should provide transitions in building height and massing where different scale modifiers are located adjacent to each other. The proposed land use amendment is in alignment with applicable policy of the LAP.

Applicant Submission

2024 February 27

Property address: 407 - 27 Avenue NE

Site area: 2163 m²; 0.22 ha

Current land use: M-C1 – Multi-Residential Contextual Low Profile

Proposed land use: MU-1, f3.6, h23 – Mixed-Use

The subject property is at the southeast corner of the intersection of 27th Avenue and Edmonton Trail NE in the community of Winston Heights-Mountview. It had been occupied by two single family houses since 1948. In accordance with the approved policies of the North Hill Communities Local Area Plan, we are requesting a land use redesignation in order to achieve a higher density mixed-use development. This redesignation will allow for a 6 storey building with commercial uses on the main floor and multi-residential above. This development will:

- increase residential density and include an urban main street commercial frontage fronting Edmonton Trail.
- contribute to a 'missing middle' of units types within the neighbourhood – studio, one and two bedroom apartments.
- create a pedestrian-oriented commercial (retail) frontage the public realm setback on Edmonton Trail to the west; and to 27th avenue to the north.
- provide greater intensity of use, especially residential, in proximity to the Edmonton Trail transit corridor immediately west of the property, and within the 600 m TOD limit of the future 28 Avenue Green Line station on Centre Street.
- respect the existing low density, single family residential to the east by stepping the massing on the upper levels in accordance with the Calgary Land-Use Bylaw.
- shadow studies establish that shadowing from a 6 storey building will have minor impact on residences to the north, and some impact on residences to the east.
- provide a corner focal point as entry gateway to the neighbourhood.
- anticipated commercial uses include a daycare which is an amenity beneficial to the community.
- required parking and daycare drop-off will be provided underground and therefore will not impact the neighbouring properties.

A preliminary building design has been included in this application for illustration purposes. Detailed site and building design will be proposed for review as part of the Development Permit application and will comply with the requirements of the Multi-Residential section of the Land Use Bylaw-1P-2007.



Figure 1: Conceptual Illustration of Future Development (View to Southeast)



Figure 2: Conceptual Illustration of Future Development (View to Northeast)



Figure 3: Conceptual Illustration of Future Development (View to Southwest)



Figure 4: Conceptual Illustration of Future Development (View to Northeast)

Applicant Outreach Summary

2024 February 1



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Multi-residential mixed-use Edmonton Trail

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Prior to this application, we conducted a meeting on November 27, 2023 with the community planning chair and committee to get their initial feedback on our proposal. These comments were recorded and considered.

Our next step was a community feedback open-house at the community centre on January 17, 2024.

Open-house objectives:

- set up application package and relevant points for viewing.
- supply materials for feedback.
- provide a questionnaire for the purposes of conducting a survey relevant to the application.

We will also post a notice in the community hall and in their newsletter at the discretion of the community planner, and distribute information packages to immediate neighbour+.

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

- The WHMCA planning chair and committee.
- the ward 4 councillor.
- the community at large via community web page; poster in community hall; posted sign on the site.

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Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Comments from the Planning Chair and community open-house - refer to attached summaries.

- general application is acceptable, the proposed height and density is in line with the North Hill Communities Local Area Plan. There are no grounds for refusal.
- concern about drop-off area that will only hold two cars and it's proximity to Edmonton Trail.
- concern about amount of traffic which will be generated.
- expressed desire to have active frontage facing Edmonton Trail
- noted that there are multiple daycares in the area and more proposed.
- concern about amount of parking provided - especially residential.
- general design is good, need to provide pedestrian friendly design at street level - with considered planting, softer materials.



How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

As the initial feedback from the planning chair was favourable as per building height and density, we have not made any changes to our proposal.

Items of concern are more detail oriented and will be addressed prior to our DP application.

Potential design revisions include:

- more refined pedestrian-oriented street front and landscape design
- breaking up massing more on east side of building
- re-evaluate need for a daycare

How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Comments received from the community have been recorded and summarized. This information has been forwarded to the Planning Chair and our file manager to determine if changes will be required to the application; and to get a letter of support from the community association.

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Planning & Development Services Report to
Calgary Planning Commission
2024 May 09

ISC: UNRESTRICTED
CPC2024-0571

Calgary Event Centre (Verbal Report)

RECOMMENDATION:

That the Calgary Planning Commission direct that the Closed Meeting discussions, supplementary handouts, and presentation be held confidential pursuant to Section 24 (Advice from officials) of the Freedom of Information and Protection of Privacy Act, to be reviewed by 2024 November 14.