



AGENDA

CALGARY PLANNING COMMISSION

**TO BE HELD 2018 FEBRUARY 08 AT 1:00 PM
IN COUNCIL CHAMBERS**

- 1. Confirmation of Agenda**
- 2. Confirmation of Minutes of Previous Meeting**
- 3. Consent Agenda**
- 4. Consideration of Tabled/Referred Items**
- 5. Consideration of Planning Items**
- 6. Consideration of Miscellaneous Items**
- 7. Adjournment**

NOTE:
PLANS SUBMITTED TO THE COMMISSION, AS PART OF THE DEPARTMENTAL REPORTS,
ARE INCLUDED FOR THE SOLE PURPOSE OF ASSISTING THE COMMISSION IN MAKING
A DECISION AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 3.01 Giyan Brenkman/Jennifer Cardiff

COMMUNITY: ROYAL OAK (WARD 1)

FILE NUMBER: LOC2017-0329

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS: 233 Royal Terrace NW

APPLICANT: Guang Jun Wei

OWNER: Guang Jun Wei
Jia Li Li

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.02 Giyan Brenkman/Jennifer Cardiff

COMMUNITY: ARBOUR LAKE (WARD 2)

FILE NUMBER: LOC2017-0332

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS: 401 Arbour Lake Drive NW

APPLICANT: Jeeban Katuwal

OWNER: Jagdish Kumar Chapagain
Sinura Sharma Chapagain

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.03 Ian Bamford
COMMUNITY: COVENTRY HILLS (WARD 3)
FILE NUMBER: LOC2017-0344
PROPOSED REDESIGNATION: From: Residential – One Dwelling (R-1) District
To: Residential – One Dwelling (R-1s) District
MUNICIPAL ADDRESS: 88 Coventry Hills Drive NE
APPLICANT: David M T Hayes
OWNER: David M T Hayes
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.04 Giyan Brenkman
COMMUNITY: EDGEMONT (WARD 4)
FILE NUMBER: LOC2017-0330
PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District
MUNICIPAL ADDRESS: 436 Edgebrook Rise NW
APPLICANT: Hui Zhang
OWNER: Hui Zhang
Hui Ping
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.05 Matthew Atkinson

COMMUNITY: CAMBRIAN HEIGHTS (WARD 4)

FILE NUMBER: LOC2017-0360

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS: 44 Cadogan Road NW

APPLICANT: Craig Reilander

OWNER: Craig Reilander
Irina Reilander

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.06 Christine Khandl

COMMUNITY: DALHOUSIE (WARD 4)

FILE NUMBER: LOC2017-0352

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS: 5752 Dalmead Crescent NW

APPLICANT: Ushaben Patel

OWNER: Ushaben Patel

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.07

Christine Khandl

COMMUNITY:

BRENTWOOD (WARD 4)

FILE NUMBER:

LOC2017-0353

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1)
District

To: Residential – Contextual One Dwelling (R-C1s)
District

MUNICIPAL ADDRESS:

4520 Brisebois Drive NW

APPLICANT:

Andrea Gough

OWNER:

Andrea Gough

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 3.08

Giyana Brenkman

COMMUNITY:

CASTLERIDGE (WARD 5)

FILE NUMBER:

LOC2017-0317

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1)
District

To: Residential – Contextual One Dwelling (R-C1s)
District

MUNICIPAL ADDRESS:

192 Castleglen Way NE

APPLICANT:

1742705 Alberta Ltd (Bhagwant Singh)

OWNER:

1742705 Alberta Ltd (Bhagwant Singh)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 3.09 Jennifer Cardiff

COMMUNITY: MONTGOMERY (WARD 7)

FILE NUMBER: LOC2017-0385

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS: 4624 - 22 Avenue NW

APPLICANT: Jannetje Slinger

OWNER: Jannetje Slinger

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.10 Giyan Brenkman/Sabrina Brar

COMMUNITY: MARLBOROUGH (WARD 10)

FILE NUMBER: LOC2017-0333

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS: 83 Marbank Way NE

APPLICANT: Jeeban Katuwal

OWNER: Jagdish Chapagain
Sinura Sharma Chapagain

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.11 Matthew Atkinson

COMMUNITY: PINERIDGE (WARD 10)

FILE NUMBER: LOC2017-0354

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS: 2516 - 56 Street NE

APPLICANT: Nawaz Damji

OWNER: Ali Abdulmalik Dhalla
Alym Dhalla
Sultankhanu Ali Dhalla

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.12 Calvin Chan

COMMUNITY: OAKRIDGE (WARD 11)

FILE NUMBER: LOC2017-0379

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District

MUNICIPAL ADDRESS: 3323 Oakwood Drive SW

APPLICANT: Andrew Snider

OWNER: Andrew Snider

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.13

Morgan Huber

COMMUNITY:

OAKRIDGE (WARD 11)

FILE NUMBER:

LOC2017-0339

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1)
District

To: Residential – Contextual One Dwelling (R-C1s)
District

MUNICIPAL ADDRESS:

9203 - 29 Street SW

APPLICANT:

Calgary Aging in Place Co-operative

OWNER:

Barry Wilson Pendergast
Jennifer Georgina Pendergast

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 3.14

Kate van Fraassen

COMMUNITY:

KINGSLAND (WARD 11)

FILE NUMBER:

LOC2017-0375

PROPOSED REDESIGNATION:

From: Residential – Contextual One Dwelling (R-C1)
District

To: Residential – Contextual One Dwelling (R-C1s)
District

MUNICIPAL ADDRESS:

65 Kendall Place SW

APPLICANT:

Morrie Mcivor

OWNER:

Morrie Mcivor
Joanne Chevrette

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 3.15 Julie McGuire
COMMUNITY: EVERGREEN (WARD 13)
FILE NUMBER: LOC2017-0390
PROPOSED REDESIGNATION: From: Residential – One Dwelling (R-1) District
To: Residential – One Dwelling (R-1s) District
MUNICIPAL ADDRESS: 94 Everhollow Green SW
APPLICANT: Yonghong Wang
OWNER: Yonghong Wang
Qing Li
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.16 Julie McGuire
COMMUNITY: EVERGREEN (WARD 13)
FILE NUMBER: LOC2017-0395
PROPOSED REDESIGNATION: From: Residential – One Dwelling (R-1) District
To: Residential – One Dwelling (R-1s) District
MUNICIPAL ADDRESS: 78 Everhollow Green SW
APPLICANT: Yanfeng Gao
OWNER: Yanfeng Gao
Quiang Liu
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.17 Julie McGuire
COMMUNITY: EVERGREEN (WARD 13)
FILE NUMBER: LOC2017-0396
PROPOSED REDESIGNATION: From: Residential – One Dwelling (R-1) District
To: Residential – One Dwelling (R-1s) District
MUNICIPAL ADDRESS: 112 Everhollow Rise SW
APPLICANT: Satish Puri
OWNER: Satish Puri
Upma Puri
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.18 Rayner D'Souza
COMMUNITY: EVERGREEN (WARD 13)
FILE NUMBER: LOC2017-0365
PROPOSED REDESIGNATION: From: Residential – One Dwelling (R-1) District
To: Residential – One Dwelling (R-1s) District
MUNICIPAL ADDRESS: 110 Everhollow Green SW
APPLICANT: Dong Ming Ai
OWNER: Dong Ming Ai
Li Jie Zhang
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.19

Rayner D'Souza

COMMUNITY:

EVERGREEN (WARD 13)

FILE NUMBER:

LOC2017-0376

PROPOSED REDESIGNATION:

From: Residential – One Dwelling (R-1) District

To: Residential – One Dwelling (R-1s) District

MUNICIPAL ADDRESS:

152 Everhollow Street SW

APPLICANT:

Jian Nong Zhang

OWNER:

Jian Nong Zhang

ADMINISTRATION RECOMMENDATION:

APPROVAL

INDEX OF PLANNING ITEMS

ITEM NO.: 5.01 Jordan Furness

COMMUNITY: MONTGOMERY (WARD 7)

FILE NUMBER: LOC2017-0326

PROPOSED REDESIGNATION: From: Multi-Residential Contextual – Low Profile (M-C1) District
To: Multi-Residential – Low Profile Support Commercial (M-X1) District

MUNICIPAL ADDRESS: 1804 and 1812 Home Road NW

APPLICANT: Sahuri + Partners Architecture

OWNER: The Children’s Cottage Society of Calgary, An Alberta Society

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.02 Jennifer MacLaren

COMMUNITY: HILLHURST (WARD 7)

FILE NUMBER: LOC2017-0346

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Grade Oriented Infill (R-CG) District

MUNICIPAL ADDRESS: 1611 - 6 Avenue NE

APPLICANT: New Century Design

OWNER: Tara G McCullough

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.03 Derek Pomreinke

COMMUNITY: NORTH GLENMORE PARK (WARD 11)

FILE NUMBER: LOC2017-0380

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Contextual Grade-Oriented Infill (R-CG) District

MUNICIPAL ADDRESS: 5102 - 20 Street SW

APPLICANT: Jason Ager

OWNER: Jason Ager

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.04 Derek Pomreinke

COMMUNITY: SOUTH CALGARY (WARD 8)

FILE NUMBER: LOC2017-0335

PROPOSED POLICY AMENDMENTS: Amendments to the South Calgary/Altadore Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Contextual Grade-Oriented Infill (R-CG) District

MUNICIPAL ADDRESS: 1536 and 1540 – 30 Avenue SW

APPLICANT: Meiga Development Corporation

OWNER: Nam-Dang-Mitchell Design Inc

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.05

Jarred Friedman
(related to Item 5.06)

COMMUNITY:

SILVERADO (WARD 12)

FILE NUMBER:

LOC2017-0069

PROPOSED POLICY AMENDMENTS:

Amendments to the Southwest Community 'A' And
Employment Centre Mixed-Use Area Structure Plan

PROPOSED REDESIGNATION:

From: Special Purpose - Future Urban Development
(S-FUD) District

To: Residential – One Dwelling (R-1s) District,
Residential – Low Density Mixed Housing (R-G)
District, Multi-Residential – At Grade Housing
(M-G) District, Multi-Residential – Medium
Profile (M-2) District, Special Purpose – School,
Park and Community Reserve (S-SPR) District
and Special Purpose – Urban Nature (S-UN)
District.

MUNICIPAL ADDRESS:

1203 Spruce Meadows Trail SW and 18111 Sheriff King
Street SW

APPLICANT:

Civicworks Planning + Design

OWNER:

Spruce Meadows Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.:5.06

Jarred Friedman
(related to Item 5.05)

COMMUNITY:

SILVERADO (WARD 12)

FILE NUMBER:

LOC2017-0069(OP)

PROPOSED OUTLINE PLAN:

Subdivision of 16.77 hectares ± (41.44 acres ±)

MUNICIPAL ADDRESS:

1203 Spruce Meadows Trail SW and 18111 Sheriff King
Street SW

APPLICANT:

Civicworks Planning + Design

OWNER:

Spruce Meadows Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 5.07

Stuart Gripton

COMMUNITY:

FOOTHILLS INDUSTRIAL (WARD 9)

FILE NUMBER:

LOC2017-0294

PROPOSED REDESIGNATION:

From: Industrial - General (I-G) District

To: Industrial - Commercial (I-C) District.

MUNICIPAL ADDRESS:

5210 - 76 Avenue SE

APPLICANT:

ECHO Design

OWNER:

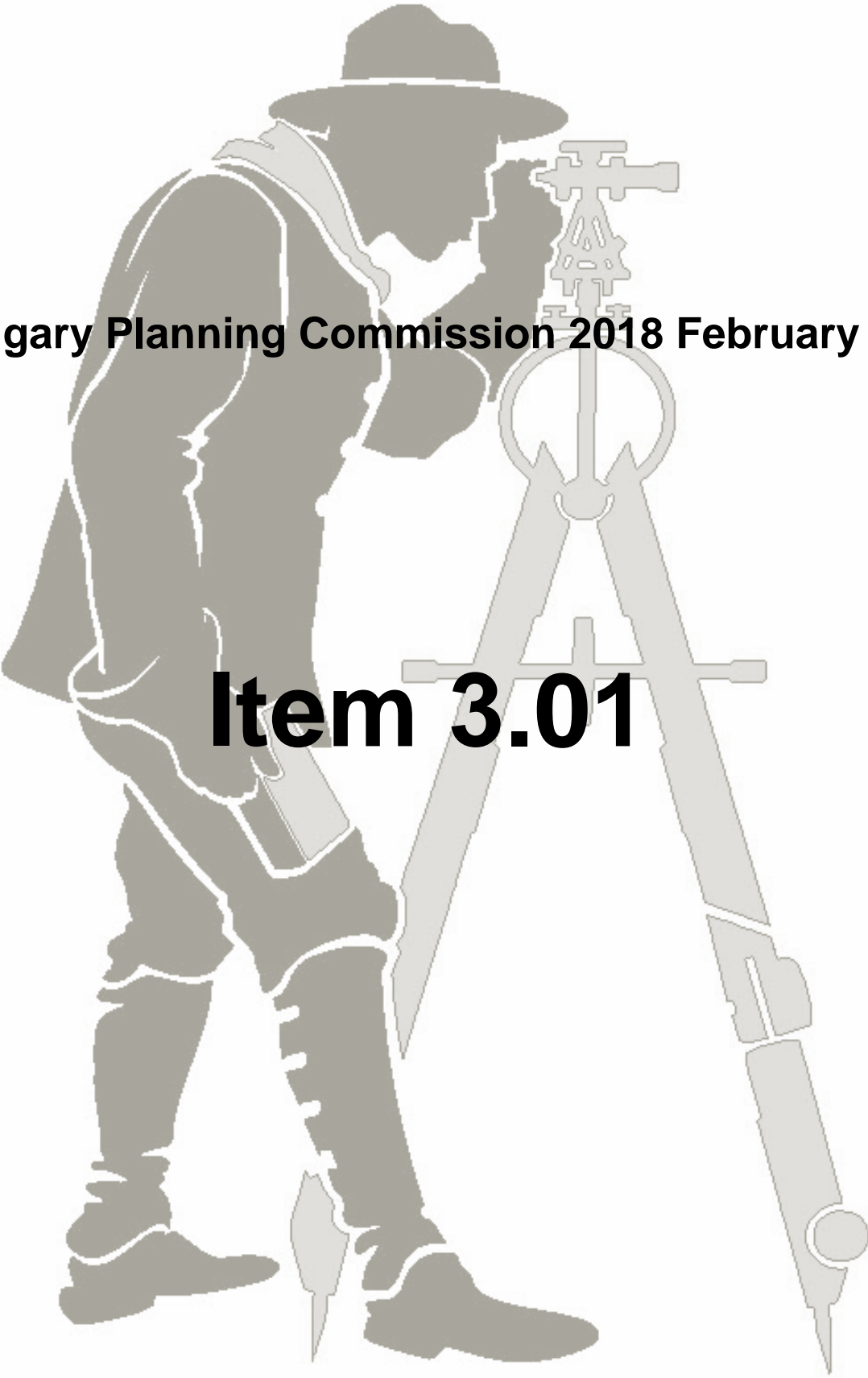
2065550 Alberta Ltd (Joy Nguyen)

ADMINISTRATION RECOMMENDATION:

APPROVAL

Calgary Planning Commission 2018 February 08

Item 3.01



LAND USE AMENDMENT
ROYAL OAK (WARD 1)
ROYAL TERRACE NW SOUTH OF ROYAL OAK DRIVE NW

MAP 16NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

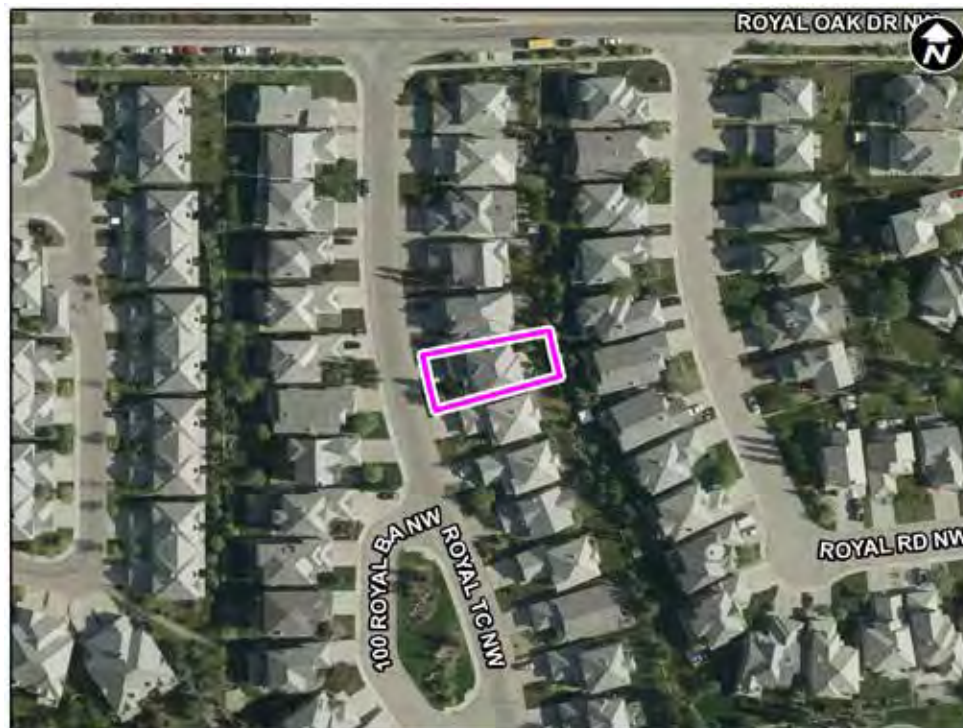
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and the Rocky Ridge Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
ROYAL OAK (WARD 1)
ROYAL TERRACE NW SOUTH OF ROYAL OAK DRIVE NW

MAP 16NW

LOCATION MAPS



LAND USE AMENDMENT
ROYAL OAK (WARD 1)
ROYAL TERRACE NW SOUTH OF ROYAL OAK DRIVE NW

MAP 16NW

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 233 Royal Terrace NW (Plan 0212328, Block 8, Lot 67) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
ROYAL OAK (WARD 1)
ROYAL TERRACE NW SOUTH OF ROYAL OAK DRIVE NW

MAP 16NW

Applicant:

Guang Jun Wei

Landowner:

Guang Jun Wei
Jia Li Li

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Royal Oak, the site is approximately 15 metres by 34 metres in size and is developed with a two-storey single detached dwelling and an attached two-car garage that is accessed from 233 Royal Terrace NW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Royal Oak's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Royal Oak	
Peak Population Year	2015
Peak Population	11,749
2017 Current Population	11,682
Difference in Population (Number)	-67
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
ROYAL OAK (WARD 1)
ROYAL TERRACE NW SOUTH OF ROYAL OAK DRIVE NW

MAP 16NW

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Rocky Ridge Area Structure Plan

The subject lands are located within the Rocky Ridge Area Structure Plan. Although the Rocky Ridge Area Structure Plan does not make direct reference to secondary suites, it does encourage a variety of residential unit types. The application complies with this policy direction.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Royal Terrace NW. There is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 150 metre walking distance of the site on Royal Oak Drive NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
ROYAL OAK (WARD 1)
ROYAL TERRACE NW SOUTH OF ROYAL OAK DRIVE NW

MAP 16NW

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of no objection to the application from the Rocky Ridge Royal Oak Community Association (APPENDIX II).

Citizen Comments

Administration received five (5) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Concerns with increasing density in the area.
- Concerns the suite will create traffic and parking issues.
- Concerns with the potential activities and impacts of the renters of the suite.
- Precedence may be established for additional secondary suites in the area.
- Decreased property value of neighbouring properties.
- Negative experiences with a secondary suite located on the same street.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
ROYAL OAK (WARD 1)
ROYAL TERRACE NW SOUTH OF ROYAL OAK DRIVE NW

MAP 16NW

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-08)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?
 - A. It's convenient and comfortable for my family and can relieve a bit burden of my housing expenditures.
 - B. It can increase vitality of the surrounding community.
 - C. It is more environmental protection and can relieve the shortage of housing in Calgary.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

I have contacted with the Community Association about my Secondary Suite application.
I have not received any response.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

My house has four cars parking spaces. The primary dwelling and the secondary suite will divide this parking area.

- 4) Are there any potential negative impacts of this development that you are aware of?

No. I have not found any potential negative impacts of this development so far.

LAND USE AMENDMENT
ROYAL OAK (WARD 1)
ROYAL TERRACE NW SOUTH OF ROYAL OAK DRIVE NW

MAP 16NW

APPENDIX II

LETTERS SUBMITTED

November 15, 2017

The Community Association has no comment.

Dave Spencer

*Director of Planning & Development
Rocky Ridge Royal Oak Community Association*

LAND USE AMENDMENT
ROYAL OAK (WARD 1)
ROYAL TERRACE NW SOUTH OF ROYAL OAK DRIVE NW

MAP 16NW

APPENDIX III

IMPORTANT TERMS

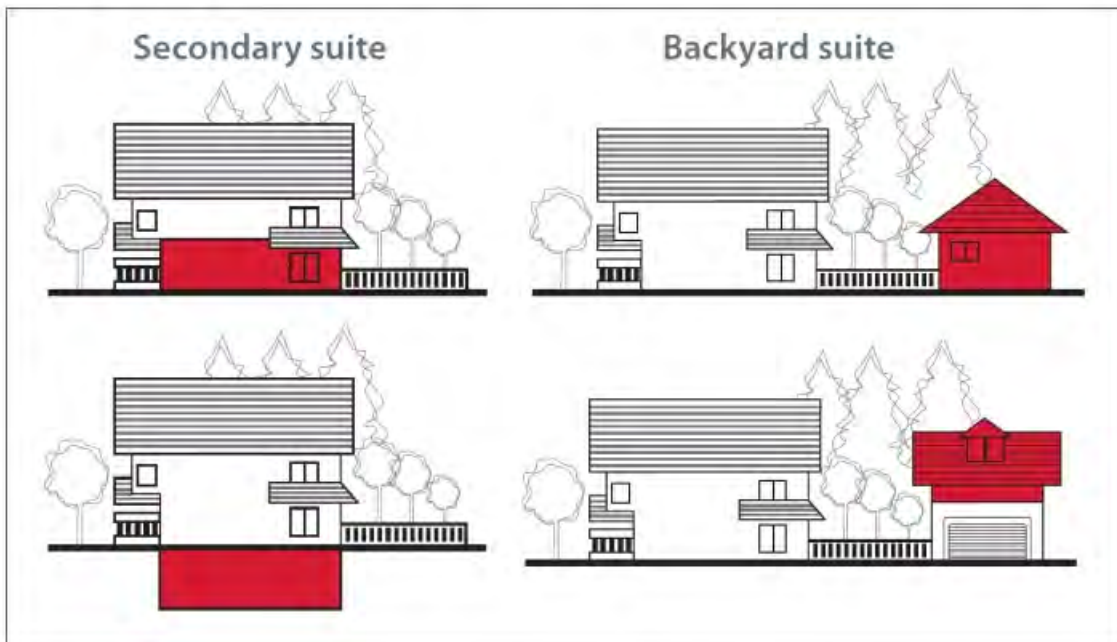
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 3.02

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW

MAP 15NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

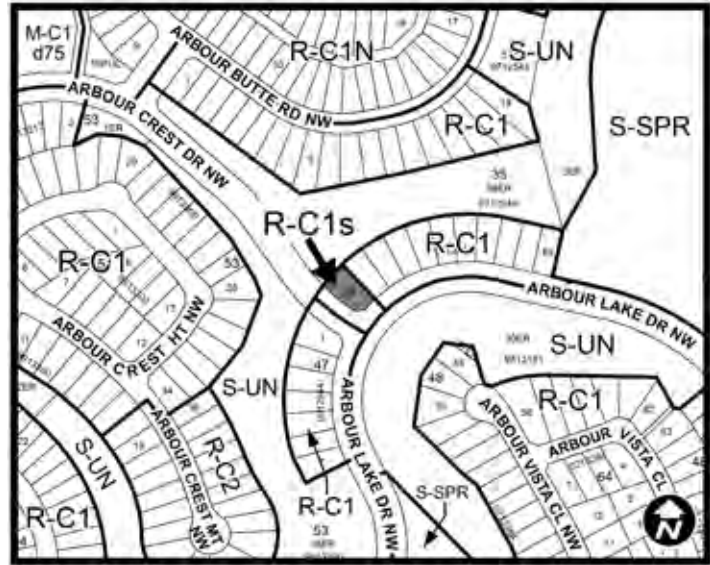
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and the Crowchild Phase 3 Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW

MAP 15NW

LOCATION MAPS



LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW

MAP 15NW

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 401 Arbour Lake Drive NW (Plan 0012944, Block 35, Lot 59) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW

MAP 15NW

Applicant:

Jeeban Katuwal

Landowner:

Jagdish Kumar Chapagain
Sinura Sharma Chapagain

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Arbour Lake, the site is a corner parcel approximately 19 metres by 30 metres in size and is developed with a two-storey single detached dwelling and three-car garage with associated parking pad that is accessed from 401 Arbour Lake Drive NW. Single detached dwellings exist to the east and south, and green space exists to the west and north of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Arbour Lake's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Arbour Lake	
Peak Population Year	2014
Peak Population	10,987
2017 Current Population	10,713
Difference in Population (Number)	-274
Difference in Population (Percent)	-2%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW

MAP 15NW

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Crowchild Phase 3 Area Structure Plan (1979)

The subject site is situated in the “Residential” area on Map 7 – Land Use Plan of the Area Structure Plan (ASP). Although the ASP does not mention secondary suites specifically, the document outlines that residential development should allow for the opportunity for unique design and planning innovation. The proposed secondary suite application is not inconsistent with the policy requirements.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 401 Arbour Lake Drive NW. There is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 50 metre walking distance of the site on Arbour Crest Drive NW. On-street parking adjacent to the site is permitted during the summer months only. On-street parking during the winter is prohibited.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW

MAP 15NW

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Arbour Lake Residents Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- Parking concerns.
- Applicant did not contact the Residents Association to discuss application.

Citizen Comments

Administration received letters in opposition to the application from three neighbouring properties.

Reasons stated for opposition are summarized as follows:

- Concerns with parking.
- Concerns that the applicant will build a suite in the backyard, which is not desirable.
- Concerns with additional density in the neighbourhood.
- Traffic safety concerns, given the property is located on a corner.
- Concerns with the potential impacts caused by renters at this property.
- Concerns that approval of this application will set a precedence for future secondary suites in the neighbourhood.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW

MAP 15NW

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites
(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments must be limited to the area designated on this page to ensure it will fit the space requirements of the report.

1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

- Generating more income to support family.
- More housing facilities available for increasing population of the city of Calgary.

2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

Good

3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

There are three attached car garage and enough space to park three cars in driveway (front) of the Garage.

4) Are there any potential negative impacts of this development that you are aware of?

No

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW

MAP 15NW

APPENDIX II

LETTERS SUBMITTED

Hi,
This individual did not contact us at all.
Craig Somers
General Manager
Arbour Lake Residents Association

LU / OP / Closure (LOC) Application Details

File Number: LOC2017-0332
File Manager: GIYAN BRENKMAN **Phone:** (403) 268-2678 **eMail:** giyan.brenkman@calgary.ca
Address: 401 ARBOUR LAKE DR NW 0012944;35;59
Community: ARBOUR LAKE **Ward:** 02 **Map Section:** 15NW
Application Description: Land Use Amendment **Proposed Use:** R-C1s
Existing Use: R-C1

Thank you for taking the time to respond. Your input is greatly appreciated

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please return your response to: Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
eMail: cpag.circ@calgary.ca

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations or comments to be made to the City of Calgary on this permit.

Please check the corresponding box below and forward any comments to the above sender.

No Objection Comments Attached

Name: Craig Somers **Date:** Nov. 17, 2017

Organization: Arbour Lake Residents Association **Comments Are Due By:** December 07, 2017

*ABSOLUTEY NO. HE has no parking at all. That is one of the busiest streets in Arbour Lake. He ~~has~~ does not have a triple garage!!! We are 100% against.

LAND USE AMENDMENT
ARBOUR LAKE (WARD 2)
NORTH OF ARBOUR LAKE DRIVE NW AND
ARBOUR CREST DRIVE NW

MAP 15NW

APPENDIX III

IMPORTANT TERMS

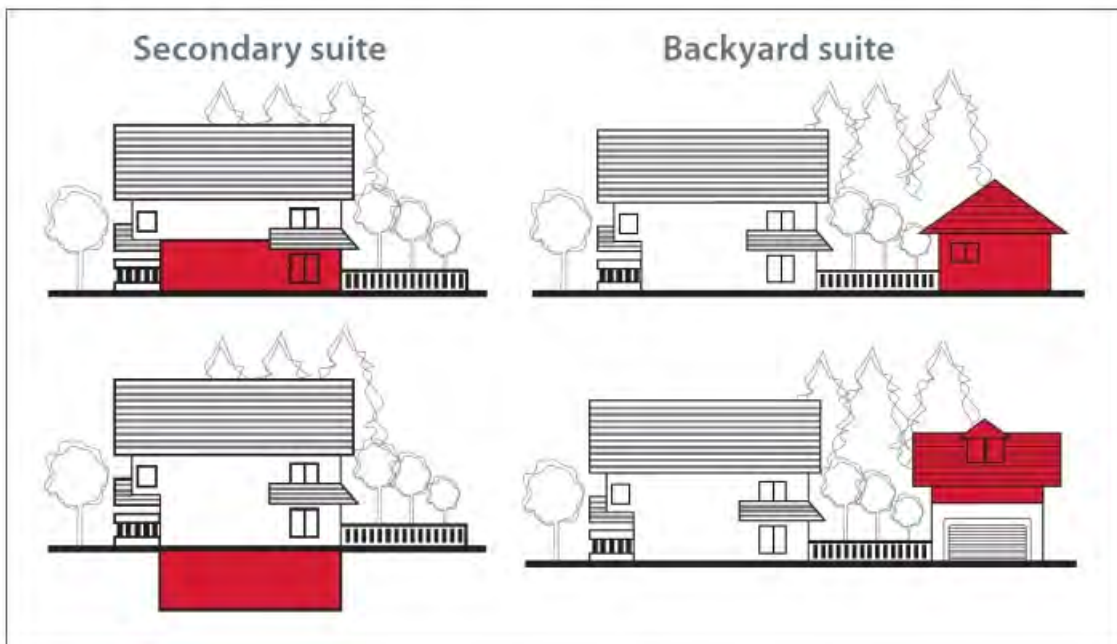
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a theodolite mounted on a tripod. The surveyor is holding a pencil in their right hand. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 3.03

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
WEST OF COVENTRY HILLS BOULEVARD NE ON COVENTRY
HILLS DRIVE NE

MAP 27N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

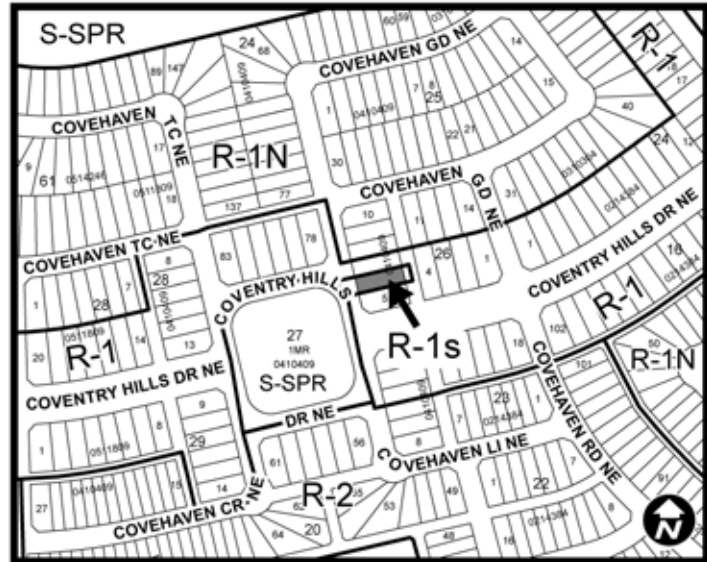
REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), that is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and the Calgary North Phase 1 Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
WEST OF COVENTRY HILLS BOULEVARD NE ON COVENTRY
HILLS DRIVE NE

MAP 27N

LOCATION MAPS



LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
WEST OF COVENTRY HILLS BOULEVARD NE ON COVENTRY
HILLS DRIVE NE

MAP 27N

ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 88 Coventry Hills Drive NE (Plan 0410409, Block 26, Lot 6) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
WEST OF COVENTRY HILLS BOULEVARD NE ON COVENTRY
HILLS DRIVE NE

MAP 27N

Applicant:

David M T Hayes

Landowner:

David M T Hayes

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Coventry Hills the site is approximately 11 metres by 33 metres in size and is developed with a two -storey single detached dwelling and a parking pad that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Coventry Hills peak population and current population and the population amount and percentage difference between the peak and current populations if any.

Coventry Hills	
Peak Population Year	2017
Peak Population	17,564
2017 Current Population	17,564
Difference in Population (Number)	0
Difference in Population (Percent)	0%

LAND USE DISTRICTS

The proposed R-1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules - only a building permit is required.

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
WEST OF COVENTRY HILLS BOULEVARD NE ON COVENTRY
HILLS DRIVE NE

MAP 27N

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. The MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Calgary North Phase 1 Area Structure Plan (1980)

According to this policy document, the subject site is designated “Residential”. There are no specific comments on secondary or backyard suites within this document.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Coventry Hills Drive NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 350 metre walking distance of the site on Coventry Hills Way NE. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
WEST OF COVENTRY HILLS BOULEVARD NE ON COVENTRY
HILLS DRIVE NE

MAP 27N

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Acadia Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
WEST OF COVENTRY HILLS BOULEVARD NE ON COVENTRY
HILLS DRIVE NE

MAP 27N

APPENDIX I

APPLICANT'S SUBMISSION

As a ten year resident of Country Hills I've come to love my community, I have gotten to know my neighbours and feel that I wanted to invest in my community long term.

When my father died a few years ago I moved my mother in with me, recognizing that seniors facilities area are crowded and understaffed, though they do their best there is no substitute for the love and care family can provide. As my mother ages she is having a harder time with stairs which caused me to think about solutions.

As I began to think of solutions I also started to watch the reality show "Tiny House" and I began to hear numerous discussions in our city about laneway suites, as time passed I decided that I wanted to build a small laneway home for my mother. When she is no longer with me I thought I'd move into it and let my son and his family live in the main house. It seems like a perfect way to care for loved ones and lessen the burdens on senior long care facilities.

Having a laneway house adds a safety factor in that there's someone watching people roam alleyways looking for theft opportunities, two of my neighbours have had their garages broken into.

On April 28. 2016 I emailed the Northern Hills Community Association to ask if the community supports this type of development, no one answered my email. I have spoken to my neighbours that are closest to me and they support the idea to rezone and build a laneway home, they have indicated they would write letters of support as well. I also phoned Simon Cheng the planning rep for our community, I've left two messages during October and have not had a returned call as yet.

I understand that parking must be satisfied so I'd build on one side of the property so that there would be a long driveway to pull two cars into.

I'm not aware of any negative impacts as I would be mindful of windows that look into neighbour properties, mindful of having the building blend in, mindful of parking and garbage disposal, simple things that can sometimes annoy neighbours. It is my plan to live my retirement years in the laneway home once my mother no longer needs it.

LAND USE AMENDMENT
COVENTRY HILLS (WARD 3)
WEST OF COVENTRY HILLS BOULEVARD NE ON COVENTRY
HILLS DRIVE NE

MAP 27N

APPENDIX II

IMPORTANT TERMS

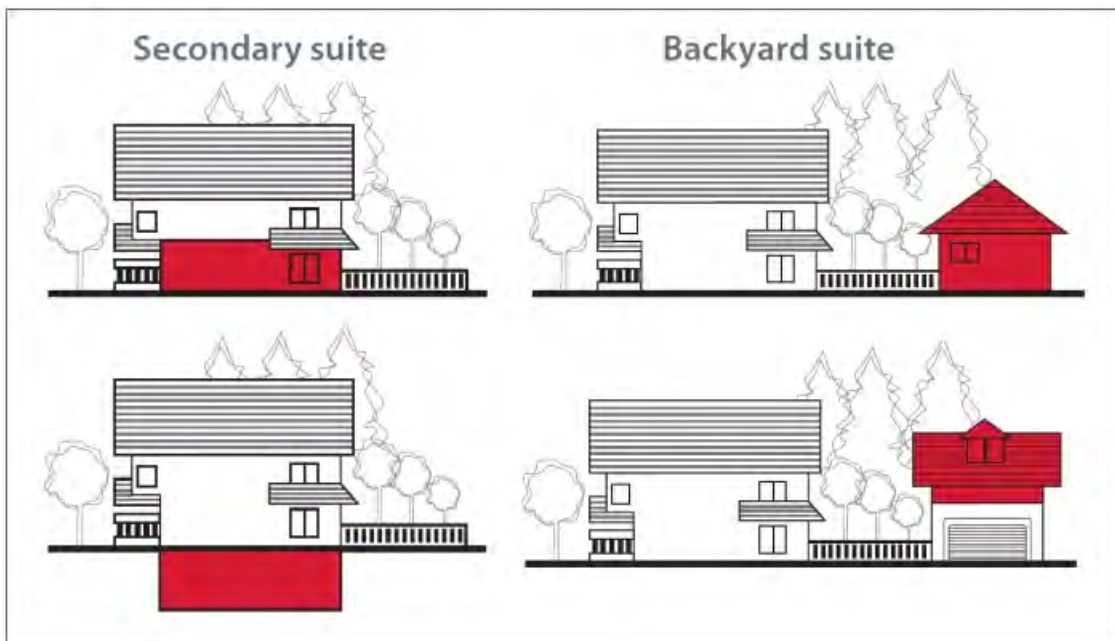
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 3.04

LAND USE AMENDMENT
EDGEMONT (WARD 4)
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF
EDGEBROOK DRIVE NW

MAP 18N

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

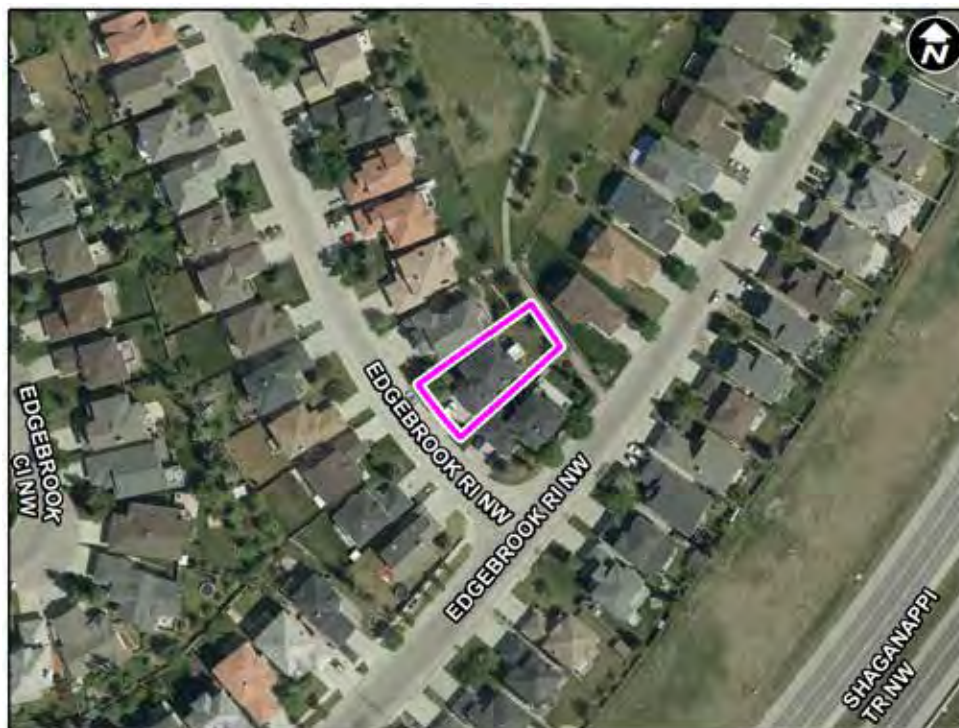
REASONS FOR RECOMMENDATION:

The proposed R-C1 district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Crowchild Phase 3 Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
EDGEMONT (WARD 4)
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF
EDGEBROOK DRIVE NW

MAP 18N

LOCATION MAPS



LAND USE AMENDMENT
EDGEMONT (WARD 4)
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF
EDGEBROOK DRIVE NW

MAP 18N

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 436 Edgebrook Rise NW (Plan 9411276, Block 19, Lot 45) from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
EDGEMONT (WARD 4)
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF
EDGEBROOK DRIVE NW

MAP 18N

Applicant:

Hui Zhang

Landowner:

Hui Ping
Hui Zhang

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Edgemont, the site is approximately 16 metres by 35 metres in size and is developed with a two-storey single detached dwelling with a detached two-car garage that is accessed from Edgemont Rise NW. Single detached dwellings exist to the north, east, south, and west of the site. There is also a City park located just north of the subject lands, accessed via a public pathway that abuts the northern boundary of this parcel.

According to data from The City of Calgary 2017 Census, the following table identifies Edgemont's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Edgemont	
Peak Population Year	2003
Peak Population	17,667
2016/2017 Current Population	15,701
Difference in Population (Number)	-1,966
Difference in Population (Percent)	-11%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
EDGEMONT (WARD 4)
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF
EDGEBROOK DRIVE NW

MAP 18N

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Crowchild Phase 3 Area Structure Plan (1979)

The Crowchild Phase 3 Area Structure Plan (ASP) identifies this area as Residential. Land uses to be provided in this area include residential development in the form of single family and duplex development, joint use sites, commercial areas and internal roadways up to and including major street. The ASP makes no specific mention of secondary suites, but they are classified as a residential land use, and the application is therefore consistent with the local area policy plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Edgebrook Rise NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 190 metres walking distance of the site on Edgebrook Rise NW. On-street parking adjacent to the site is (unregulated through the Calgary Parking Authority’s residential parking permit system).

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**LAND USE AMENDMENT
EDGEMONT (WARD 4)
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF
EDGEBROOK DRIVE NW**

MAP 18N

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to to the application from the Edgemont Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- Overall negative impact on the surrounding community as secondary suites violate the design brief for this area. There would be an impact on the future planning of schools, waste collection, water and sewage etc.

Citizen Comments

Administration received three (3) letters of support and four (4) letters in opposition to the application.

Reasons stated for support are summarized as follows:

- The secondary suite will be a legal suite;
- Parking will be provided on the site for the secondary suite;
- The property has been well maintained; and

The land owner has good relationships with the surrounding neighbours.

Reasons stated for opposition are summarized as follows:

- Desire to live in a single family (R-1) only community;
- Increase in traffic;
- Reduced home values;
- The suite could be rented out and not used for a family member as the applicant states;
- These applications will pave the way for Airbnb rentals and an increase in transient occupants in the area; and
- On-street parking will become problematic as more residents move to the area.

**LAND USE AMENDMENT
EDGEMONT (WARD 4)
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF
EDGEBROOK DRIVE NW**

MAP 18N

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
EDGEMONT (WARD 4)
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF
EDGEBROOK DRIVE NW

MAP 18N

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

For us, the property owners, we'll benefit from keeping our senior parents (both are older than 65) under the same roof, plus flexibility to accommodate one of our own children's extended family in the future. A legal and safe secondary suite allows to knit the family physically closer and financially stronger.

For the community, it is a good use of resource. The community population has decreased by 11.1% from 2003 to 2016.

Sporadic secondary suites help maintain population size, property value, and efficient land use to reach social benefits.

For the City of Calgary, our pledge to develop a conforming unit aligns with the City's wish to legalize all 16,000 units. Over 25,000 Calgarians are living in illegal units. Shutting them down at once is impossible. Leaving situation as-is is irresponsible.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

Contacted neighbors and overall response is understanding or supportive. Have asked those who support to directly email the Planner, the Councillor and the Community Association. If some of them return a supportive form to me, I'll email the Planner.

Contacted the Community Association too. Got a written letter with opposition. Reasons are (1) the Association has always been opposing in the past; and (2) the community has been R-C1 overall from the initial development stage 35 years ago. I respect the Association's decision. But I feel it missed points like (1) this is not an application to universally change zoning in the whole community. Before a universal change happens for the whole City, secondary suites would be sporadic. (2) Today the society has evolved to a stage that 16,000 units need to be legalized. Community, property owners and the City should collaborate. With otherwise decreasing population, the Community "owes" to the public to efficiently use its developed resource.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

Not including two vehicles inside the garage, there is enough space to park one additional vehicle on the pavement at the front of our own garage and within the property line.

With 18-meter lot frontage, there is more than enough space to park one additional vehicle along the curb on the street at the front of the property.

We will limit the one-bedroom secondary suite to add only one vehicle, in addition to the primary dwelling's two vehicles. So the total provision is enough for four vehicles but we'll only have up to three vehicles.

- 4) Are there any potential negative impacts of this development that you are aware of?

None. Our property has always been well kept. The secondary suite will conform to both Alberta Safety Code and Alberta Building Code. We will abide the City Bylaws -- currently existing ones and any future ones.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

LAND USE AMENDMENT
EDGEMONT (WARD 4)
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF
EDGEBROOK DRIVE NW

MAP 18N

APPENDIX II

LETTERS SUBMITTED

Mr. H. Zhang, P. Eng.
188, 1811 – 4 Street SW
Calgary, AB T2S 1W2

Dear Mr. Zhang:

Re: Land Use Re-designation Application for:
436 Edgebrook Rise NW, Calgary, AB

The purpose of this correspondence is to address your request seeking the Edgemont Community Association's support for your proposal to develop and create a secondary suite at the above noted subject address.

The Edgemont Community will be unable to provide support for your application and will make its opposition to this development application noted to City Council. The overall negative impact on the community at large must be considered as well as the direct impact on surrounding residences. When Carma Developers first presented the City of Calgary with a design brief creating the community of Edgemont the demographics of the proposed residents was considered allowing for the future planning of schools and other services such as waste collection, water and sewage etc. The allowance of secondary suite development in essence violates the original agreement between the City of Calgary and Carma Developers.

Residents who have purchased their homes and resided within the community for many years have relied upon this agreement being honoured both by the City and prospective new residents in the community. Many residents, without impacting their neighbours with secondary suites to supplement their income have borne the cost associated with home ownership including mortgages, utilities and general upkeep as well as providing for their children's post secondary education.

We trust that you will respect the Edgemont Community's position in this matter as well as the wishes of your fellow residents in the community.

Yours truly,



A. Leach
Area Planning Co-ordinator.

.c S. Chu, Ward 4 Councillor
All Council Members

LAND USE AMENDMENT
EDGEMONT (WARD 4)
WEST OF SHAGANAPPI TRAIL NW AND NORTH OF
EDGEBROOK DRIVE NW

MAP 18N

APPENDIX III

IMPORTANT TERMS

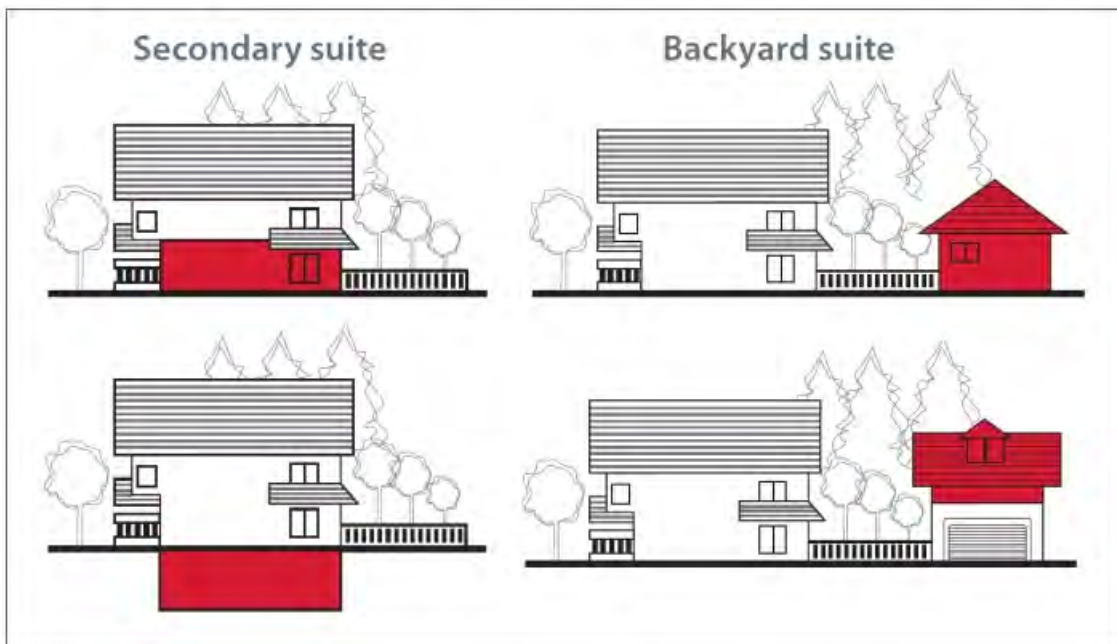
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a transit instrument mounted on a tripod. The instrument has a circular level and a vertical scale. The surveyor is holding a pencil in their right hand. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 3.05

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
EAST OF 14 STREET NW AND NORTH OF NORTHMOUNT DRIVE NW

MAP 33C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

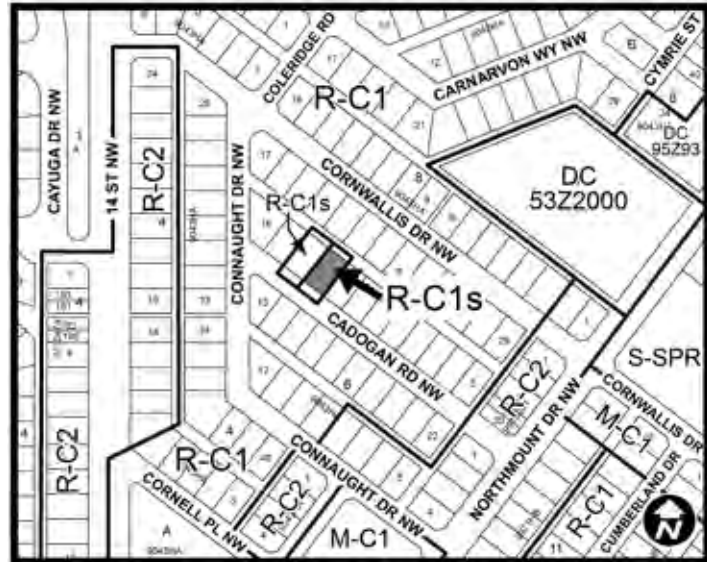
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
EAST OF 14 STREET NW AND NORTH OF NORTHMOUNT DRIVE NW

MAP 33C

LOCATION MAPS



LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
EAST OF 14 STREET NW AND NORTH OF NORTHMOUNT DRIVE NW

MAP 33C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 44 Cadogan Road NW (Plan 9043HA, Block 7, Lot 13) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
EAST OF 14 STREET NW AND NORTH OF NORTHMOUNT DRIVE NW

MAP 33C

Applicant:

Craig Reilander

Landowner:

Craig Reilander
Irina Reilander

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Cambrian Heights, the site is approximately 18 metres by 31 metres in size and is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Surrounding development consists of low-density residential to the north, east, south and west of the site. The neighbouring parcel to the west is designated R-C1s. The owner of the neighbouring parcel to the east has applied to redesignate their property to R-C1s (LOC2017-0314), with a Council public hearing scheduled for 2018 March 12.

According to data from The City of Calgary 2017 Census, the following table identifies Cambrian Heights' peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Cambrian Heights	
Peak Population Year	1969
Peak Population	3,301
2017 Current Population	2,075
Difference in Population (Number)	- 1,226
Difference in Population (Percent)	- 37%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
EAST OF 14 STREET NW AND NORTH OF NORTHMOUNT DRIVE NW

MAP 33C

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for the community of Cambrian Heights.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Cadogan Road NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on Northmount Drive NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
EAST OF 14 STREET NW AND NORTH OF NORTHMOUNT DRIVE NW

MAP 33C

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Cambrian Heights Community Association (APPENDIX II).

Reasons stated for opposition are that the Community Association desires a comprehensive plan for the city presented that addresses a number of items as listed in APPENDIX II. Also, the Community Association would like a petition to be drafted by the City to understand if residents in the community are in favour of secondary suites.

Citizen Comments

Administration received one (1) letter of no objection to the application. However, it stated that the available information did not indicate how the property will accommodate sufficient off street parking for these additional residents.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
EAST OF 14 STREET NW AND NORTH OF NORTHMOUNT DRIVE NW

MAP 33C

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites
(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

The site has direct bus links to SAIT, the Uof C & downtown. The redesignation could give a chance to add housing for a student or professional in the form of a suite. As the owner living at the home it gives a mortgage helper with the chance to use the suite for family in the future.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

I have discussed the application to add a suite with the neighbors and they are supportive of the change. Both next door neighbors have applied for the same. One has completed the suite and it has not had any negative affects on the street.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

The site has three stalls. One on the driveway at the front and two in the double detached garage.

- 4) Are there any potential negative impacts of this development that you are aware of?

NONE

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
EAST OF 14 STREET NW AND NORTH OF NORTHMOUNT DRIVE NW

MAP 33C

APPENDIX II

LETTERS SUBMITTED

Whereas the vast majority of properties in the Cambrian Heights community are zoned R-C1 or R-1,

And whereas any changes to the land use, insofar as it relates to the Cambrian Heights community, to incorporate secondary and/or backyard suites, whether as a permitted or discretionary use, in the areas zoned R-C1 and R-1 will have a significant impact on the nature and character of the existing community and its current residents,

Therefore be it resolved that the Cambrian Heights Community Association adopts the position that any decision on the part of the City of Calgary to amend the Land Use Bylaw 1P2007, or any subsequent land use bylaw, to incorporate secondary and/or backyard suites, whether as a permitted or discretionary use, in the areas zoned R-C1 and R-1 in the Cambrian Heights community be subject to the following conditions:

1. That the City of Calgary present a comprehensive plan, in advance, outlining the definitive action that it will take in conjunction with any changes to the land use bylaw to incorporate secondary and/or backyard suites, whether as a permitted or discretionary use, to build and strengthen the community including, but not limited to, the following:
 - a. Focusing exclusively on owner occupied secondary and/or backyard suites
 - b. Ensuring the development of secondary and/or backyard suites does not infringe on the rights of neighbouring properties to enjoy their existing privacy and right to light
 - c. Provides a strong mechanism for the control of any established secondary and/or backyard suites to ensure they remain as a positive influence on the community
 - d. Provides confirmation to the community that existing city infrastructure (water, sewer, etc) is sufficient now, and for the foreseeable future, to meet any demands associated with the development of secondary and/or backyard suites
 - e. Proactive steps that will be taken to manage on-street parking to ensure neighbouring properties are not unduly impacted by any decision on the part of a property owner to have a secondary and/or backyard suite
 - f. Proactive steps that will be taken to mitigate the anticipated impacts of increased traffic flow resulting from the development of secondary and/or backyard suites
 - g. Proactive steps that will be taken, in anticipation of increased density, to increase the availability of alternative means of transportation (transit, cycling, etc) to ensure convenient access to/from the community
2. That any decision by the City of Calgary to amend the land use bylaw, insofar as it affects the Cambrian Heights community, to incorporate secondary and/or backyard suites, whether as a permitted or discretionary use, be subject to the approval of the Cambrian Heights community through the use of a petition form signed by at least two-thirds of the affected property owners who represent at least one-half the total assessment of the affected area, according to the last revised assessment roll (one owner of multiple properties within the affected area will count as only one vote). All signatures must be obtained within a 60-day period, in accordance with the provisions in the Municipal Government Act. The responsibility to initiate and complete, through an independent third party, the petition shall rest solely with the City of Calgary.

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
EAST OF 14 STREET NW AND NORTH OF NORTHMOUNT DRIVE NW

MAP 33C

APPENDIX III

IMPORTANT TERMS

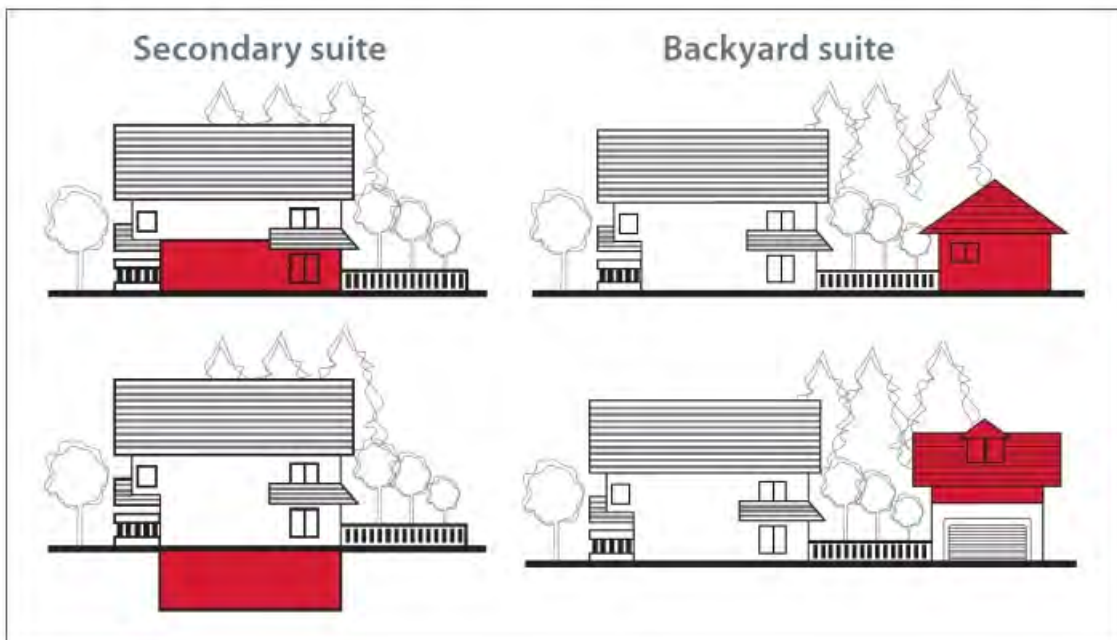
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level at the top and a vertical staff. The surveyor's legs are visible, and they appear to be wearing gaiters or tall boots.

Calgary Planning Commission 2018 February 08

Item 3.06

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
EAST OF DALTON DRIVE NW AND DALMEAD CRESCENT NW

MAP 1NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

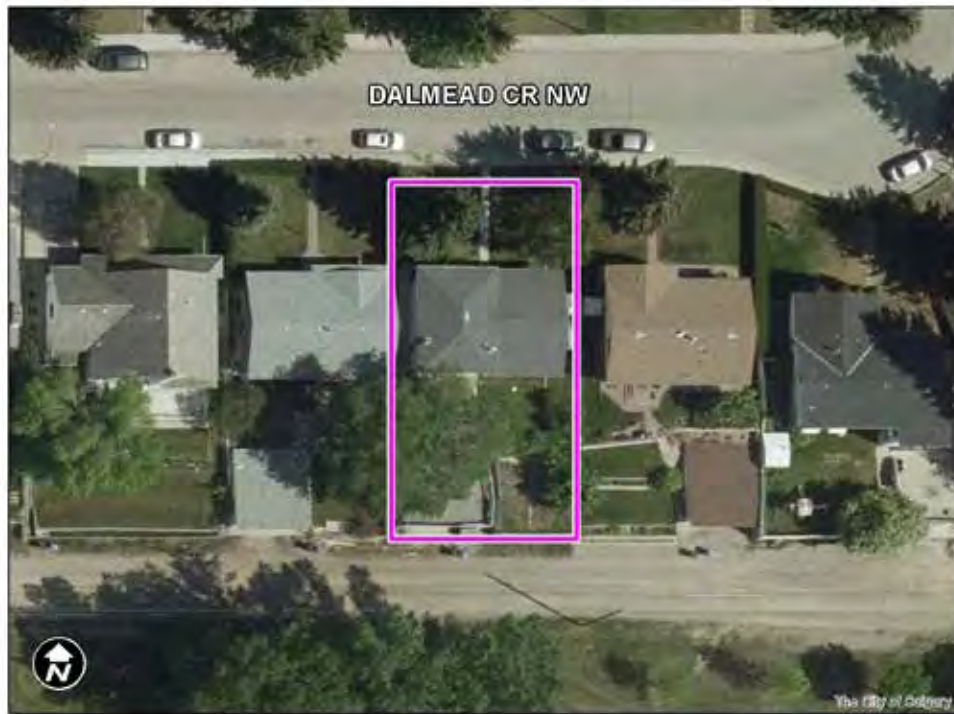
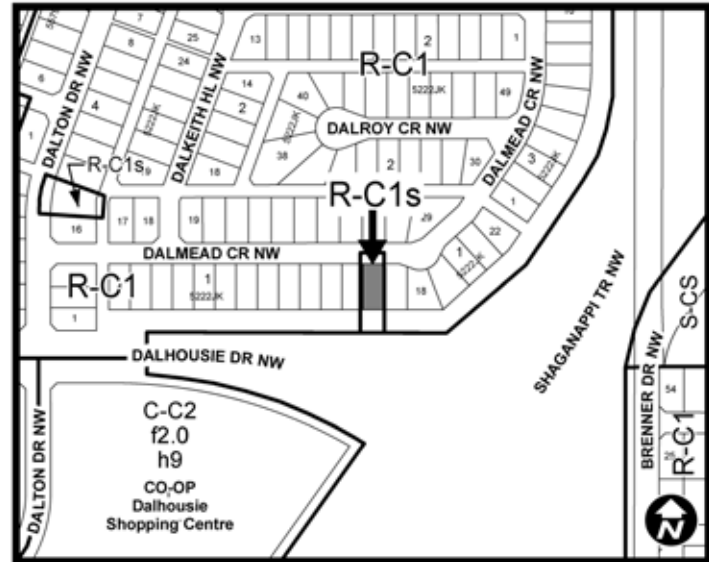
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
EAST OF DALTON DRIVE NW AND DALMEAD CRESCENT NW

MAP 1NW

LOCATION MAPS



LAND USE AMENDMENT
DALHOUSIE (WARD 4)
EAST OF DALTON DRIVE NW AND DALMEAD CRESCENT NW

MAP 1NW

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5752 Dalmead Crescent NW (Plan 5222JK, Block 1, Lots 15 and 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
EAST OF DALTON DRIVE NW AND DALMEAD CRESCENT NW

MAP 1NW

Applicant:

Ushaben Patel

Landowner:

Ushaben Patel

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Dalhousie, the site is approximately 17 metres by 34 metres in size and is developed with a one-storey single detached dwelling and two-car garage that is accessed from the rear lane. Single-detached dwellings exist to the north, east and west of the site with a Commercial - Community 2 (C-C2) District located to the south across Dalhousie Drive NW.

According to data from The City of Calgary 2017 Census, the following table identifies Dalhousie's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

Dalhousie	
Peak Population Year	1982
Peak Population	10,770
2017 Current Population	8,992
Difference in Population (Number)	-1,778
Difference in Population (Percent)	-17%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
EAST OF DALTON DRIVE NW AND DALMEAD CRESCENT NW

MAP 1NW

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for Dalhousie.

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from Dalmead Crescent NW and vehicular access is available via the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on Dalhousie Drive NW. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
EAST OF DALTON DRIVE NW AND DALMEAD CRESCENT NW

MAP 1NW

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Dalhousie Community Association.

Citizen Comments

Administration received four (4) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- concerns about traffic congestion and lack of parking generated by an existing home occupation being exacerbated by a potential secondary suite;
- lack of communication by the applicant;
- perception that there is sufficient planned rental accommodation in the community of Dalhousie; and,
- perceived negative impact to property values and community character.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
EAST OF DALTON DRIVE NW AND DALMEAD CRESCENT NW

MAP 1NW

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1284 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments must be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

Mainly to provide a father-in-law suite for aging parents. The community is close to all amenity spaces and the site conditions are suitable for the construction of a suite as the site slopes steeply towards the back.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

The neighbourhood would be supportive as the block already has two secondary suites. Will be engaging further with the neighbourhood during the application process.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

Existing double garage provides parking for the primary dwelling and the secondary suite.

- 4) Are there any potential negative impacts of this development that you are aware of?

No negative impacts.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

ISC: Protected

LAND USE AMENDMENT
DALHOUSIE (WARD 4)
EAST OF DALTON DRIVE NW AND DALMEAD CRESCENT NW

MAP 1NW

APPENDIX II

IMPORTANT TERMS

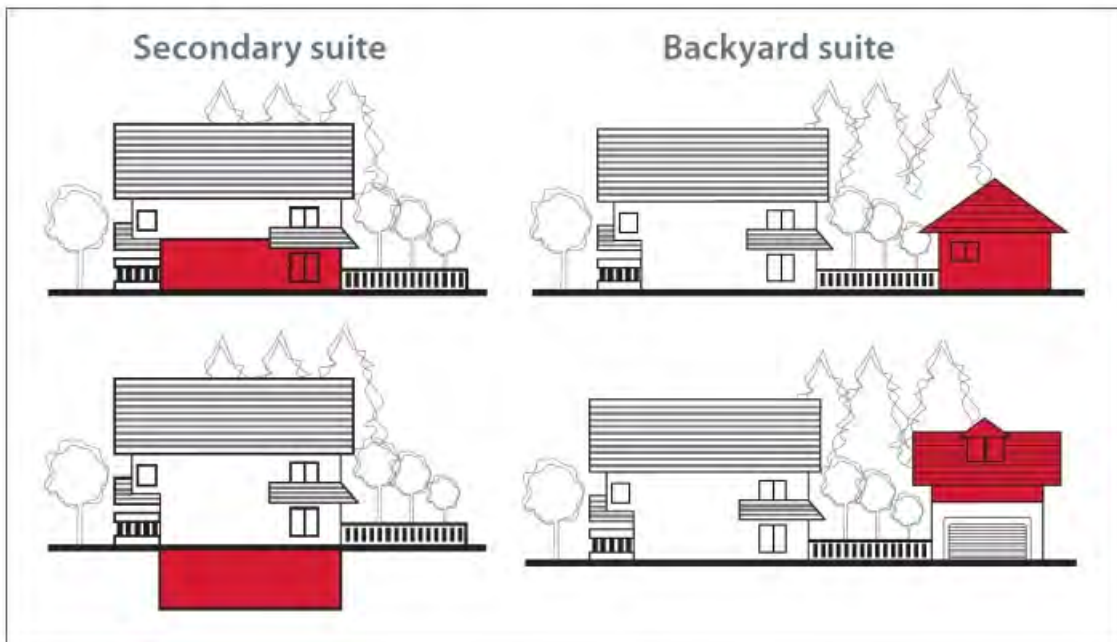
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



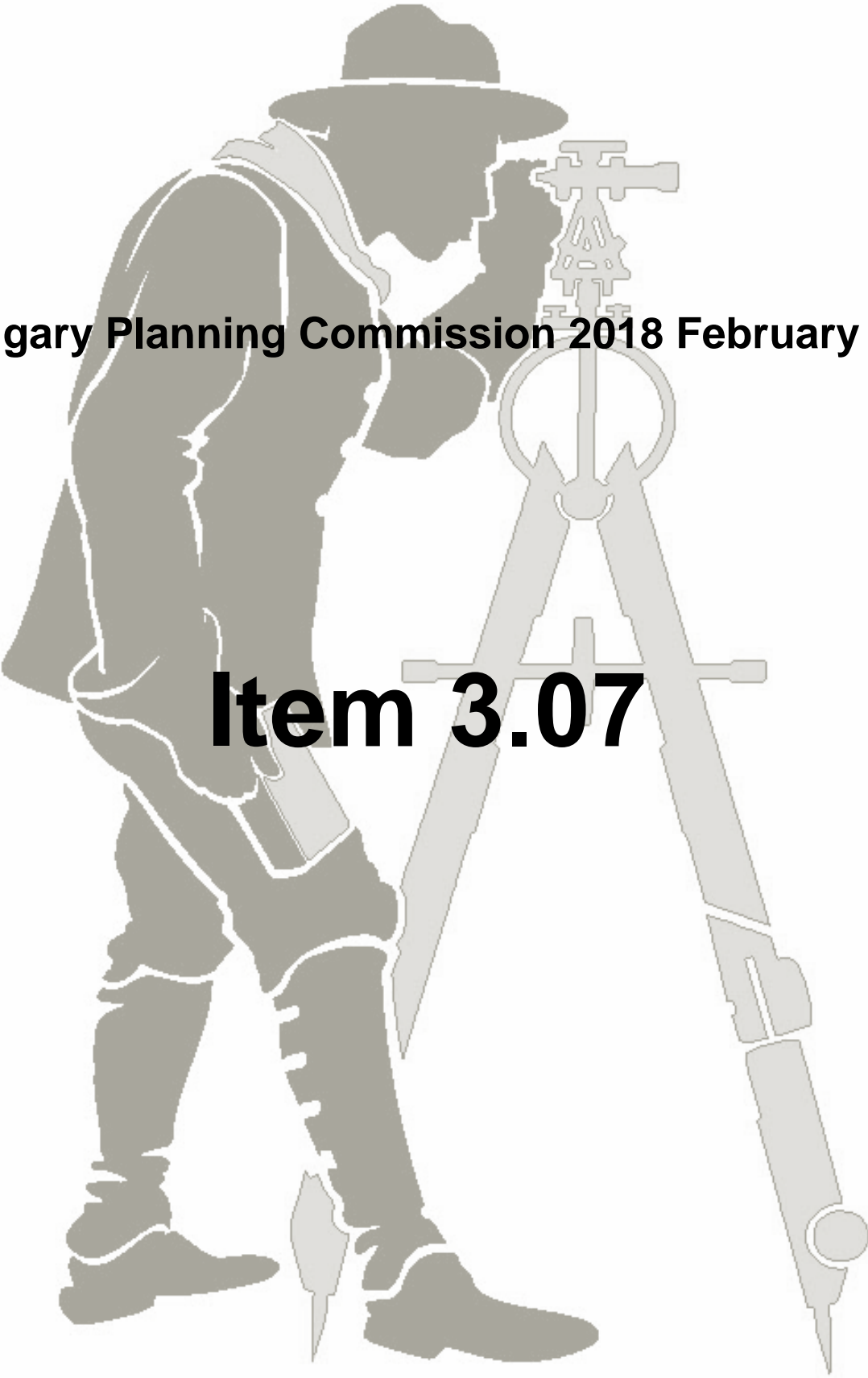
Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



Calgary Planning Commission 2018 February 08

Item 3.07



LAND USE AMENDMENT
BRENTWOOD (WARD 4)
NORTH OF BRISEBOIS DRIVE NW AND NORTHMOUNT DRIVE
NW

MAP 31C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

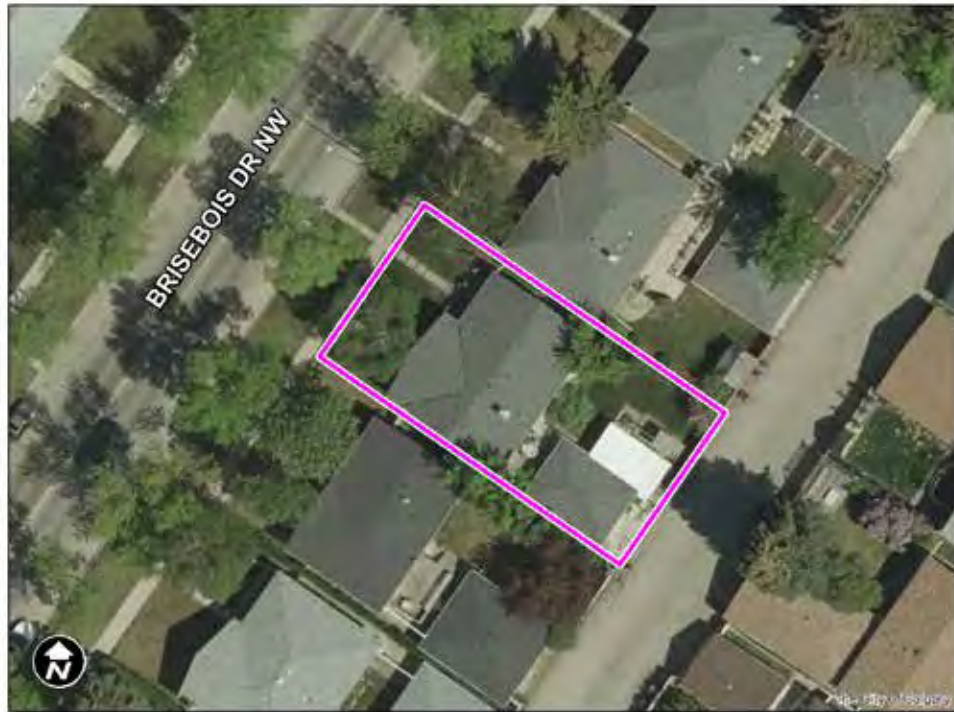
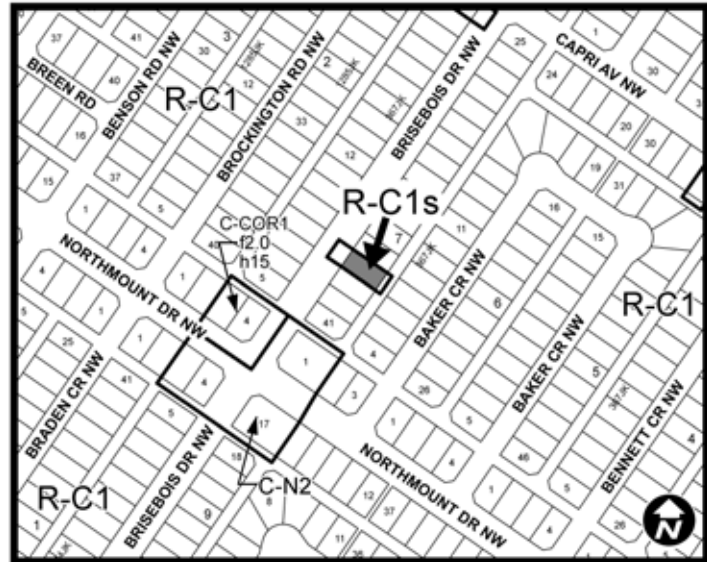
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
NORTH OF BRISEBOIS DRIVE NW AND NORTHMOUNT DRIVE
NW

MAP 31C

LOCATION MAPS



LAND USE AMENDMENT
BRENTWOOD (WARD 4)
NORTH OF BRISEBOIS DRIVE NW AND NORTHMOUNT DRIVE
NW

MAP 31C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 4520 Brisebois Drive NW (Plan 367JK, Block 7, Lot 38) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
NORTH OF BRISEBOIS DRIVE NW AND NORTHMOUNT DRIVE
NW

MAP 31C

Applicant:

Andrea Gough

Landowner:

Andrea Gough

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Brentwood, the site is approximately 15 metres by 30 metres in size and is developed with a one-storey single detached dwelling with a one-car garage and one-car carport that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site. Commercial development with a Commercial – Neighbourhood 2 (C-N2) District designation is located to the south of the site at the intersection of Brisebois Drive NW and Northmount Drive NW.

According to data from The City of Calgary 2017 Civic Census, the following table identifies Brentwood's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Brentwood	
Peak Population Year	1969
Peak Population	9,086
2017 Current Population	7,132
Difference in Population (Number)	-1,954
Difference in Population (Percent)	-22%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
NORTH OF BRISEBOIS DRIVE NW AND NORTHMOUNT DRIVE
NW

MAP 31C

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for Brentwood.

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from Brisebois Drive NW and vehicular access is available via the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 100 metre walking distance of the site on Brisebois Drive NW. On-street parking adjacent to the site is unregulated.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
NORTH OF BRISEBOIS DRIVE NW AND NORTHMOUNT DRIVE
NW

MAP 31C

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of no objection to the application from the Brentwood Community Association (APPENDIX II).

Reasons stated for no objection are summarized as follows:

- the applicant has contacted the Brentwood Community Association;
- the applicant intends to build a basement suite and remain in the primary dwelling;
- there is sufficient parking on site; and,
- the Brentwood Community Association has received no comments from adjacent landowners on this application.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
NORTH OF BRISEBOIS DRIVE NW AND NORTHMOUNT DRIVE
NW

MAP 31C

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?
Benefits of a secondary suite in my home for me: provides supplementary income to help cover mortgage costs to be able to live in an inner-city neighborhood; provides affordable accommodation to adult children going to school; potential accommodation for elderly parents
Benefits for the community: providing affordable accommodation for post-secondary students attending U of C/SAIT/Alberta College of Art; providing accommodation that is in close proximity to U of C/SAIT/ACA and to bus routes and C-train; providing increased accommodation to support housing need for students/families interested in inner-city living close to amenities such as parks, pool, library, shopping mall; reduces need for new housing development in area
Benefits for the City of Calgary: provides alternative housing that is affordable and sustainable, no need for new development reducing urban sprawl; low-impact residence helping to absorb population growth; increase in local resident population helps to support more frequent transit service
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?
What was the response?
Contact made with representative of Brentwood Community Redevelopment Association. They gave an explanation of criteria needed to be met so the association would not oppose this rezoning application.
1) Owner of home is also a resident of home, not an investor who will not reside there.
2) Sufficient parking is available for suite tenants so as not to disturb neighbor parking.
3) It is not a garage or laneway structure.
This application meets all three of these criteria. Recommendation was also made to contact neighbors, as the BCRA will be sending flyers notifying the adjacent neighbors of the proposal for rezoning and the potential development of a basement suite. Contact was made with adjacent neighbor to explain our intent to create a suite for use of adult children to go to school, or for elderly parents. They expressed enthusiasm and encouragement for taking on this project for this use.
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?
Currently existing single car garage will be used by owner.
Attached carport will provide parking space for tenant of secondary suite.
- 4) Are there any potential negative impacts of this development that you are aware of?
I am not aware of any potential negative impacts of this development.

4520 Brisebois Drive NW Calgary
Plan 367JK/Block 7/Lot 38

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

ISC: Protected

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
NORTH OF BRISEBOIS DRIVE NW AND NORTHMOUNT DRIVE
NW

MAP 31C

APPENDIX II

LETTERS SUBMITTED



Brentwood Community Association

10015 24th Street NW, Calgary, Alberta T2E 1V1
Tel: (403) 294-3977 Fax: (403) 294-3993 info@bca.ca
www.brentwoodcommunityassn.ca

January 8, 2018

Attn: Christine Khandl, File Manager, City of Calgary
Christine.KhandlBrunnen@calgary.ca
Circulation Control, Planning and Development, cpas_circ@calgary.ca

Application # LOC2017-0353
Application Type: Change of Land Use from R-C1 to R-C1s

Address: 4520 Brisebois Drive N.W.

Response from the Brentwood Community Association

The Brentwood Community Association receives many comments regarding secondary suites from area residents. Some do not feel secondary suites should be allowed at all in R-C1 neighbourhoods while others are not opposed provided certain conditions are met. **All would prefer to see owner-occupied suites.** The majority of complaints we hear appear to be cases where both the main home and the secondary suite are rented out so there is an absentee landlord. While we realize only the use, not the user, can be regulated, we hear from our residents that having an owner on site tends to lessen potential problems with property upkeep, garbage handling, yard maintenance and unruly tenants. While those issues fall under the Community Standards Bylaw, our residents report that enforcement appears to be sporadic and largely ineffective.

Regarding the property at 4520 Brisebois Drive NW:

The BCA has received no comments from neighbours on this application. The applicant has contacted the BCA in advance of the application and we appreciate her willingness to do so. The applicant intends to build a basement suite and to remain as the landlord in the house. There is also sufficient parking on site. We have no objection to this application.

Regarding the Redesignation Process:

The BCA Board is concerned that the current R-C1s designation does not distinguish between a basement suite and a backyard / garage / laneway unit. We feel that the application should specify which type is being applied for and the applicant can then ONLY build that type of unit. The BCA does not support laneway / garage or other forms of detached secondary suites.

The BCA opposes the current application process in which applications are not specific as to the type of suite. As noted on all applications,

The proposed R-C1s district has the ability to accommodate a secondary suite or backyard suite on parcels that already contain a single detached dwelling on a single parcel. The suite may take one of the following two types:

- *Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use).*
- *Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use).*

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
NORTH OF BRISEBOIS DRIVE NW AND NORTHMOUNT DRIVE
NW

MAP 31C



Brentwood Community Association

Postal Address: 8107 - 82nd St NW, Calgary, Alberta T2L 1V8
Tel: (403) 204-3477 Fax: (403) 284-3881 brentwoodca@telus.net
www.brentwoodcommunity.com

Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required.

Backyard, laneway or garage suites have significant impact on adjacent properties in terms of massing, shadowing and privacy. A neighbour might not be opposed to an owner-occupied home with a secondary suite in a basement but may be greatly opposed to a new second storey over a garage overlooking his property (especially in an area where most homes are single-storey bungalows).

The current system means that either is possible and in fact, adjacent neighbours do not even know which is planned. It is almost impossible for them to submit accurate comments.

The BCA recommends that the Planning Department should consider separate designations, for example R-C1s (basement), R-C1g (over garage) and R-C1L (laneway). Under the current system, an applicant is given leeway to build any type of suite (although some may be discretionary) and neighbours are at a significant disadvantage.

Thank you for the opportunity to comment on this application.

Melanie Swailes
on behalf of the
Development and Transportation Committee
Brentwood Community Association

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
NORTH OF BRISEBOIS DRIVE NW AND NORTHMOUNT DRIVE
NW

MAP 31C

APPENDIX III

IMPORTANT TERMS

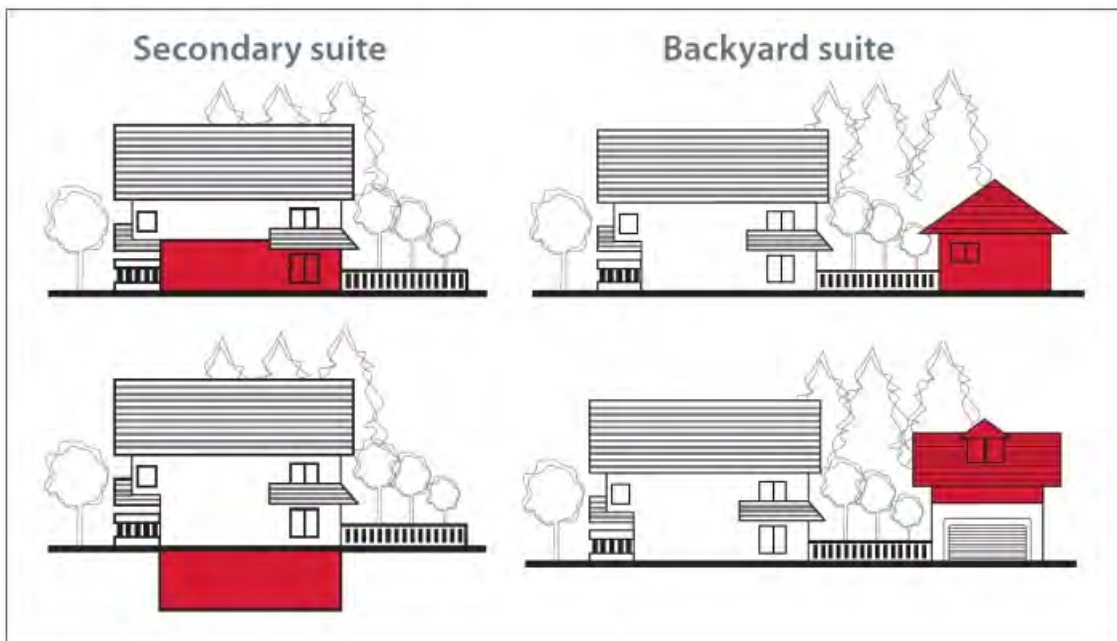
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a theodolite mounted on a tripod. The surveyor is holding a pencil in their right hand. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 3.08

LAND USE AMENDMENT
CASTLERIDGE (WARD 5)
NORTH OF CASTLEGLLEN ROAD NE AND CASTLEGLLEN WAY NE

MAP 2NE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007, subject to a relaxation as described under the heading Land Use Districts below.

LAND USE AMENDMENT
CASTLERIDGE (WARD 5)
NORTH OF CASTLEGLLEN ROAD NE AND CASTLEGLLEN WAY NE

MAP 2NE

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 192 Castleglen Way NE (Plan 7911471, Block 11, Lot 59) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
CASTLERIDGE (WARD 5)
NORTH OF CASTLEGLLEN ROAD NE AND CASTLEGLLEN WAY NE

MAP 2NE

Applicant:

Bhagwant Singh

Landowner:

1742705 Alberta Ltd (Bhagwant Singh)

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Castleridge, the site is approximately 12 metres by 32 metres in size and is developed with a one-storey single detached dwelling and a detached garage that is accessed from Castleglen Way NE. The garage can potentially accommodate two (2) cars in terms of its width (6.0 metres), but has a single car garage door allowing access for one vehicle only. Surrounding development consists of low-density residential to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Castleridge's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

CASTLERIDGE	
Peak Population Year	2015
Peak Population	6,475
2017 Current Population	6,181
Difference in Population (Number)	-294
Difference in Population (Percent)	-5%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit and building permit processes. The parcel does not conform to all *Land Use Bylaw 1P2007* rules and a development permit application is required for the development of a Secondary Suite or a Backyard Suite.

Section 295 of Land Use Bylaw 1P2007 requires one (1) motor vehicle parking stall for a Secondary Suite or a Backyard Suite in addition to the one (1) parking stall for the main dwelling (Single Detached Dwelling). Section 122 of Bylaw 1P2007 stipulates that the two (2) parking stalls may not be provided in tandem.

LAND USE AMENDMENT
 CASTLERIDGE (WARD 5)
 NORTH OF CASTLEGLLEN ROAD NE AND CASTLEGLLEN WAY NE

MAP 2NE

Since the required parking on the subject site can only be provided in tandem, a relaxation of either Section 295 or Section 122 of Bylaw 1P2007 will be required at the development permit stage.

Bylaw Requirement		Provided/Rule	Variance (±)	
Secondary Suite (motor vehicle parking)	295 (c)	0	1	100%
OR				
Requirements for motor vehicle parking stalls	122 (14)	No tandem parking allowed	Tandem parking of two stalls allowed	
Either relax the one (1) parking stall for the secondary suite or relax the rule prohibiting tandem parking.				

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for the community of Castleridge.

Airport Vicinity Protection Area (AVPA)

The parcel is located within the AVPA boundary; however, it is located outside of all Noise Exposure Forecast Contours. The applicant is responsible for ensuring uses are compatible with the Airport Vicinity Protection Area Regulation. All buildings constructed and renovated on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code.

LAND USE AMENDMENT
CASTLERIDGE (WARD 5)
NORTH OF CASTLEGLLEN ROAD NE AND CASTLEGLLEN WAY NE

MAP 2NE

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Castleglen Way NE. There is no rear lane and on-street parking adjacent to the site is unregulated.

The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on Falconridge Boulevard NE.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Falconridge / Castleridge Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
CASTLERIDGE (WARD 5)
NORTH OF CASTLEGLLEN ROAD NE AND CASTLEGLLEN WAY NE

MAP 2NE

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission
Secondary Suites
(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

- Invest in house to boost my income to paydown my mortgage.
- Likely to increase the value of my property.
- With a safe secondary suite that will meet all the requirements under Alberta Safety Code Act.
- will help in maximizing use of existing infrastructure in the neighbourhood.

2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

- Neighbors were met and informed about our intention to change zoning of our property from R-C1 to R-C1S and our intention to renovate basement suite to have it passed by city authorities as a safe living suite. They did not seem to have a problem with it.

3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

- A parking pad in front of garage has a parking space for 3 vehicles and a detached garage also provides an additional parking for 2 vehicles.

4) Are there any potential negative impacts of this development that you are aware of?

- Not, that I am aware of.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

LAND USE AMENDMENT
CASTLERIDGE (WARD 5)
NORTH OF CASTLEGLLEN ROAD NE AND CASTLEGLLEN WAY NE

MAP 2NE

APPENDIX II

IMPORTANT TERMS

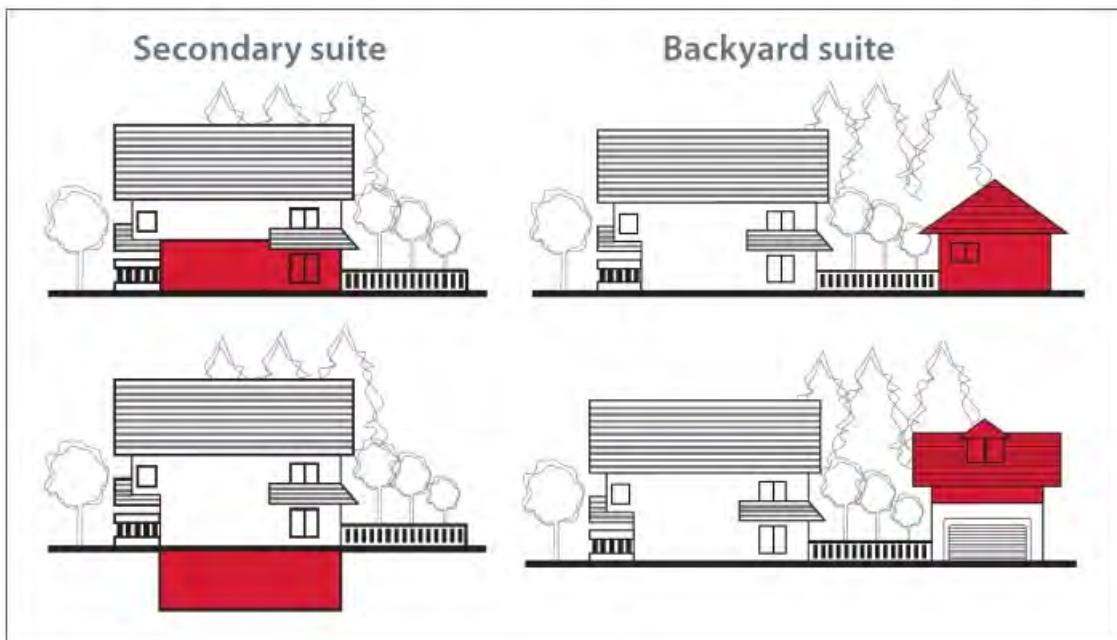
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a theodolite mounted on a tripod. The surveyor is holding a pencil in their right hand. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 3.09

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
22 AVENUE NW EAST OF 46 STREET NW

MAP 25W

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

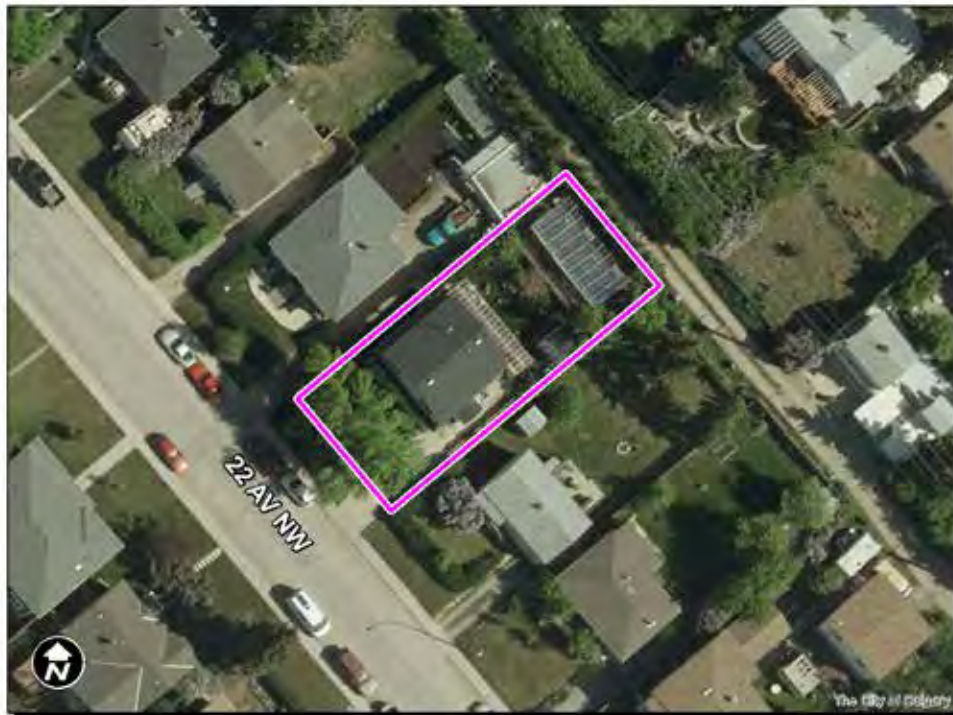
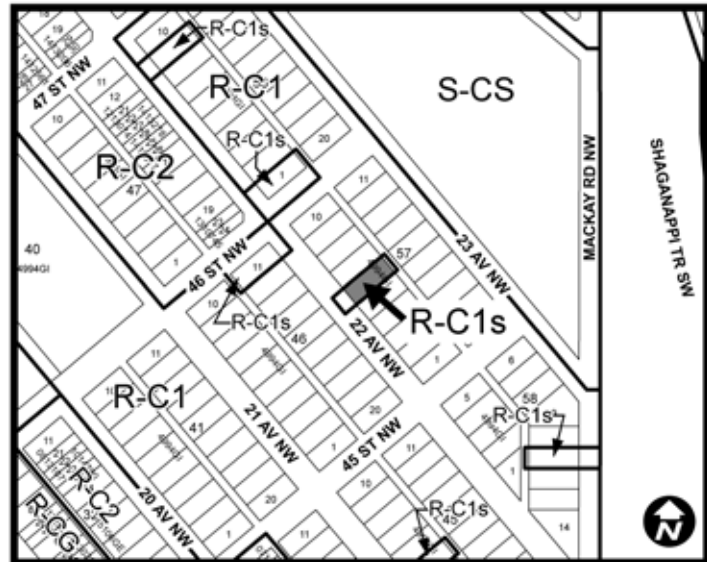
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and the Montgomery Area Redevelopment Plan, and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007 with site changes or a relaxation.

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
22 AVENUE NW EAST OF 46 STREET NW

MAP 25W

LOCATION MAPS



LAND USE AMENDMENT
MONTGOMERY (WARD 7)
22 AVENUE NW EAST OF 46 STREET NW

MAP 25W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4624 – 22 Avenue NW (Plan 4994GI, Block 57, Lot 6) from a Residential – Contextual One Dwelling (R-C1) District **to** a Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
22 AVENUE NW EAST OF 46 STREET NW

MAP 25W

Applicant:

Jannetje Slinger

Landowner:

Jannetje Slinger

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Montgomery, the site is approximately 15.1 metres by 36.4 metres in size and is developed with a two-storey single detached dwelling and a single-car parking pad that is accessed from 22 Avenue NW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Montgomery's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2017 Current Population	4,353
Difference in Population (Number)	- 934
Difference in Population (Percent)	- 18%

LAND USE DISTRICTS

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit and building permit processes. The parcel does not conform to all *Land Use Bylaw 1P2007* rules and a development permit application is required for the development of a Secondary Suite or a Backyard Suite.

Section 295 of Land Use Bylaw 1P2007 requires one (1) motor vehicle parking stall for a Secondary Suite or a Backyard Suite in addition to the one (1) parking stall for the main dwelling (Single Detached Dwelling). Section 122 of Bylaw 1P2007 stipulates that the two (2) parking stalls may not be provided in tandem.

Since the required parking on the subject site can only be provided in tandem, a relaxation of either Section 295 or Section 122 of Bylaw 1P2007 may be required at the development permit stage. Alternatively, the front driveway may be widened to allow two motor vehicles to be parked on site with no relaxation required.

LAND USE AMENDMENT
 MONTGOMERY (WARD 7)
 22 AVENUE NW EAST OF 46 STREET NW

MAP 25W

Bylaw Requirement		Provided/Rule	Variance (±)	
Secondary Suite (motor vehicle parking)	295 (c)	0	1	100%
OR				
Requirements for motor vehicle parking stalls	122 (14)	No tandem parking allowed	Tandem parking of two stalls allowed	
Either relax the one (1) parking stall for the secondary suite, (2) relax the rule prohibiting the tandem parking, or (3) widen the front driveway.				

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Montgomery Area Redevelopment Plan (2005)

The site is located within a “Low Density Residential” area on the Future Land Use Plan (Figure 1.3) of the Area Redevelopment Plan (ARP). This land use proposal is consistent with ARP policies, including the Residential Development policies (section 2.5) and Low-density Residential policies (policies R1 – R6), as it is maintaining the low-density single-detached development in the subject area.

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
22 AVENUE NW EAST OF 46 STREET NW

MAP 25W

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 22 Avenue NW. While there is rear lane, it is not accessible to the subject site due to the slope. The area is served by Calgary Transit Primary Transit Network bus service, with a bus stop location within approximately 600 metre walking distance of the site on Bowness Road NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of no objection to the application from the Montgomery Community Association (APPENDIX II).

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
22 AVENUE NW EAST OF 46 STREET NW

MAP 25W

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1254 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments must be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

An extra suite will bring in a bit of income so I, as a senior, can stay in my home longer. Also it is a great "community" with dog walking, people know you - having lived there for 38 yrs. also volunteer at school & Welplings

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?
What was the response?

Have discussed with neighbours about basements, so are ready to apply for them - selves, one is cautious of more people in our street

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

There is a driveway to accomodate another car, also there is room for 2 cars in front of the property. The Bus route is 4 blocks away on Bowness Rd.

- 4) Are there any potential negative impacts of this development that you are aware of?

There are no negative impacts that I can think of.

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
22 AVENUE NW EAST OF 46 STREET NW

MAP 25W

APPENDIX II
LETTERS SUBMITTED



02 January, 2018

Jennifer Cardiff
Planning Development and Assessment
City of Calgary
jennifer.cardiff@calgary.ca
403.268.2052

Dear Jennifer:

RE: LOC2017-0385 4624 22AV NW

Land Use Amendment – Secondary Suite R-C1 to R-C1s

The Planning Committee has no comment on this Land Use Amendment.

Regards,

Janice Mackett,
Planning Committee Chair
Montgomery Community Association
cc: Councillor Druh Farrell
Community Liaison – Ward 7
Ms. Marilyn Wannamaker, President, MCA
Members of the MCA Planning Committee

APPENDIX III

IMPORTANT TERMS

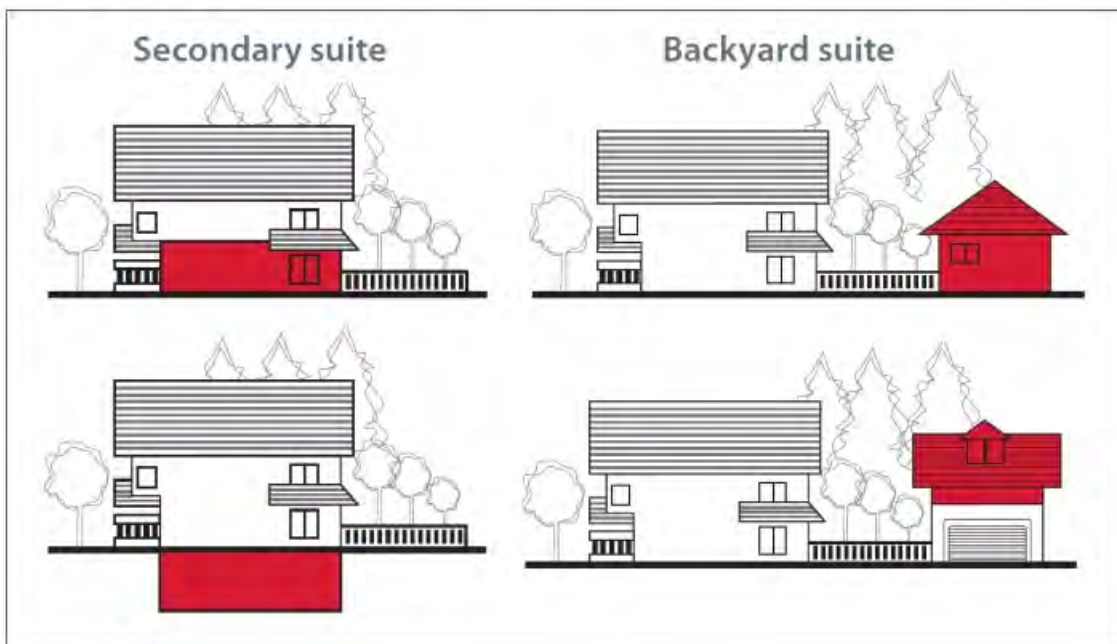
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a transit instrument mounted on a tripod. The instrument has a circular level and a vertical crosshair. The surveyor is holding a pencil in their right hand. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 3.10

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
WEST OF 38 STREET NE SOUTH OF 14 AVENUE NE

MAP 22E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

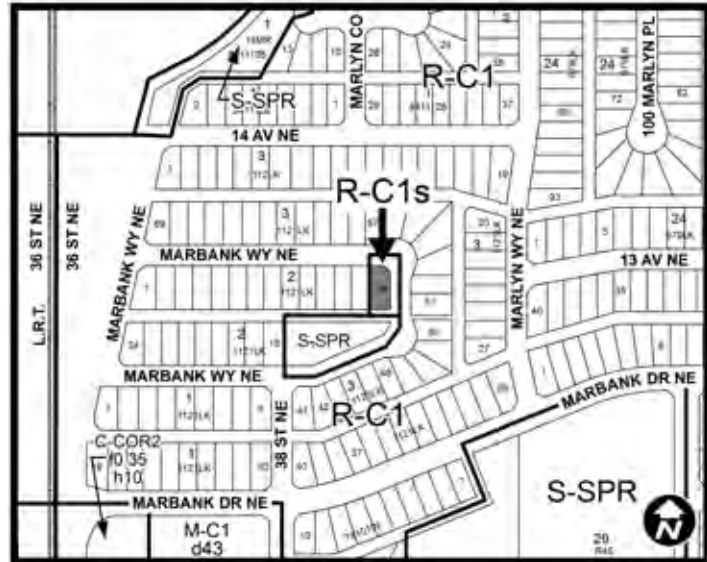
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
WEST OF 38 STREET NE SOUTH OF 14 AVENUE NE

MAP 22E

LOCATION MAPS



LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
WEST OF 38 STREET NE SOUTH OF 14 AVENUE NE

MAP 22E

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 83 Marbank Way NE (Plan 1121LK, Block 2, Lot 14) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
WEST OF 38 STREET NE SOUTH OF 14 AVENUE NE

MAP 22E

Applicant:

Jeeban Katuwal

Landowner:

Jagdish Chapagain
Sinura Sharma Chapagain

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Marlborough, the site is a corner parcel approximately 15 metres by 32 metres in size and is developed with a two-storey single detached dwelling with a two-car detached car garage that is accessed from the rear. There is also a one vehicle parking pad accessing Marbank Way NE. Single detached dwellings exist to the north, east and west of the site, while a City park is located immediately to the south.

According to data from The City of Calgary 2017 Census, the following table identifies Marlborough peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Marlborough	
Peak Population Year	1982
Peak Population	10,025
2017 Current Population	9,226
Difference in Population (Number)	-799
Difference in Population (Percent)	-8%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
WEST OF 38 STREET NE SOUTH OF 14 AVENUE NE

MAP 22E

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for Marlborough.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Marbank Way NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 450 metre walking distance of the site on Marbank Drive NE. On-street parking adjacent to the site is (unregulated through the Calgary Parking Authority’s residential parking permit system).

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
WEST OF 38 STREET NE SOUTH OF 14 AVENUE NE

MAP 22E

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter in opposition to the application from the Marlborough Community Association (APPENDIX II).

Reasons stated for opposition are summarized as follows:

- Parking, services and community structures are designed around single family dwellings only.

Citizen Comments

Administration received three (3) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- No firewall exists between the basement and main floor;
- Owner does not live at this dwelling, it would be rented out;
- Lack of available on-street parking;
- Concerns over increased traffic and more cars; and
- Impacts of putting additional structures in the backyard.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
WEST OF 38 STREET NE SOUTH OF 14 AVENUE NE

MAP 22E

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

(R2017-07)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

- Generate more income to support family
- more housing facility available for increasing population of city of calgary.

2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

good

3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

there is two car garage, two front parking spaces and one open space in side the property

4) Are there any potential negative impacts of this development that you are aware of?

NO

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

LAND USE AMENDMENT
MARLBOROUGH (WARD 10)
WEST OF 38 STREET NE SOUTH OF 14 AVENUE NE

MAP 22E

APPENDIX II

LETTERS SUBMITTED



THE COMMUNITY ON THE MOVE

CALGARY MARLBOROUGH COMMUNITY ASSOCIATION

636 MARLBOROUGH WAY N.E., CALGARY, ALBERTA T2A 2V6

November 16, 2017

Circulation Control
Planning & Development #8201
PO Box 2100, Stn. M
Calgary, AB T2P 2M5

RE: File # LOC2017-0333
83 Marbank Way NE
Calgary AB

We recognize the request and appreciate them going through the proper channels, however the Calgary Marlborough Community Association supports the R-C1 single family zoning for this community. We do not encourage secondary suites as parking, services and community structures are designed around single family dwellings.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Laura Greenwood', is written over a light blue circular stamp.

Laura Greenwood
Calgary Marlborough Community Association

APPENDIX III

IMPORTANT TERMS

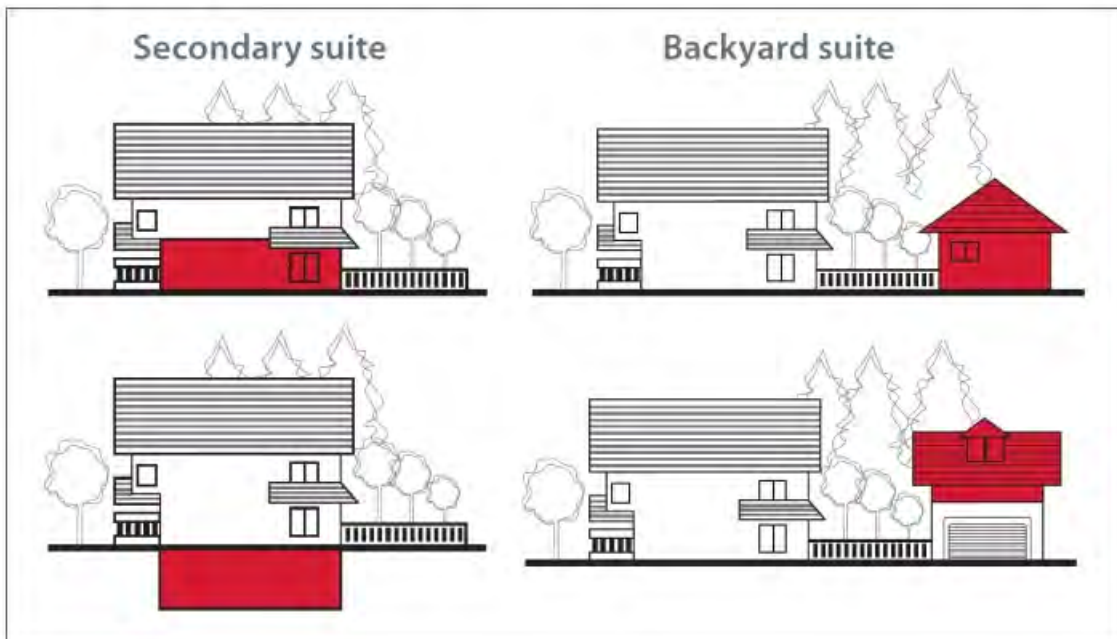
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



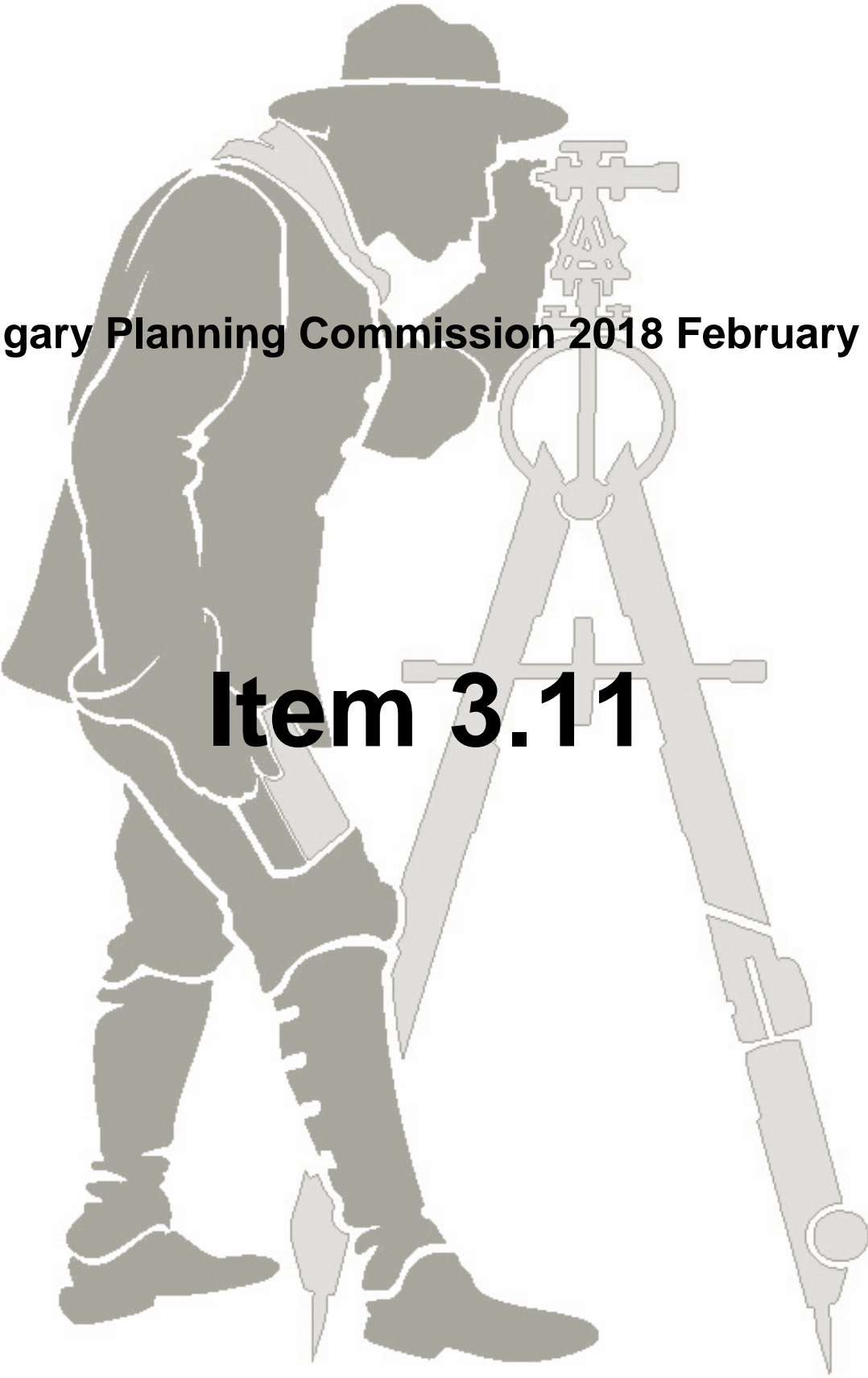
Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



Calgary Planning Commission 2018 February 08

Item 3.11



LAND USE AMENDMENT
PINERIDGE (WARD 10)
EAST OF 52 STREET NE SOUTH OF 36 AVENUE NE

MAP 26E

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

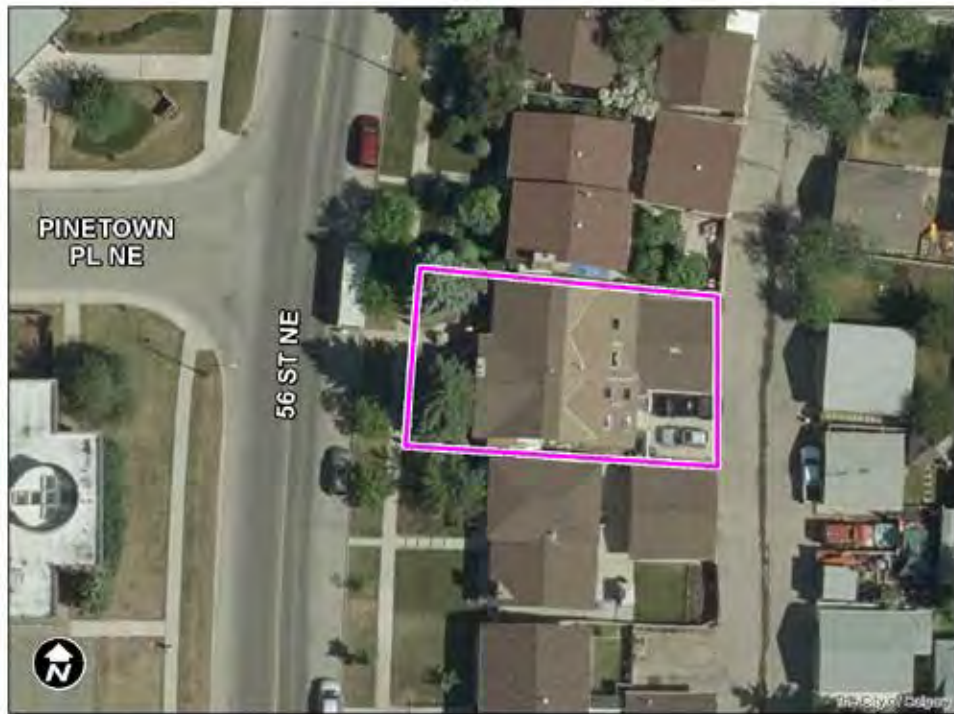
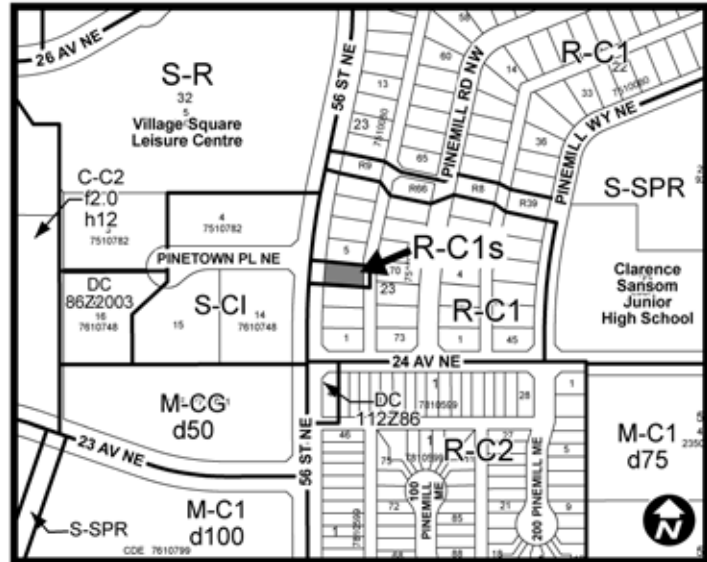
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
PINERIDGE (WARD 10)
EAST OF 52 STREET NE SOUTH OF 36 AVENUE NE

MAP 26E

LOCATION MAPS



LAND USE AMENDMENT
PINERIDGE (WARD 10)
EAST OF 52 STREET NE SOUTH OF 36 AVENUE NE

MAP 26E

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2516 – 56 Street NE (Plan 7510080, Block 23, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
PINERIDGE (WARD 10)
EAST OF 52 STREET NE SOUTH OF 36 AVENUE NE

MAP 26E

Applicant:

Nawaz Damji

Landowner:

Ali Abdulmalik Dhalla
Alym Dhalla
Sultankhanu Ali Dhalla

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Pineridge, the site is approximately 17 metres by 28 metres in size and is developed with one-storey single detached dwelling, a two-car garage and a two-car parking pad both of which are accessed from the rear lane. Surrounding development consists of low-density residential to the north, east, and south of the site. To the west of the site, across 56 Street NE, are two places of worship and the Village Square Leisure Centre.

According to data from The City of Calgary 2017 Census, the following table identifies Pineridge's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Pineridge	
Peak Population Year	1991
Peak Population	10,501
2017 Current Population	9,741
Difference in Population (Number)	- 760
Difference in Population (Percent)	- 7%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
PINERIDGE (WARD 10)
EAST OF 52 STREET NE SOUTH OF 36 AVENUE NE

MAP 26E

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for the community of Pineridge.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 56 Street NE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 250 metre walking distance of the site on 28 Avenue NE. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

LAND USE AMENDMENT
PINERIDGE (WARD 10)
EAST OF 52 STREET NE SOUTH OF 36 AVENUE NE

MAP 26E

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of no objection to the application from the Pineridge Community Association (APPENDIX II).

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
PINERIDGE (WARD 10)
EAST OF 52 STREET NE SOUTH OF 36 AVENUE NE

MAP 26E

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

We are retirees that have lived in this house for over 32 years and we can no longer afford to live here unless we can rent the basement to help pay for property taxes, insurance, repairs and a tenant who can help us with snow removal and landscaping.

We want to age in place and not have to move after being here for so long. The house has had a suite in it since before we owned it, in fact we purchased it because we had the option for additional rental income. When we purchased it in 1985, it had a suite advertised in the listing and it's been there since the 70's according to the person we bought it from. All we would like to do is renovate it to code so it is safe for someone to live there increasing safe, affordable housing is good for the City, the community and ourselves. We are investing in the community.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

We've talked to our neighbours who we know very well, being that we've in the in house for over 3 decades and they have no issues as we've always had a suite in the property and so did the prior owners.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

We have a double garage plus 2 additional parking stalls at the rear of the property, accessible by the lane. In total, we have 4 parking stalls when only 2 are required under the bylaw but we want a tenant who will be with us long-term so we have the parking available.

- 4) Are there any potential negative impacts of this development that you are aware of?

None, instead of having an old 'illegal' suite, we would have a renovated, legal, safe suite.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

ISC: Protected

M. Atkinson

LAND USE AMENDMENT
PINERIDGE (WARD 10)
EAST OF 52 STREET NE SOUTH OF 36 AVENUE NE

MAP 26E

APPENDIX II

LETTERS SUBMITTED



REQUEST FOR COMMENT ON APPLICATION LOC2017-0354

November 28, 2017

A new LU / OP / Closure (LOC) application has been proposed at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the review process.

LU / OP / Closure (LOC) Application Details

File Number: LOC2017-0354

File Manager: MATTHEW ATKINSON

Phone: (403) 268-5217

eMail: Matthew.Atkinson@calgary.ca

Address: 2516 56 ST NE

7510080;23;4

Community: PINERIDGE

Ward: 10

Map Section: 26E

Application Description: Land Use Amendment from R-C1 to R-C1s (secondary suite)

Proposed Use: R-C1s

Existing Use: R-C1

Thank you for taking the time to respond. Your input is greatly appreciated

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please return your response to: Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
eMail: cpag.circ@calgary.ca

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations or comments to be made to the City of Calgary on this permit.

Please check the corresponding box below and forward any comments to the above sender.

No Objection

Comments Attached

Name: MARJORIE ROY

Date: 08 Jan. 2018

Organization: PINERIDGE Com-Asso. **Comments Are Due By:** December 21, 2017

LAND USE AMENDMENT
PINERIDGE (WARD 10)
EAST OF 52 STREET NE SOUTH OF 36 AVENUE NE

MAP 26E

APPENDIX III

IMPORTANT TERMS

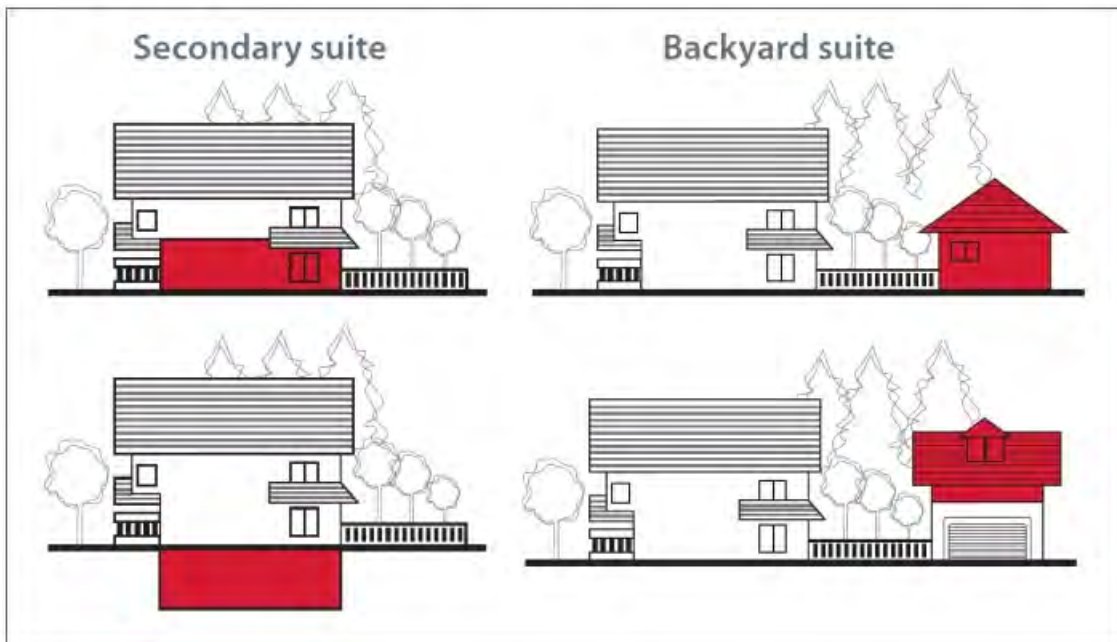
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



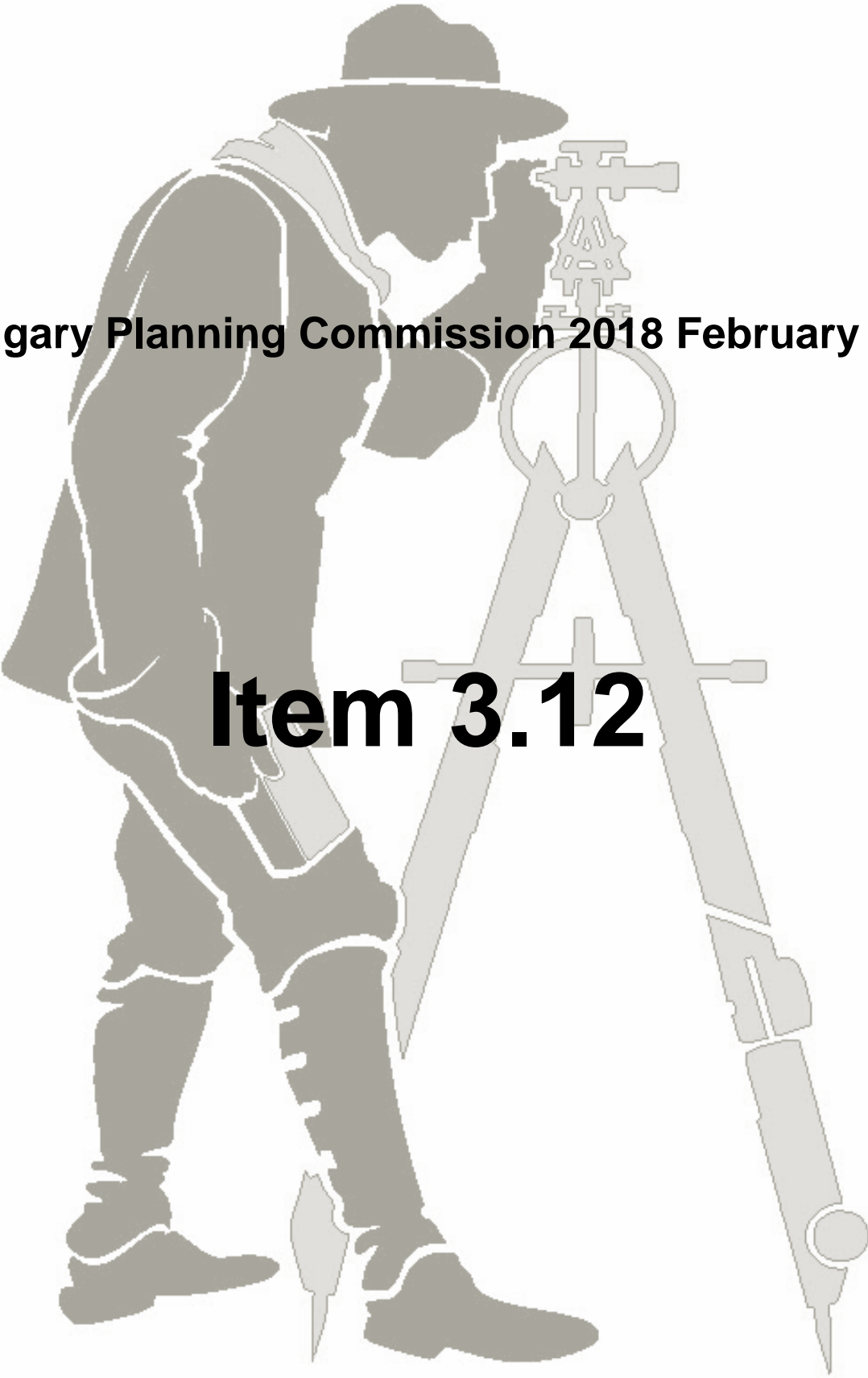
Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



Calgary Planning Commission 2018 February 08

Item 3.12



LAND USE AMENDMENT
OAKRIDGE (WARD 11)
OAKMOUNT DRIVE SW AND OAKWOOD DRIVE SW

MAP 19S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling with an attached two-vehicle garage. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

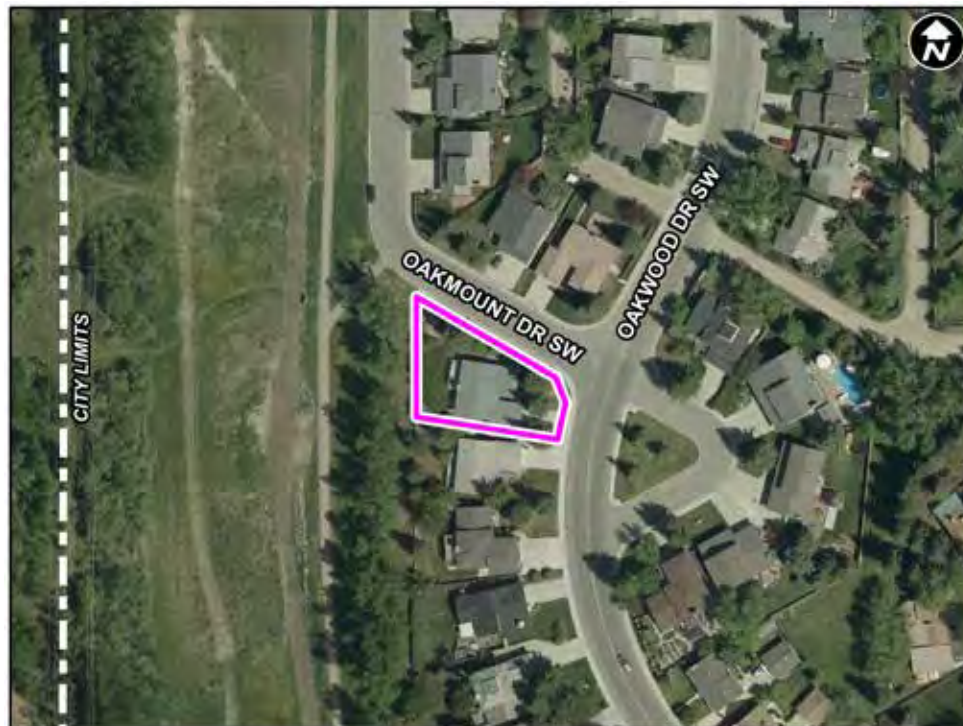
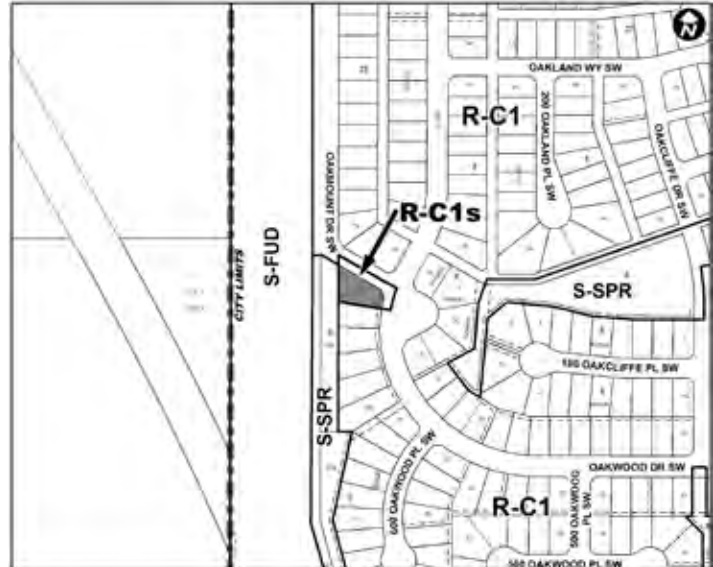
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
OAKMOUNT DRIVE SW AND OAKWOOD DRIVE SW

MAP 19S

LOCATION MAPS



LAND USE AMENDMENT
OAKRIDGE (WARD 11)
OAKMOUNT DRIVE SW AND OAKWOOD DRIVE SW

MAP 19S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 3323 Oakwood Drive SW (Plan 7410051, Block 6, Lot 85) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
OAKMOUNT DRIVE SW AND OAKWOOD DRIVE SW

MAP 19S

Applicant:

Andrew Snider

Landowner:

Andrew Snider

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Oakridge, the site is approximately 22 metres by 41 metres in size and is developed with a one-storey single detached dwelling and an attached two-vehicle garage that is accessed from Oakwood Drive SW. Low-density residential exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Oakridge's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Oakridge	
Peak Population Year	1986
Peak Population	7,230
2017 Current Population	5,667
Difference in Population (Number)	-1,563
Difference in Population (Percent)	-21.6%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
OAKMOUNT DRIVE SW AND OAKWOOD DRIVE SW

MAP 19S

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for Oakridge.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Oakwood Drive SW and there is no rear lane. The area is served by Calgary Transit primary transit network bus service with a bus stop located approximately 30 metres from the site and within approximately 1.70 kilometres walking distance of the site to a nearest primary transit network on 24 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system).

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
OAKMOUNT DRIVE SW AND OAKWOOD DRIVE SW

MAP 19S

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Oakridge Community Association.

Citizen Comments

Administration received one (1) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

There are concerns about rental property would increase traffic and introduce more transient population. Concerns about kitchen not meeting fire code. Concerns about rental property could create a potential safety problems and effect house values. Concerns about Secondary Suites in area consisting of single family dwellings will increase the burden on infrastructure and utilities.

Administration reviewed the opposition comments and considers the proposed redesignation is appropriate. The proposal conforms to relevant policies of the Municipal Development Plan. Compatibility and impact of the potential development (Secondary Suite or Backyard Suite) with respect to adjacent development and the neighborhood will be reviewed at the permit stage. Furthermore, the safety of Secondary Suites and Backyard Suites developments will be reviewed as part of the building permit to ensure compliance with the Alberta Building Code.

The City's Development Engineering assessed the proposed R-C1s redesignation and concluded that existing water, sanitary and sewer services can accommodate the addition of a Secondary Suite without the need for off-site improvements.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
OAKMOUNT DRIVE SW AND OAKWOOD DRIVE SW

MAP 19S

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

We plan to accommodate Andrew's elderly mother to provide her with some affordable additional care. Benefits:

- My mother receives the additional care she needs in a safe home that meets all safety standards & building codes. She also receives easy access to public transit, public green spaces, the southwest ring road & a large garden.
- The community benefits from the integration of Andrew's mother, the addition of a secondary suite, & from our family's remaining in the community.
- The City of Calgary benefits from the alleviation of demand on seniors programs & services, such as transportation & home maintenance, & by utilizing such existing infrastructure as roads & utilities to a more optimal level (community population has declined in recent decades).

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

We spoke with nearby neighbours, who responded positively (the adjacent neighbour said "Go for it!"). We informed the community association via e-mail and encouraged them to provide any feedback and ask any questions they may have. We have not yet received a response.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

The home is on a large corner lot. The current residents park in the double garage or on the oversized double driveway at the front of the property. There is a double parking pad in the back yard which is currently unused and can be used by any additional residents. The parking pad is accessible from the side street (Oakmount Drive) through an existing gated driveway. The side street (Oakmount Drive) also has approximately 40 metres of street parking that is not regularly used and is not a snow route. There is also a gate onto the property from the side street leading to a side entrance to the home.

- 4) Are there any potential negative impacts of this development that you are aware of?

No.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
OAKMOUNT DRIVE SW AND OAKWOOD DRIVE SW

MAP 19S

APPENDIX II
IMPORTANT TERMS

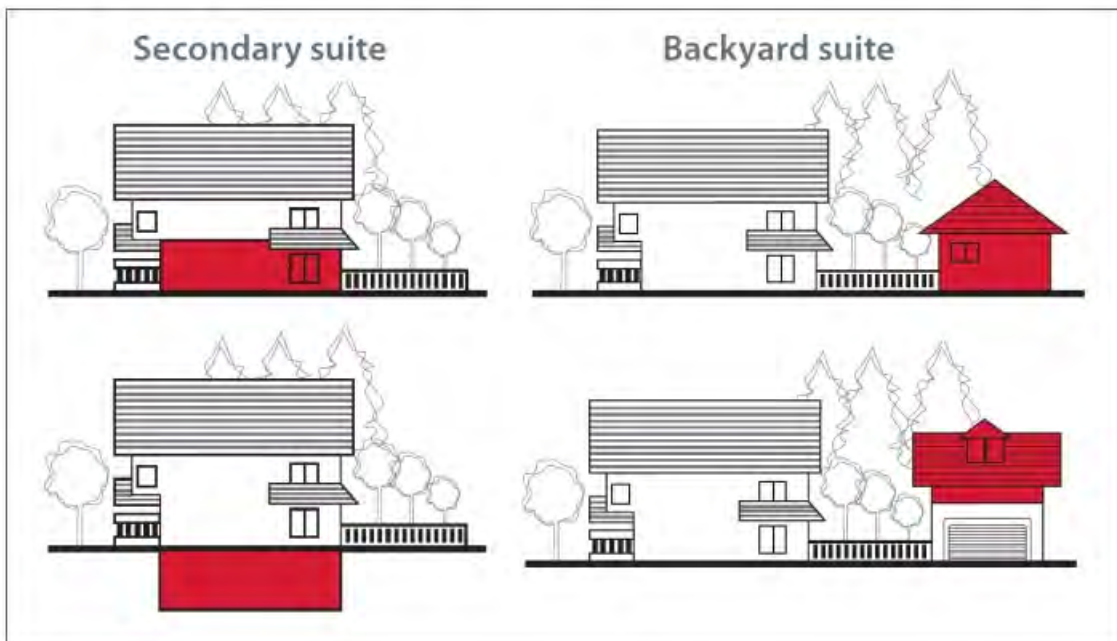
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a theodolite mounted on a tripod. The surveyor is holding a pencil in their right hand. The background is white.

Calgary Planning Commission 2018 February 08

Item 3.13

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
29 ST SW AND OAKSIDE CLOSE SW

MAP 19S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling with a front attached two-vehicle garage. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

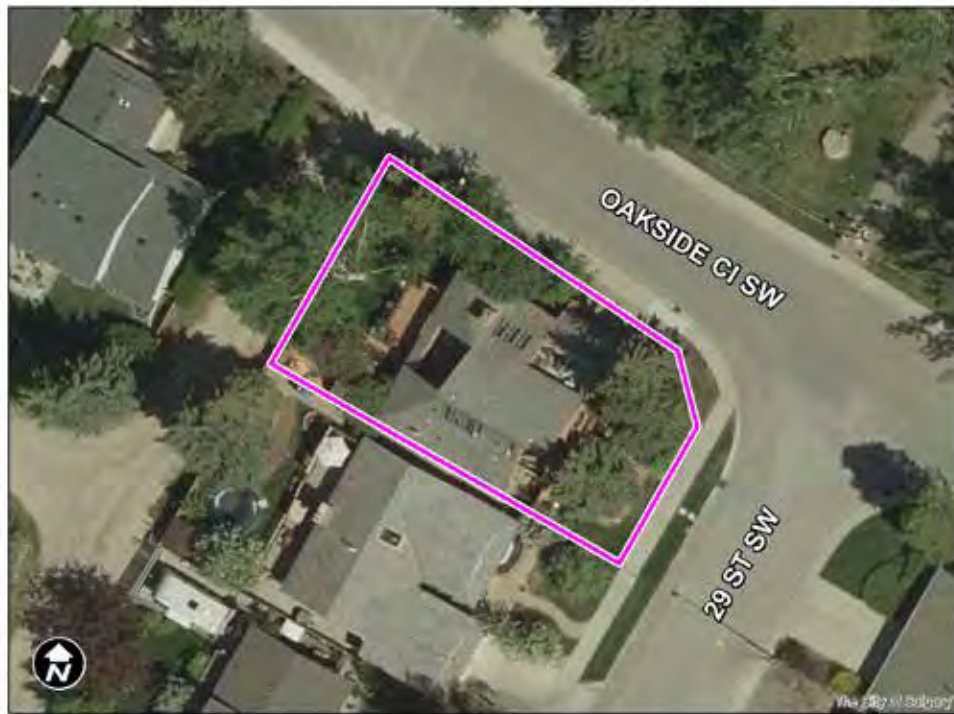
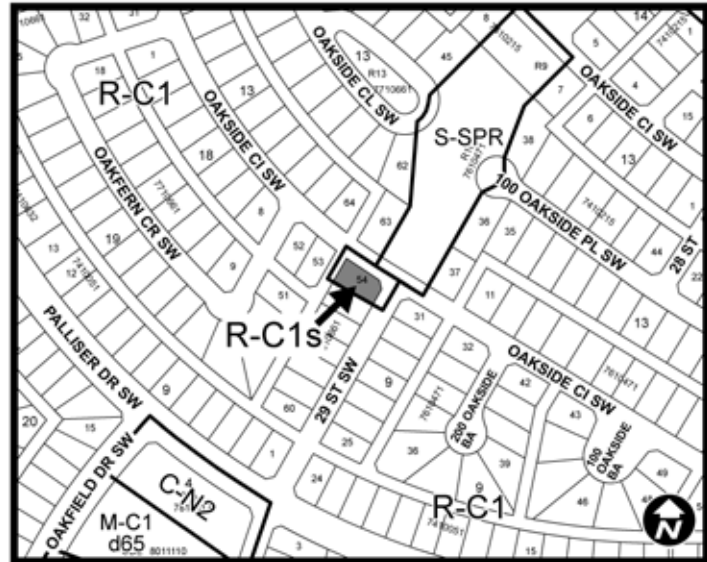
REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
29 ST SW AND OAKSIDE CLOSE SW

MAP 19S

LOCATION MAPS



LAND USE AMENDMENT
OAKRIDGE (WARD 11)
29 ST SW AND OAKSIDE CLOSE SW

MAP 19S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 9203 – 29 Street SW (Plan 7710661, Block 19, Lot 54) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
29 ST SW AND OAKSIDE CLOSE SW

MAP 19S

Applicant:

Calgary Aging in Place Co-operative

Landowner:

Barry Wilson Pendergast
Jennifer Georgina Pendergast

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Oakridge, the site is approximately 18 metres by 33 metres in size and is developed with a two-storey single detached dwelling, an attached two-car garage that is accessed from Oakside Close SW. Low-density residential exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Oakridge's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Oakridge	
Peak Population Year	1986
Peak Population	7,230
2017 Current Population	5,667
Difference in Population (Number)	-1,563
Difference in Population (Percent)	-21.6%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
29 ST SW AND OAKSIDE CLOSE SW

MAP 19S

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan for Oakridge.

TRANSPORTATION NETWORKS

Pedestrian to the site is available from 29 Street SW and Oakside Close SW while vehicular access is provided from Oakside Close SW and the rear lane. The area is served by Calgary Transit primary transit network bus service with a bus stop located 400 metres from the site and within approximately 1.50 km walking distance of the site to a nearest primary transit network on 24 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system).

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
29 ST SW AND OAKSIDE CLOSE SW

MAP 19S

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Oakridge Community Association.

Citizen Comments

Administration received 10 letters and one petition with 28 signatures in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Concerns about increased traffic in the area impacting children walking to school and nearby playground;
- Perceived lack of parking;
- Rental property would increase traffic and introduce more temporary/transient population. It could create a potential safety problems and effect house values; and
- Allowing Secondary Suites in area consisting of single family dwellings will increase the burden on infrastructure and utilities.

Administration reviewed the opposition comments and considers the proposed redesignation is appropriate for the following reasons:

- The proposal conforms to relevant policies of the Municipal Development Plan.
- Compatibility and impact of the potential development (Secondary Suite or Backyard Suite) with respect to adjacent development and the neighborhood will be reviewed at the development permit stage.
- All Secondary Suites and Backyard Suites development require a building permit to ensure compliance with the Alberta Building Code.
- The City's Development Engineering group assessed the proposed R-C1s redesignation and concluded that existing water, sanitary and sewer services can accommodate the addition of a Secondary Suite without the need for off-site improvements.

Public Meetings

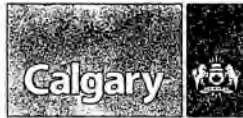
No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
OAKRIDGE (WARD 11)
29 ST SW AND OAKSIDE CLOSE SW

MAP 19S

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission
Secondary Suites
(R2017-07)

0339

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

1. This is an initiative on the part of Calgary Aging In Place Cooperative to assist senior citizens to remain in a home and community they enjoy and continue to contribute to
2. The additional suite will provide a modest density increase using existing infrastructure and services, adding community diversity, help a senior couple remain in a house by providing long term flexibility & providing a potential source of additional income or providing accommodation for a caregiver or family member when needed.
3. It is hoped this will encourage other seniors in the community to undertake a similar approach.

2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

No contact has been made yet but will be undertaken in the coming week once a file number had been obtained. A notification to the Ward Councillor will also be made.

3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

An existing double car garage on the North Elevation provides parking for the existing dwelling. An additional space will be provide on the East side of the lot from the lane.

4) Are there any potential negative impacts of this development that you are aware of?

There are none. The lot is on a corner and faces a park to the North. Plenty of street parking is therefore available.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

APPENDIX II
IMPORTANT TERMS

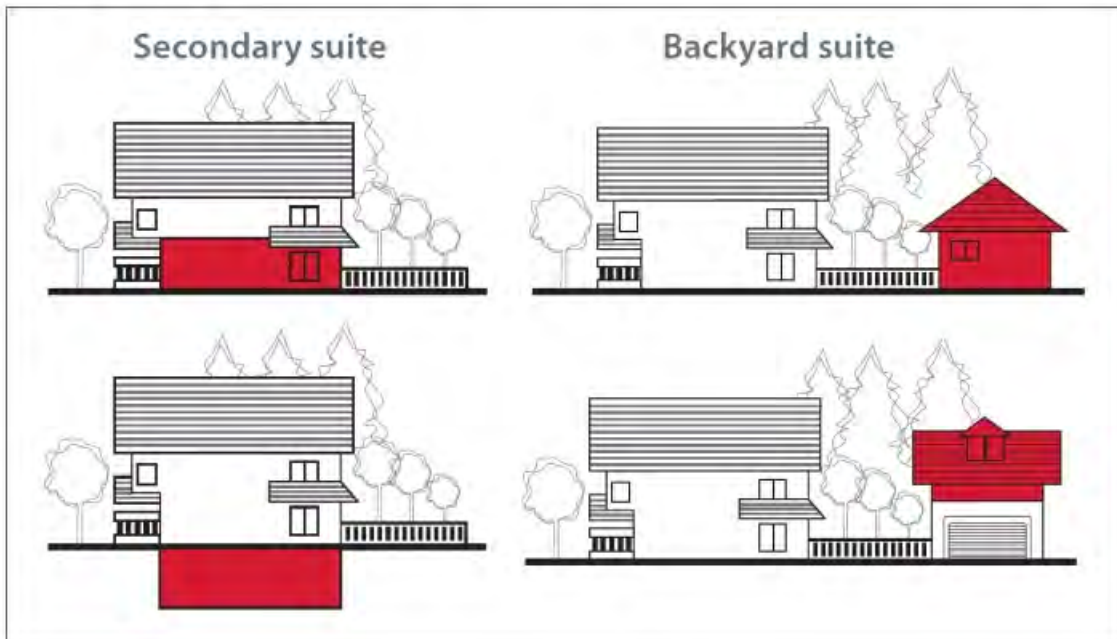
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



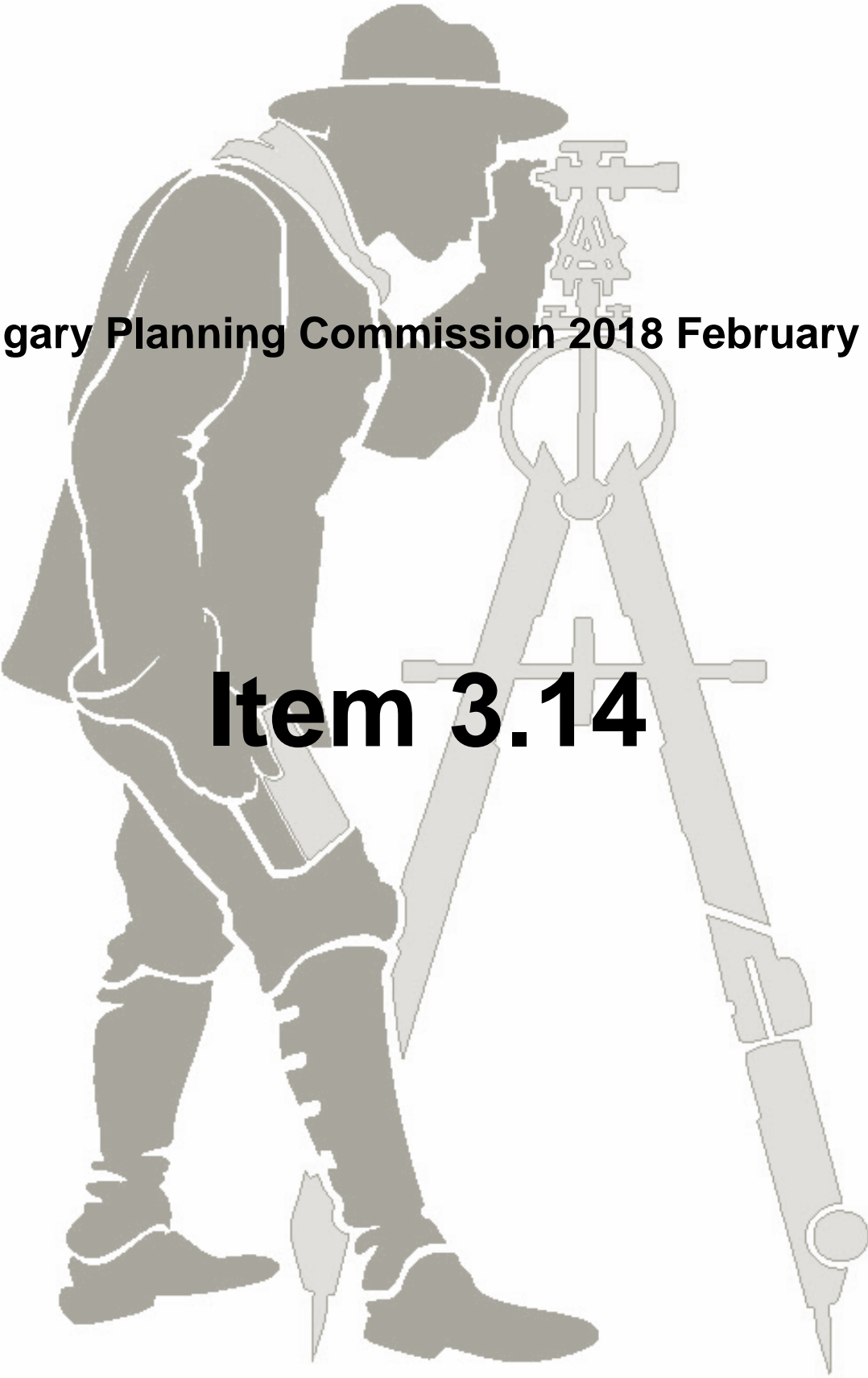
Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



Calgary Planning Commission 2018 February 08

Item 3.14



LAND USE AMENDMENT
KINGSLAND (WARD 11)
KENDALL PLACE SW AND 5 STREET SW

MAP 28S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

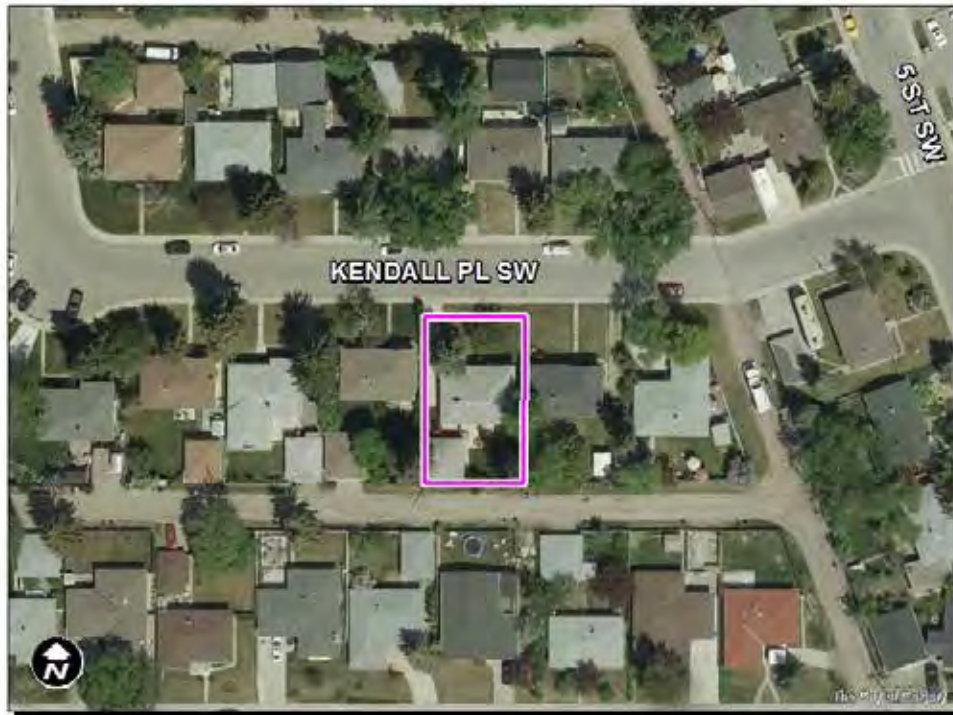
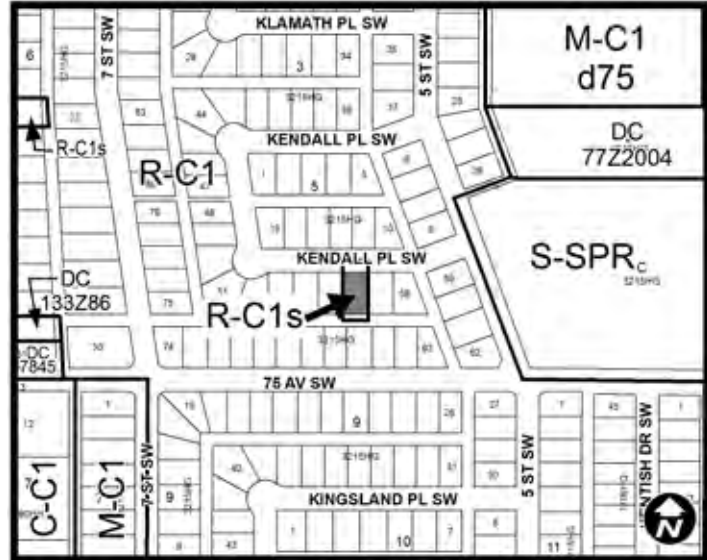
REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
KINGSLAND (WARD 11)
KENDALL PLACE SW AND 5 STREET SW

MAP 28S

LOCATION MAPS



LAND USE AMENDMENT
KINGSLAND (WARD 11)
KENDALL PLACE SW AND 5 STREET SW

MAP 28S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 65 Kendall Place SW (Plan 3215HG, Block 3, Lot 56) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
KINGSLAND (WARD 11)
KENDALL PLACE SW AND 5 STREET SW

MAP 28S

Applicant:

Morrie Mcivor

Landowner:

Morrie Mcivor
Joanne Chevrette

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Kingsland, the site is approximately 12 metres by 33 metres in size, is developed with a one-storey single detached dwelling, and a detached two-car garage that is accessed from Kendall Place SW. Surrounding development consists of low-density residential development. The Kingsland Centre exists to the north, Henry Wise Wood High School and Kelvin Grove Park exist to the east, and commercial and residential development off of Elbow Drive SW exist to the south-west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Kingsland's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2016 Current Population	4,667
Difference in Population (Number)	-647
Difference in Population (Percent)	-13%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
KINGSLAND (WARD 11)
KENDALL PLACE SW AND 5 STREET SW

MAP 28S

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Kingsland Community Plan (2009, non-statutory)

There is no local area plan; however, in 2009 the Kingsland Community Association completed the Kingsland Community Plan which was accepted by Council for information but is a non-statutory document. The plan is supportive of secondary suites as a way to enable residents to remain in the community over their lifetime (section 4.1.2.1), and directs the Kingsland Community Association to review applications that meet City of Calgary requirements. Drafting an Area Redevelopment Plan (ARP) for Kingsland is on the 2018 Planning and Development work plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Kendall Place SW and the rear lane. The area is served by Calgary Transit primary transit network bus service with a bus stop location within approximately 350 metre walking distance of the site on Elbow Drive SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

LAND USE AMENDMENT
KINGSLAND (WARD 11)
KENDALL PLACE SW AND 5 STREET SW

MAP 28S

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a neutral letter to the application from the Kingsland Community Association (APPENDIX II).

Citizen Comments

Administration received letters of support from three adjacent neighbours.

Public Meetings

No public meetings were held by the Applicant or Administration. The applicant has met with the Kingsland Community Association and discussed the proposal with adjacent neighbours.

LAND USE AMENDMENT
KINGSLAND (WARD 11)
KENDALL PLACE SW AND 5 STREET SW

MAP 28S

APPENDIX I

APPLICANT'S SUBMISSION

1. What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

We have made this application as we would like the option of having a secondary suite in our home. At this time our thoughts are to build a carriage house on top of our garage. The suite could be used as a rental suite, or even as a hobby studio for my partner Joanne and or I. To the best of our knowledge there are not many such suites in our neighbourhood. We understand that this supports the City of Calgary's plans to have more legal and to code secondary suites. Kingsland is an inner city community, we are close to lots of public transit, making our area accessible to downtown, post-secondary institutions, etc.

2. Provide information on how you engaged with the neighbouring land owners and/or the Community Association? What was the response?

We met with three representatives from our community association on December 23, 2017. It was very helpful to hear their suggestions and concerns. At their suggestion we did have an initial verbal conversation with a handful of neighbours, including neighbours on either side of our home, across the street, and behind us - across from the alleyway. These initial conversations were very casual, where we informed the neighbours we were applying for rezoning for a secondary suite, and with no specific immediate plans. We shared our intention to build a carriage house on top of our garage. At this point, we received favourable responses. Mostly our neighbours have said that they believe people can do what they want to their homes. We also followed up with KCA's suggestion of formalizing the conversations. Specifically they asked us to have the neighbours on either side of us and directly behind us sign a letter saying they were in agreement with our request for rezoning. We did get three such signatures which we forwarded to the File Manager and a representative from KCA. We have not received a written confirmation from one of our immediate neighbours. Where this neighbour was verbally affirmative regarding our plans he has not given us written confirmation.

We have also sent the KCA a visual of what our idea of a tasteful carriage house could look like. Please note, we live in a beautiful little bungalow and we would want to maintain the integrity of our home and of our beautiful little community. Our current garage sits approximately three feet above the alleyway. In a rebuild we would dig our garage down to alley level, which would lower the height considerably.

3. Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

Regarding parking, we have a very long, approximately 100 feet driveway. We have a 2 car garage, and a driveway that can accommodate 4 cars.

4. Are there any potential negative impacts of this development that you are aware of?

Not to our knowledge.

LAND USE AMENDMENT
KINGSLAND (WARD 11)
KENDALL PLACE SW AND 5 STREET SW

MAP 28S

APPENDIX II

LETTERS SUBMITTED



Kingsland Community Association

505 78th Avenue SW
Calgary, Alberta T2V 0T3
Bus: 403.255.1400
Fax: 403.255.1407
Email:
admin@kingslandcommunity.ca

Jan 22, 2018

KATE VAN FRAASSEN - File Manager
Planning, Development and Assessment #8201
The City of Calgary, 5th Floor, Municipal Building, 800 Macleod Trail SE
PO Box 2100, Station M, Calgary, AB Canada T2P 2M5
Phone: (403) 268-5947

Re: LOC2017-0375 65 Kendall Dr SW R-C1 to R-C1s Application

Dear Ms. Van Fraassen,

Kingsland Community Association (KCA) has been asked to respond to the land use amendment application, and the following are our comments:

1. KCA has shifted from oppose to neutral for this application for a backyard suite in the heart of the residential R-C1 district. There is no need for suites to proliferate in the next decade but we support them when applicant is KCA Plan and City bylaw compliant. Kingsland already has a growing and diverse range of dwelling options and does not require such suites to achieve current planning goals.
2. KCA met with the applicant and directly engaged with the most affected residents. Our door campaign suggested more opposition than support. However, the applicant has since been able to secure letters of support from parcels to the south (lane), east (adjacent) and north (street), while we believe parcels to the west are not supportive of a backyard suite development.
3. KCA Plan offers an attractive growth vision for Kingsland with mixed density options, and we are doing our part to achieve growth and revitalization goals. Our recent population decline is due to vacated rentals, and we believe single family dwellings are seeing resurgence with younger families.
4. In 2014, Kingsland population was 4812 people, with 2309 occupied dwellings. We had 762 (28%) single family dwellings with 33% owner occupancy. Several projects are expected to increase our density over the next 5 years:

LAND USE AMENDMENT
KINGSLAND (WARD 11)
KENDALL PLACE SW AND 5 STREET SW

MAP 28S

- 32 units (rental) for low income (constructed, 67 Av)
 - 4 units (rental) conversion of 1 duplex (DP pending, 68 Av)
 - 110 condos to replace 11 duplexes (DP pending, 69 Av)
 - 2 suites added to duplex (subdivision pending, 67 Av)
 - 2 infills with suites to replace bungalow (subdivision pending, Elbow Dr)
 - 1 or 2 suites added to duplex (LOC pending, Kingsmere Cr)
 - 94 seniors units (rental) to replace 6 bungalows (LOC / DP emerging, 7 St)
 - 400+ units at Market on MacLeod (LOC / DP emerging)
 - 141 units on vacant land (DP on hold, 5 St)
5. KCA Plan is constantly refining our growth parcel inventory as we clarify preferred built form visions for blocks as applications arise, and we have engaged with our Ward Councilor to align when possible. Applicants should meet with us prior to submission and prior to a purchase with intent to rezone. There are some vacant and dated properties in the multi-residential district with underutilized density which may see redevelopment within the next decade and are not reflected above.
6. KCA is aware of perhaps 100 parcels outside the heart of R-C1 that seem better suited to backyard or basement suites. Significant concerns with lane suites are resident privacy and the creation of new rental holding properties. Our Plan requires clarifications to guard against these unwanted outcomes.
7. KCA requests the file manager to notify me when the CPC meeting and public hearing dates are scheduled. We thank you for the opportunity to provide feedback on this application. We would be pleased to meet to discuss if that would be beneficial.

Best Regards,

Darren MacDonald

Darren MacDonald, KCA Planning Director

LAND USE AMENDMENT
KINGSLAND (WARD 11)
KENDALL PLACE SW AND 5 STREET SW

MAP 28S

APPENDIX III

IMPORTANT TERMS

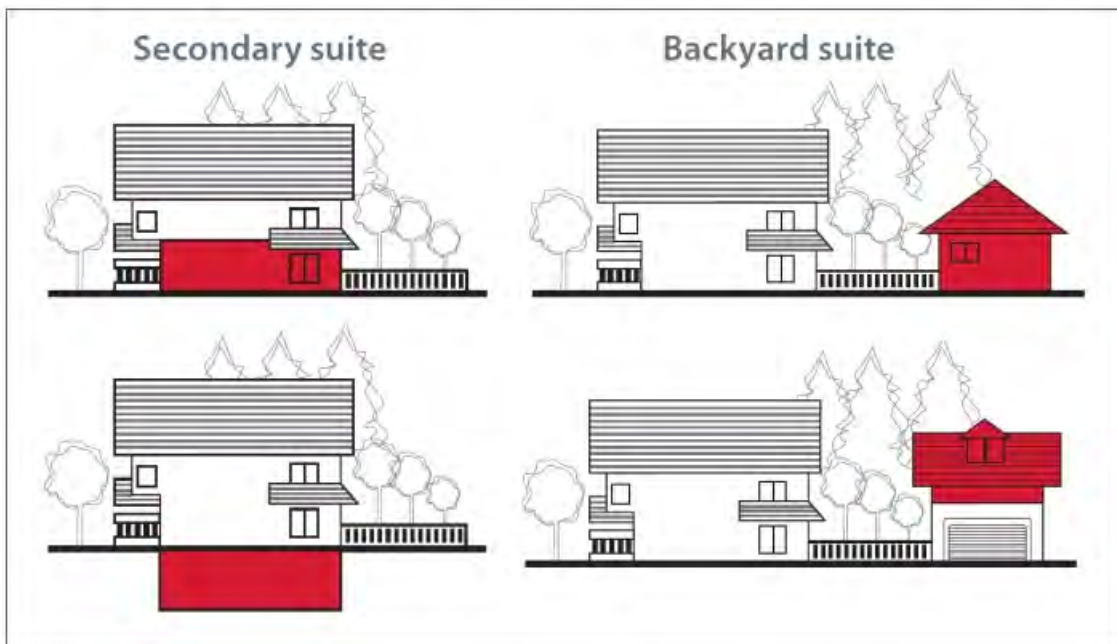
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a theodolite mounted on a tripod. The surveyor is holding a pencil in their right hand. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 3.15

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

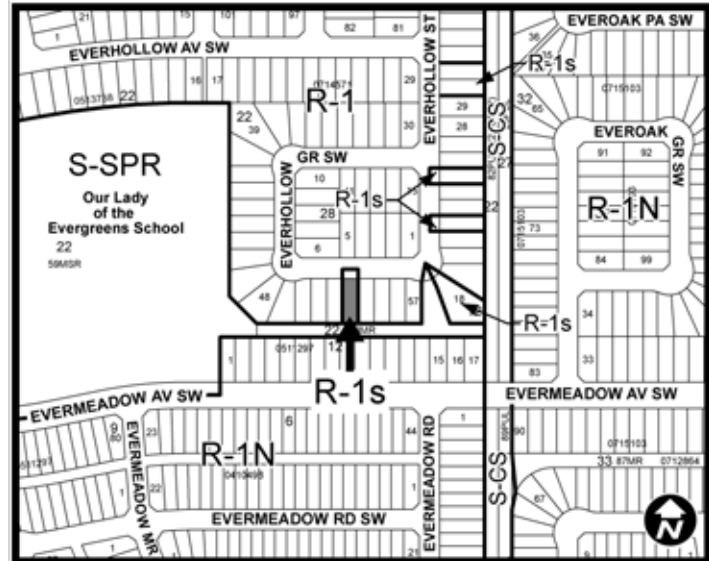
REASON(S) FOR RECOMMENDATION:

The proposed R-1s District, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Midnapore 3 Community Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

LOCATION MAPS



LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 94 Everhollow Green SW (Plan 0811084, Block 22, Lot 53) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

Applicant:

Yonghong Wang

Landowner:

Qing Li
Yonghong Wang

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evergreen, the site is approximately 12 metres by 33 metres in size and is developed with a two-storey single detached dwelling and an attached two-car garage that is accessed from Everhollow Green SW and a two-car parking pad that is accessed from Everhollow Green SW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Evergreen's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations.

Evergreen	
Peak Population Year	2015
Peak Population	21,700
2017 Current Population	21,439
Difference in Population (Number)	-261
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed R-1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within the “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Midnapore 3 Community Plan

The site is located within the Neighbourhood Area as identified on Map 2 in the Midnapore 3 Community Plan. Although the Plan makes no specific reference to this site, the land use proposal is in keeping with the applicable, overarching Neighbourhood Area policies.

TRANSPORTATION NETWORKS

The subject site is located approximately 525 metres from a Northbound 11 Southwest loop bus stop, which provides service to the Fish Creek- Lacombe LRT station (Primary transit route which is approximately 5.5 kilometres away), which in turn provides service to the Downtown core and other LRT routes.

The subject site is located mid-block on a P-loop, with no lane access and no parking restrictions. The existing double garage, and double parking pad out front meet the parking requirements of the land use district.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Calgary Evergreen Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?
 - Provide a legal suite for a family
 - Save energy

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?
What was the response?
 - Share with other gardeners
 - Shared with other dog owners

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?
Drive way, garage, and street parking

- 4) Are there any potential negative impacts of this development that you are aware of?
Extra cost, and increased property tax

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

APPENDIX II

IMPORTANT TERMS

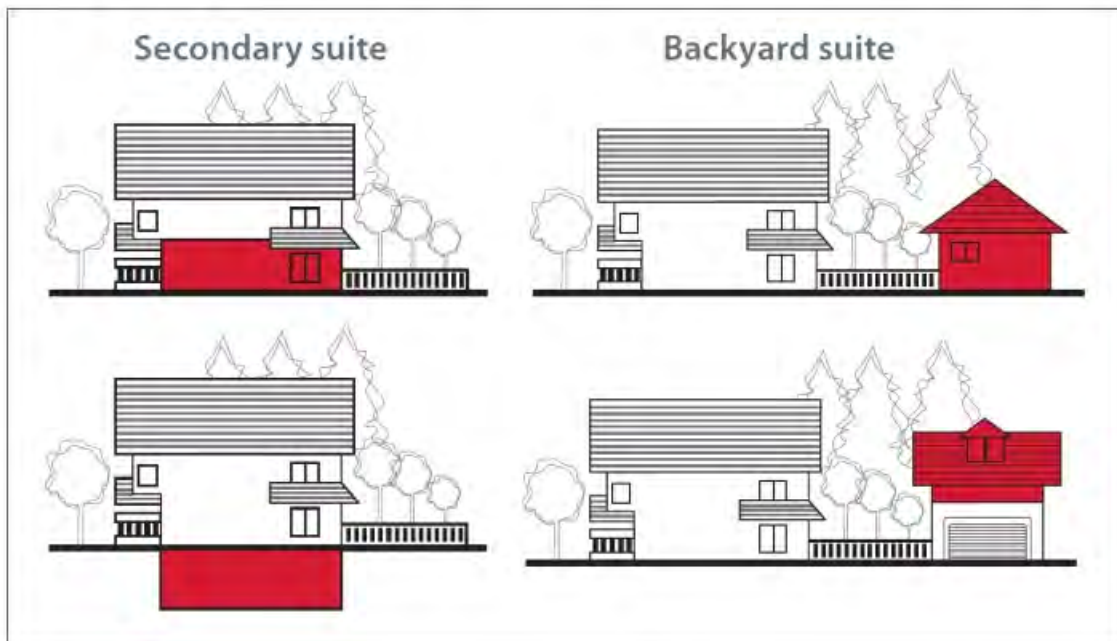
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



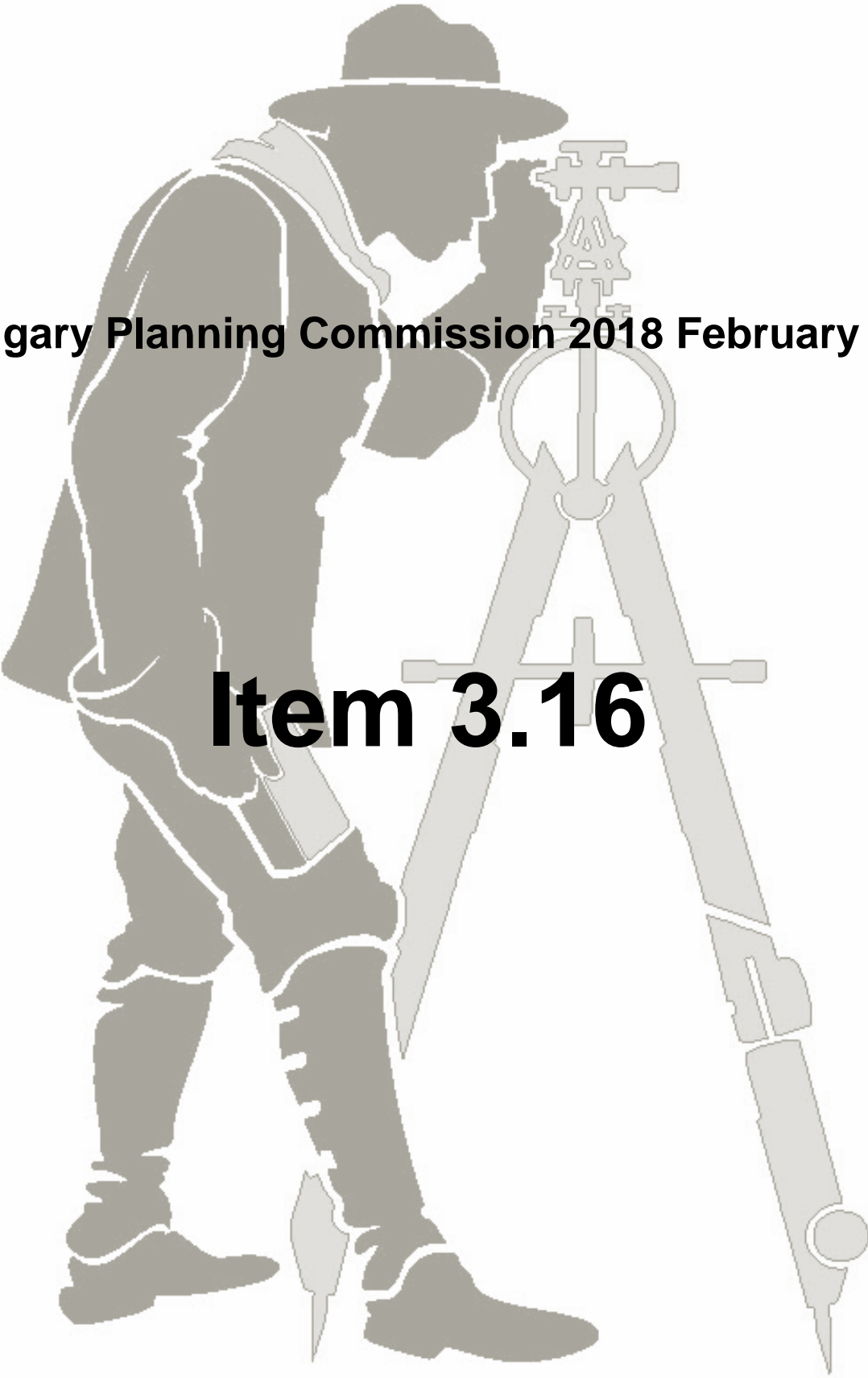
Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



Calgary Planning Commission 2018 February 08

Item 3.16



LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

REASON(S) FOR RECOMMENDATION:

The proposed R-1s District, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Midnapore 3 Community Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

LOCATION MAPS



LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 78 Everhollow Green SW (Plan 0811084, Block 22, Lot 49) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

Applicant:

Yanfeng Gao

Landowner:

Yanfeng Gao
Qiang Liu

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evergreen, the site is approximately 16 metres by 32 metres in size and is developed with a two-storey single detached dwelling and an attached two-car garage that is accessed from Everhollow Green SW and a two-car parking pad that is accessed from Everhollow Green SW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Evergreen's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Evergreen	
Peak Population Year	2015
Peak Population	21,700
2017 Current Population	21,439
Difference in Population (Number)	-261
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed R-1s District allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within the “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Midnapore 3 Community Plan

The site is located within the Neighbourhood Area as identified on Map 2 in the Midnapore 3 Community Plan. Although the Plan makes no specific reference to this site, the land use proposal is in keeping with the applicable, overarching Neighbourhood Area policies.

TRANSPORTATION NETWORKS

The subject site is located approximately 565 metres from a Northbound #11 Southwest loop bus stop, which provides service to the Fish Creek- Lacombe LRT station (Primary transit route which is approx. 5.5 kilometres away), which in turn provides service to the Downtown core and other LRT routes.

The subject site is located mid-block on a P-loop, with no lane access and no parking restrictions. The existing double garage, and double parking pad out front meet the parking requirements of the land use district.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Calgary Evergreen Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

FOR PERSONAL USE ONLY.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

MY GARAGE CAN PARK IN GARAGE. SON'S CAR CAN PARK ON THE DRIVE WAY.

- 4) Are there any potential negative impacts of this development that you are aware of?

NO

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW GREEN SW WEST OF EVERHOLLOW STREET
SW

MAP 31SS

APPENDIX II

IMPORTANT TERMS

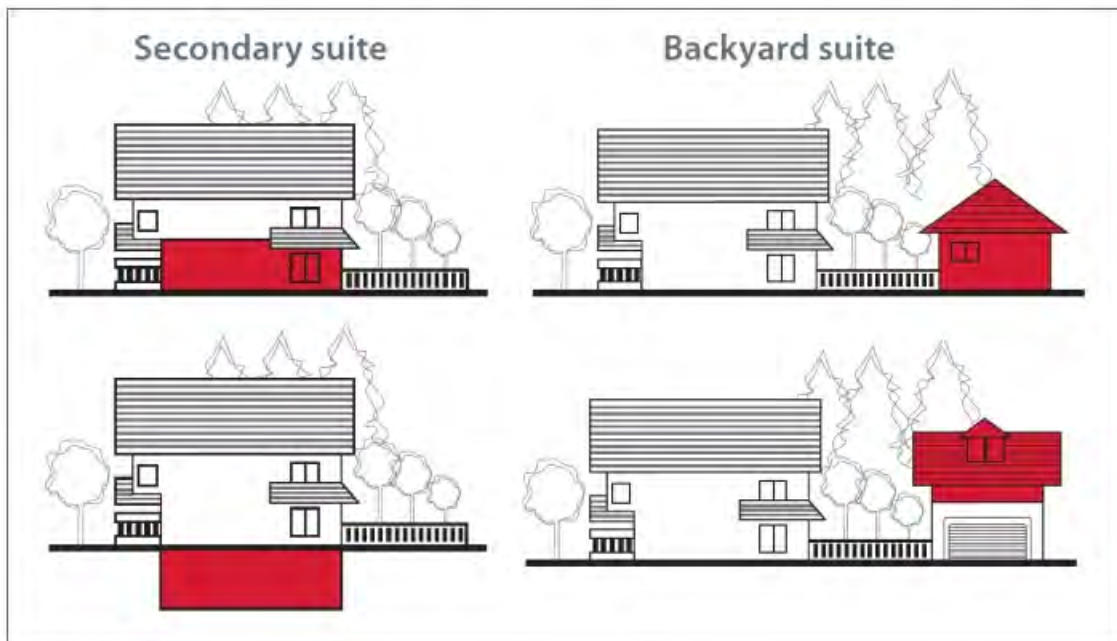
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a theodolite mounted on a tripod. The surveyor is holding a pencil in their right hand. The background is white.

Calgary Planning Commission 2018 February 08

Item 3.17

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW RISE SW WEST OF EVERHOLLOW STREET SW

MAP 31SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

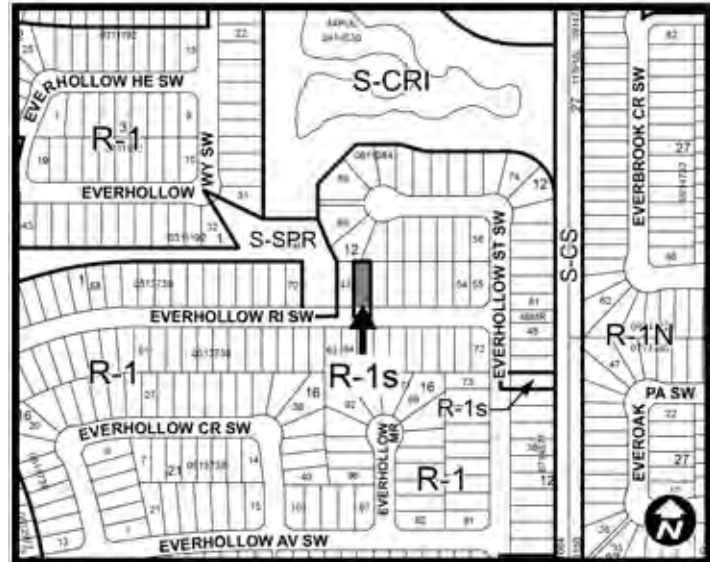
REASON(S) FOR RECOMMENDATION:

The proposed R-1s District, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Midnapore 3 Community Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW RISE SW WEST OF EVERHOLLOW STREET SW

MAP 31SS

LOCATION MAPS



LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW RISE SW WEST OF EVERHOLLOW STREET SW

MAP 31SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 112 Everhollow Rise SW (Plan 0714571, Block 12, Lot 48) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW RISE SW WEST OF EVERHOLLOW STREET SW

MAP 31SS

Applicant:

Satish Puri

Landowner:

Satish Puri
Upma Puri

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evergreen, the site is approximately 13 metres by 38 metres in size and is developed with a two-storey single detached dwelling and an attached two-car garage that is accessed from Everhollow Rise SW and a two-car parking pad that is accessed from Everhollow Rise SW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from The City of Calgary 2017 Census, the following table identifies Evergreen's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Evergreen	
Peak Population Year	2015
Peak Population	21,700
2017 Current Population	21,439
Difference in Population (Number)	-261
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed R-1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW RISE SW WEST OF EVERHOLLOW STREET SW

MAP 31SS

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within the “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Midnapore 3 Community Plan

The site is located within the Neighbourhood Area as identified on Map 2 in the Midnapore 3 Community Plan. Although the Plan makes no specific reference to this site, the land use proposal is in keeping with the applicable, overarching Neighbourhood Area policies.

TRANSPORTATION NETWORKS

The subject site is located approximately 620 metres from an Eastbound 11 Southwest loop bus stop, which provides service to the Fish Creek- Lacombe LRT station (Primary transit route which is approx. 4.5 kilometres away), which in turn provides service to the Downtown core and other LRT routes.

The subject site is located close to the end of a long residential road (close to a T-intersection), with no lane access and no parking restrictions. The existing double garage, and double parking pad out front meet the parking requirements of the land use district.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW RISE SW WEST OF EVERHOLLOW STREET SW

MAP 31SS

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a formal response from the Calgary Evergreen Community Association, however received an email in opposition from the Vice-president of the Calgary Evergreen Community Association.

Reasons stated for opposition are summarized as follows:

- Parking.
- Additional waste.
- Too many applications at the same time.
- Applicant submissions are not verified by Administration, specifically the question regarding engagement of the neighbouring land owners and Community Association.

Administration reviewed the comments and considers the proposed redesignation appropriate for the following reasons:

- The proposal is in alignment with the MDP and land use district.
- The existing double garage, and double parking pad out front meet the parking requirements of the land use district.
- Compatibility and impact of the potential Secondary Suite with respect to adjacent development and the neighborhood will be reviewed at the permit stage.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW RISE SW WEST OF EVERHOLLOW STREET SW

MAP 31SS

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

It will help me legalise the construction work of basement development already carried out with City of Calgary approval per approved plans.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

There is no objection raised by the neighboring land owners as the work is already completed.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

In my garage and driveway.

- 4) Are there any potential negative impacts of this development that you are aware of?

No.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

APPENDIX II

IMPORTANT TERMS

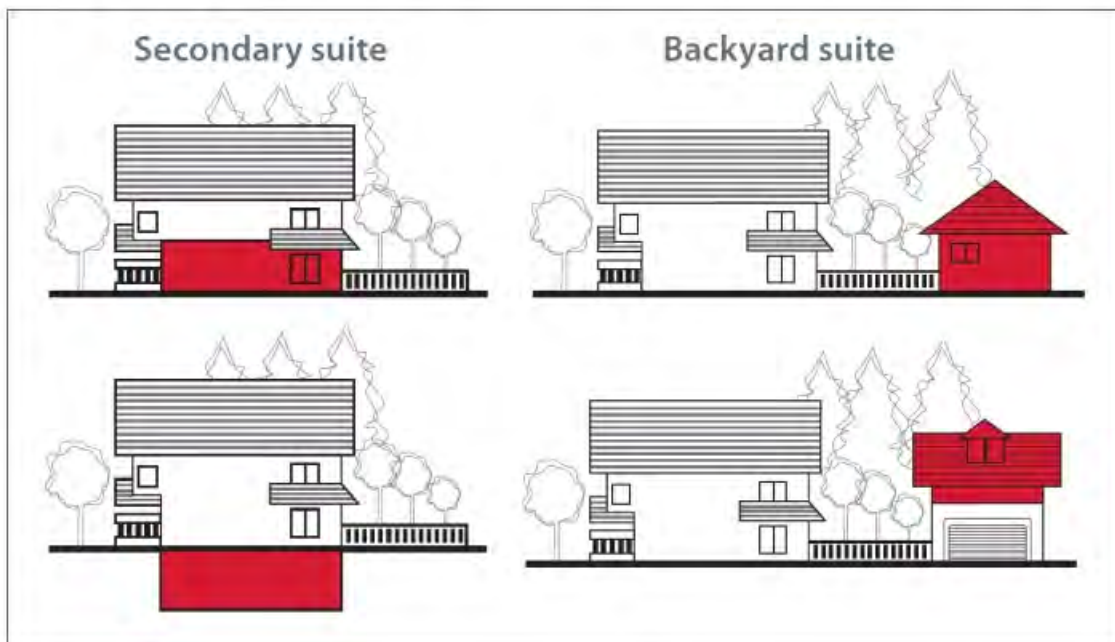
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



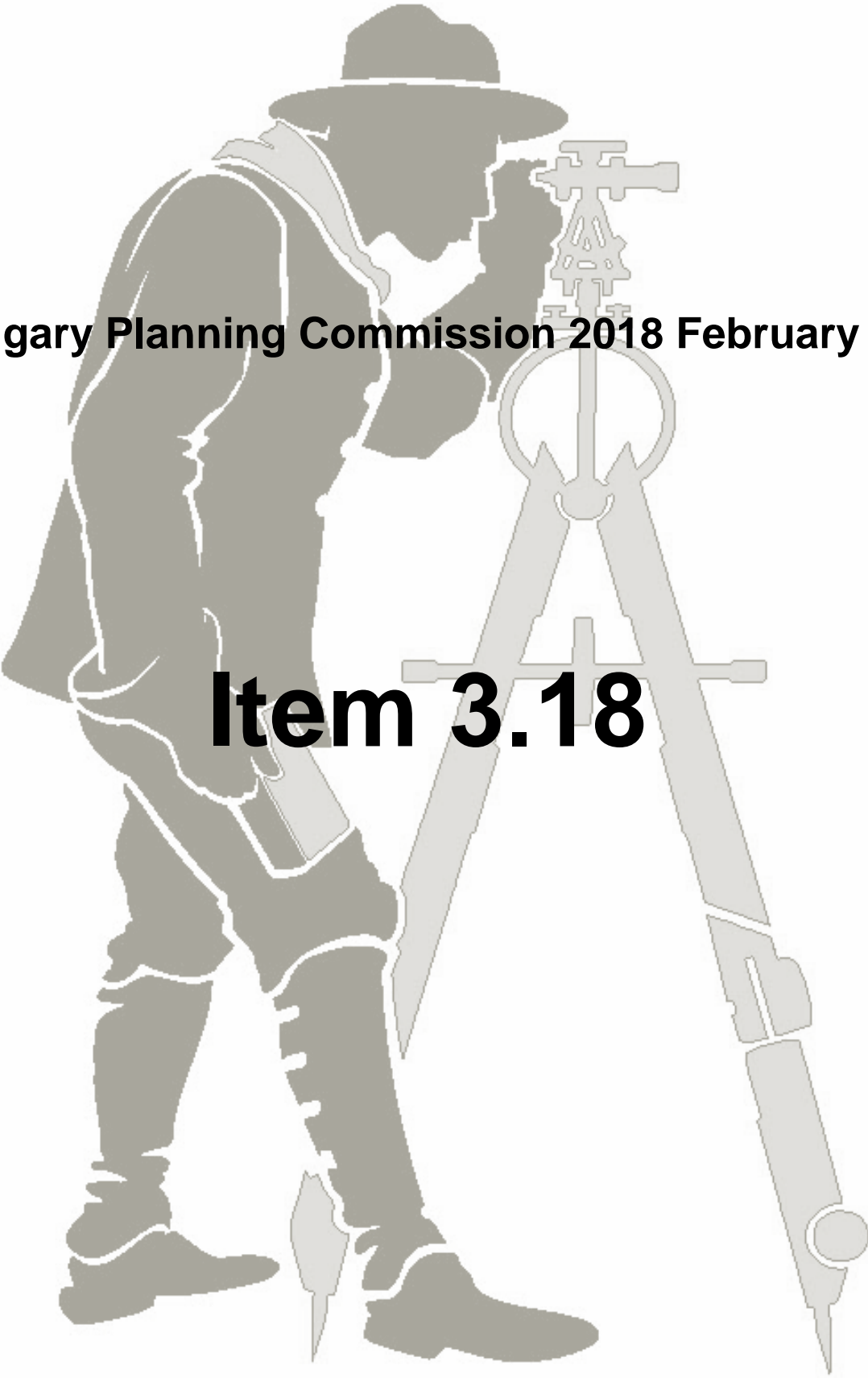
Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.

Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



Calgary Planning Commission 2018 February 08

Item 3.18



LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW GREEN SW

MAP 31SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

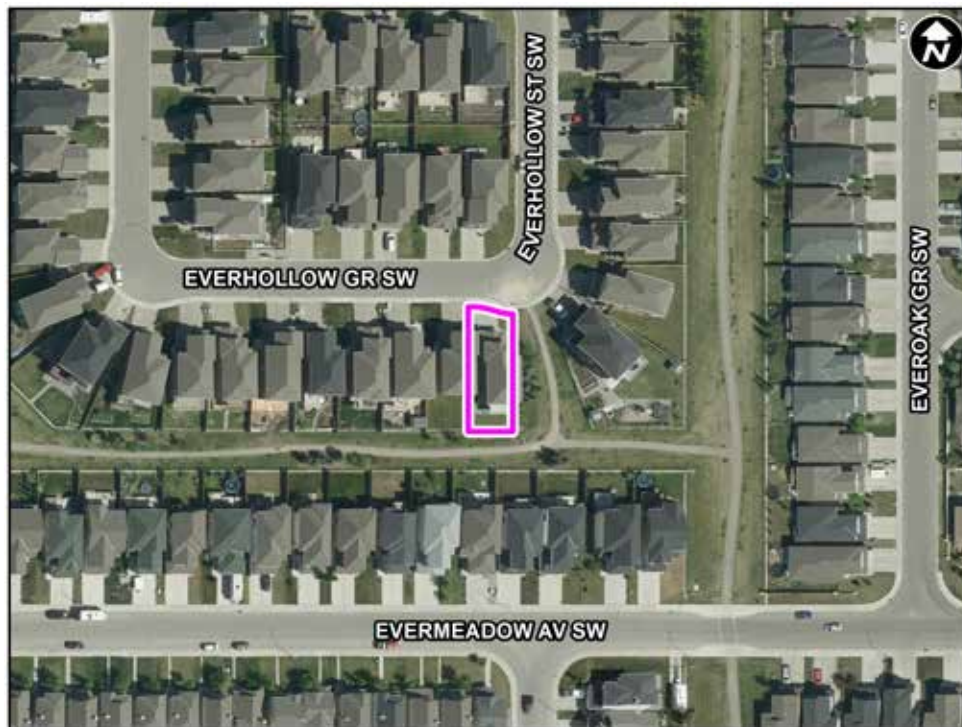
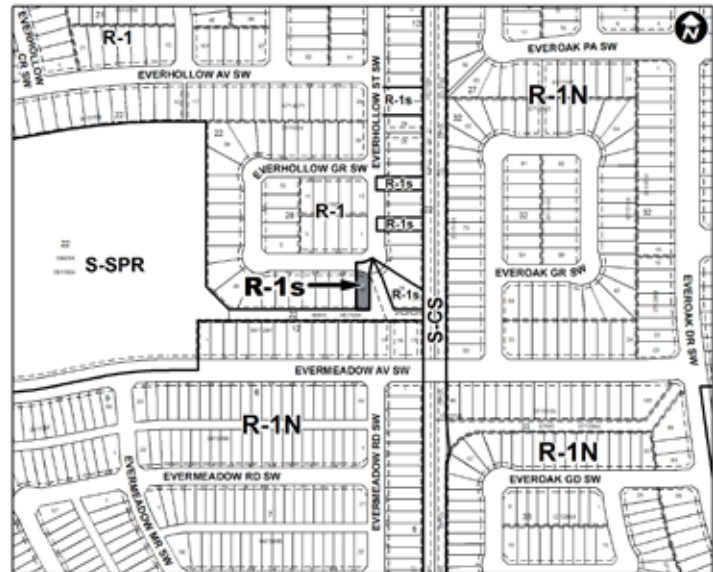
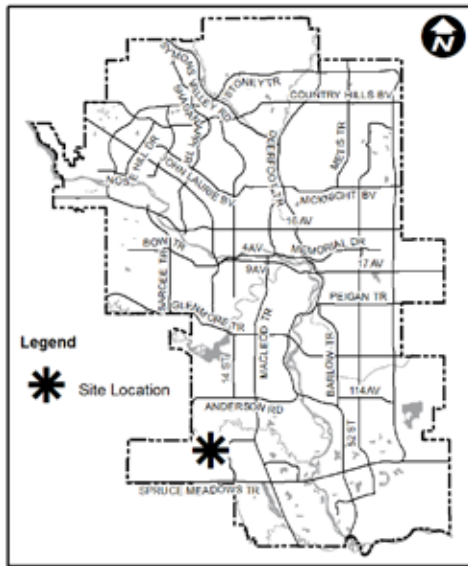
REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW GREEN SW

MAP 31SS

LOCATION MAPS



LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW GREEN SW

MAP 31SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 110 Everhollow Green SW (Plan 0811084, Block 22, Lot 57) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW GREEN SW

MAP 31SS

Applicant:

Dong Ming Ai

Landowner:

Dong Ming Ai
Li Jie Zhang

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evergreen, the site is approximately 12 metres by 31 metres in size and is developed with a two-storey single detached dwelling with a walkout basement and an attached two-car garage that is accessed from Everhollow Green SW. Surrounding development consists of low-density residential to the north, east, west and south with and adjacent multi-modal city pathway to the south and east. Existing R-1s designated parcels exists adjacent to the subject site to the east and along Everhollow Street SW.

According to data from The City of Calgary 2017 Census, the following table identifies Evergreen's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Evergreen	
Peak Population Year	2015
Peak Population	21,700
2017 Current Population	21,439
Difference in Population (Number)	-261
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed R-1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW GREEN SW

MAP 31SS

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Midnapore 3 Community Plan (1997)

The subject parcel is located within the *Neighbourhood Area* typology on Map 2: Land Use Concept in the Midnapore 3 Community Plan. The Neighbourhood Area policies (Section 1.6) of the Midnapore 3 Community Plan encourages a variety of dwelling units, other than single detached, in each community. In addition, the community plan lists a number of desirable uses and features such as a broad range of housing types, including multi-family.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Everhollow Green SW with additional pedestrian access from the rear through the multi-modal pathway. The area is served by Calgary Transit bus service with a bus stop location within approximately 500 metre walking distance of the site on Everridge Drive SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW GREEN SW**

MAP 31SS

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a response of no objection from the Calgary Evergreen Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW GREEN SW

MAP 31SS

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

- provide a legal suite for a family
- Save energy

2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

- Get more connected with neighbors and community

3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

- Drive way, garage and street parking

4) Are there any potential negative impacts of this development that you are aware of?

- Extra cost, included property tax

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW GREEN SW

MAP 31SS

APPENDIX II

IMPORTANT TERMS

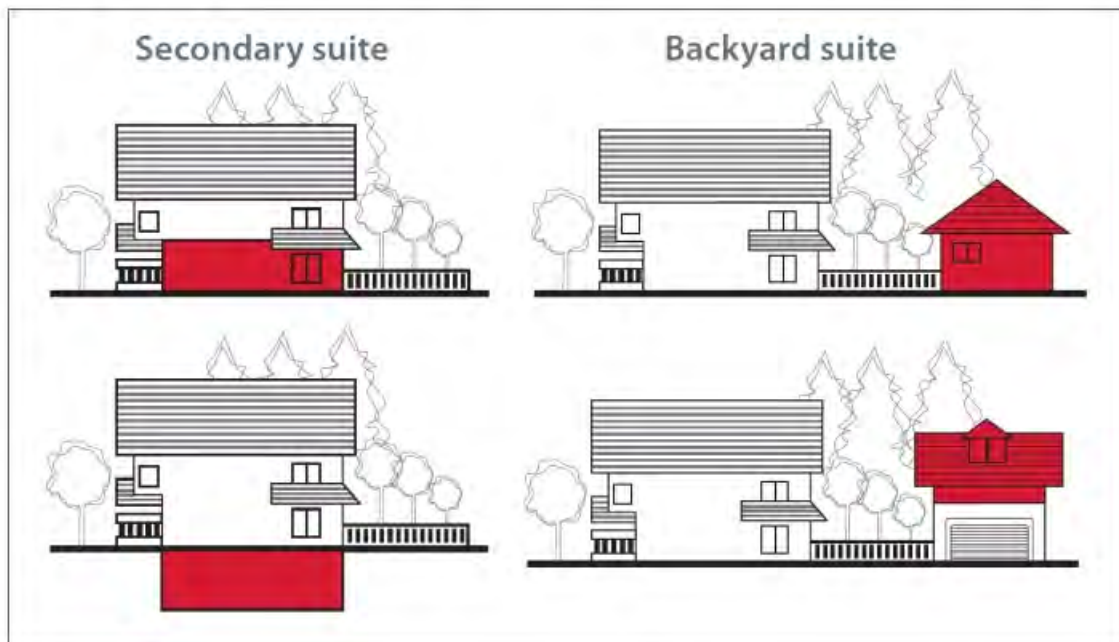
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a theodolite mounted on a tripod. The surveyor is holding a pencil in their right hand. The background is white.

Calgary Planning Commission 2018 February 08

Item 3.19

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW RISE SW

MAP 31SS

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

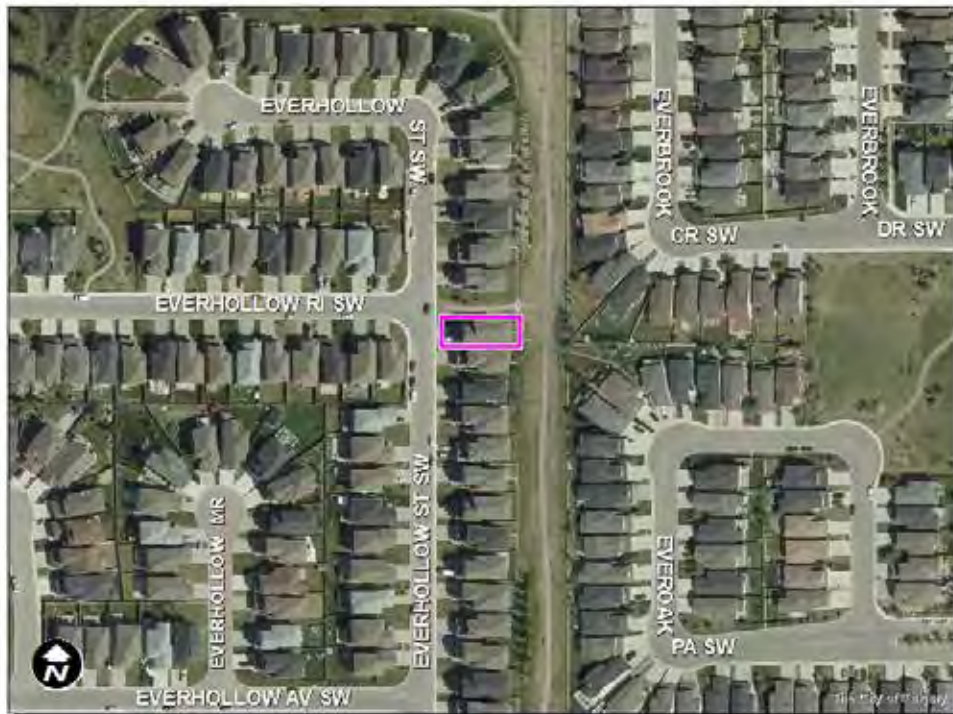
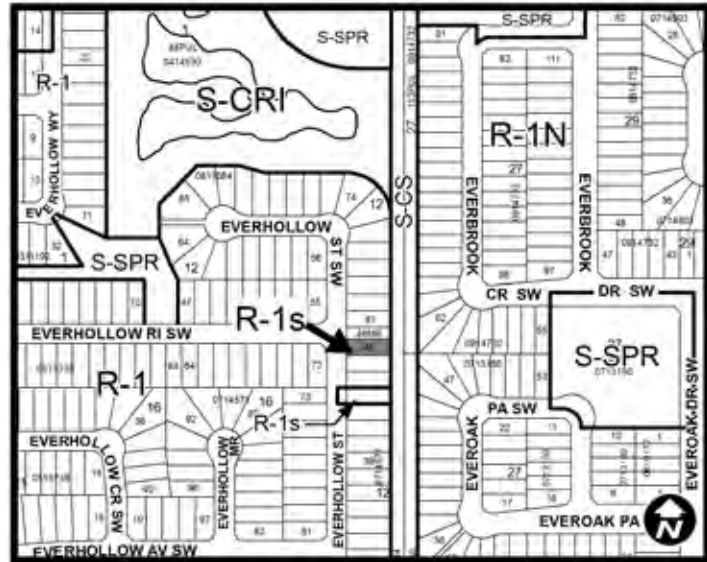
REASON(S) FOR RECOMMENDATION:

The proposed R-1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW RISE SW

MAP 31SS

LOCATION MAPS



LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW RISE SW

MAP 31SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 152 Everhollow Street SW (Plan 0714571, Block 12, Lot 45) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW RISE SW

MAP 31SS

Applicant:

Jian Nong Zhang

Landowner:

Jian Nong Zhang

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-1 setting in the community of Evergreen, the site is approximately 12 metres by 33 metres in size and is developed with a two-storey single detached dwelling with a walkout basement and an attached two-car garage that is accessed from Everhollow Street SW. Surrounding development consists of low-density residential to the north, east, south, and west of the site. The site is also located adjacent a multi-modal pathway to the north and east.

According to data from The City of Calgary 2017 Census, the following table identifies Evergreen's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

Evergreen	
Peak Population Year	2015
Peak Population	21,700
2017 Current Population	21,439
Difference in Population (Number)	-261
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed R-1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW RISE SW

MAP 31SS

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Midnapore 3 Community Plan (1997)

The subject parcel is located within the *Neighbourhood Area* typology on Map 2: Land Use Concept in the Midnapore 3 Community Plan. The Neighbourhood Area policies (Section 1.6) of the Midnapore 3 Community Plan encourages a variety of dwelling units, other than single detached, in each community. In addition, the community plan lists a number of desirable uses and features such as a broad range of housing types, including multi-family.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Everhollow Street SW with additional pedestrian access from the rear through the multi-modal pathway. The area is served by Calgary Transit bus service with a bus stop location within approximately 530 metre walking distance of the site on Fish Creek Boulevard SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW RISE SW

MAP 31SS

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Calgary Evergreen Community Association.

Citizen Comments

Administration did not receive any responses from citizens.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW RISE SW

MAP 31SS

APPENDIX I

APPLICANT'S SUBMISSION



Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

Provide living space for a family, such as my son.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

get closer relationship with neighbors

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

parking in garage, driveway, or on the street

- 4) Are there any potential negative impacts of this development that you are aware of?

increase cost.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

LAND USE AMENDMENT
EVERGREEN (WARD 13)
EVERHOLLOW STREET SW AND EVERHOLLOW RISE SW

MAP 31SS

APPENDIX II

IMPORTANT TERMS

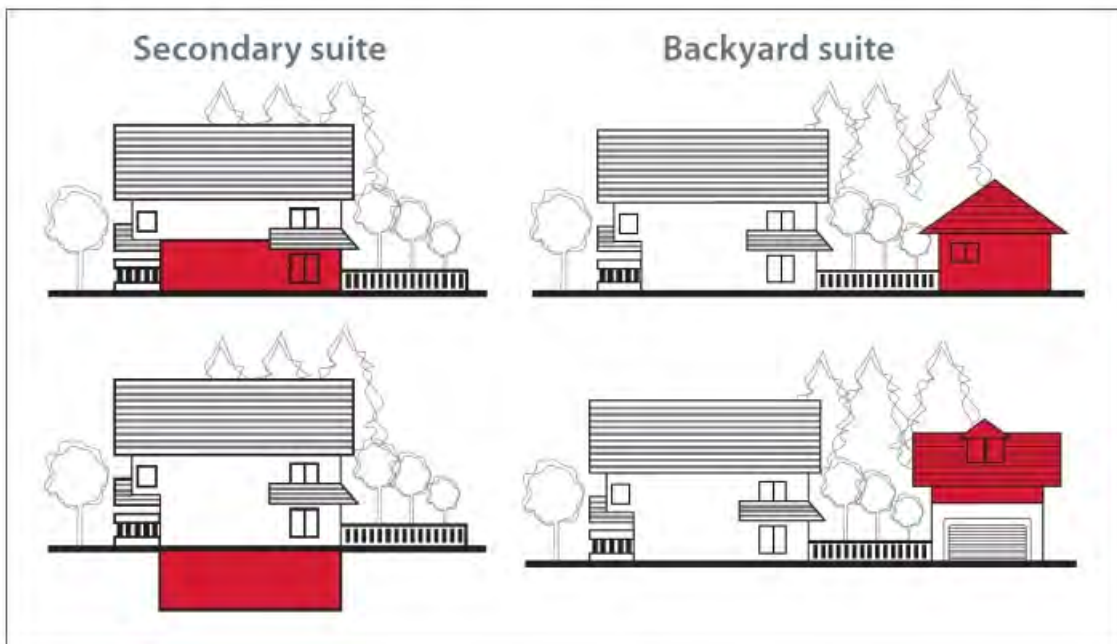
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a theodolite mounted on a tripod. The surveyor is holding a pencil in their right hand. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 5.01

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW

MAP 25W

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a vacant site in Montgomery from Multi-Residential – Contextual Low Profile (M-C1) to Multi-Residential Low Profile Support Commercial (M-X1) District. The M-X1 district is a mixed-use multi-residential designation that is primarily for 3 to 4 storey apartment buildings with commercial storefronts. The applicant, Children's Cottage Society (CCS), intends to construct a facility to support new parents and parents with young children, generally up to age nine and house the administrative offices of CCS.

CCS has provided support services, respite programs and crisis nurseries since 1986. The programs and services are aimed at helping parents through a crisis regardless of what their circumstances may be. This new facility is intended to be a one stop shop for families in crisis. It will also contain the office space required for this service organization to coordinate operations of this and other facilities in Calgary.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

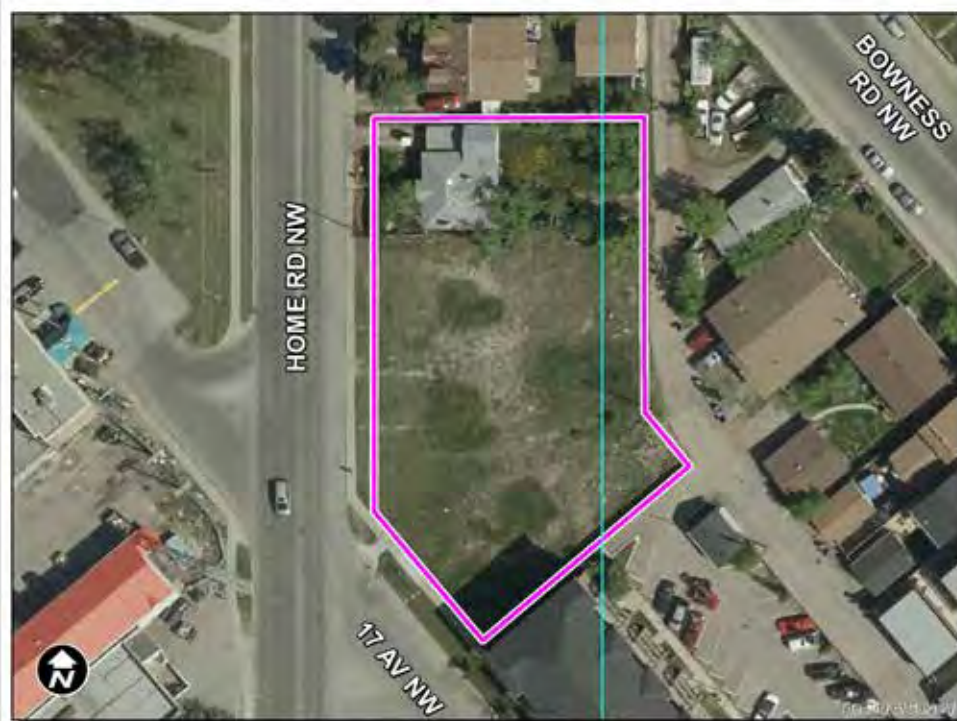
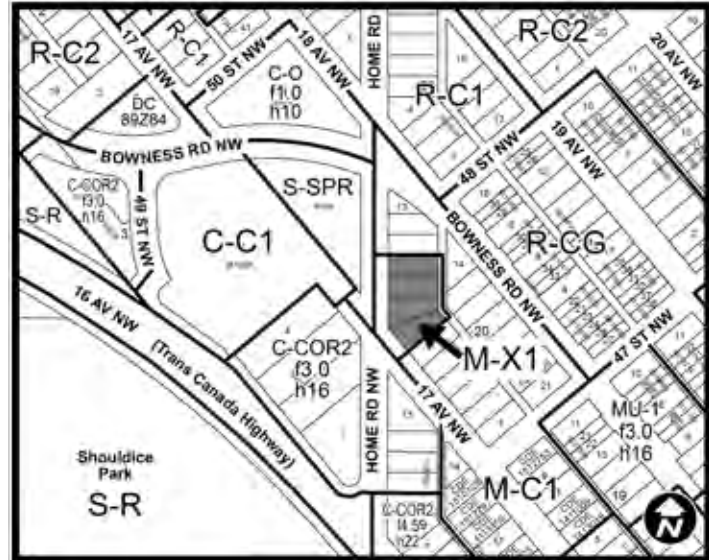
REASON(S) FOR RECOMMENDATION:

The proposed use would provide an important community service for Calgarians. The application complies with the recently amended Montgomery Area Redevelopment Plan as the building block indicated for the site allows the land use district proposed with this application. The location is surrounded by a mix of residential, institutional and commercial uses and local transportation infrastructure can handle the expected minor transportation increases.

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW

MAP 25W

LOCATION MAPS



LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW

MAP 25W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 1804 and 1812 Home Road NW (Plan 1131FR, Block 20, Lots 7 to 10) from Multi-Residential Contextual – Low Profile (M-C1) District **to** Multi-Residential – Low Profile Support Commercial (M-X1) District.

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW

MAP 25W

Applicant:

Sahuri + Partners Architecture

Landowner:

The Children's Cottage Society of
Calgary, An Alberta Society

PLANNING EVALUATION

SITE CONTEXT

This interesting and unique site location is surrounded by a variety of uses. Currently, there are a mix of land use districts in proximity to the site, as indicated on the location maps, including low and medium density residential, commercial, and school/open space districts.

The site previously contained single detached housing, however today it is the only vacant site in the immediate area.

The development contemplated for the site is described in detail in the applicant's submission (APPENDIX I). The Children's Cottage provides a valuable service for new parents, or parents with young children. Specific services include: crisis nursery support for up to 20 children aged 0-9 with stays of up to three nights; a child development program; resource space and family support services. The development would also house administration offices required to support the organization on this site and two other existing sites in Calgary.

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2017 Current Population	4,353
Difference in Population (Number)	-934
Difference in Population (Percent)	-18%

LAND USE DISTRICTS

The property has been designated M-C1 District for several years, which allows multi-residential development. However, while the M-C1 District does allow Child Care Service and Residential Care, it does not allow Service Organization. The applicant intends to use the office space required for this Calgary organization to coordinate its operations on two other existing sites plus the subject site of this application. The proposed Multi-Residential Low Profile Support Commercial (M-X1) District does include Service Organization; therefore, this district that would meet the needs of the applicant.

**LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW**

MAP 25W

The M-X1 district fits well within the context of the subject site and the wide variety of land use districts (noted above) that surround the site. It does not allow any increase in maximum height (14.0 metres) over the existing M-C1 district. A primary difference between M-C1 and M-X1 is that if someone were to want to develop the site for multi-residential dwellings, then a commercial component, maximum 300 square metres in size, would be required to be included within the development.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). The redesignation would facilitate development of a vacant parcel that is well within the boundaries of the City of Calgary on a site with no environmentally sensitive lands.

Municipal Development Plan (MDP)

The subject site is identified in the MDP as being within an Urban Main Street area as identified on Map 2 – Urban Structure. Urban Main Streets are intended to become and/or grow into local mixed-use destination areas for the surrounding communities offering a mix of medium to high density residential uses as well as non-residential uses. These areas are expected to redevelop over time in accordance with any local area plans in place. This land use and policy amendment is aligned with the MDP.

The site is aligned with the Developed Areas Guidebook (DAG) building blocks as reflected in the recently updated local area plan. The DAG outlines a series of building blocks designed to implement the goals of the MDP and provide more certainty regarding the Land Use Districts that are appropriate for an area.

Montgomery Area Redevelopment Plan (ARP)

The subject site is identified as “Neighbourhood – Low Rise” in the Montgomery ARP and described in the Developed Areas Guidebook. While primarily encouraging residential uses, the M-X1 district is one of several districts identified as being appropriate for “Neighbourhood – Low Rise” areas. This is because the M-X1 district allows limited amounts of support commercial in multi-residential developments but also supports standalone service organizations. The application is consistent with the local policy for the area.

**LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW**

MAP 25W

TRANSPORTATION NETWORKS

The site has good access for all forms of transportation. Bicycle lanes were installed on Home Road NW, a collector street, means that vehicles will not be able to park in front of the site. There will be no driveways accessing the site from Home Road NW. It is the intention of the applicant to direct all cars and trucks to the rear lane for pickup and drop-offs and the applicant will be paving the portion of the lane required to access their site from Bowness Road NW. Transit access is available in two locations nearby (100-200 metres) accessing routes 1 and 305.

Neither a Transportation Impact Assessment (TIA) nor Parking Study were required to support the proposed land use amendment.

UTILITIES & SERVICING

Water and sanitary services are available to the site. A sanitary servicing study (SSS) is being submitted to support to identify if any upgrades are required. Although the site is outside the Flood Fringe area of the Bow River, there is a risk for groundwater seepage that could affect basements as per the Bow and Elbow Hydraulic Model Update (2012) and information gathered from the 2013 flood event. Specific requirements for protecting against groundwater seepage will be determined at the development permit stage.

ENVIRONMENTAL ISSUES

A Phase 1 Environmental Assessment was completed for the site. It recommended no further work and none is required.

ENVIRONMENTAL SUSTAINABILITY

No specific sustainable features are associated with the land use amendment. Generally, the site is located in an established area with a variety of commercial uses, open space and pathways nearby and excellent access to transit.

GROWTH MANAGEMENT

This land use and policy amendment do not trigger any capital infrastructure investment. There are no growth management concerns at this time.

**LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW**

MAP 25W

PUBLIC ENGAGEMENT

Community Association Comments

The Montgomery Community Association supports this application. Their letter of support is in APPENDIX II.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

Prior to the pre-application meeting that preceded this application, the Children's Cottage Society did hold a public meeting on 2016 October 04 at the Maranatha Christian Reformed Church and no significant concerns were raised. The Society also met with the Community Association at that time and received support for their proposal.

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW

MAP 25W

APPENDIX I

APPLICANT'S SUBMISSION

City of Calgary –Planning and Development
Floor 5, 800 Macleod Trail S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

RE: Children's Cottage Society, Child and Family Centre Project
Planning Analysis
File Code: 2-5

Project Overview

The Children's Cottage Society (CCS) has been committed to providing support services, respite programs and crisis nurseries since 1986. All programs and services offered by the CCS are aimed at helping parents through a crisis regardless of what their circumstances may be. The Children's Cottage Society's Child and Family Centre is a unique facility that has an opportunity to refine, and expand, the work that they are doing in the City of Calgary. This community based organization is proposing to build a new facility that will provide crisis nursery support, child development, resource space, and family support services to families and their children. In this new facility, CCS has a vision of providing a one stop shop for families in crisis.

Location

The proposed Child and Family Centre is located at the intersection of Home Road NW and 17th Avenue NW. The Centre would be situated between a commercial area to the west and residential to the east. Several bus stops are located in the area. Shouldice Park is minutes away.

Aesthetics

The aesthetics of the new CCS building and surrounding site contribute to a sense of 'home' and are integrated into the streetscape of the surrounding neighborhood of Montgomery. The building itself is comprised of two A-frame forms connected by an intermediary mass. The pitched roofs and use of dormer windows are common features in the area, and are reflective of a home like image. The interior and exterior play space provide a safe and functional place for the children and their families. The Montgomery Community Association has reviewed the preliminary elevations and supports the design - specifically the streetscape, building massing, pedestrian movement.

Program

We note that this is an entirely new facility, and will add to the services already provided by Children's Cottage Society at the existing Crisis Nursery in Bridgeland and Brenda's House in Killarney. In their new facility Children's Cottage Society will be offering an expanded service, which includes:

- **Crisis Nursery**
This facility will house up to 20 children between the ages of 0 to 9 years old. The average stay for each child is 2 days with a maximum stay of 3 days. There are rare occurrences where a child's stay may be extended. This space is inclusive of:

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW

MAP 25W

- A commercial scale kitchen
 - Dining space for the Crisis Nursery
 - Play space (interior and exterior)
 - Craft spaces
 - Music Room
 - Bedrooms
 - Laundry
 - Intake/Interview rooms
- **Community Respite Administration**
The facility will provide touch down space community workers
 - **Child Development Program**
The facility is introducing a Child Development program at this site. The program will provide space for up to 24 children between the ages of 0 to 4 years old with a focus on teaching parenting skills. No overnight stays are associated with these programs.
 - **Family Support**
Three family support rooms and three assessment rooms will be provided within the building for use by community partners. The aim of this space is to introduce help at the time it is needed, with required follow-up occurring elsewhere in the community.
 - **Support Services**
A resource area will be provided to support the families accessing this facility, as well as being available to the community members. This will include information on community support groups, access to computers, a resource library, etc.
 - **Parenting Skills**
Meeting space will be provided within the building to support parenting groups. Parenting skills will also be supported through the Child Development Space and the resource room noted previously.
 - **Administration**
Children's Cottage Society is proposing to relocate their current office space from a lease space in Kensington to this facility. The office space will provide the administration support required for Children's Cottage Society as a whole. To support this facility, a variety of meeting spaces will be allocated through the building.

Summary

The function of the building is in line with the Montgomery Area Redevelopment Plan's social development objectives to promote community well-being by supporting the development of community-based, affordable and accessible services and self-help initiatives. The programs and services that CCS is able to offer address issues faced by single-parent families, youth, and aboriginal persons.

At this time, the project is fully engaged with their fundraising activities to enable the project to move forward.

J. Furness

LAND USE AMENDMENT
MONTGOMERY (WARD 7)
HOME ROAD NW AND 17 AVENUE NW

MAP 25W

APPENDIX II

COMMUNITY ASSOCIATION LETTER



30 November, 2017

Jordan Furness
Planning Development and Assessment
City of Calgary
Jordan.Furness@calgary.ca
403.268.8391

Dear Jordan:

RE: LOC2017-0326 1804 Home Road NW
Land Use Amendment – Direct Control

The Planning Committee has reviewed the above-noted proposal for a Land Use Amendment. This amendment is required to suit the new Children's Cottage.

The Committee has no issues with this application

Regards,

Janice Mackett,
Planning Committee Chair
Montgomery Community Association

cc: Councillor Druh Farrell
Community Liaison – Ward 7
Ms. Marilyn Wannamaker, President, MCA
Members of the MCA Planning Committee

J. Furness

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The instrument has a circular level at the top and a vertical staff. The surveyor's legs are visible, and they are wearing boots. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 5.02

LAND USE AMENDMENT
HILLHURST (WARD 7)
SE CORNER OF 16 STREET NW AND 6 AVENUE NW

MAP 20C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel located at 1611 and 1613 - 6 Avenue NW from Residential – Contextual Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) to allow for future redevelopment.

Administration is reviewing an associated Development Permit (DP2017-5282) application for a redevelopment of this parcel which proposes a 4-unit rowhouse building and a detached four-car garage.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

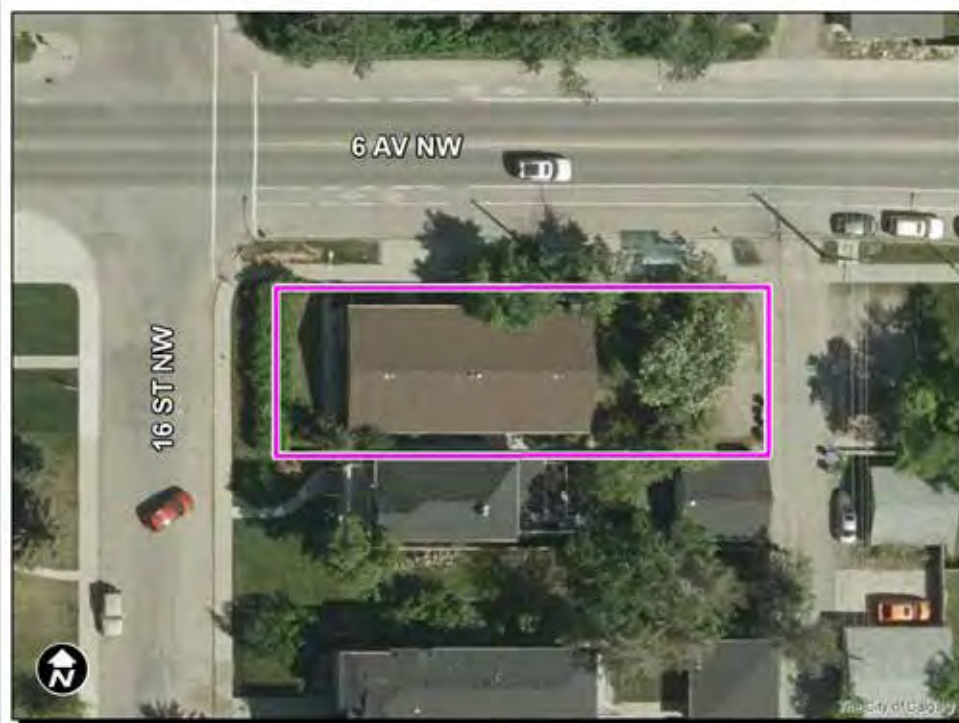
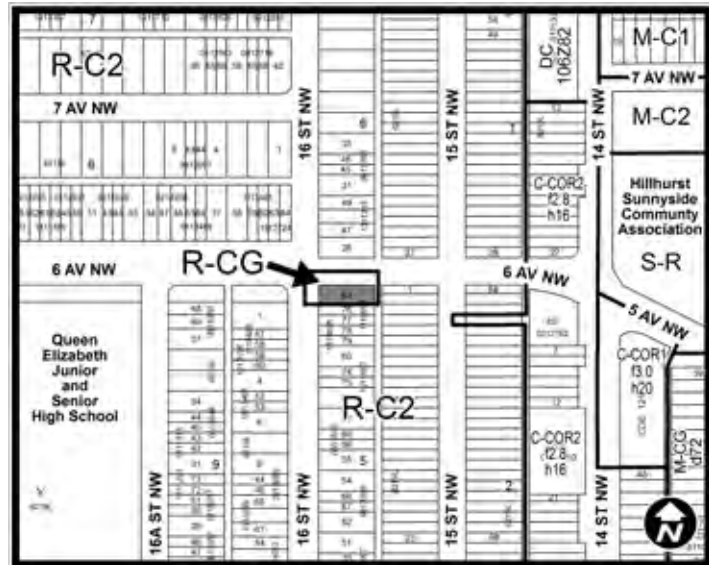
REASON(S) FOR RECOMMENDATION:

The proposal conforms to relevant policies of the Municipal Development Plan (MDP), Hillhurst – Sunnyside Area Redevelopment Plan (ARP) and will allow for development that can meet the intent of Land Use Bylaw 1P2007. The proposed R-CG District is a residential designation that is primarily for rowhouses but also allows for single detached, semi-detached and duplex homes that may include a secondary suite. The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

LAND USE AMENDMENT
HILLHURST (WARD 7)
SE CORNER OF 16 STREET NW AND 6 AVENUE NW

MAP 20C

LOCATION MAPS



LAND USE AMENDMENT
HILLHURST (WARD 7)
SE CORNER OF 16 STREET NW AND 6 AVENUE NW

MAP 20C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.12 acres \pm) located at 1611 - 6 Avenue NW (Plan 6219L, Block 5, Lot 63) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade Oriented Infill (R-CG) District.

LAND USE AMENDMENT
HILLHURST (WARD 7)
SE CORNER OF 16 STREET NW AND 6 AVENUE NW

MAP 20C

Applicant:

New Century Design

Landowner:

Tara G McCullough

PLANNING EVALUATION

SITE CONTEXT

The parcel is located in the community of Hillhurst and is approximately 0.05 hectares in size with approximate dimensions of 14 metres by 41 metres. A rear lane exists to the east of the site. The property is currently developed with a one and half storey semi-detached dwelling, originally developed in 1964. To Administration's knowledge, both units each contain a basement secondary suite as well. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in the area is R-C2.

According to data from The City of Calgary 2017 Census, the community of Hillhurst saw a slight population decrease in 2017, having reached its population peak in 2015.

Hillhurst	
Peak Population Year	2015
Peak Population	6,737
2017 Current Population	6,648
Difference in Population (Number)	-89
Difference in Population (Percent)	-1%

LAND USE DISTRICTS

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four (4) dwelling units on the subject site. The R-CG designation also allows for a range of other low density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

While the applicant's intent is to develop a new 4-unit rowhouse building on this property, the proposed R-CG District may also accommodate the existing development.

LAND USE AMENDMENT
HILLHURST (WARD 7)
SE CORNER OF 16 STREET NW AND 6 AVENUE NW

MAP 20C

LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014 – statutory)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009 – statutory)

The subject parcel is located within the Developed - Inner City - Residential Area of the Municipal Development Plan (MDP). The applicable MDP policies encourage redevelopment of inner city communities that are similar in scale and built-form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP 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 relevant MDP policies as the rules of the R-CG District provide for development form that are sensitive to existing low-density residential development in terms of height, built-form, and density.

Hillhurst/Sunnyside Area Redevelopment Plan (1988 – Statutory)

The subject site falls within Part 1 of the Hillhurst/Sunnyside Area Redevelopment Plan (ARP). A land use policy map does not exist in Part I of the Hillhurst/Sunnyside ARP. The ARP indicates a “low density multi unit” policy for the subject site and encourages development of a scale resembling smaller projects. The suitability of low-density, multi-unit projects within this policy is to be measured by their physical blending with the surrounding development. The proposed redesignation is in keeping with the Hillhurst/Sunnyside ARP.

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

While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill were amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments. This application is in general keeping with this criteria (see APPENDIX III).

TRANSPORTATION NETWORKS

No Transportation Impact Assessment or parking study was required.

Pedestrian and vehicular access to the site is available from 6 Avenue NW, 16 Street NW and the rear lane. The area is served by Calgary Transit bus service with a bus stop located directly adjacent the site. The closest primary transit route is the BRT route 305 located on Kensington Road NW which is approximately 650 metres to the south, or 10 minutes walking distance.

**LAND USE AMENDMENT
HILLHURST (WARD 7)
SE CORNER OF 16 STREET NW AND 6 AVENUE NW**

MAP 20C

On-street parking adjacent to the site is restricted. No parking is allowed on 6 Avenue NW due to bicycle route and bus zone located adjacent of the site. Parking is by permit only on 16 Street NW.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment on this site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the development permit stage.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Hillhurst/Sunnyside Community Association was circulated and they are in support of the redesignation. Their comments are attached in Appendix II.

Citizen Comments

- One letter of support was received: supporting increased density, offering a new built form and price point, and attracting diverse residents.
- Two letters of concern/objection were received: concerns with parking, infrastructure capacity, shadow impacts, and garbage/recycling/compost bin storage.

Public Meetings

No public meetings were held by the applicant or Administration for this application.

LAND USE AMENDMENT
HILLHURST (WARD 7)
SE CORNER OF 16 STREET NW AND 6 AVENUE NW

MAP 20C

APPENDIX I

APPLICANT'S SUBMISSION

As we are applying for a Land Use Redesignation we want to outline the benefits to the property, residential block, community and City of Calgary should the application be approved. For the Lot in question, turning it into an RCG property will provide newly married couples and small families that would otherwise not be able to afford a larger single family or semidetached home in the area. For the 1600 block on 6th Ave N.W. the nature of the rowhouse will provide a transitional development that serves as a buffer between the busy feeder street of 6th Ave and the quiet street that is 16th Street. With the Communities proximity to SAIT and the nearby schools of Queen Elizabeth, it can provide accomodation to Students and families with children. It can also provide accomodation to staff of businesses along 14th Street. In doing so, the City of Calgary benefits greatly by the reduction in need, for vehicle commuting. These advantages are all reasons for the creation of the RCG land use designaiton. Providing attractive street oriented low profile 3 and 4 unit buldings is smart in its use of resources to increase population density in the inner city. School Boards save money by building fewer schools, using existing resources that recently were struggling to justify staying open. Corner lots throughout the City can be challenging to attract new development. Especially when adjacent to busy thoroughfares, bus stops, and backing on to a non residential property. In this case a community church.

LAND USE AMENDMENT
HILLHURST (WARD 7)
SE CORNER OF 16 STREET NW AND 6 AVENUE NW

MAP 20C

APPENDIX II

LETTERS SUBMITTED



December 19, 2017

Jen MacLaren
Planner, Community Planning (North)
Planning & Development
The City of Calgary

Emailed to: jen.maclaren@calgary.ca

RE: LOC2017-0346 Land Use Amendment from R-C2 to R-CG & DP2017-5282 | New: Rowhouse
Building (1 building, 4 units) | 1611 6 Avenue NW

Dear Ms. Jennifer MacLaren,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to submit comments on the above Land Use Amendment and Development Permit application. The applicant presented their initial plans to the HSPC meeting on November 14, 2017, with good discussion from the group, as it is the first R-CG proposal in our community.

We have not heard from direct/affected neighbours – the area is comprised of recently constructed infills. We have posted information online and have requested that the applicant engage neighbours. HSPC reviewed the application referencing the Hillhurst Sunnyside Area Redevelopment Plan (ARP), Calgary Land Use Bylaw and other policy recommendations.

In review of the City of Calgary Location Criteria for Multi Residential Infill (2016) guidelines, this parcel appears conducive to (1) on a corner parcel (2) within 400 metres of a transit stop (3) within 600 metres of a primary transit stop (4) on a collector or higher standard roadway on at least one frontage (7) near a Main Street (14th Street) and (8) has direct lane access.

This site is within the Low Density Conservation area for low profile infill redevelopment. Policy 2.3.1 states that redevelopment should be designed in such a way as to be unintrusive and blend with the surrounding housing. Due to the proposed intensity and the proposed 4-car garage, there could be less of an impact to the neighbour to the east and across the lane/alley, which is operating as a church, however a larger impact on the neighbours to the south.

Given the unique location, the City of Calgary's goals for intensification in inner city communities, we believe that this corner parcel could be a suitable fit for R-CG due to its location. Ultimately, we have concerns with the design of the proposed building. The plans appear to maximize lot coverage, height and setbacks. The proposed building is very massive and should be broken up, such as by setting some

J. MacLaren

LAND USE AMENDMENT
HILLHURST (WARD 7)
SE CORNER OF 16 STREET NW AND 6 AVENUE NW

MAP 20C

of the units back or staggering the individual units. We have provided recommendations on the Development Permit application in the attached form.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

Cc: Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee
Members, Hillhurst Sunnyside Planning Committee
Lisa Chong, Community Planning Coordinator, Hillhurst Sunnyside Community Association
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office
Ryan Cairns, Applicant, New Century Design
City of Calgary Circulation Control (cpag.circ@calgary.ca)
City of Calgary Development Circulation (dp.circ@calgary.ca)

LAND USE AMENDMENT
 HILLHURST (WARD 7)
 SE CORNER OF 16 STREET NW AND 6 AVENUE NW

MAP 20C

APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL (Non-statutory)

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

LOCATION CRITERIA	EVALUATION
1. On a corner parcel	The subject site is located on the corner of 16 Street NW and 6 Avenue NW.
2. Within 400 metres of a transit stop	The closest transit stop is immediately adjacent the subject site.
3. Within 600 metres of an existing or planned primary transit stop	The site is approximately 650m from an existing primary transit stop.
4. On a collector or higher standard roadway on at least one frontage	The subject site is located on the south side of 6 Avenue NW, which is a collector.
5. Adjacent to existing or planned non-residential development or multi-unit development	The subject site is located in proximity to several non-residential, however these parcels are not directly adjacent.
6. Adjacent to or across from an existing or planned open space, park or community amenity	The subject site is located approximately 125 metres east of the Queen Elizabeth School, which includes a green space. West Hillhurst Community Centre, Bowview Pool are also nearby.
7. Along or in close proximity to an existing or planned corridor or activity centre	The subject site is located on 6 Avenue NW, and in proximity to 14 Street, which is a Neighbourhood Corridor.
8. Direct Lane Access	The subject site has direct lane access immediately east.

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a theodolite mounted on a tripod. The surveyor is holding a pencil in their right hand. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 5.03

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
20 STREET SOUTH OF 50 AVENUE SW

MAP 32S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented Infill (R-CG) District to allow for rowhouse development. No development permit application has been submitted.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and allows for development that meets the intent of Land Use Bylaw 1P2007. The proposed Residential – Contextual Grade-Oriented Infill (R-CG) District is intended for parcels in close proximity to low-density residential development and provides for redevelopment that increases residential density while respecting existing community character.

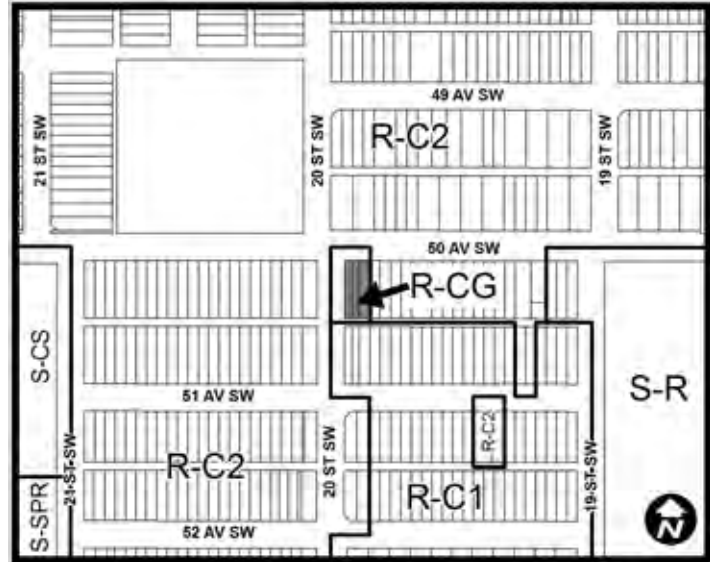
The site is a large parcel at the corner of two higher-order roads: a parkway and a neighbourhood collector. In addition, the site has direct lane access and is in close proximity to schools, park space, regional recreation facilities, bike lanes and transit.

Though on-street parking is limited on the west frontage by a bike lane and on both frontages by transit stops, the applicant has stated their intent is to provide parking above the minimums required by Land Use Bylaw 1P2007.

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
20 STREET SOUTH OF 50 AVENUE SW

MAP 32S

LOCATION MAPS



LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
20 STREET SOUTH OF 50 AVENUE SW

MAP 32S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 5102 - 20 Street SW (Plan 6120AK, Block 32, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Contextual Grade-Oriented Infill (R-CG) District.

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
20 STREET SOUTH OF 50 AVENUE SW

MAP 32S

Applicant:

Jason Ager

Landowner:

Jason Ager

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the residential community of North Glenmore Park in the southwest quadrant of the city. The site is a corner parcel 42 metres wide by 19 metres deep (138 feet by 62 feet) currently developed with semi-detached housing accessible from the lane. The west frontage is along 20 Street SW (classified as a “neighbourhood collector”) and the north frontage is along 50 Avenue SW (classified as a future “parkway”). A high school is immediately adjacent northwest across the intersection, and surrounding housing stock is a mixture of both new and original detached and semi-detached housing. Administration has not received a development permit application.

The community overall has experienced a significant population decrease from its peak in 1970, however the population count has remained relatively stable over the past 15 years.

North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2017 Current Population	2,396
Difference in Population (Number)	-1,380
Difference in Population (Percent)	-37%

LAND USE DISTRICTS

The current Residential – Contextual One / Two Dwelling (R-C2) District allows for a mixture of one and two-unit residential development. The proposed Residential – Contextual Grade-Oriented Infill (R-CG) District is intended for low-density development in the form of rowhouses, duplexes and semi-detached dwellings. The maximum height of 11.0 metres is limited by contextual rules near shared property lines, and at maximum density the district would allow for up to five (5) units on the site.

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
20 STREET SOUTH OF 50 AVENUE SW

MAP 32S

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Established Area typology as identified on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP specifically:

Neighbourhood Infill and Redevelopment policies (2.2.5) of the MDP generally encourage redevelopment that is similar in scale to existing development and that increases the density and mix of housing choices within a community.

Housing Diversity and Choice policies (2.3.1) of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods.

General – Developed Residential Area policies (3.5.1) support retention of housing stock or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposed R-CG land use designation complies with these broad objectives, while the specific location of the proposal and contextual rules minimize potential negative impacts to the community.

Other Policy

No Local Area Plan currently exists for North Glenmore Park. However, the proposed land use meets many of the location criteria for multi-residential infill development in low-density residential areas (APPENDIX III).

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

**LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
20 STREET SOUTH OF 50 AVENUE SW**

MAP 32S

TRANSPORTATION NETWORKS

Vehicular access to the site will be from the lane. Transit service via Routes 7, 13 and 107 is available from two bus stops located directly beside the parcel. On-street bike lanes along 20 Street SW connect north to Marda Loop and south to pathways along the Glenmore Reservoir. On-street parking along 20 Street SW is available only on the west side of the street due to the bike lanes.

UTILITIES & SERVICING

Water, sanitary and storm sewer connections are available to service the subject site. Any upgrades to city mains will be identified at the development permit phase. Servicing arrangements shall be determined at that stage to the satisfaction of the Manager Infrastructure Planning, Water Resources, and the costs for any such upgrades will be at the developer's expense.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No sustainability measures are proposed at this time.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The North Glenmore Park Community Association provided a letter of support for the land use redesignation, but noted they would object to development that sought the maximum height. In addition, they expressed concern over how the 20 Street SW bike lanes limit on-street parking.

**LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
20 STREET SOUTH OF 50 AVENUE SW**

MAP 32S

Administration reviewed the comments provided and noted that regardless of available on-street parking, the applicant would still be required to provide only the minimum number of parking stalls required by the Land Use Bylaw. In the event that only 1 stall per unit is provided, there is sufficient curb space approximately 15 metres from the site on the west side of 20 Street SW for 6 vehicles.

The proposed R-CG district would allow for development up to 11.0 metres, though not within 4.2 m of a property line shared with a lower-density district. As this would be the first R-CG redesignation in the immediate area, the applicant has been advised that there would be little support from Administration for a relaxation to the contextual height restriction.

Citizen Comments

Administration received four (4) letters of objection from residents in the area. Stated reasons for objection include:

- On-street parking limited by bus stops and bike lanes;
- Parking congestion could increase and spill over onto nearby roads;
- Could set a precedent for future redevelopment;
- Could increase traffic congestion;
- Impact of construction on operation of adjacent 4-way stop; and
- Fear of negative effects on property value.

Public Meetings

No public meetings were held by either The City or the applicant.

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
20 STREET SOUTH OF 50 AVENUE SW

MAP 32S

APPENDIX I

APPLICANT'S SUBMISSION



LOC2017-0380

Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

Introduction - This application seeks to re-designate this residential parcel from Contextual One/Two Dwelling District (RC-2) to an RC-G (rowhouse) to allow for the development of a five (5) unit rowhouse building facing 20 Street And 50 Avenue SW. The planning rationale, supported by technical and policy requirements, is summarized on this page (and supplementary pages).

General - The community of North Glenmore Park is ideally located in Calgary's southwest quadrant, close to the world-class institutions of Mount Royal University, Rockyview Hospital as well as the employment centers of ATCO Park and Westmount Business Campus. It also boasts access to all levels of public and separate schools, transit lines plus excellent green space and pathways.

The proposed re-designation allows for the building of a five unit rowhouse building. This add to the variety of housing types and price levels currently present in the community and contributes to the diversity and vitality of North Glenmore Park. A design scheme is being worked on currently and a DP application will be submitted some time following the re-designation application.

Proposed Land Use District - The proposed land use district is the Residential - Grade-Oriented Infill District. This land use allows for the intended development of a five (5) units rowhouse building.

Site Access and Traffic - Vehicular access is available via both 20 Street and 50 Avenue plus the adjacent alley. The subject site is located directly adjacent to a Calgary Transit stop on 50 Ave. A bicycle land is adjacent to the property along 20 Street.

Parking - The Land Use Bylaw required one (1) stall for each rowhouse unit, which will be supplied in the garage, located off of the adjacent alley. Additional parking stalls will be supplied on the site in consideration of the fact that the street parking is limited due to the bus zone and bicycle lane.

Request - I respectfully request the support and approval of the Calgary Planning Commission and City Council for this proposed re-designation.

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
20 STREET SOUTH OF 50 AVENUE SW

MAP 32S

APPENDIX II

LETTERS SUBMITTED

January 6, 2018

Cyrille/Derek,

Our Redevelopment Committee would like to communicate to the City our support of the proposed rezoning application at said property. However, please be advised we will not support an 11m height on any portion of the development and want to ensure this is formally noted prior to the Development Permit being issued.

Further, we have additional concerns with the development. They are as follows:

Drawings - Committee has yet to be provided with any drawings showing development layout within the lot. While directly discussing the project with the developer has been seen as proactive and our Committee appreciates the dialogue, we still cannot fully appreciate the design functionality without some iteration of drawings.

Parking - the new bike lane along entire side east side of 20th Street, and the curb extension/bus stop on the west side (falling approximately along the first 100ft of roadway off 50th Avenue), presents a very precarious and likely inadequate position for street parking for the development. Should the bus stop and bike lanes not be co-located directly across the street from one another, adequate parking would be better realized.

Best Regards,

Jennifer McClure
Chair, Redevelopment Committee
North Glenmore Park Community Association

D. Pomreinke

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
20 STREET SOUTH OF 50 AVENUE SW

MAP 32S

January 19, 2018

Derek Pomreinke, File Manager:
Re: LOC2017-0380 - Circulation package

Derek,

Further to our letter of January 06, our Redevelopment Committee would like to clarify some points around R-CG rezone as pertains to our Community Vision.

Our Committee Approves with Conditions the addition of R-CG rezones in North Glenmore Park. Further, the Committee will individually review each issued application, and request the following conditions be met or strongly considered by builders/developers to Committee to obtain full Approval:

- Lot in question has existing zoning of R-C2, is on a corner, along a busier roadway
- Pre-Application process - builder/developer to engage CA prior to issuing applications/permits
- provide preliminary drawing sets to CA (with rezone applications)
- No third story
- Site must provide adequate street parking (in addition to garage requirements)
- Heavy preference is for 4-unit developments:
 - 1) allows for detached garages and thereby helps to eliminate the design to include a third story
 - 2) encourages maintaining an element of greenspace and possibly avoids cutting down of mature trees on lot
 - 3) reduction in street parking requirements

Sincerely,

Jennifer McClure
Chair, Redevelopment Committee
North Glenmore Park Community Association

D. Pomreinke

LAND USE AMENDMENT
 NORTH GLENMORE PARK (WARD 11)
 20 STREET SOUTH OF 50 AVENUE SW

MAP 32S

APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Location Criteria for Multi-Residential Infill	Meets Criteria?
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop <ul style="list-style-type: none"> · Route #13 EB – 0 metres; WB – 20 metres · Routes #7 and #107 SB – 30 metres; NB – 75 metres 	Yes
3. Within 600 metres of a transit stop on the Primary Transit Network	No
4. On a collector or higher standard roadway on at least one frontage <ul style="list-style-type: none"> · Parcel fronts both 50 Avenue (“parkway”) and 20 Street (“collector”) 	Yes
5. Adjacent to existing or planned non-residential development or multi-unit development	No
6. Adjacent to or across from an existing or planned open space, park or community amenity <ul style="list-style-type: none"> · Within 200 m of 3 high schools, within 400 m of 2 arenas and regional recreation facilities, within 1 km of regional park 	Yes
7. Along or in close proximity to an existing or planned corridor or activity centre <ul style="list-style-type: none"> · Within 1.5 km of Mount Royal University and office development 	Yes
8. Served by direct lane access	Yes

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through a theodolite mounted on a tripod. The surveyor is holding a pencil in their right hand. The background is white.

Calgary Planning Commission 2018 February 08

Item 5.04

**POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW**

MAP 8C

EXECUTIVE SUMMARY

This application seeks to redesignate two residential parcels in the community of South Calgary from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented Infill (R-CG) District.

The applicant proposes to amend the South Calgary/Altadore Area Redevelopment Plan (ARP) to accommodate the redesignation. A concurrent Development Permit application for a 4-unit rowhouse building (DP2017-5189) is under review.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2018 February 08

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

REASONS FOR RECOMMENDATION:

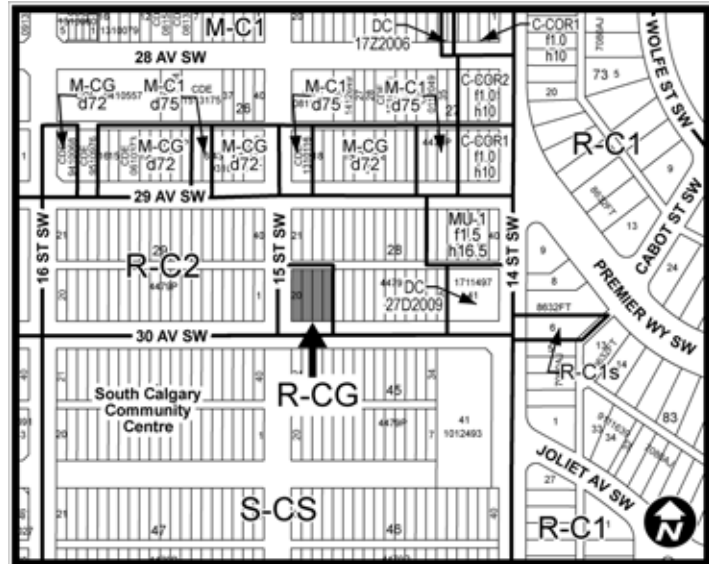
The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and meets the general intent of the Area Redevelopment Plan (ARP). The proposed Residential – Contextual Grade-Oriented Infill (R-CG) District allows for development that meets the intent of Land Use Bylaw 1P2007.

The grade-oriented nature of the R-CG district allows for low-density infill as envisioned by the ARP. The site's location on a corner parcel facing an entrance to South Calgary Park and proximity to transit along a Main Street make this an appropriate location for the proposed land use designation.

POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW

MAP 8C

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW

MAP 8C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the South Calgary/Altadore Area Redevelopment Plan (APPENDIX II).
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 1536 and 1540 – 30 Avenue SW (Plan 4479P, Block 28, Lots 17 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Contextual Grade-Oriented Infill (R-CG) District.

POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW

MAP 8C

Applicant:

Meiga Development Corporation

Landowner:

Nam-Dang-Mitchell Design Inc

PLANNING EVALUATION

SITE CONTEXT

The site is located in the inner-city residential community of South Calgary in the southwest quadrant of the city. The corner site includes two separate parcels with a combined width of 30 metres and depth of 38 metres (100 feet wide by 125 feet deep). Current development on the site consists of two detached dwellings that date to 1941-42, both with lane access. Each parcel has a detached garage and the western parcel has access onto 15 Street SW in addition to the lane.

The site is surrounded by detached dwellings to the north, east and west. It is directly adjacent to the main northern entrance of South Calgary Park, which features community amenities such as the Marda Loop Communities Association building, South Calgary Outdoor Pool, and Alexander Calhoun Library. Calgary Fire Station no. 5 is approximately 100 metres east.

South Calgary has experienced an increase in population since the 1980s, with a small decline from its most recent peak in 2016.

South Calgary	
Peak Population Year	2016
Peak Population	4,118
2017 Current Population	4,038
Difference in Population (Number)	-80
Difference in Population (Percent)	-1.9%

LAND USE DISTRICTS

The current Residential – Contextual One / Two Dwelling (R-C2) District allows for a mixture of one and two-unit residential development. The proposed Residential – Contextual Grade-Oriented Infill (R-CG) District is intended for low-density development that may include rowhouses, duplexes, and semi-detached dwellings. The maximum height of 11.0 metres is limited by contextual rules near shared property lines, and at maximum density the district would allow for up to nine (9) units on the site. The development permit currently under review proposes four (4) units.

POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW

MAP 8C

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City typology of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to low-density residential development, is on a corner parcel, and will allow for a greater variety of housing forms in the area.

South Calgary/Altadore Area Redevelopment Plan (ARP)

The subject parcel falls within the “Residential Conservation” land use area of the ARP. The plan envisions the site to be redeveloped as a detached, semi-detached, or duplex dwelling consistent with the existing low-density context. The policies of this plan are intended to maintain the quality and character of the existing neighbourhood by ensuring compatible infill that supports community renewal and vitality.

Administration has prepared an amendment to Map 2 of the ARP to reclassify the subject site from “Residential Conservation” to “Residential Low Density” (APPENDIX II). The implementation section of the ARP lists RM-2 (the precursor to R-CG) as appropriate in this area, and this amendment is consistent with those accompanying other R-CG redesignations in the community.

Other Policy

The proposed land use meets many of the location criteria for multi-residential infill development in low-density residential areas (APPENDIX IV). The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant plans such as the MDP and ARP to assist in determining the appropriateness of an application within the local context.

**POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW**

MAP 8C

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from 30 Avenue SW and the rear lane. The area is served by Calgary Transit Route 7 and 107 bus service with a bus stop location within approximately 200 metres walking distance of the site on 14 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's residential parking permit system. The subject parcel is located at a walking distance of approximately 550 metres from future Primary Transit Network service on 26 Avenue SW.

UTILITIES & SERVICING

Water and sanitary connections are available to service the site; however, a storm sewer extension or drywell connection is required and would need to be provided at the applicant's expense. The applicant is required to provide The City with construction drawings for approval prior to approval of the Development Site Servicing Plan (DSSP).

ENVIRONMENTAL ISSUES

No environmental issues have been identified at this time.

ENVIRONMENTAL SUSTAINABILITY

No sustainable measures are proposed at this time.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Marda Loop Communities Association (MLCA) provided a letter of support for the land use redesignation (APPENDIX III), stating that it meets the intent of the Location Criteria for Multi-Residential Infill. The MLCA expressed concerns that they had not been contacted by the developer, and over the lack of a comprehensive review of the ARP.

**POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW**

MAP 8C

Citizen Comments

Administration received two (2) letters of objection from residents in the area. Stated reasons for objection include:

- Loss of neighbourhood charm;
- Increase in traffic;
- Current street parking difficulties; and
- Litter from construction sites.

Public Meetings

No public meetings were held by either The City or the applicant.

POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW

MAP 8C

APPENDIX I
APPLICANT'S SUBMISSION

THE TOWNHOUSES by NDM

Proposed Development:

Inspired by the historic rowhouses of New York, Boston and London, we are proposing four classic brick townhomes at 1540 30th Avenue SW, in the heart of Calgary. This development will bring the best of urban living on a quiet, leafy street across from South Calgary Park. A generous 23 feet wide, these homes are designed for gracious living with authentic, timeless finishes like white oak hardwood floors and marble countertops. Each unit has 2800 sq. feet of finished space, a roof-top deck and an undeveloped basement with rough-ins. At the back is a two car garage, wood deck, ample yard space and an outdoor brick fireplace. A perfect blend of classic style and comfort welcomes you home.

Context:

These townhomes are within walking distance to restaurants, stores and coffee shops in nearby Marda Loop, Garrison Woods and 14th Street. Directly across the street is the library, swimming pool, sports fields and Farmer's Market of South Calgary Park. One block away is cSpace, a new arts and cultural hub in the King Edward, a beautiful 1912 sandstone school. Our townhouse development has been designed to fit into this vibrant community seamlessly both in type and style.

Precedence:

The inner city neighborhood of South Calgary embodies all the qualities that urban theorist Jane Jacobs identified for a livable, safe and vital city: a mixed use neighborhood (residential and commercial), sufficient density, small blocks that encourage walking, and a mix of old and new buildings.

Our site is surrounded by historic single-family homes, new build multi-family homes and condominium apartments. It is also flanked by city recreational facilities, shops and businesses. It is this diversity that makes South Calgary such an interesting and desirable neighborhood.

We are applying for RC-G zoning for our townhouse project. We are aiming to have clear title for each of the four units as the demising lines are clear and no sharing is required. The design acknowledges both the historic and modern aspects of the area. The building finishes: brick, black metal clad windows, limestone sills, have all been selected to create something substantive and authentic that will age gracefully and with integrity. This is a place where you can put down roots and grow with the neighborhood.

POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW

MAP 8C

APPENDIX II

PROPOSED POLICY AMENDMENT

1. Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy" as follows:



POLICY AMENDMENT AND LAND USE AMENDMENT
SOUTH CALGARY (WARD 8)
30 AVENUE EAST OF 15 STREET SW

MAP 8C

APPENDIX III

LETTERS SUBMITTED



Marda Loop Communities Association

3130 16 Street SW
Calgary, AB, T2T 4G7

December 15, 2017

Circulation Control
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Derek Pomreinke, derek.pomreinke@calgary.ca

SENT BY EMAIL

Dear Mr. Pomreinke;

RE: Community Association Feedback for LOC2017-0335

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

This application appears to meet the intent of The City's Location Criteria for Multi-Residential Infill, therefore the MLCA does not have concerns with the proposed location of this R-CG land use district.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments. To-date the MLCA has not been contacted by the applicant or any members of the community regarding this application. As the Marda Loop Communities continue to re-develop at a fast pace, there are concerns around the lack of a comprehensive review of how and where redesignating the land use districts of the communities is appropriate.

If you have any questions regarding these comments, please contact Lauren Makar at your convenience.

Regards,

Lauren Makar
Director - Planning & Development
Marda Loop Communities Association
development@mardaloop.com

Doug Fraser
President
Marda Loop Communities Association
president@mardaloop.com

cc: Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

D. Pomreinke

POLICY AMENDMENT AND LAND USE AMENDMENT
 SOUTH CALGARY (WARD 8)
 30 AVENUE EAST OF 15 STREET SW

MAP 8C

APPENDIX IV

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Location Criteria for Multi-Residential Infill	Meets Criteria?
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop · Routes #7 and #107 SB – 175 metres; NB – 200 metres	Yes
3. Within 600 metres of a transit stop on the Primary Transit Network · Future service along 26 Avenue SW – 550 metres	Yes
4. On a collector or higher standard roadway on at least one frontage · Parcel fronts 30 Avenue SW (“collector”)	Yes
5. Adjacent to existing or planned non-residential development or multi-unit development	No
6. Adjacent to or across from an existing or planned open space, park or community amenity · Directly adjacent main north entrance to South Calgary Park	Yes
7. Along or in close proximity to an existing or planned corridor or activity centre · 150 metres from 14 Street SW Main Street, 1.0 km from Marda Loop	Yes
8. Served by direct lane access	Yes

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through the eyepiece of a theodolite. The theodolite is mounted on a tripod. The surveyor's right hand is on the instrument, and a pencil is visible in their left hand. The background is plain white.

Calgary Planning Commission 2018 February 08

Item 5.05

**POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW**

MAP 21SS

EXECUTIVE SUMMARY

The proposed Land Use and Policy amendment is to accommodate residential units in a variety of forms and densities, along with a public open space and pathway system leading into Environmental Reserve lands.

The Land Use amendment seeks to redesignate 16.77 hectares ± (41.44 acres ±) of land from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.

The amendment to the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (ASP) has been proposed by Administration, in order to ensure that future multi-residential development within the subject Outline Plan area has quality edge treatment between parcels and public open spaces (i.e. permeable fencing and enhanced landscaping).

An Outline Plan application has been submitted in support of this Land Use Amendment and Policy Amendment.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

REASON(S) FOR RECOMMENDATION:

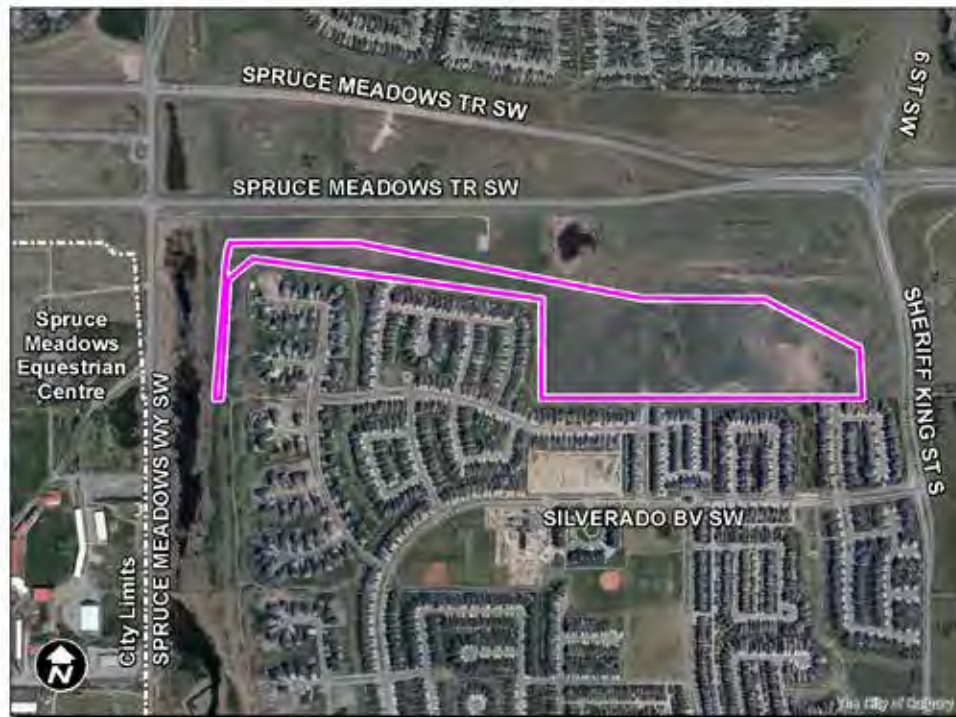
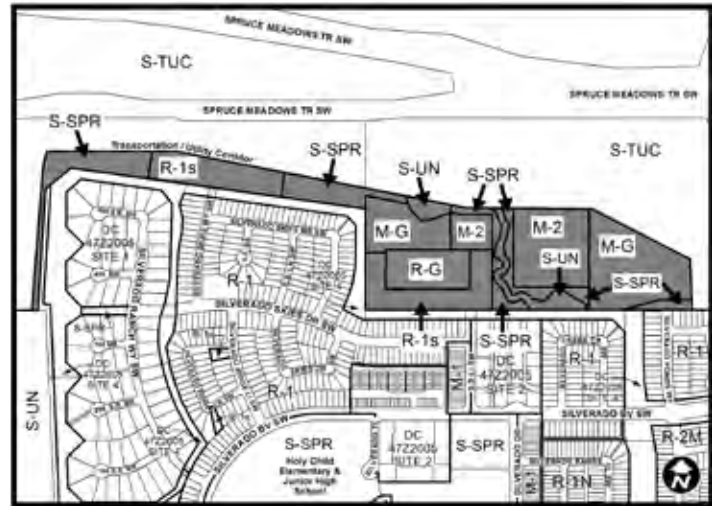
The proposed Land Use and Policy amendment has been developed in accordance with the intent, goals and policies of both the Municipal Development Plan (MDP), the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (ASP), and provides a logical extension and completion of the residential neighbourhood located immediately to the south (Silverado). The plan provides functional pathway and road designs, meets minimum density and intensity requirements in the relevant policy plans, and provides a variety of residential development options distributed through the community along with a neighbourhood open space system.

J. Friedman

POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Southwest Community 'A' and Employment Centre Mixed-Use Area Structure Plan (APPENDIX III).
2. Recommend that Council **ADOPT**, by bylaw, the proposed resignation of 16.77 hectares \pm (41.44 acres \pm) located at 1203 Spruce Meadows Trail SW and 18111 Sheriff King Street SW (Plan 8510369, Area H; Plan 8211167, OT) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-1s) District, Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

**POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW**

MAP 21SS

Applicant:

Civicworks Planning + Design

Landowner:

Spruce Meadows Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject site is situated within the southwest quadrant of the city in the community of Silverado. More specifically, it is situated immediately south of Spruce Meadows Trail SW, west of Sheriff King Street SW. The site will form a logical extension to the existing residential neighbourhood of Silverado to the south, which was approved by Council in 2005 (Bylaw 47Z2005). The subject site, which is currently undeveloped and designated as Special Purpose – Future Urban Development (S-FUD) District, was once part of the formal Transportation Utility Corridor (TUC) in this area. Alberta Transportation determined that the subject lands were no longer required for the TUC and, as a result made them available for purchase. Mr. R.D. Southern purchased these lands directly from Alberta Transportation in the early 1990's for future consideration as part of Spruce Meadows. However, the land has been used informally for passive recreation. The eastern section of the site contains a fill pile that was created by the dirt removed during the construction of the intersection at Stoney Trail and Sheriff King Street. The western section of the site is mostly flat. Drainage flows from an existing wetland north of the site (located in the Transportation Utility Corridor) through an intermittent creek, to a small marsh. The marsh was created from the construction of the elevated pathways in Silverado, which impeded the natural drainage course.

Adjacent development around the site consists of:

- § to the north, east and west lands are designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District and are undeveloped and contain an existing wetland; and
- § to the south is the community of Silverado which is predominantly developed with single detached dwellings designated as Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District and DC Direct Control District. There are also multi-residential developments in the form of townhomes, rowhouses and low rise apartment buildings designated as DC Direct Control District and Multi-Residential – Low Profile (M-1) District
- § Additionally to the south, there is a private pathway system (maintained by the local Homeowners Association), which stretches along the southern boundary of the proposed Outline Plan.

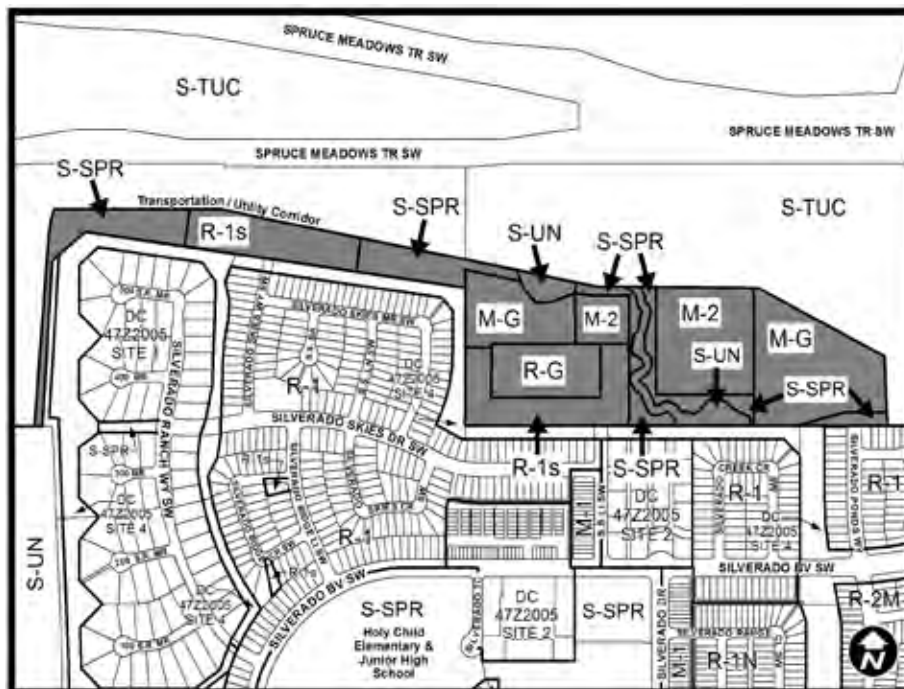
The table and graph below shows that the population in Silverado has seen a continuous increase in its population since 2007. The proposed development will help to continue this trend and allow for more housing choice within the primarily low density neighbourhood.

POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

LAND USE DISTRICTS

This Land Use Amendment application seeks to redesignate 16.77 hectares \pm (41.44 acres \pm) of land from Special Purpose – Future Urban Development (S-FUD) District and is proposing a variety of residential units, a public green space and pathway systems. Proposed land uses are as follows:



- Residential – One Dwelling (R-1s) District to accommodate low density development in the form of single detached dwellings;
- Residential – Low Density Mixed Housing (R-G) District to accommodate low density development in the form of cottage housing clusters, duplexes, row houses, semi-detached, and single detached dwellings;
- Multi-Residential – At Grade Housing (M-G) District to accommodate multi-residential development designed to provide all units with pedestrian direct access to grade;
- Multi-Residential – Medium Profile (M-2) District to accommodate multi-residential development in a variety of forms and of medium height and density;
- Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate the parks and open spaces and local pathways through Municipal Reserve dedication; and
- Special Purpose – Urban Nature (S-UN) District to protect the natural drainage course and small marsh.

**POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW**

MAP 21SS

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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

The most relevant policy section of the SSRP to this Land Use Amendment is:

8.14 Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors' centres and affordable housing. Provide the opportunity for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation.

The Plan Area is proposing a range of densities and a mix of housing types based on the proposed Land Use districts. Low density development in the form of row houses, semi-detached, and single detached dwellings, and a mix of laned and laneless parcels are anticipated.

M.D. of Foothills / City of Calgary Intermunicipal Development Plan (IDP)

The Plan Area is located within the recently approved M.D. of Foothills / Calgary Intermunicipal Development Plan (IDP), 2017. The area is of mutual interest and where "attention is required to ensure that future development is complementary to the intentions and interests of both municipalities".

The IDP contains a number of applicable policies that require planning applications to align with. Administration of both The City and M.D. has deemed that that the subject application is in alignment with the policy document.

Municipal Development Plan (MDP)

The proposed redesignation enables development in alignment with the following MDP policies:

- 2.1.1 – a and b relating to housing choice and community diversity, overall housing affordability (supply);
- 2.1.4 - a and d relating to optimal use of existing infrastructure;
- 2.2.4 - relating to complete communities;
- 2.3.1 - a relating to housing diversity and choice;
- 3.4.1 - b relating to concentrating the highest densities; and
- 3.4.2 - e relating to encouragement of a mix of apartments, mixed-use developments and ground oriented housing.

**POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW**

MAP 21SS

The MDP identifies the application area as “Planned Greenfield with Area Structure Plan” as per the Urban Structure Map (Map 1). These areas comprise:

- residential communities that have been planned since the 1990s and are still being developed;
- communities that were subject to the Sustainable Suburbs Study in the mid-1990s which proposed greater community densities and mix of residential and commercial uses; and
- relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally-oriented retail in the form of strip developments located at the edges.

Southwest Community ‘A’ and Employment Centre Mixed-Use Area Structure Plan (ASP)

The ASP document provides more detailed direction with policies and guidelines for development.

The ASP identifies the Plan Area as ‘Residential Areas’ in which:

- Low density uses should be the predominant use of land within the ‘Residential Area’;
- Medium and high density residential uses, institutional uses, recreational uses, local commercial uses may be allowed within the ‘Residential Area’ where determined to be compatible and appropriate; and
- Open spaces shall be provided throughout to meet active and passive recreational needs of residents.

The anticipated residential densities meet the intent of the ASP policies.

Administration is proposing an amendment to the ASP which contains guidelines for multi-residential development on: interfaces between residential parcels (linear open space); residential parcels with green spaces (permeable fencing); and a comprehensive circulation network, in order to ensure consideration is given to facilitate a connected, safe, transparent and attractive pedestrian realm.

Further details on the ASP amendment are provided in APPENDIX III.

TRANSPORTATION NETWORKS

Vehicular access to the Plan Area is proposed through the extension of three local roads; Silverado Skies Link SW, Silverado Ponds Way SW and Silverado Skies Way SW. The proposed road extensions will maintain the existing road structure and be complete with City standard sidewalks. Sidewalks and paved pathways act as the spine of the proposed overall open space strategy to provide safe and accessible pedestrian connectivity and recreational opportunities.

**POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW**

MAP 21SS

A third emergency access may be required if there are more than 600 units within the Plan area. An emergency access has been identified through the Transportation Utility Corridor (TUC) to Sheriff King Street. Alberta Transportation is requiring a full engagement design and Ministerial Consent Application for the emergency access, which the Applicant will prepare and submit at the subdivision stage.

A Transportation Impact Assessment was completed by Bunt & Associates Engineering to assess the impacts of the proposed development on vehicular and active modes of transportation. The report indicated that the streets and intersections (road infrastructure) in the area have sufficient capacity to accommodate the associated traffic increase.

UTILITIES & SERVICING

The Plan Area is serviced by the Lower Sarcee pressure zone. There are three 250 millimetre watermain tie-ins available along the south property line.

Sanitary and Storm sewer connections are available at multiple locations along the south property.

ENVIRONMENTAL SUSTAINABILITY

No environmental sustainability features are being proposed as part of the subject application. Environmental sustainability will be evaluated by Administration when individual development permits are processed

GROWTH MANAGEMENT

The lands are within the Southwest Community "A" and Employment Centre Mixed-Use ASP. This area, in combination with the West Macleod ASP lands, are a corporate priority for growth. This area does not have a formal Growth Management Overlay applied to it because the ASP was first approved in 2004, while overlays were first introduced in an ASP in 2012. The initial infrastructure required to begin development in the community is already funded in the current Capital Budget (2015-2018) or identified within The City's 10 Year Capital Plans (2015-2024). This addresses the concerns around the funding of required infrastructure, and therefore Administration is comfortable in recommending approval.

**POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW**

MAP 21SS

PUBLIC ENGAGEMENT

Community Association (CA) Comments

The CA of Silverado was circulated for comments on the subject on the application and responded with a letter stating they were disappointed with the most recent proposal as it is still an excessive increase in density and does not address the concerns of the community. The CA's letter can be reviewed within APPENDIX II.

Administration facilitated a meeting between the Applicant and the CA on 2017 December 01, in order to discuss comments from the CA and provide an opportunity to the Applicant to further consider the CA comments and determine if they wished to make further revisions. Administration explained to the CA at this meeting that the current proposal has met the intentions of the applicable MDP and ASP policies, and overviewed why Administration would be supporting the application.

The meeting concluded with the Applicants stating that they would take the CA's concerns into consideration, however no guarantees were given that any further changes to the plan would be made.

No further amendments were submitted by the applicant following the meeting nor were any requested by Administration.

Citizen Comments

Eighty letters of objection were received by Administration in response to the initial Land Use submission for the subject site. Letters expressed concerns with the:

- Impact on residents' quality of life with potential loss of a recreational site and wetlands, which residents had been told by developers would remain as such;
- Impact on the existing wetland and wildlife;
- Height and design of future multi-residential developments;
- Lack of buffering from the existing low density community to the south;
- Impacts on northerly views would be obstructed;
- Impacts on property values;
- Impacts on on-street parking;
- Impacts on existing neighbourhood traffic;
- Traffic safety for pedestrians and cyclists;
- Impacts on existing services;
- Increase in noise pollution;
- Lack of diversification of housing and no amenities being proposed;
- Amount of density being proposed in one portion of the community – too high on a site that is too small;

**POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW**

MAP 21SS

- Proposal not fitting within the existing character of the neighbourhood;
- Proposal not aligning with the ASP;
- Location not being appropriate for this type of development;
- Impacts of debris from construction within the community;
- Potential increase in crime;
- Potential impact of the proposal on the outward migration of residents to other communities in Calgary; and
- Applicants not adequately engaging the community on their proposal.

One letter of support was received in response to the initial Land Use proposal which can be summarized as follows:

- New development will help maintain jobs within the community.

The concerns noted above were addressed as follows:

- Total low density area increased from 1.11 hectares (2.7 acres) to 3.36 hectares (8.3 acres);
- Total medium density area decreased from 9.7 hectares (24 acres) to 6.5 hectares (16.1 acres);
- A Transportation Impact Assessment report was submitted with the application which indicates that the existing road infrastructure in the area has sufficient capacity to accommodate the increase in traffic;
- The proposal includes a connected greenspace with a pathway network, protection of the existing wetland and drainage course, linkages to the existing pathway system and play area for children (ages 5-12);
- The developer has dedicated the appropriate Environmental Reserve to preserve areas of significance (i.e. natural habitat and wetland areas);
- An over dedication of Municipal Reserve is being provided in order to ensure that recreation and park spaces are provided to the community;
- The proposed pathway systems connections will tie in seamlessly with the existing pathways to the south, which will ensure a comprehensive pathway network for both existing and future residents; and
- Administration has drafted amendments to the ASP to include recommendations regarding interfaces and edge treatments in order to ensure future development creates a connected, safe, transparent and attractive pedestrian realm.

**POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW**

MAP 21SS

Public Meetings

Applicant Led Engagement

The Applicant has indicated that the following engagement was undertaken:

- Representation at the Silverado Community Association AGM 2017 March 01;
- Representation at the Silverado Residents Association Board Meeting 2017 April 24;
- Signage along Sheriff King St S advertising the 2017 April 06 Open House;
- Advertisements for Open House via the Silverado Community Association's Facebook and Twitter accounts;
- Project team-led Open House on 2017 April 06;
- Representation at the City-led Open House on 2017 May 25;
- Site visit with Silverado Resident Association Representatives 2017 August 23;
- Representation at the City-led Open House on 2018 January 15;
- Dedicated a project website www.northsilvdev.com, phone line and email; and
- Published What We Heard Report document summarizing engagement

City Led Engagement

This engagement program was at a 'listen and learn' level to allow stakeholders to share their views, issues, concerns and ideas about the proposal.

One public input session was held on 2017 May 25. An online survey was available from 2017 May 24 – June 6 on the project's engagement webpage:
www.engage.calgary.ca/NorthSilverado.

The most common concerns were:

- The proposed density;
- Development at all;
- Any development denser than single-family detached dwellings;
- Traffic (adding more cars and no new access points in/out of the neighbourhood);
and
- Loss of green-space/wetland.

For a summary of the input from the session and survey as well as links to the verbatim participant comments in response to the proposal please see APPENDIX V.

Additionally, an Information session was held in the community on January 30, 2018 where Administration shared and answered questions on the final proposed Outline Plan, Land Use and ASP amendments that is being recommended by Administration for approval to CPC.

POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

APPENDIX I

APPLICANT'S SUBMISSION



Suite 400, 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403.201.5305
F 403.201.5344

24 January 2018

ATTN: Members of the Calgary Planning Commission
Applicant: CivicWorks Planning + Design Inc.
Landowner: Spruce Meadows Ltd.

Re: Calgary Planning Commission Agenda - February 8
LOC2017-0069 North Silverado
1203 Spruce Meadows Trail SW: Plan 8211167, N 21-22-1 W5M
1811 Sheriff King St SW: Plan 8510369, N 21-22-1 W5M

Dear Member of Calgary Planning Commission,

To support the CPC's review of Spruce Meadows "North Silverado" Outline Plan and LOC Application please find attached a copy of the project's comprehensive Application Brief and What We Heard Report. This document was developed to share the vision for the proposed development, track the changes made, as well as summarize results of the North Silverado community engagement process.

North Silverado is a 41.44 acre property located within the almost fully developed southwest neighbourhood of Silverado. The North Silverado Outline and Land Use Plan proposes a range of low to mid-density residential uses and an overdedicated open space network. The proposed Outline Plan underwent a series of design revisions and a density reduction as a result of ongoing dialogue with neighbours, the Silverado Residents Association, the Community Association, and City Administration. These revisions aimed to achieve (1) sensitive transitions to the existing residents; (2) improved vehicular, pedestrian and cyclist connectivity; and (3) an extended and enhanced open space network.

Unfortunately, there seems to be a misunderstanding in the CA's letter as to the density of our application. The initial proposal was amended which originally had contained 1.11 hectares (2.73 acres) of land for low density development (designated as R-G District) and approximately 9.70 ha (23.99 acres) of land to be designated for medium density development (designated as M-2 and M-G Districts). The current proposal has increased the low density area to 3.35 hectares (8.27 acres) and reduced the medium density area to approximately 6.54 hectares (16.19 acres). Our overall density from initial application has been reduced from 857 dwelling units to 734 dwelling units and the open space increased to a 25% dedication overall.

Corresponding amendments to the SW Community "A" ASP include sensitive interfaces and edge treatments in order to ensure future development creates a connected, safe, transparent and attractive pedestrian realm.

Spruce Meadows Ltd., and the Southern family, believe the revised proposal achieves thoughtful intensification aligned with ASP policy and MDP growth strategies, while strengthening the social fabric of Alberta communities by offering diverse living environments for people of every walk of life.

We would be happy to answer any questions, please contact me at your convenience directly at 403.201.5305 or kristi@civicworks.ca. Thank you for your time and consideration.

Sincerely,
CivicWorks Planning + Design Inc.

Kristi Beunder RPP, MCIP
Principal + Senior Planner, BA, MEDes



CIVICWORKS.CA

J. Friedman

POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

APPENDIX II

COMMUNITY ASSOCIATION LETTER



November 15, 2017

Silverado Community
Development Committee
Silverado
Calgary, AB

Jarred Friedman
City of Calgary-Planning & Development
PO Box 2100, IMC #8073
Calgary, AB T2P 2M5

Dear Mr. Friedman:

We are disappointed in reviewing the most recent plan submitted by the developer. We were taken aback that the plan is proposing an *increase* in density from the previous submission. Furthermore, they have reduced the number of single family dwellings from before, which goes against the community's repeated requests regarding the proposed excessive density in the area.

It is evident that the developer has no interest in addressing the concerns of the community as they are moving further away from reaching an amicable agreement with us. The Community Association objects to the density as currently proposed.

If the developer is interested in coming to a reasonable agreement and 'meet in the middle', we would be welcome such a meeting. If not, the Association will begin to organize residents to bring forward these items to Council to have our concerns heard and addressed.

Respectfully yours,

Alex Sazanovitch

Director of the Development Committee
for Silverado Community Association



Email: development@silveradoca.ca
Cell: [REDACTED]

J. Friedman

POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

APPENDIX III

**PROPOSED AMENDMENTS TO THE SOUTHWEST COMMUNITY 'A' AND EMPLOYMENT
CENTRE MIXED-USE AREA STRUCTURE PLAN**

(a) In section 5.1.2 Policies after (2) add the following:

**“(3) Interface and Edge Treatment within the North Silverado Outline Plan
(LOC2017-0069)”**

multi-residential development shall:

- (a) at the outline plan stage provide a linear open space on the multi-residential parcels to allow opportunities for pedestrian connectivity and quality interface. A public access easement agreement shall be required and registered at the subdivision stage;
- (b) at the outline plan and development permit stage, connect neighbourhoods and parks as part of a comprehensive circulation network for walking and cycling, with enhanced landscaping, including trees and ground cover, to create a beautiful and welcoming environment;
- (c) at the development permit stage, parcels adjacent to a green space shall provide permeable fencing and allow opportunities for pedestrian connectivity;
- (d) at the development permit stage, when new buildings are at a higher base geodetic elevation than the existing community, mitigate potential overlooking and respect the privacy of adjacent single family detached dwellings; and
- (e) at the development permit stage, encourage sunlight penetration into open spaces by avoiding extensive overshadowing from multi-residential buildings.”

POLICY AMENDMENT AND LAND USE AMENDMENT
 SILVERADO (WARD 12)
 SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
 KING STREET SW

MAP 21SS

APPENDIX IV

OUTLINE PLAN



POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

APPENDIX V

WHAT WE HEARD REPORT

North Silverado Outline Plan

Report Back for CPC: What we heard
December 2017

What We Heard

All of the feedback has been reviewed and a summary of input has been compiled to reflect the diversity of opinions that were shared by the community. These opinions were used to create high-level themes for each question. Written comments represented opposite or varying points of view, but we did ask one specific question of citizen about how they perceived the impact of the proposal on them. The most frequent responses was that the development's impact would be 'negative' or 'strongly negative.'

The most common concerns were:

- Currently **proposed density**: development at all or any development denser than single-family detached dwellings was concerning or viewed as a negative impact (especially in areas B and C)
- **traffic** (adding more cars and no new access points in/out of the neighbourhood),
- **loss of green-space/wetland**

Very few benefits were mentioned and were mostly regarding the preference to lower density as the proposed areas of single-family detached dwelling types.

Other suggestions were made too, primarily about:

- the **configuration of the roads** within the area and if something could be done to make a direct entrance/exit point from the Outline Plan area to Sheriff King Road or Spruce Meadows Way.
- the **existing pathway system be preserved and enhanced** by ensuring good trail connections in the Outline Plan area and making the trail consistent with 'buffers' of open green space between the path itself and any development.

For a detailed summary of the input that was provided, including all verbatim input, please see the full report engagement report on the Research and Engagement Library by searching *Silverado* at <http://www.calgary.ca/cfod/csc/Pages/Research-Library.aspx>.

What We Asked

We asked residents to provide feedback on the proposed development (a map with three areas labeled to ensure more detailed feedback) – the northwest segment (north of Silverado Skies Way SW) was Area "A", and the east segment divided in half with the north being Area "B" (north of the developer-proposed road) and the south part was labelled Area "C".

**POLICY AMENDMENT AND LAND USE AMENDMENT
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
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MAP 21SS

Of this we asked the following questions:

1. What are the benefits and concerns of each marked area in this proposal?
2. Considering the whole proposal, how do you think it might impact you?
3. Are there any additional comments you would like to share?

Engagement overview

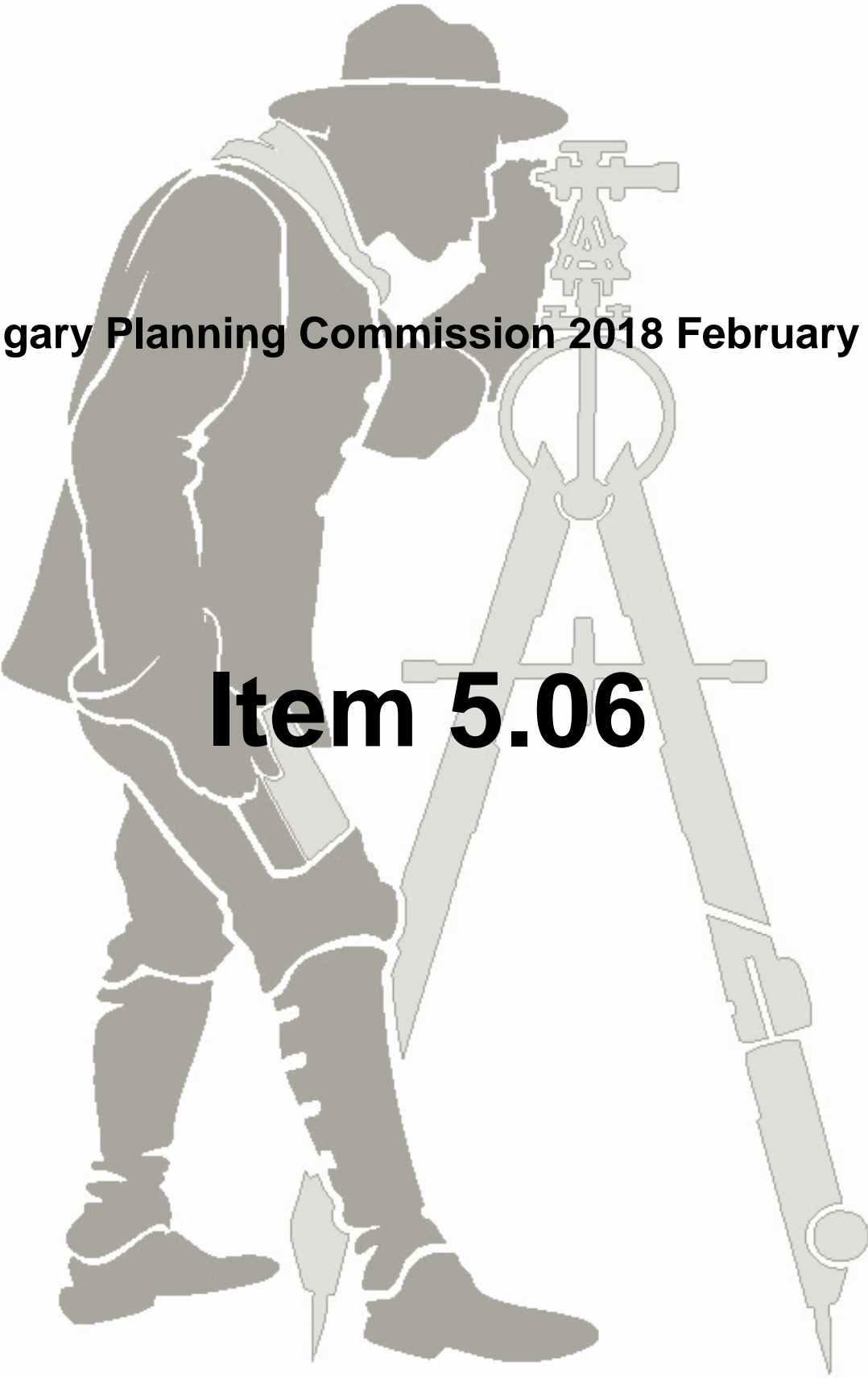
Prior to City administration conducting engagement in spring 2017, the developer also provided information and an engagement opportunity to residents of the area. The results of that engagement are not reflected in this report.

The Engage Spectrum level for the City's engagement on this project was Listen and Learn which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas." Feedback collected through The City-led engagement program will be used to help Administration assess the application as their detailed review of the submission is conducted.

For this engagement, an open house was held on May 25, 2017 for 3 unique projects. A total of 222 people attended the open house, 130 of those indicated that they came specifically for North Silverado Outline Plan. An online survey was available from May 24 – June 6, 2017 via www.engage.calgary.ca/NorthSilverado. Citizens were asked to provide their comments on the application by answering the same questions as were asked in person. We had 60 unique visits to the website and received 7 online responses.

Calgary Planning Commission 2018 February 08

Item 5.06



**OUTLINE PLAN
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW**

MAP 21SS

EXECUTIVE SUMMARY

The proposed Outline Plan consists of 16.77 hectares ± (41.44 acres ±) of land in the southwest quadrant of the city, immediately north of the existing community of Silverado, south of Spruce Meadows Trail SW/Stoney Trail SE, west of Sheriff King Street, east of Spruce Meadows Trail SW. The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District and is located in the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (ASP).

The proposed Outline Plan application is supporting the associated Land Use application and amendment to the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan to accommodate a proposed residential development in a variety of forms and densities, along with a public open space and pathway system leading into Environmental Reserve lands.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

That Calgary Planning Commission **APPROVE** the proposed Outline Plan.

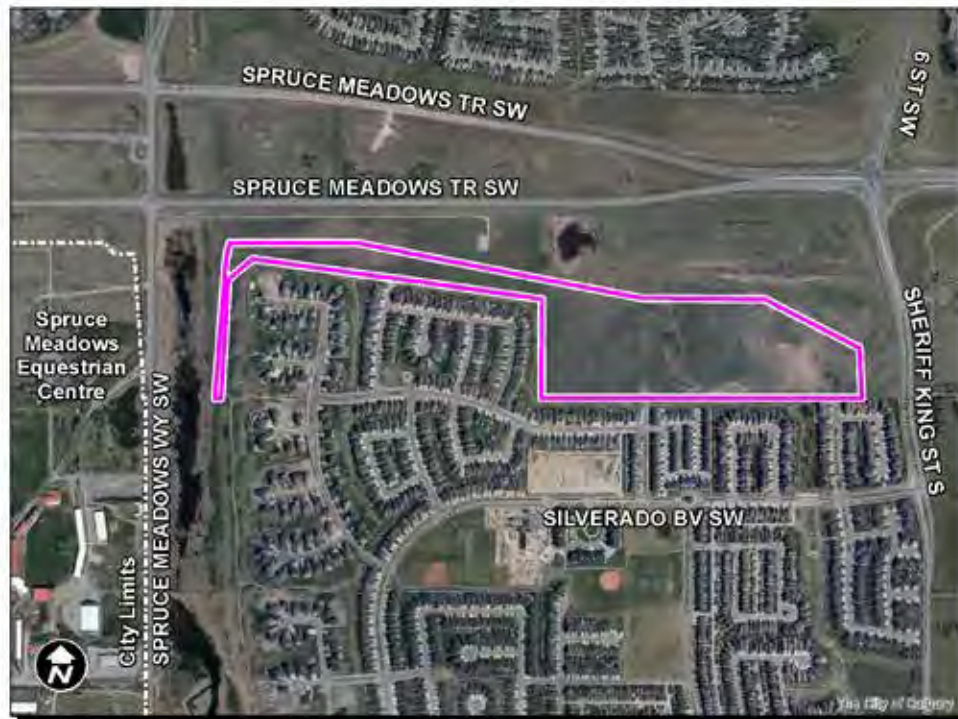
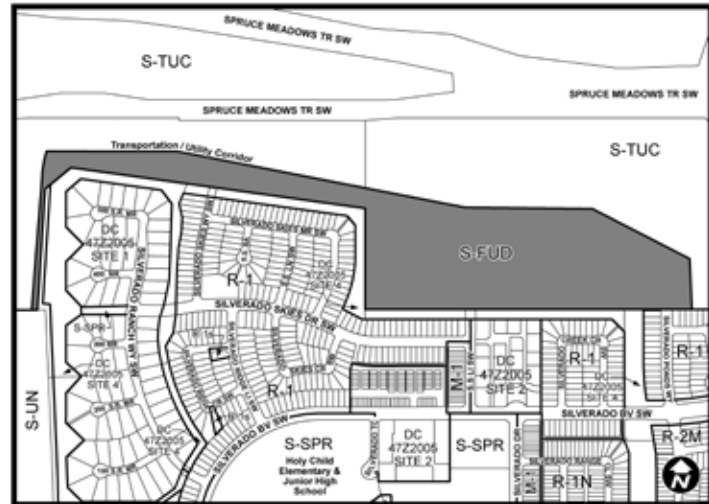
REASON(S) FOR RECOMMENDATION:

The proposed Outline Plan has been developed in accordance with the intent, goals and policies of both the Municipal Development Plan (MDP), the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (ASP), and provides a logical extension and completion of the residential neighbourhood located immediately to the south (Silverado). The plan provides functional pathway and road designs, meets minimum density and intensity requirements in the relevant policy plans, and provides a variety of residential development options distributed through the community along with a neighbourhood open space system.

OUTLINE PLAN
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

LOCATION MAPS



OUTLINE PLAN
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Calgary Planning Commission **APPROVE** the proposed Outline Plan to subdivide 16.77 hectares \pm (41.44 acres \pm), with conditions (APPENDIX I).

OUTLINE PLAN
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
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Applicant:

Civicworks Planning + Design

Landowner:

Spruce Meadows Ltd

Address

1203 Spruce Meadows Trail SW and
1811 Sheriff King Street SW

Legal

Plan 8510369, Area H;
Plan 8211167, OT

PLANNING EVALUATION

SITE CONTEXT

The subject site is situated within the southwest quadrant of the city in the community of Silverado. More specifically, it is situated immediately south of Spruce Meadows Trail SW, west of Sheriff King Street SW. The site will form a logical extension to the existing residential neighbourhood of Silverado to the south, which was approved by Council in 2005 (Bylaw 47Z2005). The subject site, which is currently undeveloped and designated as Special Purpose – Future Urban Development (S-FUD) District, was once part of the formal Transportation Utility Corridor (TUC) in this area. Alberta Transportation determined that the subject lands were no longer required for the TUC and, as a result made them available for purchase. Mr. R.D. Southern purchased these lands directly from Alberta Transportation in the early 1990's for future consideration as part of Spruce Meadows. However, the land has been used informally for passive recreation. The eastern section of the site contains a fill pile that was created by the dirt removed during the construction of the intersection at Stoney Trail and Sheriff King Street. The western section of the site is mostly flat. Drainage flows from an existing wetland north of the site (located in the Transportation Utility Corridor) through an intermittent creek, to a small marsh. The marsh was created from the construction of the elevated pathways in Silverado, which impeded the natural drainage course.

Adjacent development around the site consists of:

- § to the north, east and west lands are designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District and are undeveloped and contain an existing wetland; and
- § to the south is the community of Silverado which is predominantly developed with single detached dwellings designated as Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District and DC Direct Control District. There are also multi-residential developments in the form of townhomes, rowhouses and low rise apartment buildings designated as DC Direct Control District and Multi-Residential – Low Profile (M-1) District.

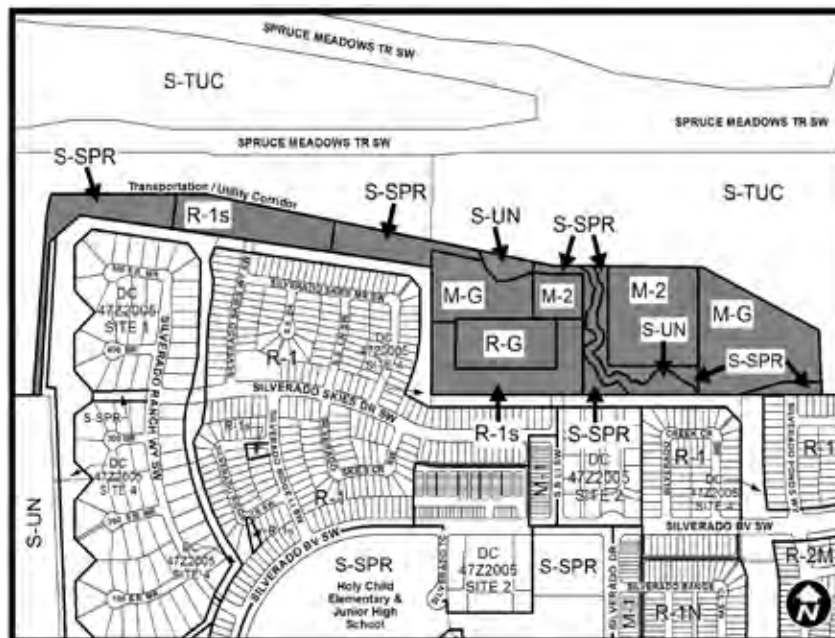
**OUTLINE PLAN
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KING STREET SW**

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- § Additionally to the south, there is a private pathway system (maintained by the local Homeowners Association), which stretches along the southern boundary of the proposed Outline Plan.

LAND USE DISTRICTS

Concurrent with the Outline Plan is a concurrent Land Use Amendment application (LOC2017-0069) that proposes to redesignate lands from S-FUD to:



- Residential – One Dwelling (R-1s) District to accommodate low density development in the form of single detached dwellings;
- Residential – Low Density Mixed Housing (R-G) District to accommodate low density development in the form of cottage housing clusters, duplexes, row houses, semi-detached, and single detached dwellings;
- Multi-Residential – At Grade Housing (M-G) District to accommodate multi-residential development designed to provide all units with direct pedestrian direct access to grade;
- Multi-Residential – Medium Profile (M-2) District to accommodate multi-residential development in a variety of forms and of medium height and density;
- Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate the parks and open spaces and local pathways through Municipal Reserve dedication; and
- Special Purpose – Urban Nature (S-UN) District to protect the natural drainage course and small marsh.

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DENSITY

The Outline Plan and the concurrent ASP and Land Use Amendment propose to accommodate a residential unit range between 44 uph (18 upa) to 46 uph (19 upa) which equates to 697 to 734 residential units.

This density range achieves the overall intent of the minimum residential density of 20 uph (8 upa) prescribed by the Municipal Development Plan (MDP) for the neighbourhood (*Part 5 Framework for growth and change, Section 5.3*), and contributes towards meeting the minimum residential density of 17.3 uph (7 upa) as encouraged by the Southwest Community 'A' and Employment Centre/Mixed-Use Area Structure Plan (ASP) (*Section 7.0, Density Policies*).

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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

The most relevant policy section of the SSRP to this Outline Plan is:

8.14 Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors' centres and affordable housing. Provide the opportunity for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation.

The subject application is proposing a range of densities and a mix of housing types based on the proposed Land Use districts. Low density development includes row houses, semi-detached, and single detached dwellings.

M.D. of Foothills / City of Calgary Intermunicipal Development Plan (IDP)

The subject Plan Area is located within the recently approved M.D. of Foothills / Calgary Intermunicipal Development Plan (IDP), 2017. The IDP indicates the Plan Area as an area of mutual interest and where "attention is required to ensure that future development is complementary to the intentions and interests of both municipalities".

The IDP contains a number of applicable policies that require planning applications to align with. Administration of both The City and M.D. has deemed that that the subject application is in alignment with the policy document.

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Municipal Development Plan (MDP)

The proposed Outline Plan enables development in alignment with the following MDP policies:

- 2.1.1 – a and b relating to housing choice and community diversity, overall housing affordability (supply);
- 2.1.4 - a and d relating to optimal use of existing infrastructure;
- 2.2.4 - relating to complete communities;
- 2.3.1 - a relating to housing diversity and choice;
- 3.4.1 - b relating to concentrating the highest densities; and
- 3.4.2 - e relating to encouragement of a mix of apartments, mixed-use developments and ground oriented housing.

The MDP identifies the application area as “Planned Greenfield with Area Structure Plan” as per the Urban Structure Map (Map 1). These areas comprise:

- residential communities that have been planned since the 1990s and are still being developed;
- communities that were subject to the Sustainable Suburbs Study in the mid-1990s which proposed greater community densities and mix of residential and commercial uses; and
- relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally-oriented retail in the form of strip developments located at the edges.

Southwest Community ‘A’ and Employment Centre Mixed-Use Area Structure Plan (ASP)

The ASP document provides direction with detailed policies and guidelines for development.

The ASP identifies the subject lands as ‘Residential Areas’ in which:

- Low density uses should be the predominant use of land within the ‘Residential Area’;
- Medium and high density residential uses, institutional uses, recreational uses, local commercial uses may be allowed within the ‘Residential Area’ where determined to be compatible and appropriate; and
- Open spaces shall be provided throughout to meet active and passive recreational needs of residents.

The anticipated residential density and range of housing types meet the intent of the ASP policies.

Administration is proposing an amendment to the ASP which contains guidelines for multi-residential development on: interfaces between residential parcels (linear open space); residential parcels with green spaces (permeable fencing); and a comprehensive circulation network, in order to ensure consideration is given to facilitate a connected, safe, transparent and attractive pedestrian realm.

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Further details on the ASP amendment are provided within the associated Land Use Amendment report (LOC2017-0069).

SUBDIVISION AND DESIGN



The North Silverado Outline Plan proposes a logical extension and completion of the residential neighbourhood of Silverado, located south of the site.

The site provides for a range of low to medium density unit types, including single and semi-detached dwellings, townhouses, rowhouses, and mid-rise apartment buildings (up to four storeys in height). Development parcels range in size from 0.5 hectares (1.24 acres) to 1.38 hectares (3.42 acres), with an anticipated further subdivision of the R-1s and R-G parcels to accommodate single and semi-detached dwellings, rowhouses and townhouses. The block layout allows for a variety of housing forms and provides opportunities for both laned and non-laned dwelling unit types.

The Outline Plan is arranged to provide a sensitive transition to the existing low density residential development to the south. An existing green space, 20.0 metres to 28.0 metres in width (The Silverado Homeowners Association pathway network) provides a strong buffer between the existing neighbourhood and the subject site. The Outline Plan extends this buffer in the southeast corner of the site. The Outline Plan provides a transition in density, by locating lower density forms closer to the existing neighbourhood, with mid-rise forms (M-2 parcels which would allow up to four storeys in height) located at a minimum distance of 65.0 metres away from existing homes.

Vehicular access to the site is provided via Silverado Ponds Way (a two-laned divided roadway) and Silverado Skies Link (a two laned undivided roadway classified as a Collector) to the eastern portion of the site; and Silverado Skies Way (a two-lane undivided roadway) to the western portion of the site. These roads were planned, as part of previous applications, in anticipation of future connections. The internal road network on the eastern portion of the site includes a P-loop local road to improve internal vehicular connectivity. The internal Collector roads are designed to align with the standards of the existing road connections.

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Linear open spaces are provided as public access easements between strategic development parcels. These easements connect the site to the internal open space network and the existing Silverado neighbourhood, as part of a comprehensive circulation network for walking and cycling. The spaces will include enhanced landscaping, such as a double row of trees.

Environmental Reserve

The proposed Environmental Reserve lands (0.97 hectares, 2.41 acres) encompass an intermittent drainage course which connects two existing wetland areas identified as Temporary Marsh and Semi-Permanent Marsh which will be retained. The Environmental Reserve lands are comprehensively integrated into the North Silverado Open Space Master Plan proposed by the Applicant and which has been reviewed and is supported by the Parks Department.

A Biophysical Impact Assessment (BIA) was prepared by Westhoff Engineering Resources Inc. in consultation with the City of Calgary Parks department. The BIA was approved on December 18, 2017. Westhoff will conduct some follow-up surveys in the Spring of 2018 to confirm the fall wetland and vegetation inventories. As well, surveys will be completed for amphibians, birds, rare plants and rare ecological communities.

Municipal Reserve

Municipal Reserve compiles 21 percent of the total site area (3.44 hectares, 8.51 acres). The Municipal Reserve is located to complement the Environmental Reserve, provide connections through the site, and provide the opportunity for future residents to easily access existing and proposed green spaces via an interconnected pathway network.

Outside of the Outline Plan application, the Applicant is negotiating with the Homeowners Association to enter into a legal agreement to allow future North Silverado Homeowners to access the private linear open space and pathways in the existing community.

Retention of existing trees and vegetation has been considered in the design of the future open spaces. Natural green spaces that provide an opportunity for active and passive recreational pursuits is proposed. A community node, pollinator park and play areas for children from 2 to 5 and 5-12 years of age are also proposed. The North Silverado Open Space Master Plan proposed by the Applicant for the Municipal Reserve includes an enhanced biodiversity strategy to promote restoring and creating natural habitats and gathering/recreation spaces for community use.

A proposed Regional Pathway connection to the existing north south Regional Pathway along Sheriff King Street SW will provide a linkage for both existing and proposed residents.

TRANSPORTATION NETWORKS

Vehicular access to the Plan Area is proposed through the extension of three local roads; Silverado Skies Link SW, Silverado Ponds Way SW and Silverado Skies Way SW. The proposed road extensions will maintain the existing road structure and be complete with City

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standard sidewalks. Sidewalks and paved pathways act as the spine of the proposed overall open space strategy to provide safe and accessible pedestrian connectivity and recreational opportunities.

A third emergency access may be required if there are more than 600 units within the Plan Area. An emergency access has been identified through the Transportation Utility Corridor (TUC) to Sherriff King Street. Alberta Transportation is requiring a complete design and Ministerial Consent Application for the emergency access, which the Applicant will prepare and submit at the subdivision stage.

A Transportation Impact Assessment was completed by Bunt & Associates Engineering to assess the impacts of the proposed development on vehicular and active modes of transportation. The report indicated that the streets and intersections (road infrastructure) in the area have sufficient capacity to accommodate the associated traffic increase.

UTILITIES & SERVICING

The Plan Area is serviced by the Lower Sarcee pressure zone. There are three 250 millimetre watermain tie-ins available along the south property line.

Sanitary and Storm sewer connections are available at multiple locations along the south property.

ENVIRONMENTAL SUSTAINABILITY

No environmental sustainability features are being proposed as part of the subject application. Environmental sustainability will be evaluated by Administration when individual development permits are processed.

PUBLIC ENGAGEMENT

Community Association (CA) Comments

The CA of Silverado was circulated for comments on the subject on the application and responded with a letter stating they were disappointed with the most recent proposal as it is still an excessive increase in density and does not address the concerns of the community. The CA's letter can be reviewed within APPENDIX VI.

Administration facilitated a meeting between the Applicant and the CA on 2017 December 01 in order to discuss comments from the CA and provide an opportunity to the Applicant to further consider the CA comments and determine if they wished to make further revisions. Administration explained to the CA at this meeting that the current proposal has

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met the intentions of the applicable MDP and ASP policies, and overviewed why Administration would be supporting the application.

The meeting concluded with the Applicants stating that they would take the CA's concerns into consideration, however no guarantees were given that any further changes to the plan would be made.

No further amendments were submitted by the applicant following the meeting nor were any requested by Administration.

Citizen Comments

Eighty letters of objection were received by Administration in response to the initial Land Use submission for the subject site. Letters expressed concerns with the:

- Impact on residents' quality of life with potential loss of a recreational site and wetlands, which residents had been told by developers would remain as such;
- Impact on the existing wetland and wildlife;
- Height and design of future multi-residential developments;
- Lack of buffering from the existing low density community to the south;
- Impacts on northerly views would be obstructed;
- Impacts on property values;
- Impacts on on-street parking;
- Impacts on existing neighbourhood traffic;
- Traffic safety for pedestrians and cyclists;
- Impacts on existing services;
- Increase in noise pollution;
- Lack of diversification of housing and no amenities being proposed;
- Amount of density being proposed in one portion of the community – too high on a site that is too small;
- Proposal not fitting within the existing character of the neighbourhood;
- Proposal not aligning with the ASP;
- Location not being appropriate for this type of development;
- Impacts of debris from construction within the community;
- Potential increase in crime;
- Potential impact of the proposal on the outward migration of residents to other communities in Calgary;
- Applicants not adequately engaging the community on their proposal;

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One letter of support was received in response to the initial Land Use proposal which can be summarized as follows:

- New development will help maintain jobs within the community.

The concerns noted above were addressed as follows:

- Total low density area increased from 1.11 hectares (2.7 acres) to 3.36 hectares (8.3 acres);
- Total medium density area decreased from 9.7 hectares (24 acres) to 6.5 hectares (16.1 acres);
- A Transportation Impact Assessment report was submitted with the application which indicates that the existing road infrastructure in the area has sufficient capacity to accommodate the increase in traffic;
- The proposal includes a connected greenspace with a pathway network, protection of the existing wetland and drainage course, linkages to the existing pathway system and play area for children (ages 5-12);
- The developer has dedicated the appropriate Environmental Reserve to preserve areas of significance (i.e. natural habitat and wetland areas)
- An over dedication of Municipal Reserve is being provided in order to ensure that recreation and park spaces are provided to the community;
- The proposed pathway systems connections will tie in seamlessly with the existing pathways to the south, which will ensure a comprehensive pathway network for both existing and future residents; and
- Administration has drafted amendments to the ASP to include recommendations regarding interfaces and edge treatments in order to ensure future development creates a connected, safe, transparent and attractive pedestrian realm.

Public Meetings

Applicant Led Engagement

The Applicant has submitted that the following engagement was undertaken:

- Representation at the Silverado Community Association AGM 2017 March 01;
- Representation at the Silverado Residents Association Board Meeting 2017 April 24;
- Signage along Sheriff King St S advertising the 2017 April 06 Open House;
- Advertisements for Open House via the Silverado Community Association's Facebook and Twitter accounts;
- Project team-led Open House on 2017 April 06;
- Representation at the City-led Open House on 2017 May 25;
- Site visit with Silverado Resident Association Representatives 2017 August 23;
- Representation at the City-led Information Session on 2018 January 30;

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- Dedicated a project website www.northsilvdev.com, phone line and email; and
- Published What We Heard Report document summarizing engagement,

City Led Engagement

This engagement program was at a 'listen and learn' level to allow stakeholders to share their views, issues, concerns and ideas about the proposal.

One public input session was held on 2017 May 25. An online survey was available from 2017 May 24 – June 6 on the project's engagement webpage:
www.engage.calgary.ca/NorthSilverado.

The most common concerns were:

- The proposed density;
- Development at all;
- Any development denser than single-family detached dwellings;
- Traffic (adding more cars and no new access points in/out of the neighbourhood);
and
- Loss of green-space/wetland.

For a summary of the input from the session and survey as well as links to the verbatim participant comments in response to the proposal please see APPENDIX VII.

Additionally, an Information session was held in the community on 2018 January 30, where Administration shared and answered questions on the final proposed Outline Plan, Land Use and ASP amendments that is being recommended by Administration for approval to CPC.

OUTLINE PLAN
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

APPENDIX I

CONDITIONS OF APPROVAL

The following Conditions of Approval shall apply:

Subdivision Services:

1. The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Area Structure/Community Plan and Municipal Development Plan.
2. If the total area for Municipal Reserve dedication is over 10%, note that this is considered a voluntary Municipal Reserve contribution, and compensation in the order of \$1 for over dedication is deemed to be provided.
3. The Standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for semi-detached / townhouses / rowhouse units shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. **Prior to approval of any affected Tentative Plan and / or submission of construction drawings**, the proposed street names shall be submitted and approved, to the satisfaction of the Subdivision Authority. The new street name will need Council approval prior to endorsement of the legal plan.

Development Engineering:

5. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Investigation Report, North Silverado Subdivision, prepared by ParklandGEO (File No CA0266), dated December 23, 2016.
 - Grading and Slopes Letter, North Silverado Subdivision, Calgary Alberta, prepared by ParklandGEO (File No. CA0266), dated June 15, 2017.
6. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.

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7. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
8. There are three 250mm watermain tie-ins available along south property line. Water extension will be at the expense of the developer. Provide conceptual water design/hydrants for the local system for review and approval of Water Resources. Additional comments will be provided after conceptual plan has been received.

Note: A conceptual water design was submitted to Water Resources on Jan.11, 2018.
9. Sanitary/Storm sewer is available at multiple locations along the south of the outline plan area. Sanitary/Storm extension is at the expense of the developer.
10. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
11. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, the Developer shall make payment to Mattamy (Burgess) Limited, United West Macleod I Lands Limited Partnership, and United Acquisition II Corp. for their share of the West Pine Creek Phase II Sanitary Trunk Construction Agreement.
12. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing storm pond installed south of the development area, that was constructed by United Acquisition II Corp. under Silverado, Phase 1 (2005-066).
13. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
14. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements within along the boundaries of the plan area.

**OUTLINE PLAN
SILVERADO (WARD 12)
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- c) Construct the MR/MSR within the plan area.
 - d) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
15. Provide evidence of ministerial consent (e-mail, letter, MCC#, etc.) from Alberta Transportation to the File Manager for the third access to the community (over 600 units).

Note: Applicant submitted an email dated Oct. 4, 2017 that stated that Alberta Transportation is willing to provide full consent for an emergency access through the TUC to Sheriff King ST SW. Alberta Transportation is requiring a full engineered design and Ministerial Consent application from the Applicant at the subdivision stage.

Transportation:

16. The West Macleod Global TIA (prepared by Stantec June 2015) has been completed and the Regional Transportation network infrastructure required to support development throughout the plan area up to 7100 units and 200,000 SF commercial is defined as follows:
- At-grade intersection of Macleod Trail and 210 Avenue S;
 - At-grade intersection of Macleod Trail and 194 Avenue S;
 - 210 Avenue SE – four (2-2) paved lanes from Macleod Trail to Sheriff King Street;
 - 194 Avenue SE – four (2-2) paved lanes from Macleod Trail to Sherriff King Street; and
 - Sherriff King Street – four (2-2) paved lanes from 210 Avenue to Stoney Trail

Prior to endorsement of the first Tentative Plan, the regional transportation network infrastructure must be “available,” and connects the Outline Plan area with Macleod Trail and/or 22X, in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP) and Area Structure Plan.

“Available” is defined as follows:

- The ability to construct or provide a financial contribution for construction of the Regional Transportation Network infrastructure required to provide a connection to the Tentative Plan; and
 - The ability to construct or provide financial contribution for construction of a pedestrian / active modes system to service the Tentative Plan.
17. **Prior to endorsement of the first Tentative Plan**, the Developer shall enter into a Payment Agreement to the satisfaction of the City Solicitor and the Director of Transportation Planning to establish terms for the developer's contribution for interim improvements for the intersections of Macleod Trail / 210 Avenue S and Macleod Trail /

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- 194 Avenue S based on the Transportation Impact Assessment recommendations for the East and West Macleod area. The City may take additional security to secure the payments. Contributions from this Outline Plan area as a whole are estimated to be \$304,000, but this estimate may change.
18. **Prior to endorsement of each Tentative Plan**, the Developer shall contribute to interim improvements for the intersections of Macleod Trail / 210 Avenue S and Macleod Trail / 194 Avenue S. The contribution will be based on the terms established in the Payment Agreement referred to in the previous condition and the specific development proposed for the Subdivision Plan.
 19. No direct vehicular access from the R-G and R-1s lots shall be permitted to or from Silverado Pond LI SW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
 20. Accesses for all multi-family sites and commercial sites shall be designed and located per applicable standards and to the satisfaction of the Director, Transportation Planning in conjunction with the affected subdivision or Development Permit application. Access points should be designed to line up across roadways and provide full movements at median breaks.
 21. The Transportation and Utility Corridor (TUC) shall be permanently and prominently signed in accordance with City Council's policy and be shown on the Land Use sign.
 22. **Prior to endorsement of any Tentative Plan**, a Traffic Noise Analysis Report for the development adjacent to Spruce Meadows Trail S. And Sheriff King Street S, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, and including finalized lot and building grades, shall be submitted to Transportation Planning for approval.
 23. All noise attenuation features (noise walls, berms, etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc. and associated ancillary works shall not infringe onto the road right-of-ways).
 24. Access to ATCO Compressor Site to be maintained via Silverado Skies Way SW. Coordinate with Transportation Planning and Alberta Transportation to ensure noise attenuation features do not prohibit access to the TUC at this location.
 25. All pedestrian walkways identified for achieving Transit walking distances shall be paved and lighted with a minimum width of:
 - 3 meters for pathways;
 - 2 meters for sidewalks.

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26. All roads and intersections shall be designed to Calgary Design Guide for Subdivision Servicing Standards, constructed at the expense of the developer, and to the satisfaction of Directors, Roads and Transportation Planning.
27. **Prior to Release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
28. **Prior to approval of Construction Drawings and Permissions to Construct Surface Improvements** the developer shall provide signed copies of backsloping agreements for any backsloping that is to take place on adjacent lands (owned privately or owned by the City).
29. **Prior to the approval of affected Tentative Plan**, the developer shall ensure that all pathways from MR lands have a direct pedestrian connection by sidewalk or pathway to the desired crossing locations at intersections.
30. A Public Access Easement for the proposed pathways with 5.0 and 10.0 meter Public Access Easements (as indicated on outline plan) on the M-G and M-2 parcels shall be executed and registered on title **concurrent with the registration of the final instrument at the Tentative Plan stage**. The purpose of this public access easement will be for pedestrian and cyclist connectivity through the M-G and M-2 parcels and a multi-use pathway standard shall be used to accommodate users.
31. **Prior to the Endorsement** of the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian-activated crossing signals for the proposed two mid-block crossings on Silverado Pond Way SW. Note that the Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit.
32. Crosswalks shall be designed in all instances where regional pathways or multi-use pathways intersect with the street, to the satisfaction of the Director, Transportation Planning. In general terms, at-grade mid-block crossings are not permitted, but may be considered for site specific conditions, at the discretion of the Directors of Transportation Planning and Roads.

All approved mid-block crossings to be designed to the satisfaction of the Directors of Transportation Planning and Roads during Tentative Plan and through Construction Drawing review.
33. At locations deemed appropriate by Transportation through Construction Drawing review, curb bulb-outs shall be provided at mid-block crossing locations (proposed on Silverado Ponds Way SW) to shorten the roadway crossing distance and improve pedestrian visibility.

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SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
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34. **Prior to approval of the affected Tentative Plan** provide a detail design of the ravine crossing to the satisfaction of Planning, Parks, Roads, Transportation Planning and Water Resources. Provide a cross section showing all utilities and how they will be protected from freezing. Design should include a concrete barrier to separate the travel lanes from the sidewalk to ensure pedestrians won't be pinched between a vehicle and the outer railing. Provide a handrail at the back of each sidewalk.
35. **Prior to approval of the Tentative Plan**, the developer shall provide Ministerial consent for any proposed construction or backsloping into the TUC.
36. **Prior to approval of the Tentative Plan**, the developer shall provide a typical cross-section showing existing and proposed grades, including interim future and ultimate road grades and proposed lot grading adjacent to the T.U.C. The cross-sections are to be drawn to scale and dimensioned to property lines and lip of gutter.
37. **Prior to approval of the Tentative Plan**, the developer shall indicate, using cross sections drawn to scale, how visual screening of trucks on the T.U.C. from a 4.0 m height above the road, using a line of sight drawn 1.5 m above the main floor balcony of the adjacent residential lands will be accomplished. The developer is responsible to provide for the visual screening using berms, fencing, etc. during construction of subdivision. Any screening that is determined to be required in the future shall also be accommodated by the current proposed design. All cross sections shall show property lines, lot grading and future road grades and any backsloping requirements. Any proposed backsloping or surface disturbance of T.U.C. lands requires Ministerial Consent from the Province of Alberta. Ministerial Consent must be acquired prior to approval of Tentative Plan.
38. **Prior to approval of the Tentative Plan**, where development will cause excess wear and tear on adjacent existing roads directly attributable from the subject site, the developer will be responsible for an additional maintenance and upgrade of the roads or pay the City the costs caused by excess wear and tear. Confirm maintenance requirements with the Calgary Roads Maintenance Section.
39. **Concurrent with registration of the Tentative Plan** a restrictive covenant shall be registered on all parcels adjacent to TUC prohibiting vehicular access to TUC.
40. All community entrance features must be located on a private site.
41. Graveled and oiled turnarounds are required for all temporary dead end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.

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Parks:

42. **Prior to the approval of the affected Tentative Plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.
43. Install appropriate visual cues and/or signage at the interface of private/public pathways and open spaces to clarify public spaces to the satisfaction of the Director, Parks.
44. **Prior to the approval of the affected Tentative Plan**, the developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for review and approval. The plans (including cross-sections of locations where the pathway crosses the drainage course) should clearly indicate only native species within the ER and pollinator park, provide sections and details for the “naturalized catchment area”, explain who/what is foraging, provide draw down times for trap lows, provide bridge sections and details, and remove the toboggan hill from the plan. For the pollinator park: provide what the substrate or ground cover is to be used, provide an explanation of the purpose of the rock structures, add features such as natural logs, sandy soil plots for nesting, nest boxes and water capture source, and revise to informal planting beds instead of planters. The Landscape Construction Drawings should also provide details on the transitions from private to public pathways and appropriate visual cues and/or signage.
45. **Prior to the approval of the affected Tentative Plan**, the developer shall enter into an optional amenities agreement/enhanced maintenance agreement for all enhanced features above and beyond Parks standards.
46. **Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan**, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
47. **Prior to approval of the first Tentative Plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
48. **Prior to approval of the Tentative Plan or stripping and grading permit** (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks’ approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.

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49. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **prior to the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector (Office 403-268-1348 or Mobile 403-804-9417) to approve the location of the fencing prior to its installation.
50. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' ***Development Guidelines and Standard Specifications – Landscape Construction*** (current version), including setback requirements, to the satisfaction of the Director, Parks.
51. No disturbance of Environmental reserve lands is permitted without written permission from the Parks Generalist for this area. The Parks Generalist (listed above) can be reached at 403-268-5635
52. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.

OUTLINE PLAN
 SILVERADO (WARD 12)
 SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
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MAP 21SS

APPENDIX II
SUBDIVISION DATA SHEET

	HECTARES	ACRES
GROSS AREA OF PLAN	16.77	41.44
LESS: ENVIRONMENTAL RESERVE	0.93	2.29
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	15.84	39.15

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-1s	2.38	5.87	50	
R-G	0.97	2.40	50	
M-G	3.93	9.72		216
M-2	2.61	6.47		418
Total Residential	9.89	24.46	100	634

	HECTARES	ACRES	% OF NET AREA
ROADS (NON-CREDIT)	2.60	6.42	16.41
PUBLIC UTILITY LOT			

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	1.58	3.92	10.0
MSR			
MR (NON-CREDIT)	1.76	4.33	11.09

OUTLINE PLAN
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

APPENDIX III

APPLICANT'S SUBMISSION



Suite 460, 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403.201.5305
F 403.201.5344

24 January 2018

ATTN: Members of the Calgary Planning Commission
Applicant: CivicWorks Planning + Design Inc.
Landowner: Spruce Meadows Ltd.

Re: Calgary Planning Commission Agenda - February 8
LOC2017-0069 North Silverado
1203 Spruce Meadows Trail SW: Plan 8211167, N 21-22-1 W5M
1811 Sheriff King St SW: Plan 8510369, N 21-22-1 W5M

Dear Member of Calgary Planning Commission,

To support the CPC's review of Spruce Meadows "North Silverado" Outline Plan and LOC Application please find attached a copy of the project's comprehensive Application Brief and What We Heard Report. This document was developed to share the vision for the proposed development, track the changes made, as well as summarize results of the North Silverado community engagement process.

North Silverado is a 41.44 acre property located within the almost fully developed southwest neighbourhood of Silverado. The North Silverado Outline and Land Use Plan proposes a range of low to mid-density residential uses and an overdedicated open space network. The proposed Outline Plan underwent a series of design revisions and a density reduction as a result of ongoing dialogue with neighbours, the Silverado Residents Association, the Community Association, and City Administration. These revisions aimed to achieve (1) sensitive transitions to the existing residents; (2) improved vehicular, pedestrian and cyclist connectivity; and (3) an extended and enhanced open space network.

Unfortunately, there seems to be a misunderstanding in the CA's letter as to the density of our application. The initial proposal was amended which originally had contained 1.11 hectares (2.73 acres) of land for low density development (designated as R-G District) and approximately 9.70 ha (23.99 acres) of land to be designated for medium density development (designated as M-2 and M-G Districts). The current proposal has increased the low density area to 3.35 hectares (8.27 acres) and reduced the medium density area to approximately 6.54 hectares (16.19 acres). Our overall density from initial application has been reduced from 857 dwelling units to 734 dwelling units and the open space increased to a 25% dedication overall.

Corresponding amendments to the SW Community "A" ASP include sensitive interfaces and edge treatments in order to ensure future development creates a connected, safe, transparent and attractive pedestrian realm.

Spruce Meadows Ltd., and the Southern family, believe the revised proposal achieves thoughtful intensification aligned with ASP policy and MDP growth strategies, while strengthening the social fabric of Alberta communities by offering diverse living environments for people of every walk of life.

We would be happy to answer any questions, please contact me at your convenience directly at 403.201.5305 or kristi@civicworks.ca. Thank you for your time and consideration.

Sincerely,
CivicWorks Planning + Design Inc.

Kristi Beunder RPP, MCIP
Principal + Senior Planner, BA, MEdes



CIVICWORKS.CA

OUTLINE PLAN
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

APPENDIX IV

OUTLINE PLAN

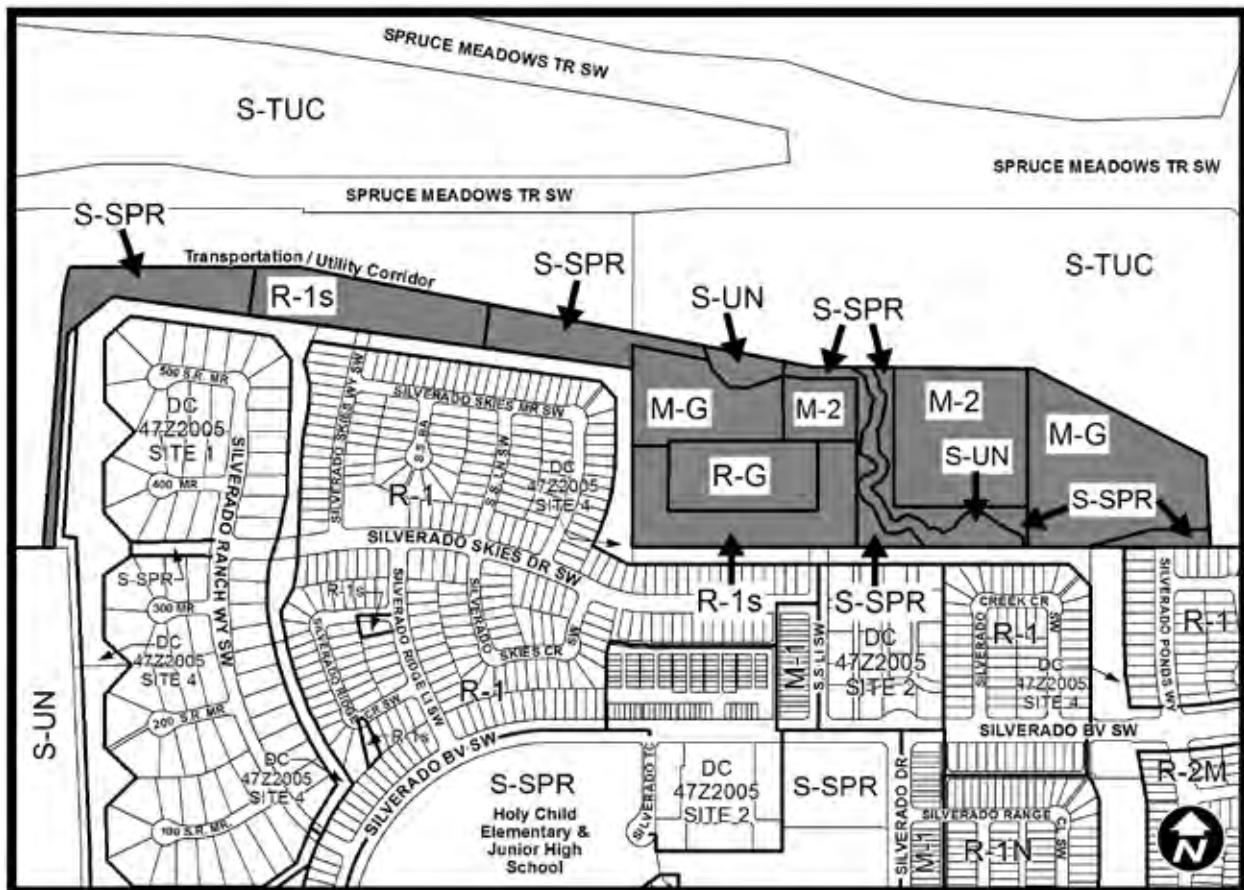


OUTLINE PLAN
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

APPENDIX V

PROPOSED LAND USE DISTRICT MAP



OUTLINE PLAN
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

APPENDIX VI

COMMUNITY ASSOCIATION LETTER



November 15, 2017

Silverado Community
Development Committee
Silverado
Calgary, AB

Jarred Friedman
City of Calgary-Planning & Development
PO Box 2100, IMC #8073
Calgary, AB T2P 2M5

Dear Mr. Friedman:

We are disappointed in reviewing the most recent plan submitted by the developer. We were taken aback that the plan is proposing an *increase* in density from the previous submission. Furthermore, they have reduced the number of single family dwellings from before, which goes against the community's repeated requests regarding the proposed excessive density in the area.

It is evident that the developer has no interest in addressing the concerns of the community as they are moving further away from reaching an amicable agreement with us. The Community Association objects to the density as currently proposed.

If the developer is interested in coming to a reasonable agreement and 'meet in the middle', we would be welcome such a meeting. If not, the Association will begin to organize residents to bring forward these items to Council to have our concerns heard and addressed.

Respectfully yours,

Alex Sazanovitch

Director of the Development Committee
for Silverado Community Association



Email: development@silveradoca.ca
Cell: [REDACTED]

J. Friedman

OUTLINE PLAN
SILVERADO (WARD 12)
SOUTH OF SPRUCE MEADOWS TRAIL SW, WEST OF SHERIFF
KING STREET SW

MAP 21SS

APPENDIX VII

WHAT WE HEARD REPORT

North Silverado Outline Plan

Report Back for CPC: What we heard
December 2017

What We Heard

All of the feedback has been reviewed and a summary of input has been compiled to reflect the diversity of opinions that were shared by the community. These opinions were used to create high-level themes for each question. Written comments represented opposite or varying points of view, but we did ask one specific question of citizen about how they perceived the impact of the proposal on them. The most frequent responses was that the development's impact would be 'negative' or 'strongly negative.'

The most common concerns were:

- Currently **proposed density**: development at all or any development denser than single-family detached dwellings was concerning or viewed as a negative impact (especially in areas B and C)
- **traffic** (adding more cars and no new access points in/out of the neighbourhood),
- **loss of green-space/wetland**

Very few benefits were mentioned and were mostly regarding the preference to lower density as the proposed areas of single-family detached dwelling types.

Other suggestions were made too, primarily about:

- the **configuration of the roads** within the area and if something could be done to make a direct entrance/exit point from the Outline Plan area to Sheriff King Road or Spruce Meadows Way.
- the **existing pathway system be preserved and enhanced** by ensuring good trail connections in the Outline Plan area and making the trail consistent with 'buffers' of open green space between the path itself and any development.

For a detailed summary of the input that was provided, including all verbatim input, please see the full report engagement report on the Research and Engagement Library by searching *Silverado* at <http://www.calgary.ca/cfod/csc/Pages/Research-Library.aspx>.

What We Asked

We asked residents to provide feedback on the proposed development (a map with three areas labeled to ensure more detailed feedback) – the northwest segment (north of Silverado Skies Way SW) was Area "A", and the east segment divided in half with the north being Area "B" (north of the developer-proposed road) and the south part was labelled Area "C".

**OUTLINE PLAN
SILVERADO (WARD 12)
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MAP 21SS

Of this we asked the following questions:

1. What are the benefits and concerns of each marked area in this proposal?
2. Considering the whole proposal, how do you think it might impact you?
3. Are there any additional comments you would like to share?

Engagement overview

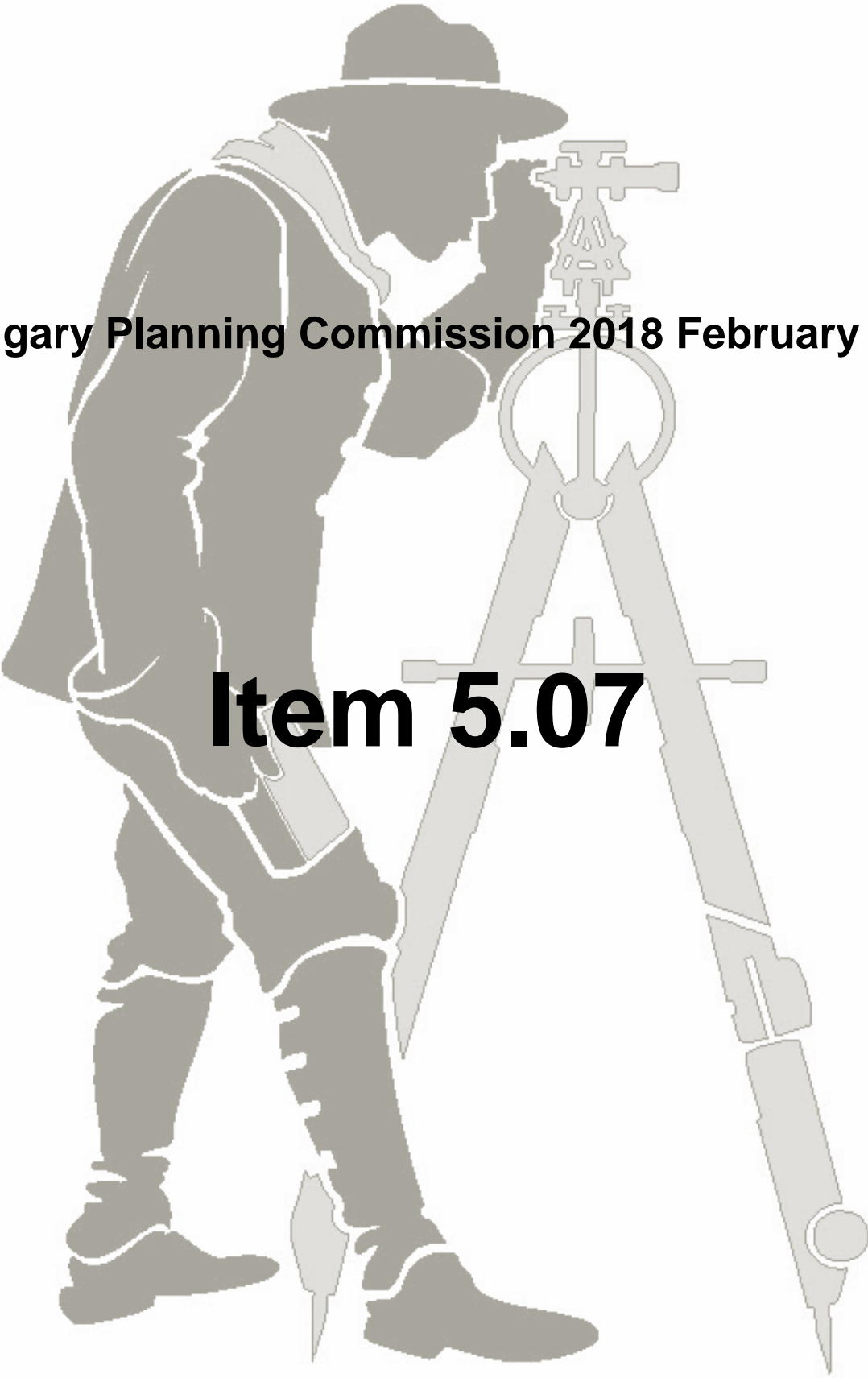
Prior to City administration conducting engagement in spring 2017, the developer also provided information and an engagement opportunity to residents of the area. The results of that engagement are not reflected in this report.

The Engage Spectrum level for the City's engagement on this project was Listen and Learn which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas." Feedback collected through The City-led engagement program will be used to help Administration assess the application as their detailed review of the submission is conducted.

For this engagement, an open house was held on May 25, 2017 for 3 unique projects. A total of 222 people attended the open house, 130 of those indicated that they came specifically for North Silverado Outline Plan. An online survey was available from May 24 – June 6, 2017 via www.engage.calgary.ca/NorthSilverado. Citizens were asked to provide their comments on the application by answering the same questions as were asked in person. We had 60 unique visits to the website and received 7 online responses.

Calgary Planning Commission 2018 February 08

Item 5.07



LAND USE AMENDMENT
FOOTHILLS INDUSTRIAL (WARD 9)
52 STREET SE and 76 AVENUE SE

MAP 27SE

EXECUTIVE SUMMARY

This land use application seeks to redesignate a ± 0.66 hectare parcel located at the northwest corner of 52 Street SE and 76 Avenue SE in Foothills Industrial from an Industrial – General (I-G) District to an Industrial – Commercial (I-C) District to allow for a range of industrial and/or industrially oriented commercial uses. A development permit application for the site is also under review by Administration.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 February 08

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

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with applicable municipal policies and guidelines including the Municipal Development Plan (MDP) and the Southeast Industrial Area Structure Plan (ASP). The parcel's location and the area context is appropriate for the proposed I-C District which will allow for a range of light industrial oriented uses and industrially oriented commercial uses that are intended to be compatible with and serve the surrounding industrial area.

LAND USE AMENDMENT
FOOTHILLS INDUSTRIAL (WARD 9)
52 STREET SE and 76 AVENUE SE

MAP 27SE

LOCATION MAPS



LAND USE AMENDMENT
FOOTHILLS INDUSTRIAL (WARD 9)
52 STREET SE and 76 AVENUE SE

MAP 27SE

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.66 hectares \pm (1.63 acres \pm) located at 5210 - 76 Avenue SE (Plan 8010816, Block 7, Lot 4) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District.

LAND USE AMENDMENT
FOOTHILLS INDUSTRIAL (WARD 9)
52 STREET SE and 76 AVENUE SE

MAP 27SE

Applicant:

ECHO Design

Landowner:

2065550 Alberta Ltd (Joy Nguyen)

PLANNING EVALUATION

SITE CONTEXT

The subject site is a ± 0.66 hectare parcel in Foothills Industrial that is currently vacant. The site is located at the northwest corner of the intersection of 52 Street SE and 76 Avenue SE with frontages along 52 Street SE to the east, 76 Avenue SE to the south and 51 Street SE to the west. A two (2) storey warehouse building with ancillary offices exists immediately to the north of the site on an I-G designated parcel. A Bulk Fuel Sales Depot (commercial vehicle gas station) formerly operated on the subject site, with this use closing in 2014 and the site remediated in 2015.

The surrounding industrial area is comprised predominantly by light industrial uses and developments on I-G District lands. Some smaller scale commercial sites with food service and local convenience retail uses exist to the north of the site along 52 Street SE on I-C and Commercial – Neighbourhood 2 (C-N2) District lands. In this area, 52 Street SE is a six (6) lane divided street that is classified as an Industrial Arterial. A regional pathway exists along the west side of 52 Street SE and interfaces with the site's eastern edge. 76 Avenue SE, which bounds the site to the south, provides the principal east/west connection from 52 Street SE into internal locations within the industrial area.

LAND USE DISTRICTS

The site's existing I-G District allows for a wide variety of general light and medium industrial uses and a limited number of support commercial uses. I-G parcels are typically located in internal locations within industrial areas and the district contains specific limits on sales and office activities to preserve a diverse industrial land base. The I-G District allows for maximum floor area of 1.0 and maximum building height of 16.0 metres.

The proposed I-C District allows for light industrial uses that are unlimited in size and small scale commercial uses that are intended to be compatible with and complement light industrial uses and areas. I-C parcels are intended to be located along or within 200 metres from major streets or expressways (as is the subject site). Accordingly, the I-C District contains provisions to ensure that developments provide an appropriate transition between other land use districts and the I-G District or between highly visible industrial parcels and the I-G District. These provisions include setback, screening, landscaping and building design controls that are

**LAND USE AMENDMENT
FOOTHILLS INDUSTRIAL (WARD 9)
52 STREET SE and 76 AVENUE SE**

MAP 27SE

intended to address aesthetics in accordance with these more highly visible locations. The I-C District also allows for a maximum floor area of 1.0 and a maximum building height of 12.0 metres.

Beyond maximum building height and a slightly different suite of allowable uses, key differences between the I-C and I-G District are that there are no use area restrictions for office and that retail and consumer service uses (with maximum use area limits) are allowed in the I-C District. This is in contrast to the I-G District where retail sales activities and office uses are restricted by rules to ensure that these uses may only exist as ancillary components of the principal I-G uses (e.g. a manufacturing facility which also contains a small retail sales area and/or administrative offices).

In recognition of the I-C District's reduced maximum building height of 12 metres from the 16 metre maximum height in the I-G District, the Development Authority may consider maximum building height relaxations for development proposals for industrially oriented uses on the site, including proposed General – Industrial Light uses. This would be to allow for development of an industrial building product that is in keeping with current industry conventions for these types of developments, thereby preserving the industrial utility of these lands.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP) (Adopted Provincially 2014)

The site is located within a 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the land use proposal is consistent with the SSRP strategies that municipalities are expected to establish for Land-Use Patterns: 8.11-13,15-18 (p.110).

Municipal Development Plan (MDP) (Adopted by Council 2009)

The site is located within an area in the MDP identified as an Industrial – Employee Intensive area (MDP Map 1: Urban Structure). These areas are intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. They can be new business parks locating in newly planned areas, or may occur as part of redevelopment and intensification of the Standard Industrial Areas, at transit stops and along corridors served by the Primary Transit Network.

MDP land use policies identify that a minimum intensity threshold of 100 jobs per gross developable hectare should be achieved in these areas with predominantly industrial uses. Other uses that support the industrial function of these areas with specific rules for the amount of support uses should be determined as part of the policy planning process and land use application process.

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Mobility policies for these areas identify that they are to be served by the Primary Transit Network on streets that provide direct connections to higher order transit services complete with amenities for pedestrians, cyclists and transit. Roads and streets within these areas should provide for the efficient movement of goods and services and sidewalks should be provided along all streets to connect businesses with the Primary Transit Network.

Public realm policies encourage forms of accessible public or private open space to create amenities and local destinations in conjunction with transit stations, higher intensity uses and local retail/service areas.

As the site is located along 52 Street SE which is part of the MDP's Primary Transit Network and within an Industrial-Employee Intensive Area with land use policies for minimum job per hectare intensities, the Development Authority will take these policies (in addition to a proposal's technical development merit) into consideration when evaluating discretionary development proposals on the site.

Based on an ongoing evaluation of public data including the 2016 Civic Census Place of Work Survey, Administration believes that there are certain uses within the proposed I-C District that are likely to generate greater employment intensities than others, including, office and retail and consumer uses. This is not to suggest, however, that only these higher employment generating uses may be considered as being acceptable for the site. Particularly, as the area as a whole must be considered with regard to its ability to meet these MDP minimum job intensity targets.

In recognition of these MDP job intensity objectives and the anticipated population activity increases in the area as a result, all development proposals for the site, regardless of use, shall incorporate key elements of urban design to achieve high quality development of the site and of the area as a whole.

Southeast Industrial Area Structure Plan (ASP) (Adopted by Council 1996)

The site is located within an area in the ASP identified as an 'Existing I-2 General Light Industrial District' (Map 2 - Land use and Transportation Plan, p.5). The ASP identifies that the purpose of the general light industrial area is to allow for a range of light industrial and associated uses that are compatible with each other and that do not adversely affect surrounding non-industrial uses. In this regard, high quality light industrial uses are intended to be provided within the plan area, particularly along the boundary roadways that separate the area from any adjacent residential communities. This is intended as a measure to enhance the existing overall character of the plan area. The ASP also recognizes capacity to allow for select uses other than only general light industrial uses so long as they are compatible with the overall intent of the light industrial area.

The ASP recognizes that major retail commercial facilities often create impacts on industrial areas in terms of land use compatibility, pedestrian movements, vehicular traffic congestion and road capacity. As such, The City has employed various land use bylaw, zoning and policy

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strategies to ensure that commercial development of an intensity not appropriate to industrial areas is limited. However, all forms of commercial development are not necessarily inappropriate and the ASP recognizes the need for commercial development in the Southeast Industrial Area, particularly to support the needs of the industrial employees.

Commercial policies in the ASP identify that local commercial facilities on sites up to 1.6 hectares \pm (4.0 acres \pm) may be allowed if they are generally consistent with the provisions of the existing general light industrial districts that are in place in the area. Applications for land use amendments to accommodate additional commercial development must:

- 1) demonstrate how the proposed commercial development will meet the needs of industrial employees in the area and not rely on patronage from beyond the industrial area,
- 2) identify the amount and type of commercial development both in the immediate and surrounding areas and addresses the cumulative effect of commercial activities on the predominance of industrial land uses; and
- 3) demonstrate that the yards and landscaped area are consistent with the adjacent industrial context (Section 4.2 Commercial, (a), p.13).

From a land use perspective, the proposed I-C District including its suite of allowable uses and overall design, is believed to be an appropriate and compatible district for the site that is in keeping with the ASP's policy objectives. As identified in the previous section of this report, detailed use specific development analysis will occur via the development permit application review process whereby detailed planning evaluation of the proposed use(s) based on applicable policies and overall technical planning development merit is being considered.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) or parking study was not required in support of this land use application. A TIA and/or parking study may be required at the development permit stage dependent upon the use(s) proposed. The site is located at northwest corner of 52 Street SE and 76 Avenue SE. In this area, 52 Street SE is a six (6) lane divided street classified as an Industrial Arterial Street and is part of the MDP's Primary Transit Network. A regional pathway is located adjacent to the site which provides a north/south connection in the area along the west side of 52 Street SE. The site is located approximately 160 metres south of a northbound transit stop (routes 23, 176 and 409) on 52 Street SE. Future development on-site should be oriented towards 52 Street SE and/or 76 Avenue SE to interface effectively and take advantage of adjacent public transit facilities.

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Seventy-sixth Avenue SE, which bounds the site to the south, provides east/west connections in the area and is classified as an industrial street. A public transit bus stop for westbound route 23 is located adjacent to the site on 76 Avenue SE. 51 Street SE bounds the western portion of the site and is also classified as an industrial street. Currently there are no sidewalks along 76 Avenue SE and 51 Street SE, at the development permit stage sidewalks will be required to provide pedestrian connection to the bus stop and to 52 Street SE.

Due to operational and safety concerns associated with the existing vehicular access onto 76 Avenue SE and its proximity to the intersection of 52 Street SE, at the development permit stage vehicular access shall only be taken (will only be allowed) from 51 Street SE and the existing access on 76 Avenue SE shall be closed.

UTILITIES & SERVICING

Site services for utilities are available. Any additional required upgrades will be determined at the development permit stage and be at the developer's expense.

ENVIRONMENTAL ISSUES

This site was formerly utilized as a Bulk Fuel Sales Depot (commercial vehicle gas station). This use was discontinued in 2014 with remedial site activities occurring in 2015. A memo in support of the current application was submitted to Administration by Environmental Diagnostics Inc. Based on a preliminary review of previous environmental reporting on the site, this memo indicated that there were no environmental concerns. An Environmental Site Assessment was not requested by Administration at this stage and no specific concerns with the current proposal were identified.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

Not required as there is no Community Association in this area.

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Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

There were no public meetings held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

On behalf of our client, we would like to apply for a land use redesignation of the subject site. Our client's intent is to build a carwash and single storey commercial building on the site, in two phases. Phase 1 would be the carwash and phase 2 would be the retail/commercial building. The property is currently zoned Industrial – General (I-G) and is 0.66 hectares in size located on the southwest corner of 76 Avenue SE and 52 Street SE. This land use amendment application seeks to modify the current I-G zoning to an Industrial – Commercial (I-C) District zoning.

We believe the current site is suitable for this rezoning, this would allow for smaller mixed uses of retail and commercial that would facilitate the demand of day-to-day uses of the industrial users and customers in the area. Our proposed development has several key features that lend it towards this I-C designation, they are as follows: walking distance for uses, enhanced public roads in the area and current public transportation services adjacent to our property and along 52 Street SE. The change to an I-C zoning would be to allow our development to match similar developments in the area and bring this project up to the current trend of providing service businesses that support the industrial area adjacent to it.