



AGENDA

CALGARY PLANNING COMMISSION

TO BE HELD 2018 JANUARY 11 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



CALGARY
**PLANNING
COMMISSION**
CENTENNIAL

A CENTURY OF VISION 1911 - 2011

CONSENT AGENDA

ITEM NO.: 3.01 Calvin Chan

COMMUNITY: WILDWOOD (WARD 8)

FILE NUMBER: LOC2017-0302

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

MUNICIPAL ADDRESS: 47 Wellington Place SW

APPLICANT: Andrea Marie Kennedy

OWNER: Andrea Marie Kennedy

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.02 Jyde Heaven

COMMUNITY: GLENDALE (WARD 6)

FILE NUMBER: LOC2017-0320

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

MUNICIPAL ADDRESS: 2615 - 38 Street SW

APPLICANT: Todd Nielsen

OWNER: Todd Nielsen

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.03 Felix Ochieng
COMMUNITY: BOWNESS (WARD 1)
FILE NUMBER: LOC2017-0315
PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District
MUNICIPAL ADDRESS: 6403 – 31 Avenue NW
APPLICANT: Robert Pashuk Architecture
OWNER: Hyun Joo Kim
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.04 Fazeel Elahi
COMMUNITY: BOWNESS (WARD 1)
FILE NUMBER: LOC2017-0312
PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District
MUNICIPAL ADDRESS: 4304 - 81 Street NW
APPLICANT: Stephen Drummond
OWNER: Stephen Drummond
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.05 Giyan Brenkman
COMMUNITY: BRENTWOOD (WARD 4)
FILE NUMBER: LOC2017-0319
PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District
MUNICIPAL ADDRESS: 4720 Benson Road NW
APPLICANT: Logan Murdoch
OWNER: Logan Murdoch
Alena Saprykina
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.06 Giyan Brenkman
COMMUNITY: CAMBRIAN HEIGHTS (WARD 4)
FILE NUMBER: LOC2017-0314
PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District
MUNICIPAL ADDRESS: 40 Cadogan Road NW
APPLICANT: Brian M Haley
OWNER: Brian M Haley
Yoko Yamamoto-Haley
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.07 Mona Ha

COMMUNITY: DOVER (WARD 9)

FILE NUMBER: LOC2017-0334

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

MUNICIPAL ADDRESS: 50 Dovercliffe Close SE

APPLICANT: Louise Aroche

OWNER: Louise Aroche
Rene Aroche

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.08 Giyan Brenkman

COMMUNITY: RUNDLE (WARD 10)

FILE NUMBER: LOC2017-0316

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

MUNICIPAL ADDRESS: 91 Rundleson Way NE

APPLICANT: 1742705 Alberta Ltd (Bhagwant Singh)

OWNER: 1742705 Alberta Ltd (Bhagwant Singh)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.09 Giyan Brenkman
COMMUNITY: CORAL SPRINGS (WARD 10)
FILE NUMBER: LOC2017-0318
PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District
MUNICIPAL ADDRESS: 421 Coral Springs Place NE
APPLICANT: Charan Saini
OWNER: Balwinder K Sani
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 3.10 Jihad Bitar
COMMUNITY: ACADIA (WARD 11)
FILE NUMBER: LOC2017-0304
PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Residential – Contextual One Dwelling (R-C1s) District
MUNICIPAL ADDRESS: 9012 Fairmount Drive SE
APPLICANT: Maryann Murzello
OWNER: Maryann Murzello
Ransom Murzello
ADMINISTRATION RECOMMENDATION: APPROVAL

INDEX OF PLANNING ITEMS

ITEM NO.: 5.01 Joseph Silot

COMMUNITY: VARSITY (WARD 2)

FILE NUMBER: LOC2017-0114

PROPOSED REDESIGNATION: From: Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District
To: DC Direct Control District to accommodate flexibility for the commercial use area

MUNICIPAL ADDRESS: 3412 – 49 Street NW

APPLICANT: Dialog

OWNER: Les Galeries D’Anjou Limitee

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.02 Brendyn Seymour

COMMUNITY: BANKVIEW (WARD 8)

FILE NUMBER: DP2016-3080

PROPOSED DEVELOPMENT: New: Multi-Residential Development (1 Building, 4 Units)

MUNICIPAL ADDRESS: 2516 – 15 Street SW

APPLICANT: Homes By Us

OWNER: Homes By Us Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.03 Chris Wolfe

COMMUNITY: RESIDUAL SUB-AREA 12C (WARD 12)

FILE NUMBER: LOC2017-0163

PROPOSED REDESIGNATION: From: Special Purpose – Future Urban Development (S-FUD) District
To: Multi-Residential – Low Profile (M-1) District

MUNICIPAL ADDRESS: 8585 - 146 Avenue SE

APPLICANT: CIMA+

OWNER: The Pentecostal Assemblies of Canada

ADMINISTRATION RECOMMENDATION: **REFUSAL**

ITEM NO.: 5.04 Jennifer Cardiff

COMMUNITY: ALBERT PARK/RADISSON HEIGHTS (WARD 9)

FILE NUMBER: LOC2017-0349

PROPOSED REDESIGNATION: From: Residential – Contextual One Dwelling (R-C1) District
To: Multi-Residential – Contextual Grade-Oriented (M-CGd79) District

MUNICIPAL ADDRESS: 3412 - 12 Avenue SE

APPLICANT: Form 3 Design 2004

OWNER: Surinderpal Singh Brar

ADMINISTRATION RECOMMENDATION: **APPROVAL**

A silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument mounted on a tripod. The surveyor is looking through the instrument. The entire image is rendered in a dark grey color with white outlines.

Calgary Planning Commission 2018 January 11

Item 3.01

LAND USE AMENDMENT
WILDWOOD (WARD 8)
WELLINGTON PLACE SW AND SPRUCE DRIVE SW

MAP 24W

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 January 11

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

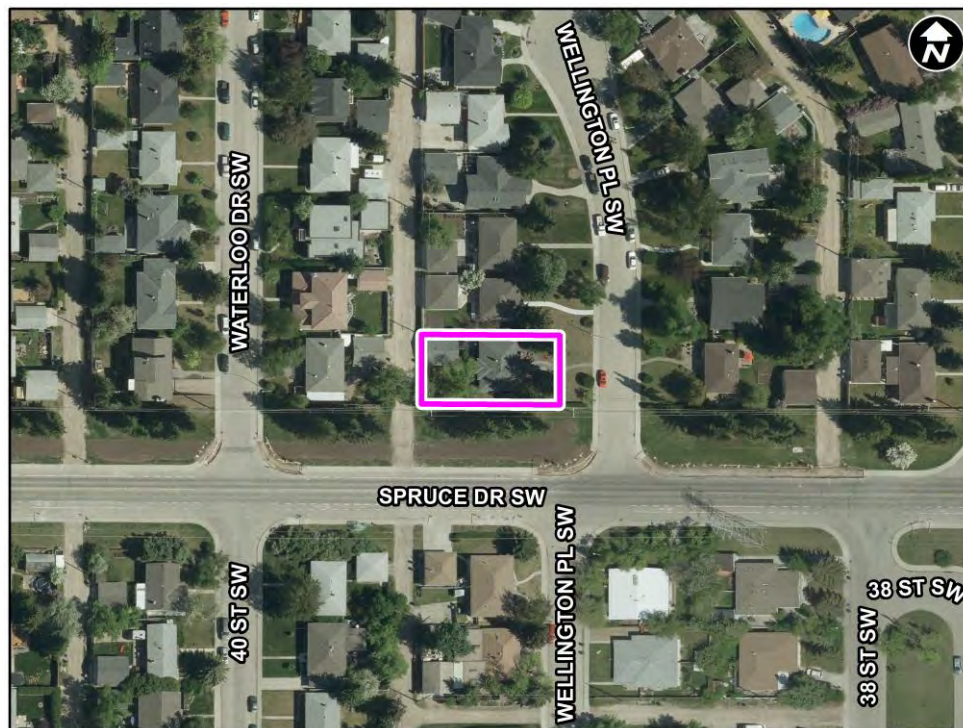
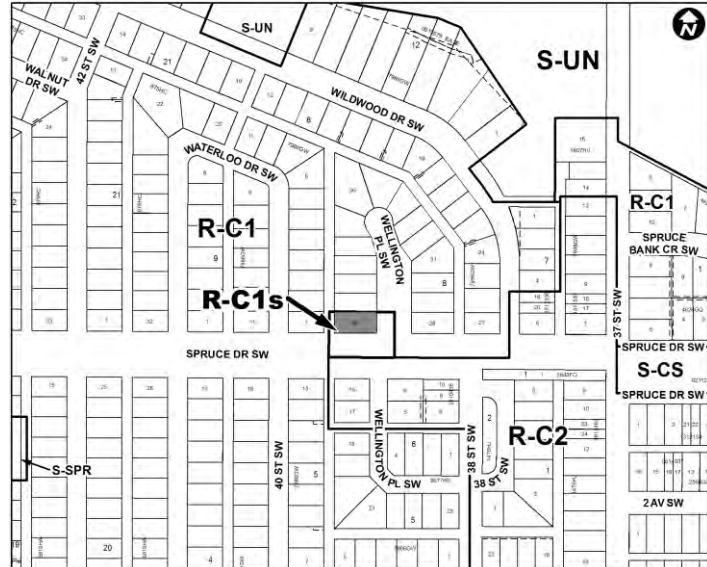
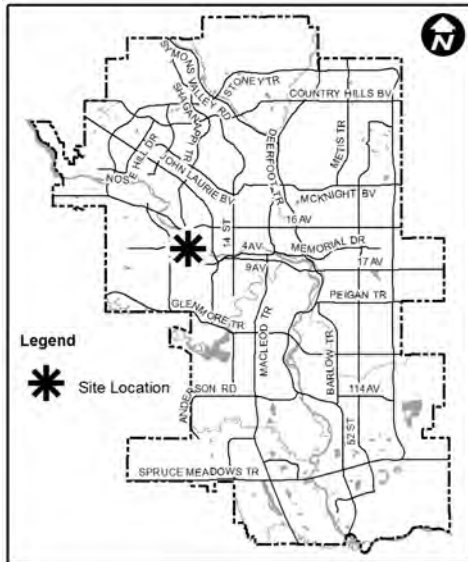
REASON(S) FOR RECOMMENDATION:

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
WILDWOOD (WARD 8)
WELLINGTON PLACE SW AND SPRUCE DRIVE SW

MAP 24W

LOCATION MAPS



LAND USE AMENDMENT
WILDWOOD (WARD 8)
WELLINGTON PLACE SW AND SPRUCE DRIVE SW

MAP 24W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.14 acres \pm) located at 47 Wellington Place SW (Plan 7986GW, Block 8, Lot 42) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
WILDWOOD (WARD 8)
WELLINGTON PLACE SW AND SPRUCE DRIVE SW

MAP 24W

Applicant:

Andrea Marie Kennedy

Landowner:

Andrea Marie Kennedy

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Wildwood, the site is approximately 18.0 metres by 36.0 metres in size and is developed with a one-storey single detached dwelling, and a two-car garage that is accessed from the rear lane. Low-density residential exists to the north, east, south, and west of the subject site.

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

Wildwood	
Peak Population Year	1968
Peak Population	4,294
2017 Current Population	2,629
Difference in Population (Number)	-1,665
Difference in Population (Percent)	-39%

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
WILDWOOD (WARD 8)
WELLINGTON PLACE SW AND SPRUCE DRIVE SW

MAP 24W

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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Wellington Place SW. and the rear lane. The area is served by Calgary Transit primary transit network and bus service transit with a bus stop located at the front of the parcel and within approximately 1.73 kilometres walking distance of the site to a nearest primary transit network the Westbrook LRT station. 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
WILDWOOD (WARD 8)
WELLINGTON PLACE SW AND SPRUCE DRIVE SW**

MAP 24W

PUBLIC ENGAGEMENT

Community Association Comments

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

Reasons stated for opposition are summarized as follows:

- The proposed R-C1s District would allow for a backyard suite, which would not be in keeping with the character of the community.
- The Land Use District is tied to the parcel instead of the owner.

Administration reviewed the comments made by the community association and considers the proposed redesignation is appropriate. The proposal conforms to relevant policies of the Municipal Development Plan. Although the proposed R-C1s district allows for a Backyard Suite, a Backyard Suite is a discretionary use in the district and a development permit is required. Compatibility and impact of the potential Backyard Suite with respect to adjacent development and the neighborhood will be reviewed at the development permit stage.

The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building. The proposed land use district will not change unless the owner of the parcel applies for a redesignation.

Citizen Comments

No comments were received by the CPC report submission date.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
WILDWOOD (WARD 8)
WELLINGTON PLACE SW AND SPRUCE DRIVE SW

MAP 24W

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?

My son is 23 years old, has autism, and does not qualify for government housing support for independent community living. As his caregiver in my home, a secondary suite will allow him to have a supported independence within our family home. This will also allow him to remain in the Wildwood neighborhood where he grew up.

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

My neighbours are supportive of this application. Most have known my son through his whole life - they recognize how the secondary suite will support his quality of life. They are willing to be the kind neighbours who will look out for him. We are grateful.

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

Our parking needs will not change. Currently, the same number of drivers live in our home, we have a double garage, and ample street parking out front.

- 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
WILDWOOD (WARD 8)
WELLINGTON PLACE SW AND SPRUCE DRIVE SW

MAP 24W

APPENDIX II

LETTERS SUBMITTED

Wildwood Community Association
P.O. Box 34161 RPO Westbrook Postal Outlet
Calgary, AB T3C 3W2

November 10, 2017

Circulation Controller
Planning and Development IMC 8201
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Attention: Calvin Chan

Re: Land Use application LOC2017-0302 47 Wellington Place SW

Wildwood Community Association (WCA) appreciates the opportunity afforded it by the development process to provide comments on specific development or land use applications. As a general policy, the WCA encourages development within Wildwood that is diverse in design yet recognizes our existing R-C1 context and respects people in our community.

We have reviewed the above application and we would like to submit our comments. We have been in contact with the owners to get a sense of their immediate plans, although those are not at issue in terms of this application. We have also attempted to communicate with directly affected neighbours. We have asked that they also submit their comments to you for review while making your decisions. The Community Association would like to make it clear that we are opposed to this rezoning. Some of our reasoning is listed below:

The current issue with this and all other land use re-designations from R-C1 to R-C1s is it would enable all types of suites. The range of suite types granted by this single application includes in-home above or below grade suites, ground level backyard suites or above-the-garage suites. That range extends well beyond the scale and character of Wildwood. This is a highly visible property from the main collector street, Spruce Drive, where an above-the-garage suite would be highly out of context with other built forms in the neighbourhood.

It is unmanageable to have a process for change that doesn't specifically define and limit the type of suite that is being enabled. Applicants should be assisted/directed to engage neighbours in the process of re-designation and be able to be specific about the type of development proposed. Agreement from a minimum number of directly affected neighbours should be a requirement for re-designation.]

The other failing of the current process is that the Land Use change is granted with no connection to the owner of the property. While we appreciate any property is rentable there is an increased likelihood of regular maintenance when the owner is also a resident. With no connection to the owner of the property, an R-C1s designation will mean something different to each successive owner.

This open-ended process leaves neighbours and the Community Association no choice but to object based on the current and future development potential enabled by a re-designation. The Association respectfully requests that this application be denied or deferred until the Land Use Bylaw can be amended to link R-C1s re-designation requests to a specific type of suite.

Thank you.


Robyn Birdsell
Wildwood Development Committee

LAND USE AMENDMENT
WILDWOOD (WARD 8)
WELLINGTON PLACE SW AND SPRUCE DRIVE SW

MAP 24W

APPENDIX III

IMPORTANT TERMS

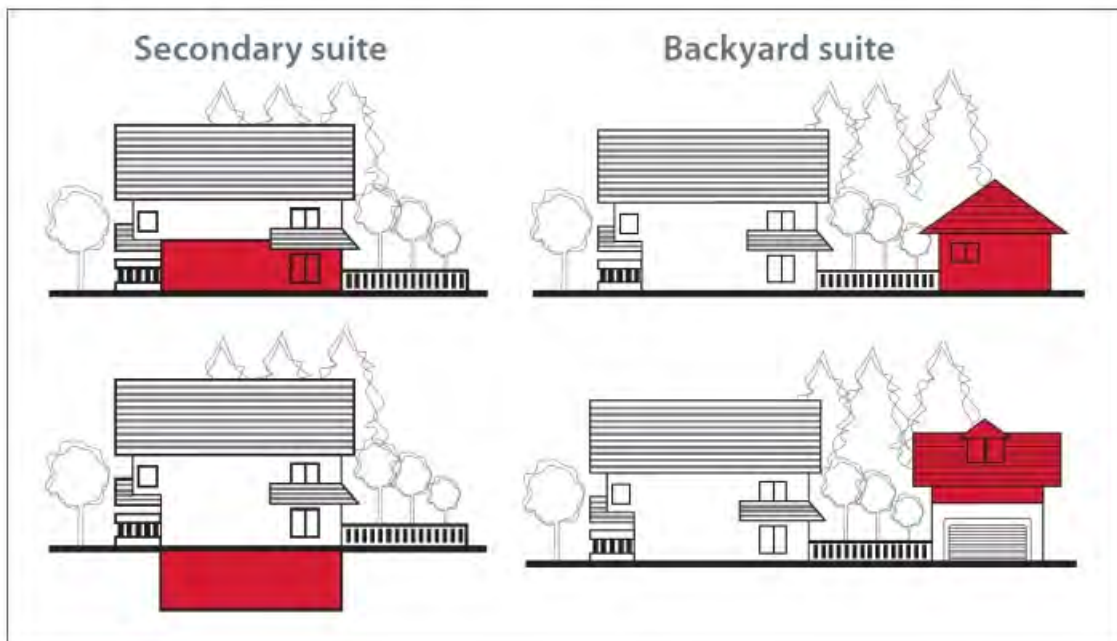
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

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 silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument. The surveyor is looking through the instrument's eyepiece. The transit instrument is a large, complex piece of equipment with a circular level and a vertical axis. The surveyor has a tool, possibly a pencil or a small instrument, tucked into a pocket on his leg. The entire scene is rendered in a dark, solid color against a light background.

Calgary Planning Commission 2018 January 11

Item 3.02

LAND USE AMENDMENT
GLENDALE (WARD 6)
26 AVENUE SW WEST OF 38 STREET SW

MAP 12W

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 January 11

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

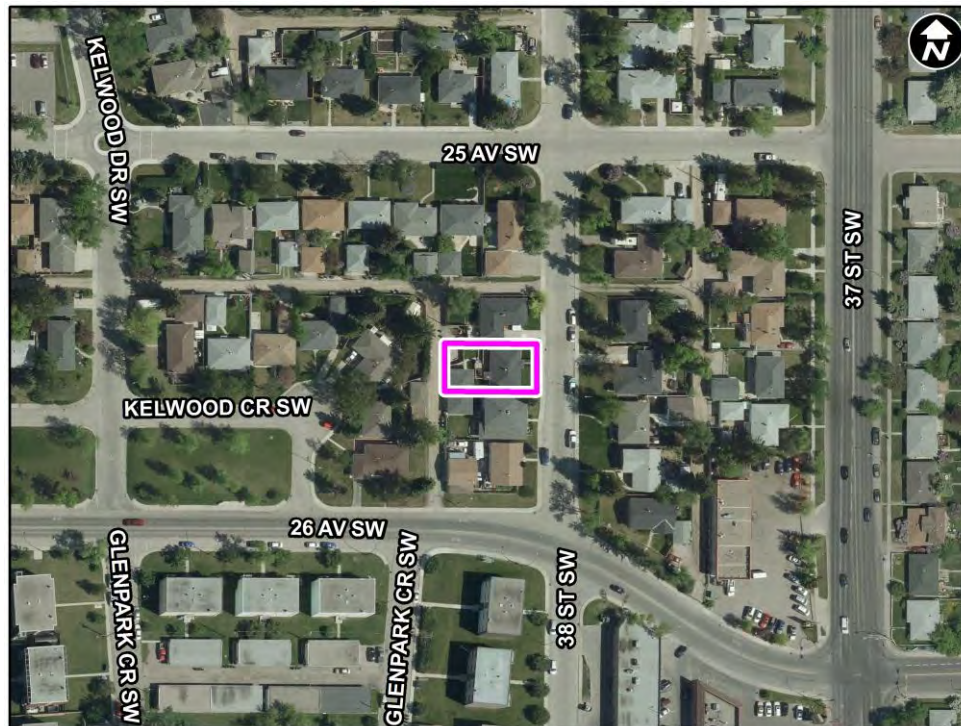
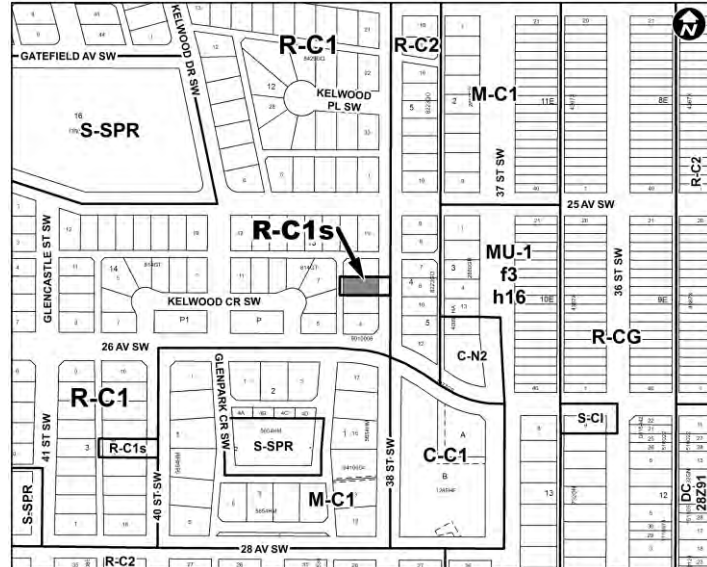
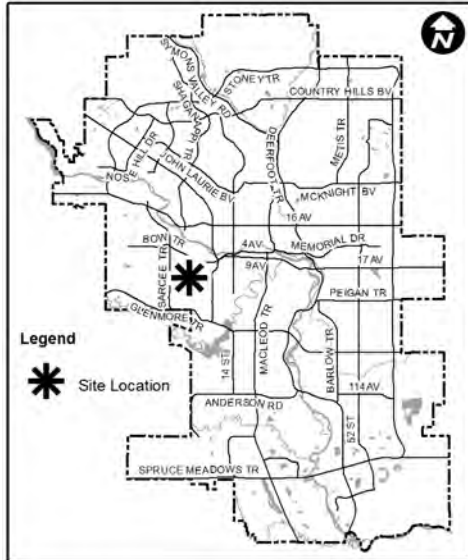
REASON(S) FOR RECOMMENDATION:

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
GLENDALE (WARD 6)
26 AVENUE SW WEST OF 38 STREET SW

MAP 12W

LOCATION MAPS



LAND USE AMENDMENT
GLENDALE (WARD 6)
26 AVENUE SW WEST OF 38 STREET SW

MAP 12W

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 2615 - 38 Street SW (Plan 814GT, Block 13, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
GLENDALE (WARD 6)
26 AVENUE SW WEST OF 38 STREET SW

MAP 12W

Applicant:

Todd H Nielsen

Landowner:

Todd H Nielsen

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Glendale, the site is approximately 16 metres by 30 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. 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 Glendale's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations.

Glendale	
Peak Population Year	1969
Peak Population	3,950
2017 Current Population	2,768
Difference in Population (Number)	-1,182
Difference in Population (Percent)	-30%

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.

**LAND USE AMENDMENT
GLENDALE (WARD 6)
26 AVENUE SW WEST OF 38 STREET SW**

MAP 12W

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.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from both 38 Street SW and the rear lane. The area is served by Calgary Transit, with bus stops located on both 26 Avenue SW and 37 Street SW, and approximately a 65 metre walking distance.

UTILITIES & SERVICING

Water and sanitary 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
GLENDALE (WARD 6)
26 AVENUE SW WEST OF 38 STREET SW

MAP 12W

PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Glendale/Glendale Meadows Community Association.

Citizen Comments

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

Reasons stated for opposition are summarized as follows:

- Limited parking available and traffic issues/congestion;
- Increase in density - other areas of the city are already zoned to accommodate additional density;
- Would like area to remain R-C1, concerned with character of community; and
- Decrease in property values;

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
GLENDALE (WARD 6)
26 AVENUE SW WEST OF 38 STREET SW

MAP 12W

APPENDIX I

APPLICANT'S SUBMISSION

Reasons for Redesignation Applications;
Planning to tear down my existing
house and build new house with
a legal basement suite.

Todd Nielsen

Oct 25-17

P.S. would like the option of renting
out my existing basement suite
in the mean time

APPENDIX II

IMPORTANT TERMS

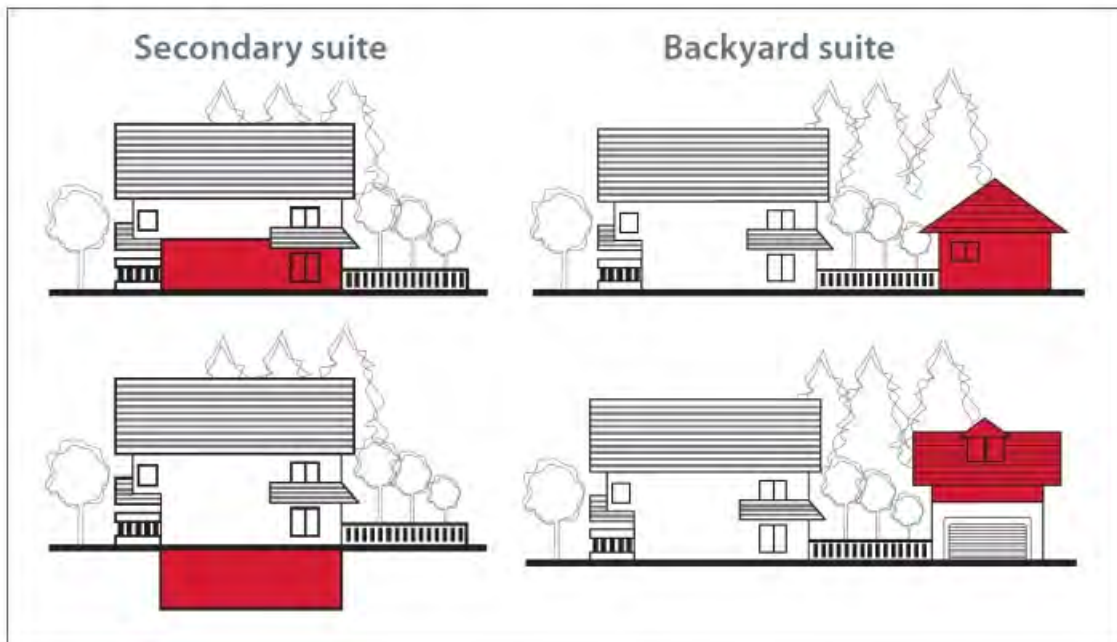
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Calgary Planning Commission 2018 January 11

Item 3.03

LAND USE AMENDMENT
BOWNESS (WARD 1)
31 AVENUE NW AND 63 STREET NW

MAP 26W

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 January 11

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

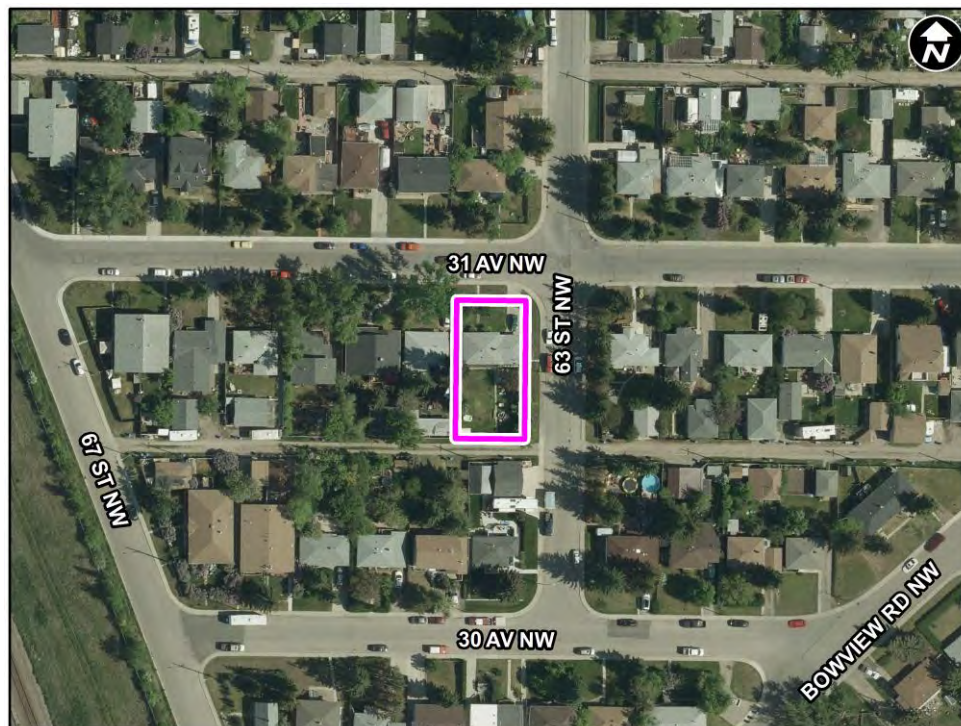
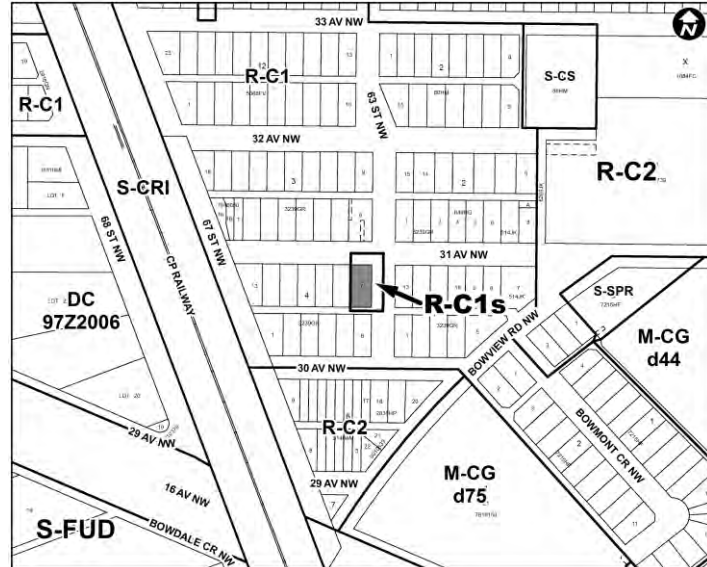
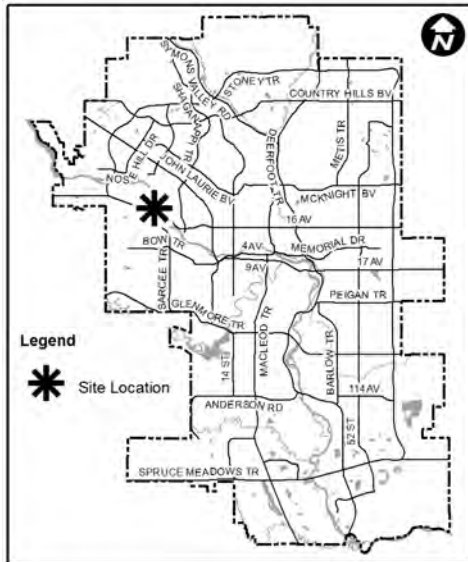
REASON(S) FOR RECOMMENDATION:

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 Bowness Area Redevelopment Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
BOWNESS (WARD 1)
31 AVENUE NW AND 63 STREET NW

MAP 26W

LOCATION MAPS



LAND USE AMENDMENT
BOWNESS (WARD 1)
31 AVENUE NW AND 63 STREET NW

MAP 26W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 6403 – 31 Avenue NW (Plan 3239GR, Block 4, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
BOWNESS (WARD 1)
31 AVENUE NW AND 63 STREET NW

MAP 26W

Applicant:

Robert Pashuk Architecture

Landowner:

Hyun Joo Kim

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Bowness, the site is approximately 18 metres by 36 metres in size and is developed with a one-storey single detached dwelling and an attached one-car garage that is accessed from 31 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 Bowness peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations.

Bowness	
Peak Population Year	1982
Peak Population	13,134
2017 Current Population	10,895
Difference in Population (Number)	-2,239
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 Amendment 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
BOWNESS (WARD 1)
31 AVENUE NW AND 63 STREET NW**

MAP 26W

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).

TRANSPORTATION NETWORKS

The subject site is located approximately 195 metres away from an Eastbound/Westbound Route 40 Crowfoot/North Hill bus stop which travels through Scenic Acres, Bowness, Montgomery, Parkdale and the University area with main stops at the Crowfoot LRT station, and the Lions Park LRT station. The site is also approximately 575 metres away from a Route 1 Bowness/Forest Lawn and a Route 305 Bus Rapid Transit (BRT) bus stop on a Primary Transit route which service the downtown core/LRT routes.

The subject site is an end lot with lane access, and currently has no on-street parking restrictions. All vehicular access will be from the lane, and all bylaw parking requirements (stall size, amount, etc.) will need to be met on the site.

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
BOWNESS (WARD 1)
31 AVENUE NW AND 63 STREET NW

MAP 26W

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 Bowness Community Association.

Citizen Comments

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

Reasons stated for opposition are summarized as follows:

- Adding a backyard suite will increase density and become a precedence for other properties in the area.

Public Meetings

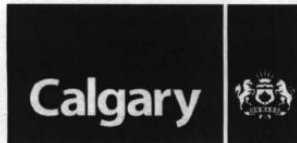
No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
BOWNESS (WARD 1)
31 AVENUE NW AND 63 STREET NW

MAP 26W

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 benefits of this redesignation are it will boost the income on the property _____ as well as, potentially increases the value of the property for resale. It will also provide another affordable housing option in an established community with easy access to amenities. This property would be part of Calgary's safe rental stock and would provide a better use of land.

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

The neighbours, nor the Community Association have not been engaged. A representative will be willing to answer any questions that might arise.

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

Parking will be provided for both the primary dwelling and the secondary suite by means of a double garage or a garage and parking pad combination. All located within the property setbacks.

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

There are no potential negative impacts that I am aware of.

APPENDIX II

IMPORTANT TERMS

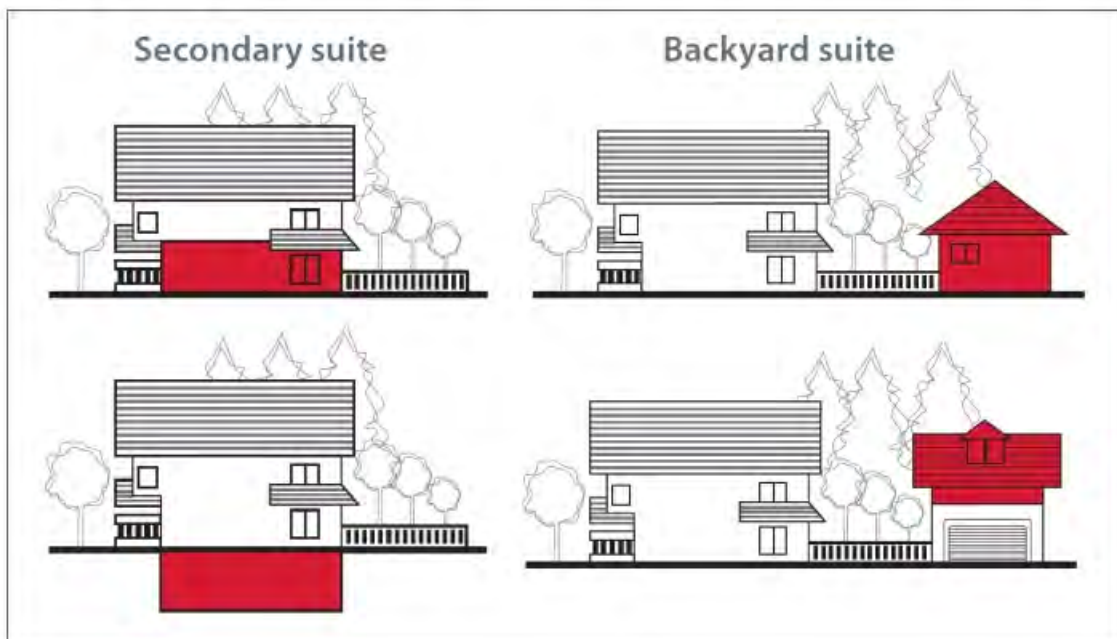
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

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 silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument. The surveyor is looking through the instrument's eyepiece. The transit instrument is mounted on a tripod and has a circular level at the top. The surveyor is holding a pencil in his right hand, which is positioned near the instrument's base.

Calgary Planning Commission 2018 January 11

Item 3.04

LAND USE AMENDMENT
BOWNESS (WARD 1)
81 STREET NW AND BOWGLEN ROAD NW

MAP 34W

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)

2017 January 11

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

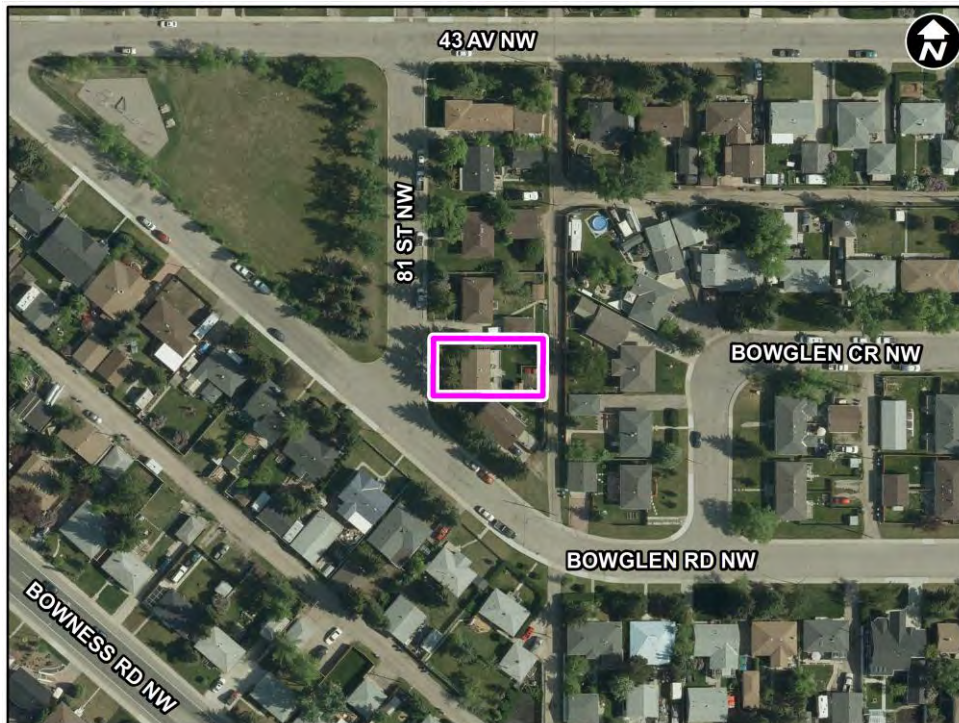
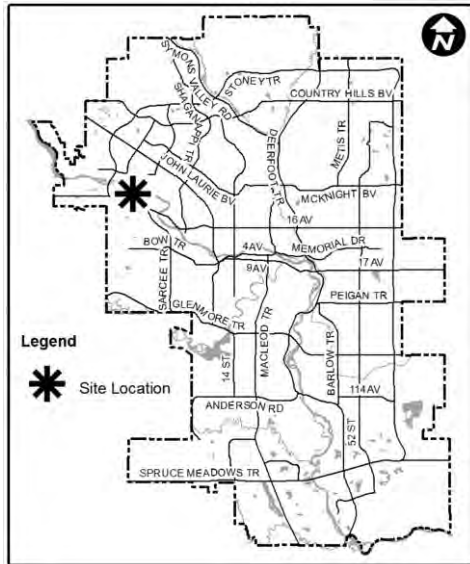
REASON(S) FOR RECOMMENDATION:

This proposed land use redesignation is in keeping with the relevant goals and policies of the Municipal Development Plan and has the ability to meet the regulations of Land Use Bylaw 1P2007. The proposed R-C1s District, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite) on the same parcel as a single detached dwelling, is compatible and complementary to the existing character of the community of Bowness.

LAND USE AMENDMENT
BOWNESS (WARD 1)
81 STREET NW AND BOWGLEN ROAD NW

MAP 34W

LOCATION MAPS



LAND USE AMENDMENT
BOWNESS (WARD 1)
81 STREET NW AND BOWGLEN ROAD NW

MAP 34W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of approximately 0.05 hectares \pm (0.12 acres \pm) located at 4304 - 81 Street NW (Plan 2074HB, Block 5, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
BOWNESS (WARD 1)
81 STREET NW AND BOWGLEN ROAD NW

MAP 34W

Applicant:

Stephen Drummond

Landowner:

Stephen Drummond

PLANNING EVALUATION

SITE CONTEXT

The subject site is located at the northeast corner of 81 Street NW and Bowglen Road NW, in the community of Bowness. The site is 15.85 metres wide by 30.49 metres deep with an overall area exceeding 483 square metres. The immediate surrounding developments consist entirely of single detached dwellings. A triangular community green space is located across the site along 81 Street NW. At the time of application the site contained a one storey single detached dwelling. Vehicular access to the site is provided from the rear lane off of Bowglen Road NW.

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

Bowness	
Peak Population Year	1982
Peak Population	13,134
2017 Population	10,895
Difference in Population (Number)	-2,239
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 to be considered through the development permit process. A development permit will be required for the subject site to review any potential relaxations that may include on-site parking provisions for both the main dwelling and the suite.

LAND USE AMENDMENT
BOWNESS (WARD 1)
81 STREET NW AND BOWGLEN ROAD NW

MAP 34W

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).

Bowness Area Redevelopment Plan (1995)

The Bowness Area Redevelopment Plan (ARP) is the applicable local area plan. The ARP’s Land Use Policy Areas Map, being Map 2 of the document, identifies the proposed development site as “Residential: Low Density, Conservation & Infill.” The primary objective of the residential policies is to ensure that all existing and new residential development contributes to the enhancement of Bowness as a unique residential community.

TRANSPORTATION NETWORKS

The site is located one lot north of the corner parcel, with lane access to two existing parking stalls, which will be suitable for the intended land use being proposed. The site fronts on to a residential class road (81 Street NW) with less than 5,000 vehicle trips per day. The roadway to the south is also a residential class road (Bowglen Road NW) which also has less than 5,000 vehicle trips per day.

The site is approximately 260 metres away from both the Eastbound Route 1 and Route 53, and Westbound Route 1 and Route 305 bus stops, that provide services to the Downtown core, Canada Olympic Park, and to Market Mall, and the Brentwood LRT station.

UTILITIES & SERVICING

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

LAND USE AMENDMENT
BOWNESS (WARD 1)
81 STREET NW AND BOWGLEN ROAD NW

MAP 34W

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.

PUBLIC ENGAGEMENT

Community Association Comments

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

Citizen Comments

No letters were received from the adjacent properties or the community.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
BOWNESS (WARD 1)
81 STREET NW AND BOWGLEN ROAD NW

MAP 34W

APPENDIX I

APPLICANT'S SUBMISSION

I bought the property (4304 81 street N.W.) knowing that it needed to be redeveloped. The house that is currently on the property was built in the late 50's. It is totally livable but not worth putting any money into renovations. About the only thing worth saving of the house is the hardwood floor. If I can build a lane way, when it comes time to redevelop the house, I will have a place to stay. This will be very convenient for me, and vast savings.

Until I develop the property and even after I develop it I can rent out the suit. This will have three benefits at least. One is it will generate some income for me. Two, it will help contribute to affordable housing in Calgary. Three, my house is very small and this would give a place for my friends and family, especial those that are out of towners, a place to stay when visiting.

I have lived in Bowness for the past 3 years. I have seen a lot of development going on. Lots of duplexes being built. I know of at least one lane way that is a 5 minute walk away from my house. I like the look of it. I like how it is adding to the diversity of the neighbourhood. I will be sad to see all of the smaller old homes, disappear and be replaced with only duplexes. Bowness would lose a lot of its character and charm if that were to happen.

APPENDIX II

IMPORTANT TERMS

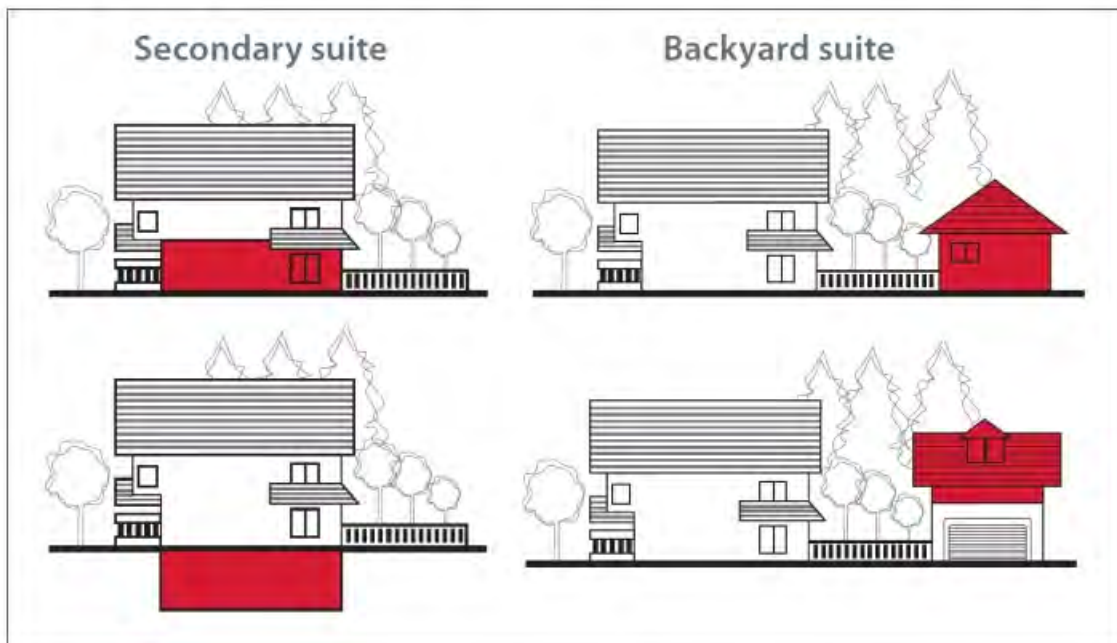
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

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 silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument. The surveyor is looking through the telescope of the instrument. The instrument is a large, complex piece of machinery with a circular base and a vertical column. The text "Calgary Planning Commission 2018 January 11" is overlaid on the image.

Calgary Planning Commission 2018 January 11

Item 3.05

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
SOUTH-EAST OF BREEN ROAD NW AND BENSON ROAD 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 on the same parcel as a single detached dwelling. The site contains an existing one-storey single detached dwelling with vehicular access from the rear lane, but with no formal on-site parking in the form of a garage or parking pad. 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)

2017 January 11

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

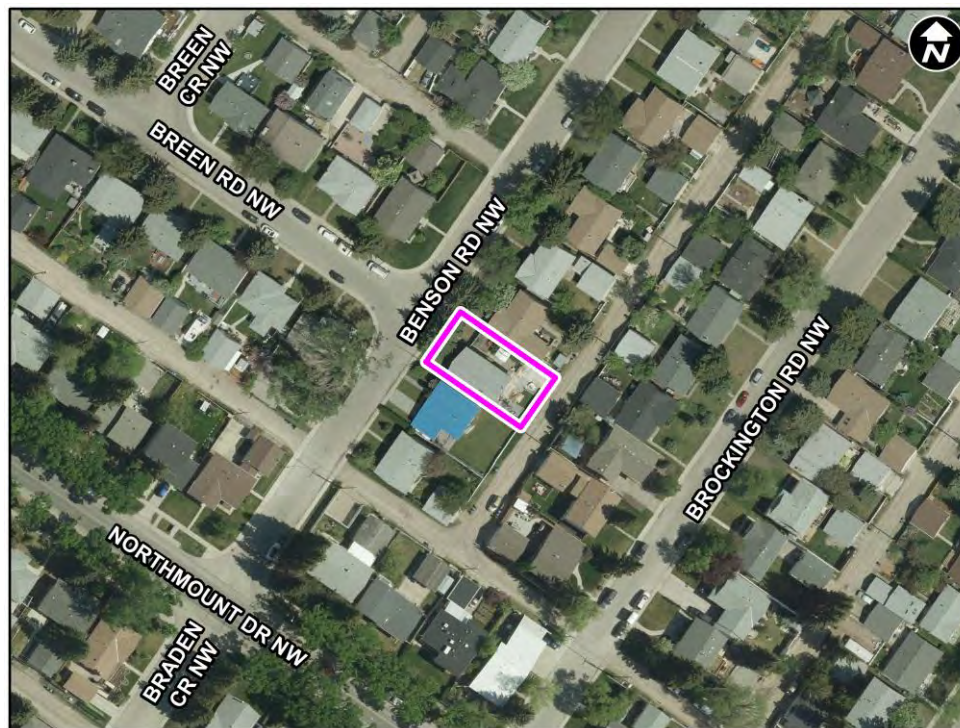
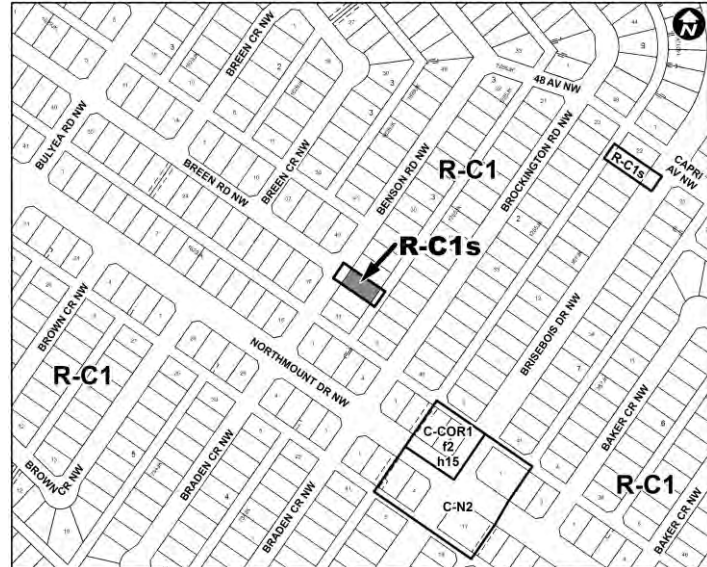
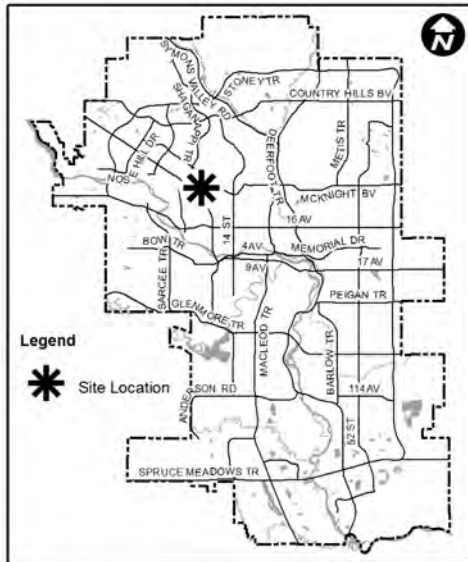
REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite) on the same parcel as a single detached dwelling, is compatible with and complementary to the established character of the community of Brentwood. The proposal conforms to the 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)
SOUTH-EAST OF BREEN ROAD NW AND BENSON ROAD NW

MAP 31C

LOCATION MAPS



LAND USE AMENDMENT
BRENTWOOD (WARD 4)
SOUTH-EAST OF BREEN ROAD NW AND BENSON ROAD 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 4720 Benson Road NW (Plan1285JK, Block 3, Lot 35) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
SOUTH-EAST OF BREEN ROAD NW AND BENSON ROAD NW

MAP 31C

Applicant:

Logan Murdoch

Landowner:

Logan Murdoch
Alena Saprykina

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Brentwood, the site is approximately 16.0 metres by 30.48 metres and 487.6 square metres in size. The site is developed with a one-storey single detached dwelling with no formal on-site parking, but with rear lane access for vehicles.

The subject site is surrounded by properties zoned R-C1 with several lots throughout the community of Brentwood zoned as R-C1s for the purpose of developing a secondary suite. To the south of the subject site exists a Commercial – Neighbourhood 2 development at the intersection of Northmount Drive NW and Brisebois Drive NW.

According to data from The City of Calgary 2017 Census the following table identifies Brentwood's peak population and year, current 2017 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)
SOUTH-EAST OF BREEN ROAD NW AND BENSON ROAD 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 the community of Brentwood. The Brentwood Station Area Redevelopment Plan does not apply to the subject site but lies in close proximity to the south around the Brentwood LRT station.

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from Benson Road NW and vehicular access from the rear lane. Although there is sufficient space on the subject site to provide parking, there is no formal area designated for parking stalls and a future development permit will be required to determine where the required minimum of two parking stalls can be provided on the site. On-street parking adjacent to the site is unregulated.

The area is served by Calgary Transit with bus stops (Routes 8 and 9) within 120 and 305 metres walking distance of the site. The Brentwood LRT Station is situated to the south of the subject site approximately 1.2 kilometres walking distance away.

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 for this application.

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
SOUTH-EAST OF BREEN ROAD NW AND BENSON ROAD NW

MAP 31C

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 from the Brentwood Community Association (CA). The letter states that the CA is in opposition to Backyard Suites due to the potential impact on surrounding neighbours (APPENDIX II).

Reasons stated for the opposition are summarized as follows:

- The application does not distinguish between the two types of secondary suites; and
- Backyard Suite may have an impact on the privacy of surrounding properties due to overlooking, massing and shadowing.

The letter does not state the CA's position on secondary suites in a basement.

Citizen Comments

Administration received one (1) letter of support from an adjoining neighbour.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
SOUTH-EAST OF BREEN ROAD NW AND BENSON ROAD NW

MAP 31C

APPENDIX I

APPLICANT'S SUBMISSION

Applicant submission form

October 7 2017

Applicant submission form- 4720 Benson RD NW, Calgary AB, T2L 1R8.

Request to redesignate to RC-1S for the following reasons:

- Central located in the desirable community of Brentwood.
- Ideal location in regards to existing Brentwood LRT station.
- Close relation to major commuter corridors. (Crowchild, Mcknight, Shaganappi)
- Close relation to UofC. High demand for student, and teacher living spaces.
- Within walking distance to schools K-12, both catholic and public. (St. Luke, John Palliser, Coffin, Churchill)
- Nose Hill within walking distance.
- City library and recreation center nearby.
- Alley access with laneway access to four off street parking spots.
- More affordable housing in the neighbourhood.
- Increased property value with minimal cost to the City of Calgary.
- Ideal floorplan with basement walkout for basement suite.
- Increased safety, with standards set by City of Calgary and federal building codes.
- Aid in increasing population in existing neighbourhood, with established infrastructure.

Sincerley,

Logan Murdoch.

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
SOUTH-EAST OF BREEN ROAD NW AND BENSON ROAD NW

MAP 31C

APPENDIX II

LETTERS SUBMITTED



Brentwood Community Association

Mailing Address 5107 – 33rd St. NW, Calgary, Alberta T2L 1V3
Tel. (403) 284-3477 Fax. (403) 284-3951 brntwdca@telus.net
www.brentwoodcommunity.com

December 10, 2017

Attn: Giyan Brenkman, File Manager, City of Calgary
giyan.brenkman@calgary.ca
Circulation Control, Planning and Development, cpag.circ@calgary.ca

Application # LOC2017-0319
Application Type: Change of Land Use from R-C1 to R-C1s

Address: 4720 Benson Road NW

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 4720 Benson Road NW:

The BCA has received no comments from neighbours on this application. It is unclear as to whether the applicant intends to build a basement suite or another type of suite. The BCA does not support laneway / garage or other forms of detached secondary suites.

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 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).*

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.

LAND USE AMENDMENT
BRENTWOOD (WARD 4)
SOUTH-EAST OF BREEN ROAD NW AND BENSON ROAD NW

MAP 31C



Brentwood Community Association

Mailing Address 5107 – 33rd St. NW, Calgary, Alberta T2L 1V3

Tel. (403) 284-3477 Fax. (403) 284-3951 brntwdca@telus.net

www.brentwoodcommunity.com

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)
SOUTH-EAST OF BREEN ROAD NW AND BENSON ROAD NW

MAP 31C

APPENDIX III

IMPORTANT TERMS

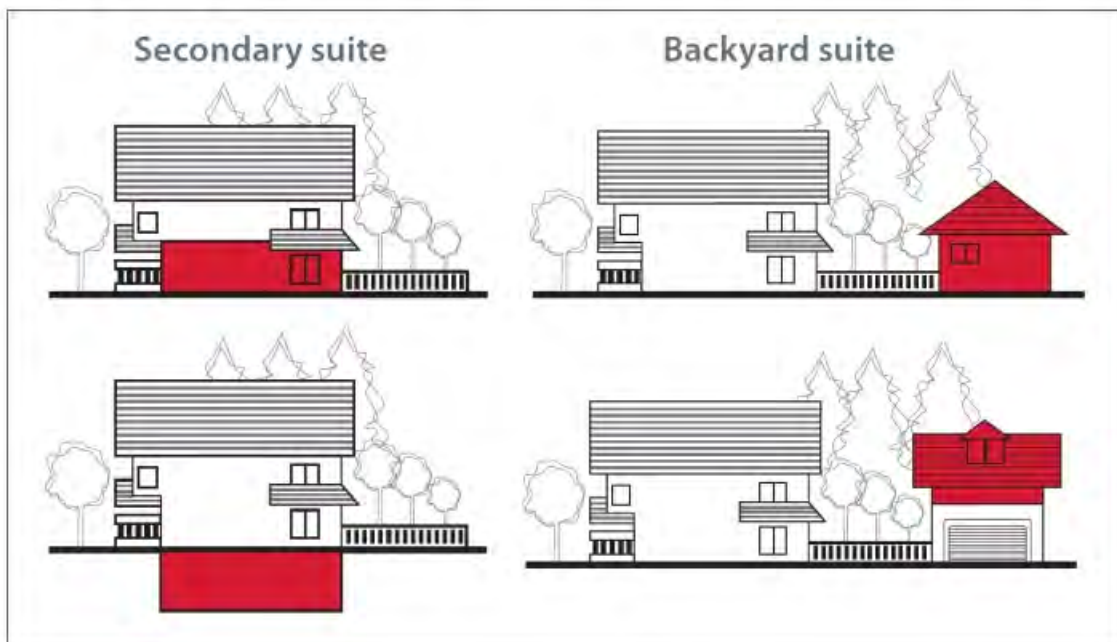
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

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 silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument. The surveyor is looking through the instrument's eyepiece. The transit instrument is a large, complex piece of equipment with a central vertical axis and two long, adjustable legs that form a tripod. The surveyor is holding a small object, possibly a pencil or a tool, near the instrument. The entire scene is rendered in a dark, solid color against a light background.

Calgary Planning Commission 2018 January 11

Item 3.06

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
NORTH SIDE OF CADOGAN ROAD 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 on the same parcel as a single detached dwelling.

The site contains an existing one-storey single detached dwelling with vehicular access from the rear lane, but with no formal on-site parking in the form of a garage or parking pad. 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 January 11

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

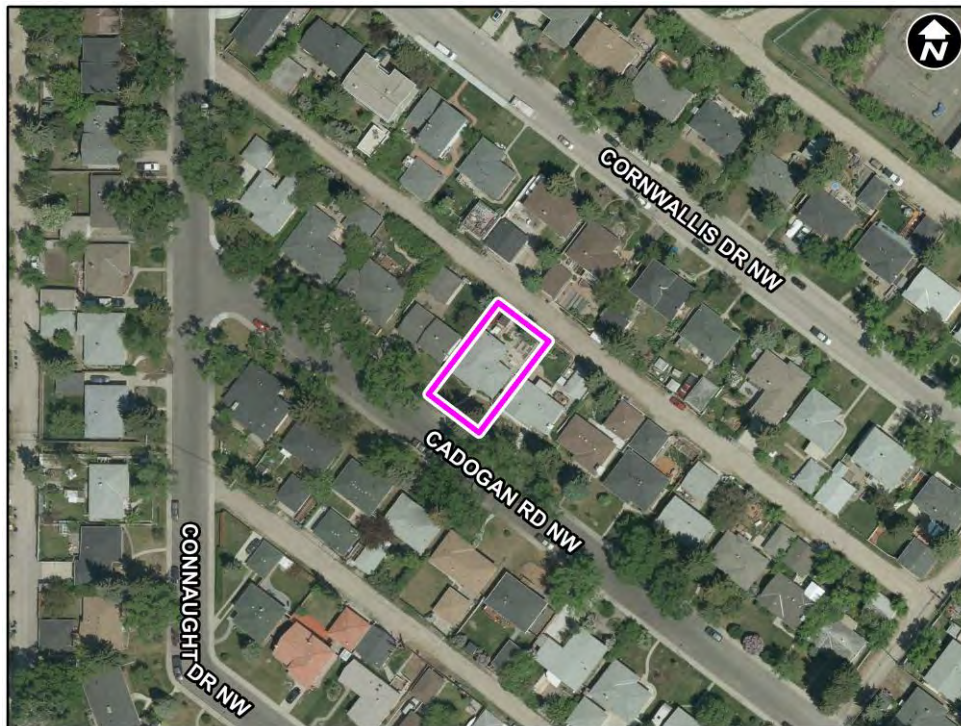
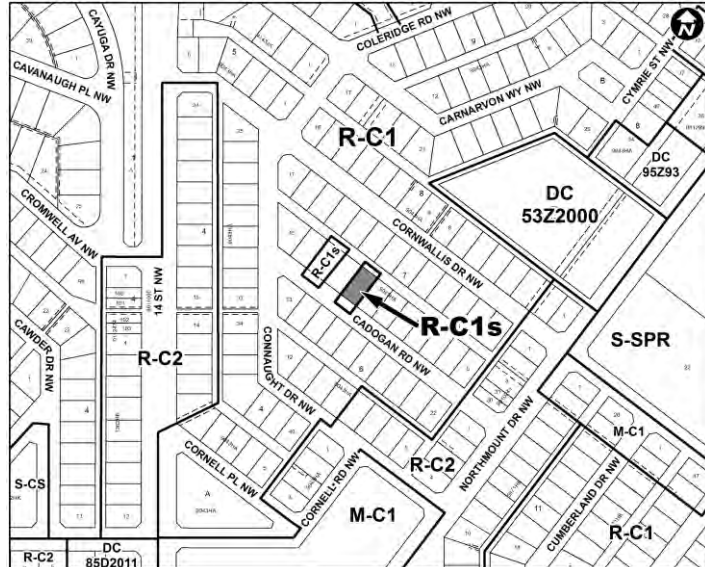
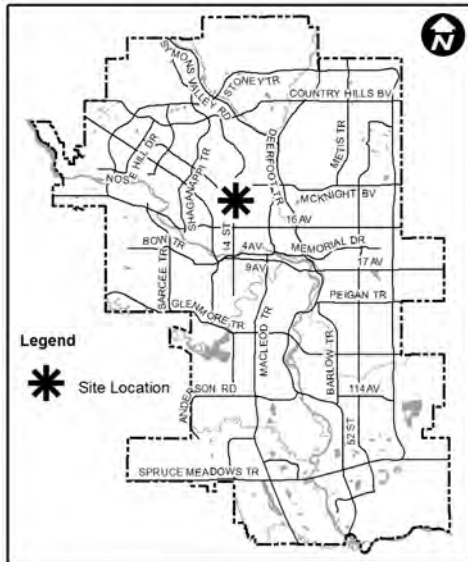
REASONS FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite) on the same parcel as a single detached dwelling, is compatible with and complementary to the established character of the community of Cambrian Heights. The proposal conforms to the 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)
NORTH SIDE OF CADOGAN ROAD NW

MAP 33C

LOCATION MAPS



LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
NORTH SIDE OF CADOGAN ROAD NW

MAP 33C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 40 Cadogan Road NW (Plan 9043HA, Block 7, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
NORTH SIDE OF CADOGAN ROAD NW

MAP 33C

Applicant:

Brian M Haley

Landowner:

Brian M Haley
Yoko Yamamoto-Haley

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Cambrian Heights, the site is approximately 16.76 metres by 30.48 metres and 510.75 square metres in size. The site is developed with a one-storey single detached dwelling with no designated on-site parking, but with rear lane access for vehicles.

The subject site is surrounded by properties zoned R-C1 with the second lot to the north-west of the site zoned as R-C1s for the purpose of developing a secondary suite. To the east of the subject site along Northmount Drive NW, three (3) schools and a Post-secondary Learning Institution exist.

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)
NORTH SIDE OF CADOGAN ROAD 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 access to the site is available from Cadogan Road NW and vehicular access from the rear lane. Although there is sufficient space on the subject site to provide parking, there is no formal area designated for parking stalls and a future Development Permit will be required to determine where the required minimum of two parking stalls can be provided on the site. On-street parking adjacent to the site is unregulated.

The area is served by Calgary Transit with bus stops (Routes 4, 5 and 20) on 14 Street NW and Northmount Drive NW both within 320 metres walking distance of the site. The Bus Rapid Transit (Route 301) bus stop is situated to the east of the site at approximately 2.8 kilometres or a 37 minute walking distance.

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)
NORTH SIDE OF CADOGAN ROAD 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 did not receive a response from the Cambrian Heights 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
CAMBRIAN HEIGHTS (WARD 4)
NORTH SIDE OF CADOGAN ROAD 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 BENEFITS ARE FOR MYSELF AND FAMILY, INCREASED INCOME BY REDESIGNATION TO ALLOW A SECONDARY SUITE. THE SURROUNDING COMMUNITY AND NEIGHBOURS WILL BENEFIT BY AN INCREASE IN PROPERTY VALUE AND REVITALIZATION. THE CITY OF CALGARY WILL BENEFIT BY ALLOWING A SECONDARY SUITE TO HOUSE A GROWING STUDENT/POPULATION WITH AFFORDABLE HOUSING.

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

PERSONAL CONSULTATION HAS BEEN DONE WITH NEIGHBOURS WHO ARE CURRENTLY DEVELOPING A SECONDARY SUITE WITH POSITIVE RESPONSE.

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

REQUIRED PARKING CURRENTLY PROVIDED WITH LAKE ACCESS. HOME FRONTAGE AS WELL SERVES AS PARKING SPACE FOR PRIMARY DWELLING.

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

NONE.

LAND USE AMENDMENT
CAMBRIAN HEIGHTS (WARD 4)
NORTH SIDE OF CADOGAN ROAD NW

MAP 33C

APPENDIX II

IMPORTANT TERMS

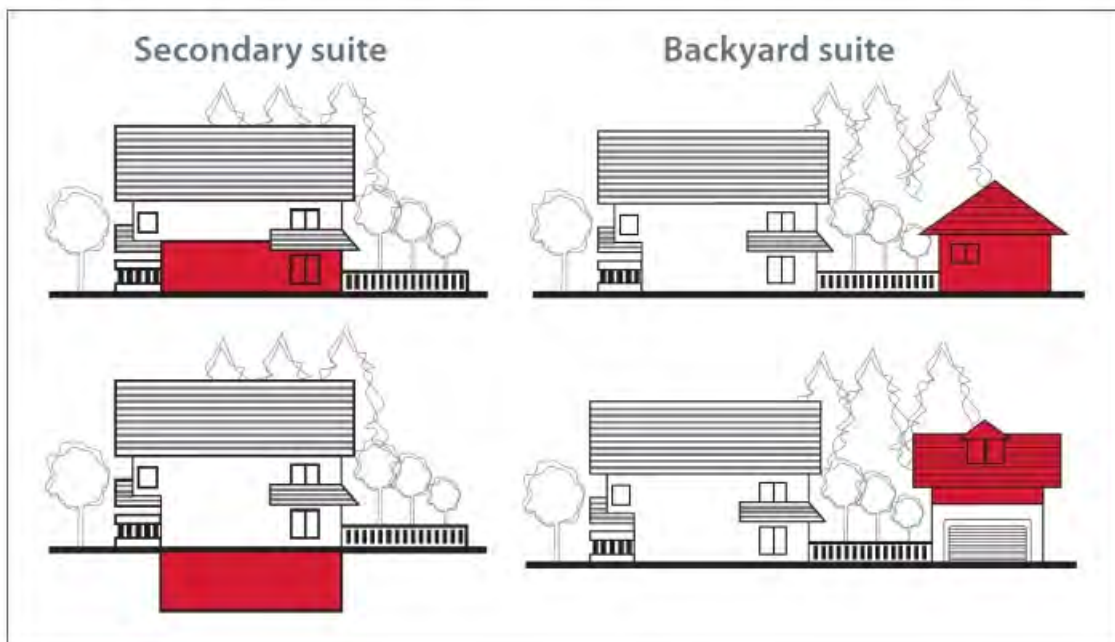
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

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 silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument. The surveyor is looking through the instrument's eyepiece. The transit instrument is a large, complex piece of equipment with a circular level and a vertical axis. The surveyor is holding a tool, possibly a level staff or a similar instrument, in his right hand. The entire scene is rendered in a dark, solid color against a light background.

Calgary Planning Commission 2018 January 11

Item 3.07

LAND USE AMENDMENT
DOVER (WARD 9)
DOVERCLIFFE WAY SE AND 39 STREET SE

MAP 10E

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 January 11

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

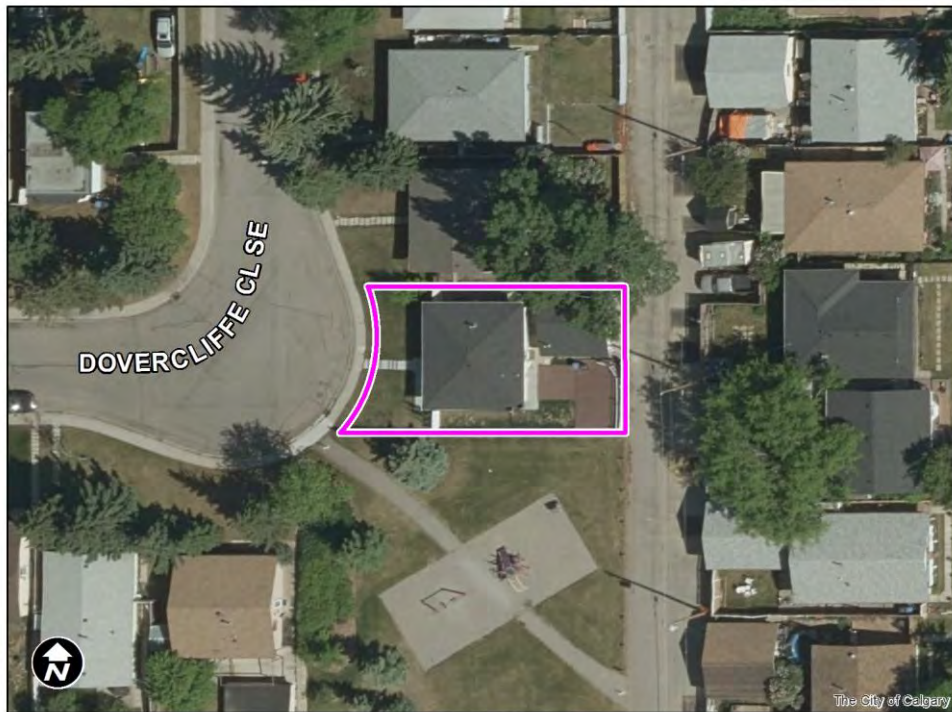
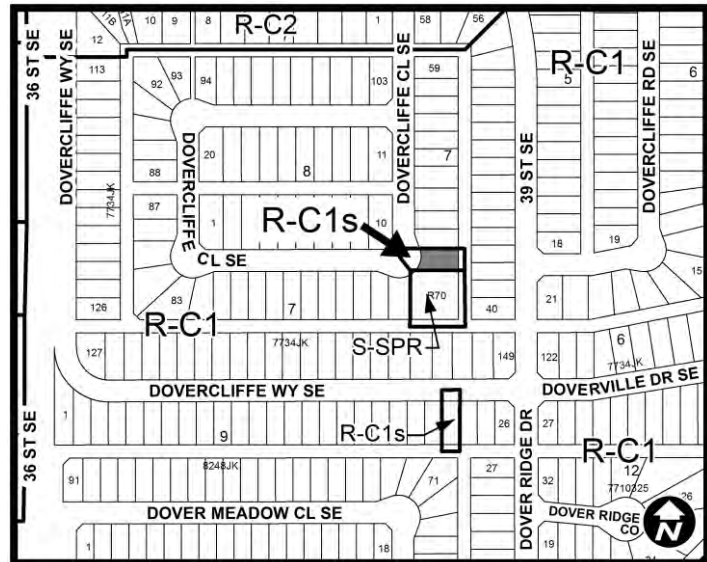
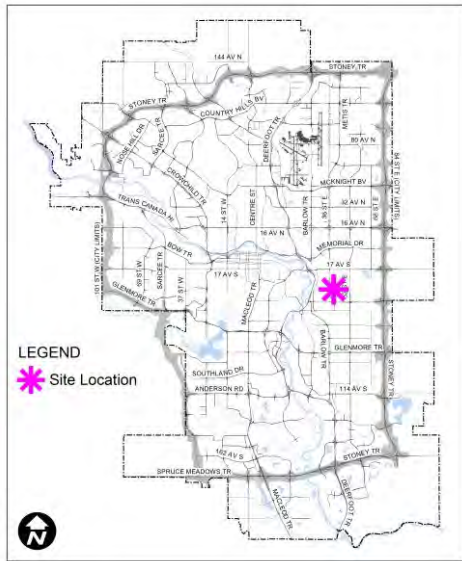
REASON(S) FOR RECOMMENDATION:

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 will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

LAND USE AMENDMENT
DOVER (WARD 9)
DOVERCLIFFE WAY SE AND 39 STREET SE

MAP 10E

LOCATION MAPS



LAND USE AMENDMENT
DOVER (WARD 9)
DOVERCLIFFE WAY SE AND 39 STREET SE

MAP 10E

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 50 Dovercliffe Close SE (Plan 7382JK, Block 7, Lot 69) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
DOVER (WARD 9)
DOVERCLIFFE WAY SE AND 39 STREET SE

MAP 10E

Applicant:

Louise A Aroche

Landowner:

Louise A Aroche
Rene G Aroche

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Dover, the site is approximately 15 metres by 26 metres in size and is developed with a one storey single detached dwelling. There is a two car detached garage that is accessed from a paved rear lane. Single-detached dwellings exist to the north, south, east, and west.

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

Dover	
Peak Population Year	1982
Peak Population	11, 953
2017 Current Population	10, 484
Difference in Population (Number)	-1,469
Difference in Population (Percent)	-12%

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
DOVER (WARD 9)
DOVERCLIFFE WAY SE AND 39 STREET SE

MAP 10E

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).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Dovercliffe Close SE and the paved rear lane. The area is served by Calgary Transit bus service with bus stop locations on 39 Street SE within approximately 100 metres (northbound) and 400 metres (southbound) of the subject site. 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
DOVER (WARD 9)
DOVERCLIFFE WAY SE AND 39 STREET SE

MAP 10E

PUBLIC ENGAGEMENT

Community Association Comments

Administration received a letter of objection from the Dover Community Association (APPENDIX II). Reasons stated for the objection are summarized as follows:

- Lack of parking in the area;
- Increase density;
- Increase in renters and absentee landlords;
- Depreciation of property values; and
- Proliferation of rental housing.

Citizen Comments

Administration received comments of objection that were included in the Dover Community Association's letter.

Public Meetings

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
DOVER (WARD 9)
DOVERCLIFFE WAY SE AND 39 STREET SE

MAP 10E

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?

The benefits for us, as property owners, is that we can provide a safe dwelling suite as part of our investment portfolio. The benefits for the surrounding community & the City of Calgary include encouraging our neighborly property investors to apply for a secondary dwelling unit & have the abundant number of suites in our neighborhood comply with safety guidelines creating better options for Calgary renters/tenants.

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

I have not engaged with neighboring land owners or the Community Association. I have, however, receive support from councillor Gian-Carlo Carra's office.

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

There is a double car detached garage off of the back alley which is to be shared by the tenants & plenty of parking in an cul-de-sac type street in front of the property.

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.

LAND USE AMENDMENT
DOVER (WARD 9)
DOVERCLIFFE WAY SE AND 39 STREET SE

MAP 10E

APPENDIX II

LETTERS SUBMITTED

DOVER COMMUNITY ASSOCIATION

PO 85060 Albert Park Postal Outlet

Calgary, AB T2A 7R7

Attention: File Manager: Mona Ha

RE: LOC2017-0334 50 Dovercliffe Close SE, Calgary

The following comments have been provided by the resident homeowners of Dovercliffe Close.

#1. I have lived on this close since my house was built and with all the renters moving in parking has become a nightmare, especially in winter when the snow and ice builds up – there are two garages one behind number 50 and one behind 58, so why would anyone state there is ample parking? So how many vehicles is this owner going to allow the tenants to have? How many tenants are they planning on renting to?

We have homeowners who have home care coming in on a weekly/biweekly basis where are they to park?

#2. This house was a problem before it was sold with tenants moving in and out constantly. Are the new owners going to be living there or is this going to be a rental again?

Looks to me like they have shown their hand by telling us our neighbourhood as a part of their "Investment Portfolio", and having the gall to suggest we should all be doing the same thing.

If the owner wants to promote tall tales to the city they should sell out and move to a neighbourhood that has no high density rentals and that is definitely not our area. Did

LAND USE AMENDMENT
DOVER (WARD 9)
DOVERCLIFFE WAY SE AND 39 STREET SE

MAP 10E

renters, and considering the comments the present owner has made it is apparent it is all about the money and not about the community. If they want to be landlords why don't they buy an apartment? At least they would not be contributing to the devaluation of our property and importing neighbourhood obsolescence. Our homes are our investment and none of us support this application.

#4. This will affect the safety of our children going to and coming from the park. We as parents are aware of who lives on our close, who has kids and who doesn't belong here, we know the family's, grandparents, aunts and uncles. We are not interested in having strangers coming and going.

#5. Rentals do not build communities they destroy them.

TO: Councilor Gian-Carlo Carra and his office staff:

This person is one voice – we are many. We take exception to your support of this application, for the following reasons:

- You do not live on our close.
- You do not pay taxes on our properties.
- To the best of our knowledge you do not own property on our close.
- You obviously do not give any consideration to what the property owners want or you would not have give your blessing to this proposal.
- What gives you the right to say – we will decide if we will allow these proposals will happen or not.

We are not going to be bullied into supporting this application by your office. Many of us purchased our homes new and have enjoyed having a family neighbourhood in an community we work hard to preserve.

It is very clear this applicant is motivated by money, will not be contributing to the preservation of our close. Therefore, we consider this to be a business only purchase of property only that will affect our properties. This will no longer be lived in as a private family residence.

Comments were provided by residents who are home owners on Dovercliffe Close SE. Comments from the residents were grouped together to avoid repetition.

2 page attachment

LAND USE AMENDMENT
DOVER (WARD 9)
DOVERCLIFFE WAY SE AND 39 STREET SE

MAP 10E

APPENDIX III

IMPORTANT TERMS

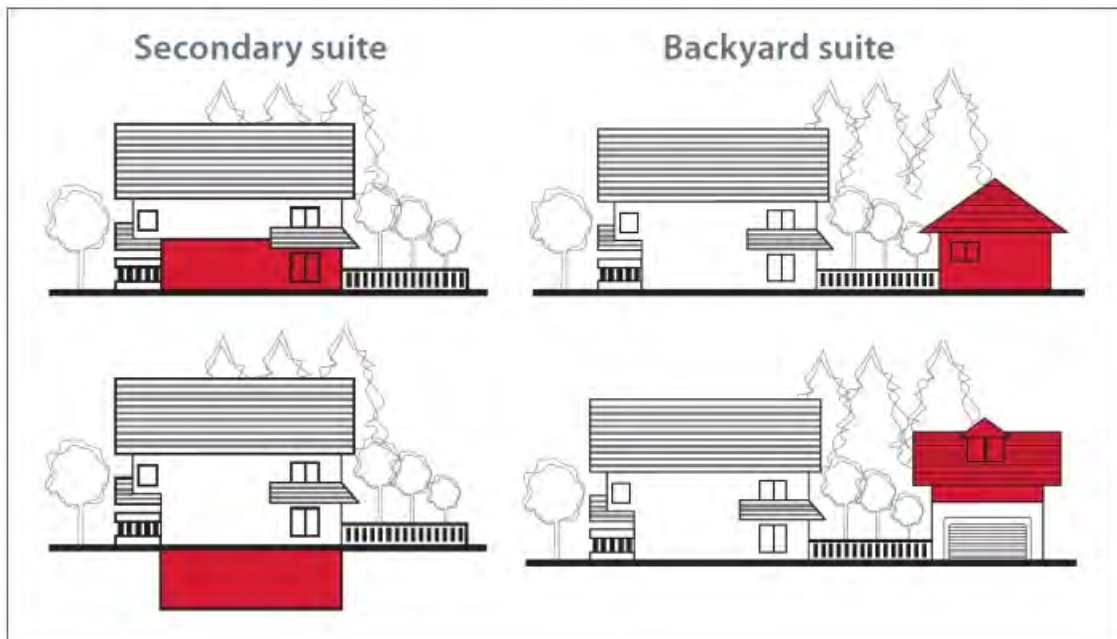
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



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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 silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument. The surveyor is looking through the instrument's eyepiece. The transit instrument is a large, complex piece of equipment with a circular level and a vertical axis. The surveyor has a tool in a case on his hip.

Calgary Planning Commission 2018 January 11

Item 3.08

LAND USE AMENDMENT
RUNDLE (WARD 10)
WEST OF RUNDLESIDE DRIVE NE SOUTH OF 32 AVENUE NE

MAP 27E

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 one-storey single detached dwelling with a double detached garage and parking pad at the back with vehicular access from the rear lane. 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 January 11

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

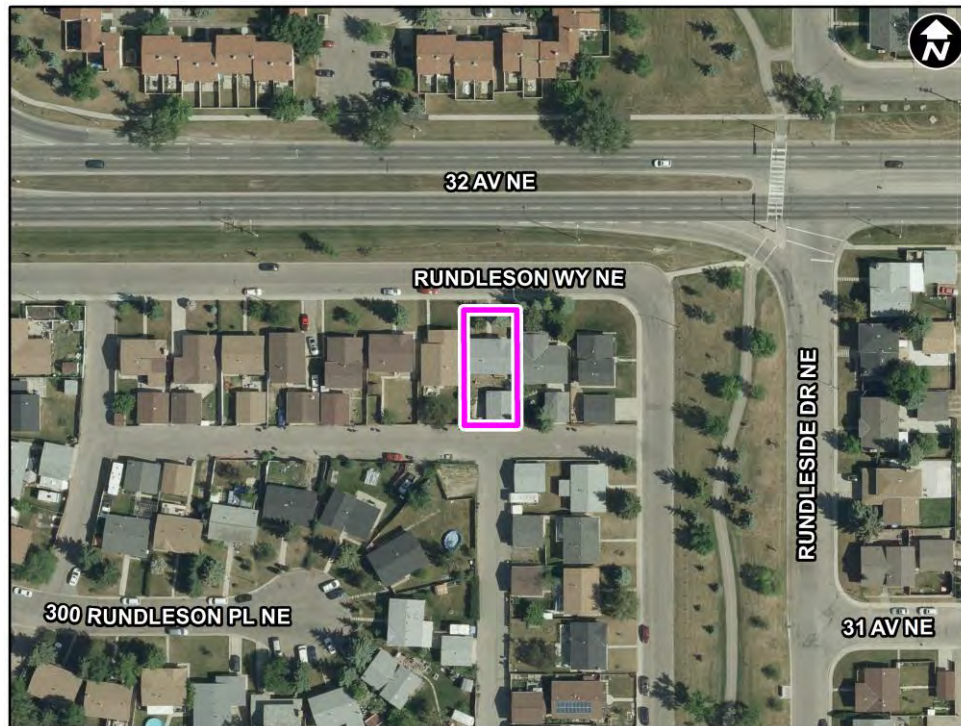
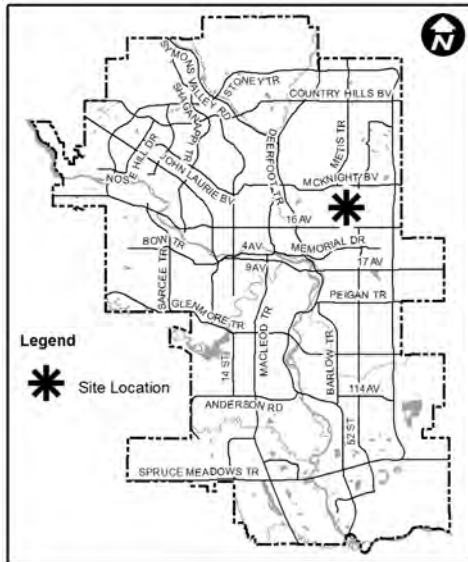
REASONS FOR RECOMMENDATION:

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
RUNDLE (WARD 10)
WEST OF RUNDLESIDE DRIVE NE SOUTH OF 32 AVENUE NE

MAP 27E

LOCATION MAPS



LAND USE AMENDMENT
RUNDLE (WARD 10)
WEST OF RUNDLESIDE DRIVE NE SOUTH OF 32 AVENUE NE

MAP 27E

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 91 Rundleson Way NE (Plan 7611294, Block 26, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
RUNDLE (WARD 10)
WEST OF RUNDLESIDE DRIVE NE SOUTH OF 32 AVENUE NE

MAP 27E

Applicant:

1742705 Alberta Ltd (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 Rundle, the site is approximately 14.0 metres by 30.5 metres and 427.3 square 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. There is also a parking pad adjacent to the double garage. Surrounding development consists of low-density residential to the east, south, and west of the site. To the north of the site, across 32 Avenue NE is a multi-residential complex and a school site which has pathway connections in close proximity to the subject parcel.

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

Rundle	
Peak Population Year	1998
Peak Population	11,958
2017 Current Population	11,558
Difference in Population (Number)	-400
Difference in Population (Percent)	-3%

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
RUNDLE (WARD 10)
WEST OF RUNDLESIDE DRIVE NE SOUTH OF 32 AVENUE NE

MAP 27E

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 Rundle.

TRANSPORTATION NETWORKS

Pedestrian access to the site is available from Rundleson Way NE and vehicular access from the rear lane to the double garage and parking pad. The area is served by Calgary Transit bus service with a bus stop location within approximately 450 metre walking distance of the site on 26 Avenue NE. The Whitehorn LRT Station is within 1.4 kilometre walking distance. 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
RUNDLE (WARD 10)
WEST OF RUNDLESIDE DRIVE NE SOUTH OF 32 AVENUE NE

MAP 27E

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 Rundle 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
RUNDLE (WARD 10)
WEST OF RUNDLESIDE DRIVE NE SOUTH OF 32 AVENUE NE

MAP 27E

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?

Put investment in house to boost my income.
Will enable my extended family to live nearby.
Likely to increase the value of the property.
Will be a safe secondary suite that will meet all 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?

Neighbours 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 double detached garage provides a safe parking for 2 vehicles. Apart from this, parking of 2 vehicles is available at a cemented floor inside backyard close to garage.

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

None, 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
RUNDLE (WARD 10)
WEST OF RUNDLESIDE DRIVE NE SOUTH OF 32 AVENUE NE

MAP 27E

APPENDIX II

IMPORTANT TERMS

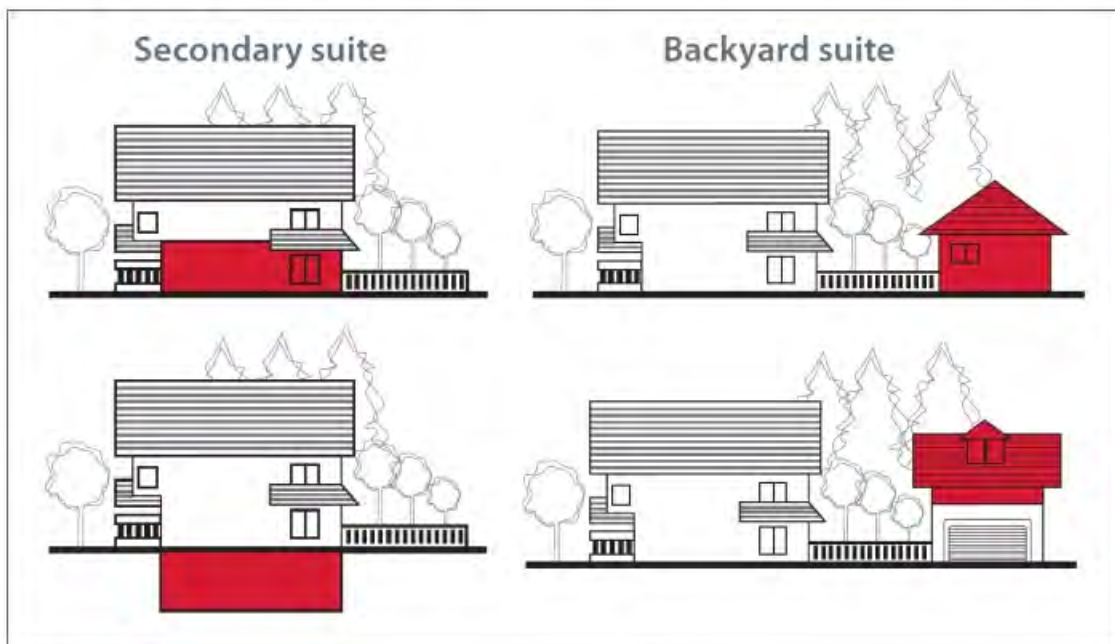
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

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 silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument. The surveyor is looking through the telescope of the instrument. The instrument is a large, complex piece of machinery with a circular base and a vertical column. The surveyor is holding a pencil in his right hand, which is positioned near the base of the instrument. The entire scene is rendered in a dark, solid color against a light background.

Calgary Planning Commission 2018 January 11

Item 3.09

LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE

MAP 1NE

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 double-storey dwelling with an attached double garage at the front. 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 January 11

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

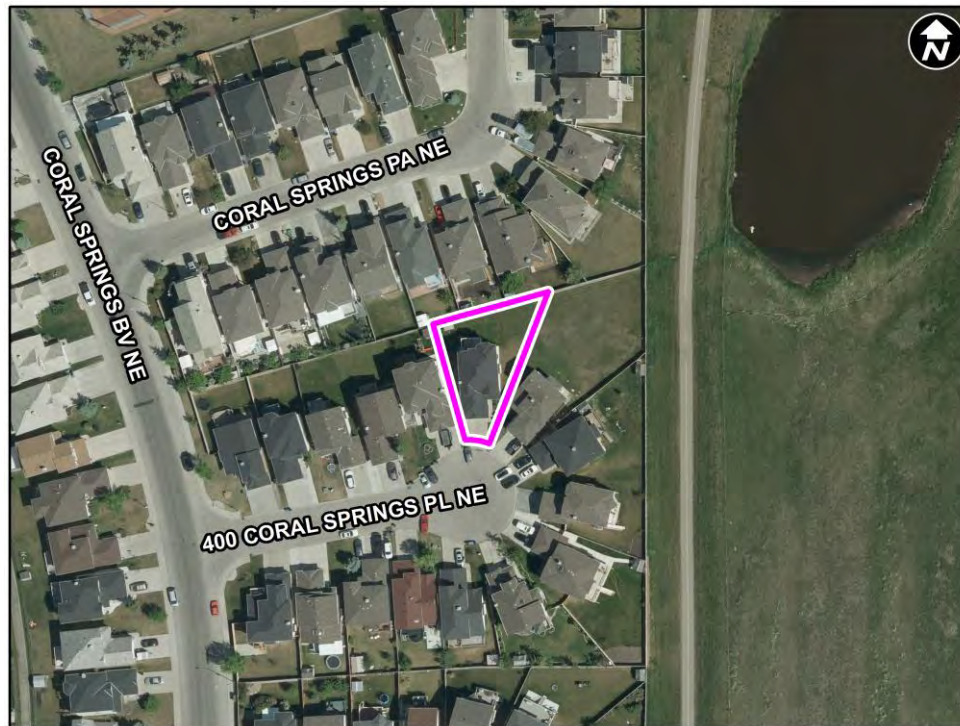
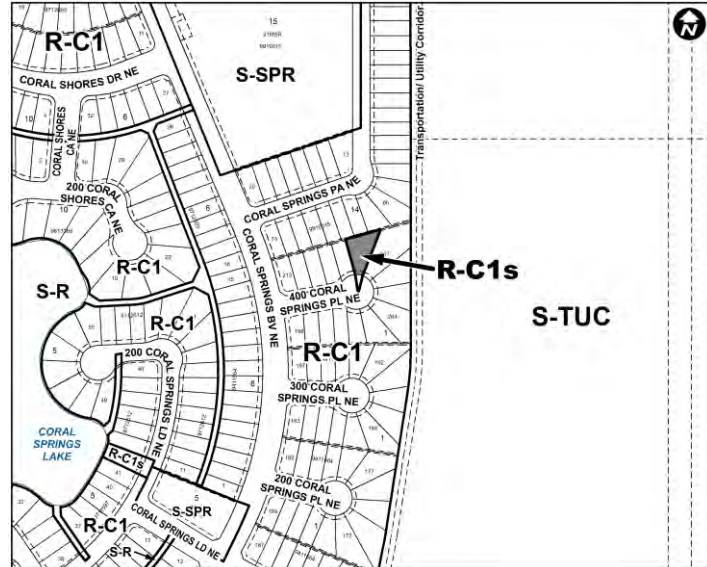
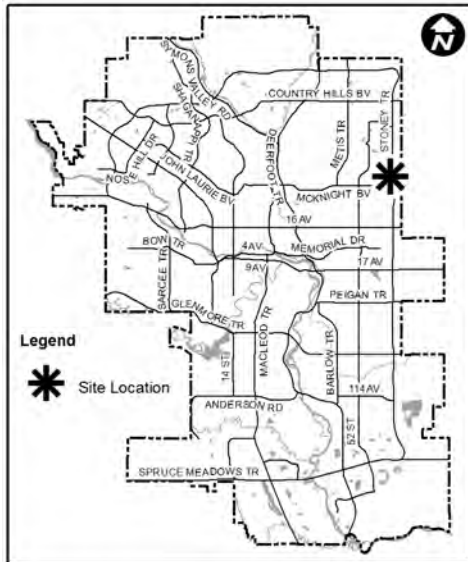
REASONS FOR RECOMMENDATION:

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. The proposal for a Secondary Suite does not contradict the Foxdale Area Structure Plan (1989).

LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE

MAP 1NE

LOCATION MAPS



LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE

MAP 1NE

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 421 Coral Springs Place NE (Plan 9411564, Block 1, Lot 208) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1) District.

LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE

MAP 1NE

Applicant:

Charan Saini

Landowner:

Balwinder K Sani

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Coral Springs, the site is approximately 19.0 metres by 34.0 metres and 637.8 square metres in size and is developed with a two-storey single detached dwelling, and an attached two-car garage that is accessed from Coral Springs Place NE. Surrounding development consists of low-density residential to the north, east, south, and west of the site. Stoney Trail is in close proximity to the east of the parcel. There are several parks and schools around the subject site.

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

Coral Springs	
Peak Population Year	2006
Peak Population	6,166
2017 Current Population	5,792
Difference in Population (Number)	-374
Difference in Population (Percent)	-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
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE

MAP 1NE

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).

Foxdale Area Structure Plan (1989)

The Foxdale ASP does not address secondary suites but allows for higher densities than contemplated in the plan in accordance with the Municipal Development Plan.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Coral Springs Place NE and there is no rear lane. Parking is provided in a double garage with access from Coral Springs Place NE. On-street parking adjacent to the site is unregulated.

The area is served by Calgary Transit bus service (Routes 21 and 55) with bus stop locations within approximately 200 metre walking distance of the site on Coral Springs 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 for this application.

LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE

MAP 1NE

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 Coral Springs 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
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE

MAP 1NE

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 increase income so as to pay down Mortgage.
- will enable my extended family to live near by.
- Likely to increase the value of the property.
- will be a safe secondary suite that will meet all requirements under Alberta Safety Code Act.

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

- Neighbours were met and informed about our intention to change zoning of my property from RCI to RCIS. 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 objection to it.

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

- AN ATTACHED DOUBLE GARAGE PROVIDES A SAFE PARKING FOR TWO VEHICLES, APART FROM THIS 2 VEHICLES PARKING IS AVAILABLE ON THE DRIVEWAY IN THE FRONT OF THE HOUSE

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

NONE, THAT I AM AWARE OF.

LAND USE AMENDMENT
CORAL SPRINGS (WARD 10)
ON THE NORTH SIDE OF CORAL SPRINGS PLACE NE

MAP 1NE

APPENDIX II

IMPORTANT TERMS

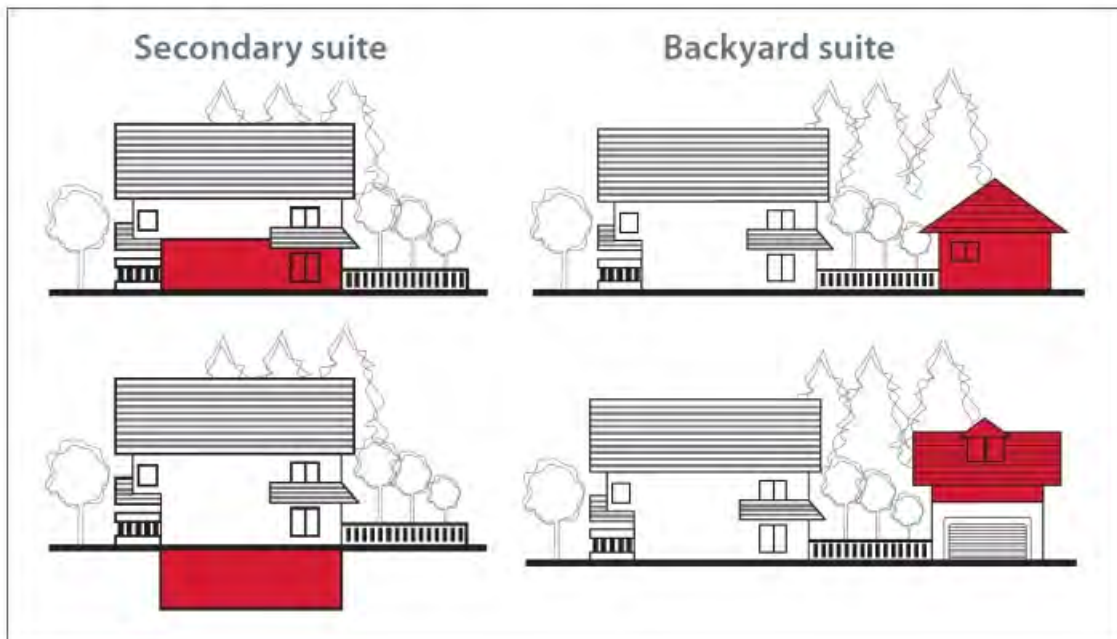
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

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 silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument. The surveyor is looking through the instrument. The transit instrument is a large, complex piece of equipment with a circular level and a vertical axis. The surveyor is holding a pencil in his right hand, which is positioned near the instrument. The entire scene is rendered in a dark grey silhouette against a light background.

Calgary Planning Commission 2018 January 11

Item 3.10

LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE

MAP 22S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from 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)

2017 January 11

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

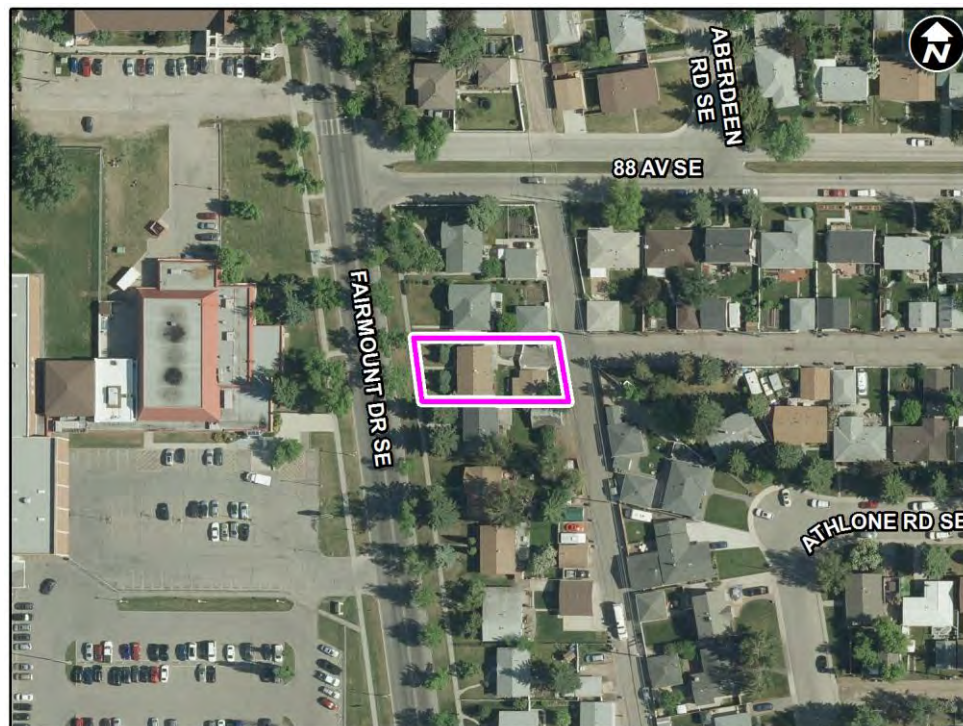
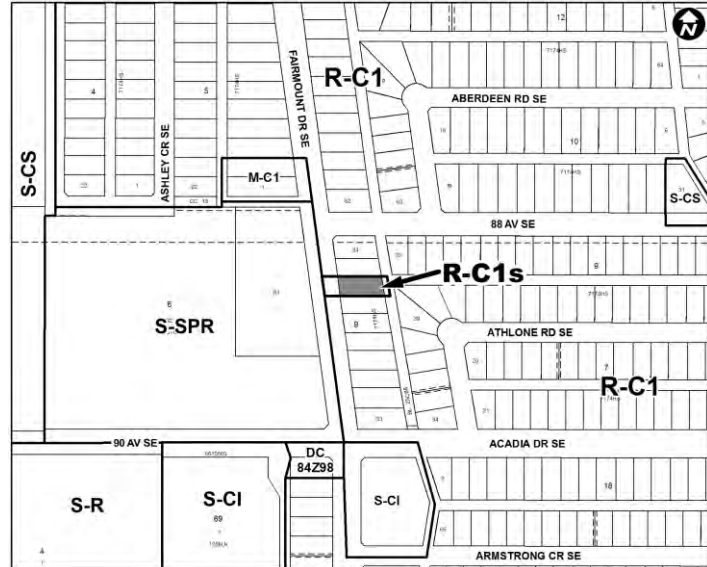
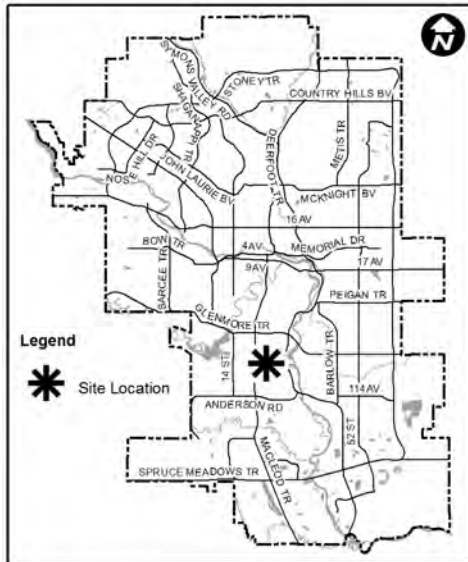
REASON(S) FOR RECOMMENDATION:

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
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE

MAP 22S

LOCATION MAPS



LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE

MAP 22S

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.16 acres ±) located at 9012 Fairmount Drive SE (Plan 7174HS, Block 9, Lot 26) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE

MAP 22S

Applicant:

Maryann Murzello

Landowner:

Maryann Murzello
Ransom Murzello

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Acadia, the site is approximately 16.9 metres by 38.4 metres in size and is developed with a one-story single detached dwelling and a detached double-car garage that is accessed from the rear lane. Surrounding development consists of single detached dwellings, Acadia Aquatic and Fitness Centre and Lord Beaverbrook High School which are located to the west of the site across Fairmount Drive SE

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

Acadia	
Peak Population Year	1972
Peak Population	13,589
2017 Current Population	10,660
Difference in Population (Number)	-2,929
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
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE**

MAP 22S

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 Acadia.

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Fairmount Drive SE and a rear lane. The area is served by Calgary Transit via the primary transit network bus service which is located approximately 100 metres from the site on Fairmount Drive SE. The Heritage LRT station is located approximately 1.7 kilometers from the site. 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
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE

MAP 22S

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 support of the application from the Acadia Community Association (APPENDIX II).

Citizen Comments

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

Reasons stated for opposition are summarized as follows:

- The residents were not consulted by the applicant;
- The residents do not believe that the change of zoning fits within the context of the neighborhood which is predominantly single family residences occupied by home owners;
- The residents have concerns regarding the maintenance of the property;
- The residents have concerns regarding the current state of the garage, it's functionality and the orientation of it;
- The residents believe that the redesignation to a secondary suite would create issues with congestion due to the increased number of vehicles parking;
- The residents believe that the reason for the secondary suite are for financial gain only; and
- The residents support secondary suites as a mechanism to provide affordable housing, but also believe that prior to seeking approval, improving the appearance of the property as a whole and seeking approval from impacted residents should be considered.

Public Meetings

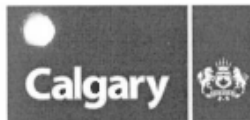
No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE

MAP 22S

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?

- opportunity for affordable living
- mortgage (cover payments) as housing is expensive.

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

- The neighbours are OK with it as long as people live amicably and make choices so as not to create a disturbance in the neighbourhood.

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

- I have a double garage
- Pad parking
- parking in back alley (if need be)

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
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE

MAP 22S

APPENDIX II

ACADIA COMMUNITY ASSOCIATION LETTER



Acadia Community Association
HOME OF THE ACADIA SUBSECTION DISTRICT

Planning and Development
City of Calgary
% Jihad Bitar

November 16, 2017

Re: LOC2017-0304

The Acadia Community Association would like to offer its support to the application for re-designation from R-C1 to R-C1s at 9012 Fairmount Dr. SE.

We greatly value the ability of young families to make Acadia their home, and add vibrancy to our social fabric with a diversity of living options. The Applicant has indicated affordability of housing as a benefit of designating this lot R-C1s and we concur. As Calgary continues to add to its population, we also view Secondary Suites as a mechanism by which light density can be added to our community while preserving the character of our neighbourhood. We understand the Applicant has discussed this re-designation with their neighbours, and given they have no objections we are pleased to offer our support.

The parcel in question is on a major community corridor, and has transit access directly adjacent to it. In general, proximity to the primary transit network makes Acadia an ideal area for the addition of suites from a transportation perspective. Suites also create a stepping-stone for potential long-term residents, as we have a number of medium-density parcels and a number of single-family dwellings, which tend to present a large financial jump for tenants. We feel our community would be served well by this addition to our built environment.

Kim Warnke,
Planning Committee Chair
On behalf of the Acadia Community Association
planning@acadiaca.com

LAND USE AMENDMENT
ACADIA (WARD 11)
FAIRMOUNT DRIVE SE SOUTH OF 88 AVENUE SE

MAP 22S

APPENDIX III

IMPORTANT TERMS

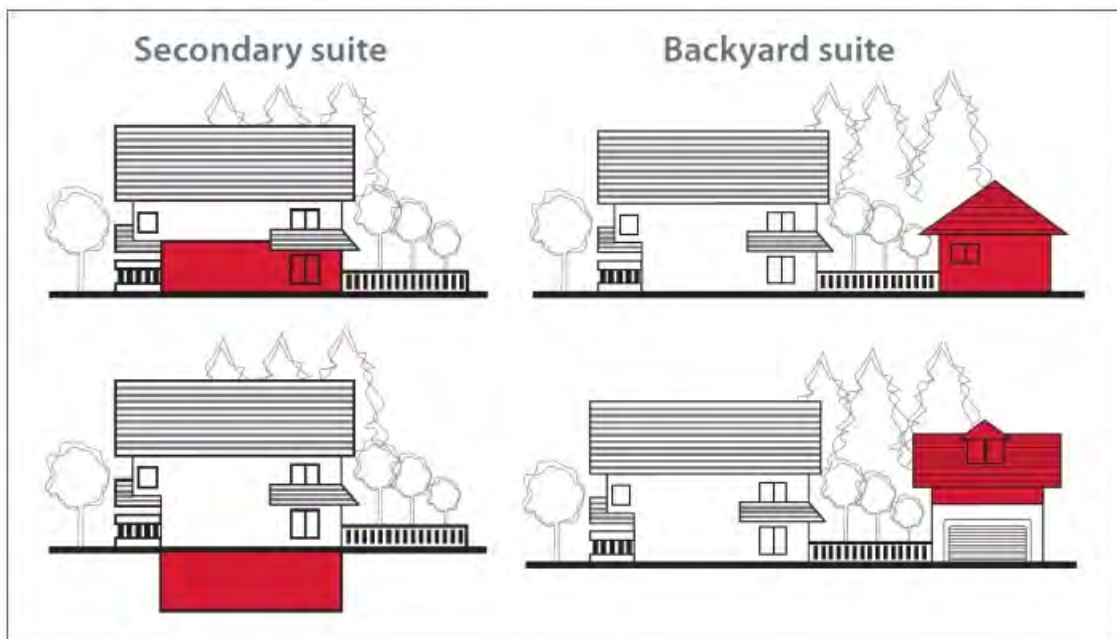
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

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 silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument mounted on a tripod. The surveyor is looking through the instrument. The entire image is rendered in a dark grey color with white outlines.

Calgary Planning Commission 2018 January 11

Item 5.01

LAND USE AMENDMENT
VARSITY (WARD 1)
49 STREET NW AND 32 AVENUE NW

MAP 36W

EXECUTIVE SUMMARY

The application proposes to redesignate a total area of 1.56 hectares ± (3.85 acres) in the community of Varsity in the southwest corner of the Market Mall Shopping Centre site.

The purpose of the proposed land use amendment is to redesignate the site from a Commercial – Corridor 2 (C-COR2 f3.0h46) District to a Direct Control District based on the rules of C-COR2 District to remove the use area maximums for Cinema and Supermarket uses and thereby allow for additional use size flexibility.

The proposal is a standalone land use redesignation. A development permit application has not been submitted at this time.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2017 January 11

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

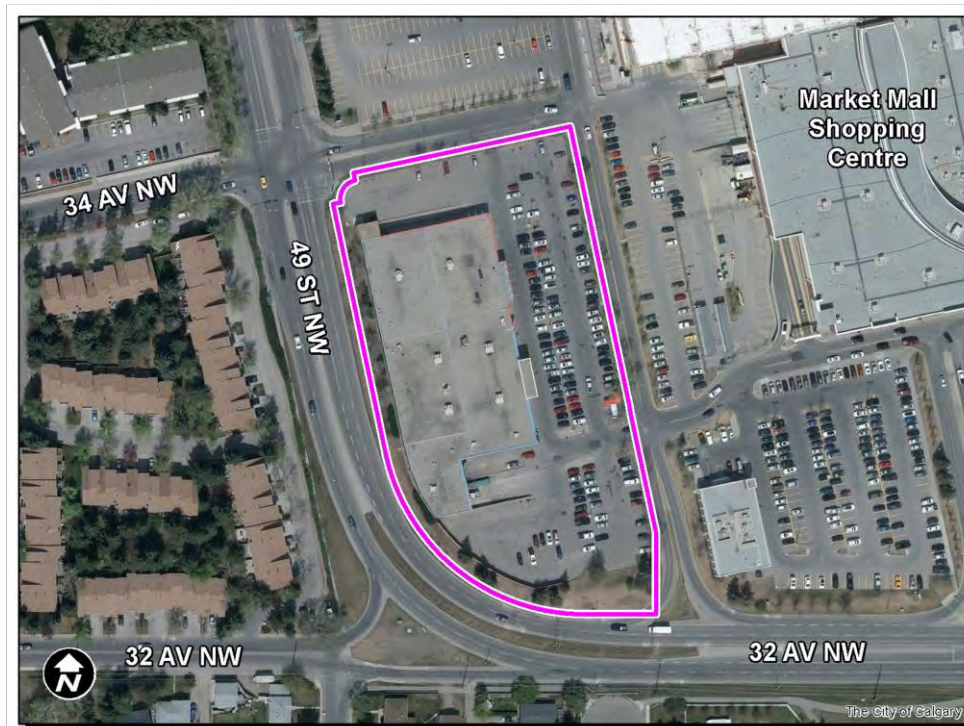
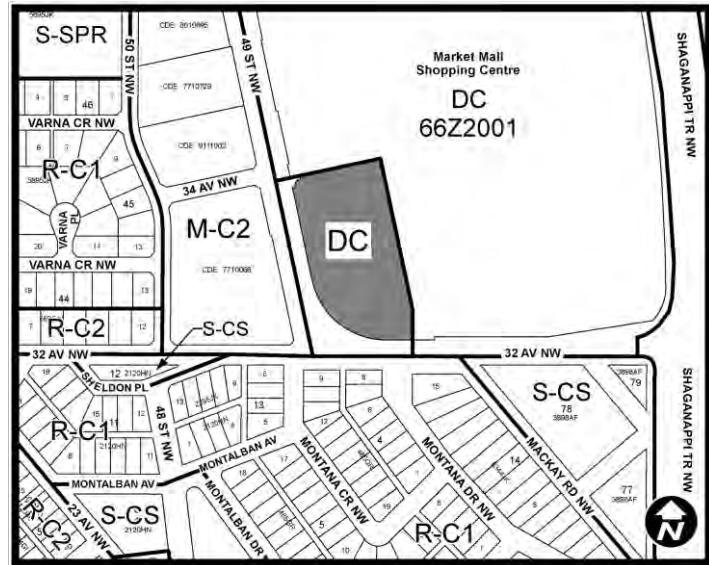
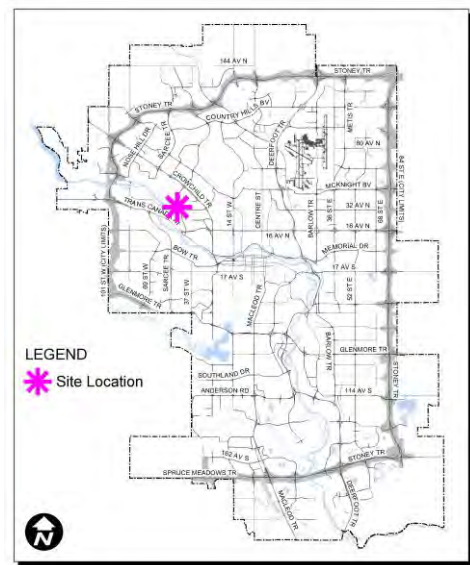
REASON(S) FOR RECOMMENDATION:

The proposal allows for an additional use flexibility intended to support future redevelopment of this site. The proposed redesignation aligns with the rules of Land Use Bylaw 1P2007 and applicable policies, including the Municipal Development Plan (MDP) and South Shaganappi Community Area Plan (SSCAP).

LAND USE AMENDMENT
VARSITY (WARD 1)
49 STREET NW AND 32 AVENUE NW

MAP 36W

LOCATION MAPS



LAND USE AMENDMENT
VARSITY (WARD 1)
49 STREET NW AND 32 AVENUE NW

MAP 36W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.56 hectares \pm (3.85 acres \pm) located at 3412 – 49 Street NW (Plan 7004JK, Block D) from Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District **to** DC Direct Control District to accommodate maximum use size increase flexibility for the commercial use area, with guidelines (APPENDIX II).

LAND USE AMENDMENT
VARSITY (WARD 1)
49 STREET NW AND 32 AVENUE NW

MAP 36W

Applicant:

Dialog

Landowner:

Les Galeries D'Anjou Limitee

PLANNING EVALUATION

SITE CONTEXT

The subject site is located at the southwest corner of the Market Mall shopping centre site framed by 49 Street NW to the west and 32 Avenue NW to the south. The subject lands are bordered by the community of Montgomery to the south and University District to the southeast. Although the site forms part of the overall Market Mall shopping centre, the subject parcel has a separate title and land use.

The topography of the site is relatively flat. The property is currently developed with a standalone building supported by a surface parking lot accessed off 49 Street and 32 Avenue NW. The existing building is approximately 40,000 square feet in size and formally included two commercial tenants. Required permits for exterior renovations and demolition of a portion of the existing one-storey structure were granted in 2016 and 2017 respectively.

Adjacent land uses to the south and west consist of predominantly single detached and multi-residential uses. As mentioned, the subject site forms part of the Market Mall commercial shopping centre currently designed Direct Control District (Bylaw 66Z2001) based on the Land Use Bylaw 2P80.

LAND USE DISTRICTS

The existing land use designation is a Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District of Land Use Bylaw 1P2007. The proposed DC Direct Control District (see APPENDIX II) is based on C-COR2 with modifiers referring to a floor area ratio of 3.0 and a height of 46 metres. The proposed DC is designed to retain the current provisions of the existing C-COR2 designation, but remove the following use area maximums to allow for additional use size flexibility:

- 550 square metres for a Cinema; and
- 2,500 square metres for a Supermarket.

While the future size of Cinema and Supermarket is unknown at this time, it is anticipated to be considerably larger than the existing use area maximums identified above. The proposed amount of use size flexibility is considered appropriate in the context of the Market Mall shopping centre with the understanding that:

**LAND USE AMENDMENT
VARSITY (WARD 1)
49 STREET NW AND 32 AVENUE NW**

MAP 36W

- a comprehensive review will be required at the development permit stage to determine the size and location of individual uses on this site, as well as all other site planning considerations such as required motor vehicle parking, landscaping or site access; and
- the size and shape of the subject property as well off-site conditions such as access to transit or the conditions of the existing transportation network, may naturally limit the overall intensity of future uses on this site.

It should be also noted that relaxations to maximum use areas required by individual land use districts may be considered at the time of development permit review. Council endorsement of more substantial relaxations of particular rules through the use of a DC, however, is an available land use option, an option considered appropriate by Administration in the context of the Market Mall shopping centre.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

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.

Municipal Development Plan (2009 – statutory)

The Market Mall shopping centre area is identified as a Community Activity Centre (CAC) on the Urban Structure Map of the MDP (Map 1). CACs are located central to a number of residential communities or business areas, often on current shopping centre sites or around a specific employment area. CACs provide for a concentration of jobs and population in strategic locations throughout the city, and represent a local destination for multiple communities.

South Shaganappi Communities Area Plan (2011 – non-statutory)

The South Shaganappi Communities Area Plan (SSCAP) provides the local area plan policy for the subject lands. This non-statutory plan provides a vision and policy framework for development within the SSCAP study area and further promotes the MDP. The SSCAP recognizes and supports the development of the Market Mall shopping centre site and its alignment with the MDP. The plan cites specific reference to the site as a CAC providing concentration of jobs and population in a strategic location, adjacent to the University and local communities.

The proposal meets the intent and aligns with the relevant policies.

LAND USE AMENDMENT
VARSITY (WARD 1)
49 STREET NW AND 32 AVENUE NW

MAP 36W

TRANSPORTATION NETWORKS

No Traffic Impact Assessment (TIA) or parking study was required for this application. Depending on the scope and intensity of future development on this site, a TIA or a parking study may be required at the development permit stage.

UTILITIES & SERVICING

Water, sanity and sewer services are available and can accommodate the proposed land use amendment without the need for off-site improvement at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required. No environmental issues have been identified at this time.

ENVIRONMENTAL SUSTAINABILITY

There are no green technology or building aspects proposed as part of the land use amendment.

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

Although, there were no official comments received by the Calgary Planning Commission (CPC) Report submission date, City Administration actively attends and updates the South Shaganappi Area Strategic Planning Group (SSASPG) every month, which includes the Varsity Community Association as a stakeholder. The Varsity CA is aware of the application and did not present any concerns at SSASPG.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held.

**LAND USE AMENDMENT
VARSITY (WARD 1)
49 STREET NW AND 32 AVENUE NW**

MAP 36W

APPENDIX I

APPLICANT'S SUBMISSION

The site, located adjacent to Market Mall, 3412 49 ST NW, is currently zoned C-COR2. This zoning was applied by the City of Calgary with the adoption of the current Land Use Bylaw. Currently the site is occupied by a single storey building, originally a Beaver Lumber store. The approximately 40,000 SF building has been subdivided into two tenants (HomeSense and Staples). The HomeSense store is relocating to Market Mall and their existing space has recently been leased to a large tenant and a Development Permit obtained for this change and a facade renovation. The balance of space will be redeveloped.

The current Land Use is appropriate for the site with the exception of use area restrictions for the main floor, theatre and grocery store uses. The existing building does not conform to these requirements and the releasing of the HomeSense space extends the non-conformity.

To provide flexibility for future development and in recognition of the existing tenant use area, we ask that the Bylaw be modified to remove the use area restrictions.

LAND USE AMENDMENT
VARSITY (WARD 1)
49 STREET NW AND 32 AVENUE NW

MAP 36W

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) align with the provisions of Commercial – Corridor 2 (C-COR2 f3.0h46) District of the Land Use Bylaw 1P2007; and
 - (b) remove the maximum **use area** for **Cinema** and **Supermarket** to allow for specific **development**.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

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

Building Height

- 8 The maximum **building height** is 46.0 metres.

Use Area

- 9 (1) Unless otherwise referenced in subsection (3) or (4), the maximum **use area** for **uses** on the ground floor of **buildings** is 930.0 square metres.

LAND USE AMENDMENT
VARSITY (WARD 1)
49 STREET NW AND 32 AVENUE NW

MAP 36W

- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** for **uses** located on upper floors.
- (3) The maximum **use area** of a **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use** is 300.0 square metres.
- (4) The following **uses** do not have a **use area** restriction:
 - (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Cinema;**
 - (d) **Custodial Care;**
 - (e) **Hotel;**
 - (f) **Residential Care;** and
 - (g) **Supermarket.**

A silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument. The surveyor is looking through the instrument's eyepiece. The transit instrument is mounted on a tripod and has a circular level and a telescope. The surveyor is holding a pencil in his right hand.

Calgary Planning Commission 2018 January 11

Item 5.02

DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C

EXECUTIVE SUMMARY

This development permit proposes a four unit multi-residential development in a townhouse building form.

Subject to the conditions attached, the proposal is in alignment with planning policy and as such is recommended for approval.

PREVIOUS CALGARY PLANNING COMMISSION DIRECTION

On 2016 November 03, Calgary Planning Commission passed a Motion Arising as part of a recommendation of approval of a Land Use Amendment for the subject parcel, as follows:

To have the Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.

Moved by: G.-C Carra
Absent: R. Wright and M. Foht

Carried: 4 – 2
Opposed: J. Gondek and S. Keating

The Land Use Amendment of R-C2 to M-CG was approved by Council on 2017 January 16.

ADMINISTRATION RECOMMENDATION(S)

2018 January 11

That Calgary Planning Commission **APPROVE** the proposed Development Permit application.

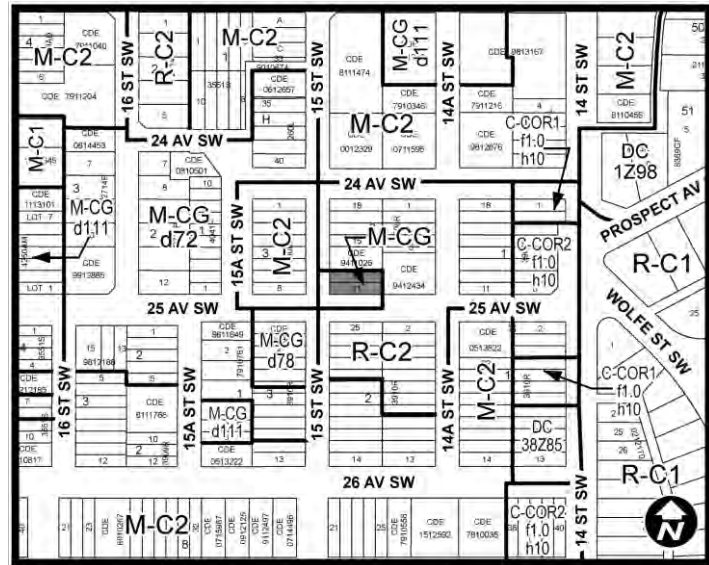
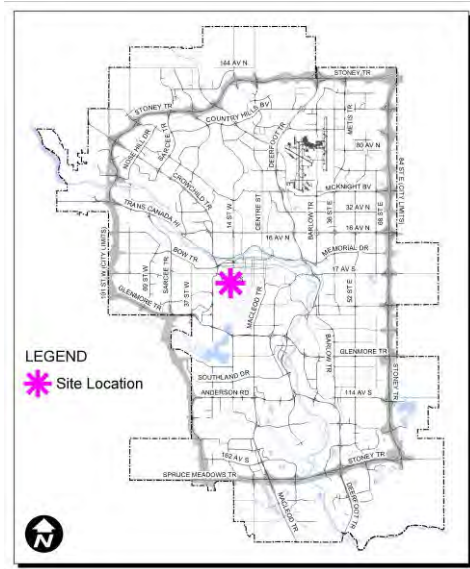
REASON(S) FOR RECOMMENDATION:

Administration is supportive of the proposed development as it complies with relevant statutory and non-statutory planning policy.

DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C

LOCATION MAPS



DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommends that Calgary Planning Commission **APPROVE** the application subject to the conditions (see APPENDIX II).

DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C

Applicant:

Homes By Us

Address

2516 – 15 Street SW

Landowner:

Homes By Us Ltd

Legal

Plan 3908R, Block 2, Lots 11 and 12

PLANNING EVALUATION

INTRODUCTION

The proposed development is a three storey, four unit multi-residential development in a townhouse building form and is located at the northeast corner of 25 Avenue SW and 15 Street SW in the community of Bankview. Each dwelling unit faces the street and has separate direct entry from grade to the adjacent public sidewalk. As the parcel does not have a rear lane, vehicular access is from the street for each unit with individual, single car garages located on the main floor. The amount of proposed driveways crossing the public sidewalk has been reduced to two driveways each with a 5.0 metres (16 feet) throat to mitigate the impact on the pedestrian/public realm. All units have large at-grade outdoor patio amenity spaces in the front yard and the patios range in size between 10 square metres (108 square feet) and 19 square metres (205 square feet).

SITE CONTEXT

The subject site is a corner parcel that is 34 metres (111 feet) long by 15 metres (49 feet) wide with a total area of 0.052 hectares (0.13 acres). The site is currently developed with a single detached dwelling and a detached garage that has direct vehicular access to the street. Immediate surrounding land uses include:

- a four storey apartment building containing nine units to the north;
- a three storey apartment building containing 17 units to the east;
- a local park and playground across the street to the west;
- a three storey apartment building containing 20 units across the street to the northwest;
- a four unit townhouse to the southwest; and
- single detached homes across the street to the south.

The parcel is located a block and a half (115 metres) to the west of 14 Street SW, which is a Neighbourhood Main Street as identified in the Municipal Development Plan (MDP).

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

LAND USE DISTRICTS

The site was redesignated from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District by Council on 2017 January 16. The M-CG District is intended for multi-residential development that is designed to provide some or all units with direct access to grade in a variety of building forms with low height and low density. The M-CG District has a maximum height of 12.0 metres (39 feet) and a maximum density of 111 units per hectare (52 units per acre). The proposed development has an average height of 11.0 metres (36 feet) and a density of 77 units per hectare (31 units per acre).

SITE CHARACTERISTICS

The subject parcel slopes from north to south and from west to east with the north and west ends of the site having the highest elevation. There is a grade change of approximately 1.5 metres (5 feet) in elevation across the length of the site. There are four coniferous trees at the west end of the parcel and a number of shrubs throughout the west and south areas of the site, all of which are proposed to be removed.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and aligns with the policy direction of the SSRP.

Municipal Development Plan (MDP)

The subject site is located within the Developed Residential – Inner City Area as identified on Map 1 Urban Structure of the Municipal Development Plan (MDP). MDP policies for existing multi-family areas recognize that redevelopment should be compatible with the established pattern of development. The proposed Development Permit is in keeping with these policies.

Bankview Area Redevelopment Plan (ARP)

The Bankview Area Redevelopment Plan (ARP) Land Use Policy map identifies this parcel as Medium-Low Density with appropriate housing types in the form of townhousing and stacked townhousing and a maximum density of 111 units per hectare (52 units per acre). In regard to relevant policy, the ARP encourages the use of front yards as landscaped areas, rather than parking areas, and encourages the planting of trees and shrubs to screen parking areas from view along the street. The proposed development is generally in keeping with these policies as:

- the site does not have lane access therefore the only access option is from the street;
- four potential driveway accesses have been consolidated to two accesses, thus limiting the parking/driveway area to the greatest extent possible; and

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
 DEVELOPMENT (1 BUILDING, 4 UNITS)
 BANKVIEW (WARD 8)
 NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

- large landscaped patio areas and landscaped shrub areas within the front yard of each unit have been provided.

Land Use Bylaw 1P2007

The Land Use District for this site is the M-CG District. The proposed development is consistent with the purpose of this district with some supportable relaxations as noted in the following table:

Bylaw Relaxations		
Regulation	Standard	Provided
583 Building Setbacks (min.)	(2) Where the contextual multi-residential building setback is 3.0 m or greater, the min. building setback from a property line shared with a street is the greater of: (a) the contextual multi-residential building setback less 1.5 m	Plans indicate the West setback is 3.24m (-1.79m). (The required setback is 5.03 m) <i>Relaxation supported – the reduced setback has minimal impact on the adjacent properties to the north as the vast majority of the proposed building only extends 2.3 m beyond the front of the adjacent northerly building.</i>
549 Projections Into Setback Areas (max.)	(5) Eaves may project a maximum of 0.6m	Plans indicate the West eave projects 1.94m (+1.34m) into the West setback area. <i>Relaxation supported – same rationale as above.</i>
557 Amenity Space	(2) A patio may be located in a setback area between a street-oriented multi-residential building and a property line shared with a street.	Plans indicate patios within the South setback area; the building does not qualify for street oriented. <i>Relaxation supported – allowing the patios within the south setback area will bring activity to the street, encouraging interaction between residents and passersby. The plans also provide an adequate amount of soft landscaping / shrubs in this area (greater than what is required for shrubs).</i>
Visitor Stalls	Please refer to Parking/Loading/Bicycle Form	Plans indicate 0 (-1) Visitor parking stalls. <i>Relaxation supported – This rule is commonly relaxed for four unit multi-residential developments. There are also additional stalls on-site given the stalls within the garage and stalls on the driveway (tandem parking).</i>

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
 DEVELOPMENT (1 BUILDING, 4 UNITS)
 BANKVIEW (WARD 8)
 NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

<p>551 Specific Rules for Landscaped Areas</p>	<p>(3) The max. hard surfaced landscaped area is: (b) 40.0 % of the req. L.S. area, in all other cases.</p>	<p>Plans indicate the hard landscaped area is 69.03% (+29.03%) or 133.02m² (+55.94m²).</p> <p><i>Relaxation supported – as 80.79m² (61%) of the hard landscaped area is washed rock in the north and east setback areas. The washed rock is supportable as it is a permeable surface material and it is the developer's intent for this unusable area to be maintenance-free.</i></p>
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SITE LAYOUT & BUILDING DESIGN

The proposed development is a four unit multi-residential building with all units facing the public street (refer to APPENDIX I for the Development Permit plans). The entrances for three of the units are along 25 Avenue SW and the westernmost corner unit entrance faces 15 Street SW. Each unit has a direct connection to the public sidewalk and all pedestrian entrances are at-grade. The building setback from the 25 Avenue SW property line is 3.0 metres and the setback from the property line along 15 Street SW is 3.24 metres, however, the majority of the west building setback is 3.55 metres. The short setbacks bring the building closer to the street which helps to better define the public realm. Each unit has a large patio amenity space at-grade in the front yard which will bring additional activity to the street. All units have a large second floor balcony providing additional outdoor amenity space.

The level one floor plan for each unit proposes a single car garage and a main entrance and foyer. The second level floor plan includes an open concept kitchen and great room. The third level of each unit features a three bedroom floor plan, providing a greater variety of housing and unit size options in Bankview, particularly for families.

Building materials include a combination of acrylic stone and cement stucco, horizontal longboard siding and manufactured stone.

CPTED - CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

There are no CPTED concerns with the application.

LANDSCAPING

The site will be landscaped through a combination of concrete patios for each individual unit in the front yard at-grade. At the perimeter of the patios are 0.9 metre high screen fences (horizontal composite plank fence). Administration worked diligently with the applicant to improve the landscaping and pedestrian realm along the 25 Avenue SW frontage. This includes a reduced driveway throat of 5.0 metres with the addition of shrubs / soft landscaping adjacent

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

to the driveways. The application proposes three Amur Maple trees and two blue spruce trees, which meets the minimum requirement of trees, as well as 12 Mugo Pine shrubs and 10 Silver Buffalo Berry shrubs, which exceeds the minimum requirement of 9 shrubs.

The existing coniferous trees and shrubs on the site are proposed to be removed as the location of the vegetation conflicts with the proposed building footprint, patios and driveways.

SITE ACCESS & TRAFFIC

The subject parcel does not have the benefit of a rear lane. As such, the only option for vehicular access is directly from the street. To mitigate the vehicular impact on the pedestrian realm along the public sidewalk, the plan proposes two separate driveway access points, as opposed to four individual driveway accesses. Both driveway accesses have a shared condition between two units and the throat of each driveway has been reduced to 5.0 metres (16 feet), flaring to a maximum of 7.7 metres (25.3 feet). One of the benefits of two shared driveways is it allows for on-street curb-side parking for two vehicles along 25 Avenue SW, whereas this would not be possible with four separate driveways. The driveways are to be constructed by the developer.

The site is located within a block (115 metres) from the Primary Transit Network which runs along 26 Avenue SW and 14 Street SW. A Traffic Impact Assessment was not required for this application.

PARKING

Parking is provided on-site by way of a single car garage and one stall on the driveway for each unit, forming a tandem parking condition. As noted in the Bylaw Discrepancies table above, Administration supports the relaxation of the required visitor parking stall. A Parking Study was not required for this application.

UTILITIES & SERVICING

Water and sanitary mains are available to service the site within the adjacent public right-of-way. A storm sewer is not available to service the site. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. The applicant has an option of providing a drywell or pursuing a storm main extension at their expense.

ENVIRONMENTAL ISSUES

There are no known pending contamination concerns associated with the subject property.

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

PUBLIC ENGAGEMENT

Community Association Comments

The Bankview Community Association submitted a letter (refer to APPENDIX III) and expressed the following concerns with the initial application submission in 2016 August:

- The proposed development would completely over-build the lot with 60 percent parcel coverage;
- There is insufficient landscape area, particularly soft landscaping;
- The loss of three mature trees;
- The proposed streetscape is a monolithic concrete structure across the 25 Avenue frontage, which negatively impacts the pedestrian experience, visuals and drainage;
- The loss of on-street parking exacerbates the current parking deficiency as no visitor parking is provided; and
- The contextual setback is not met on 15 Street SW.

Through the application review process, Administration worked with the applicant to address some of these concerns as well as other issues. The most recent plans which are included in this report include the following changes:

- The parcel coverage has been reduced and is now 54 percent;
- The soft landscaping area has been increased from 121 square metres (1302 square feet) to 145 square metres (1561 square feet), a 20 percent increase;
- The four separate driveways has been reduced to two shared driveways and the plans now include large at-grade patios in the front yard of each unit to provide a better interface with the public realm;
- The two shared driveways will now allow for two vehicles to be parked on the street along 25 Avenue as opposed to only one vehicle in the original plans submission; and
- The general setback along 15 Street SW has been increased from 3.0 metres (9.8 feet) to 3.55 metres (11.6 feet).

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held.

DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C

APPENDIX I

DEVELOPMENT PERMIT PLANS

DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C



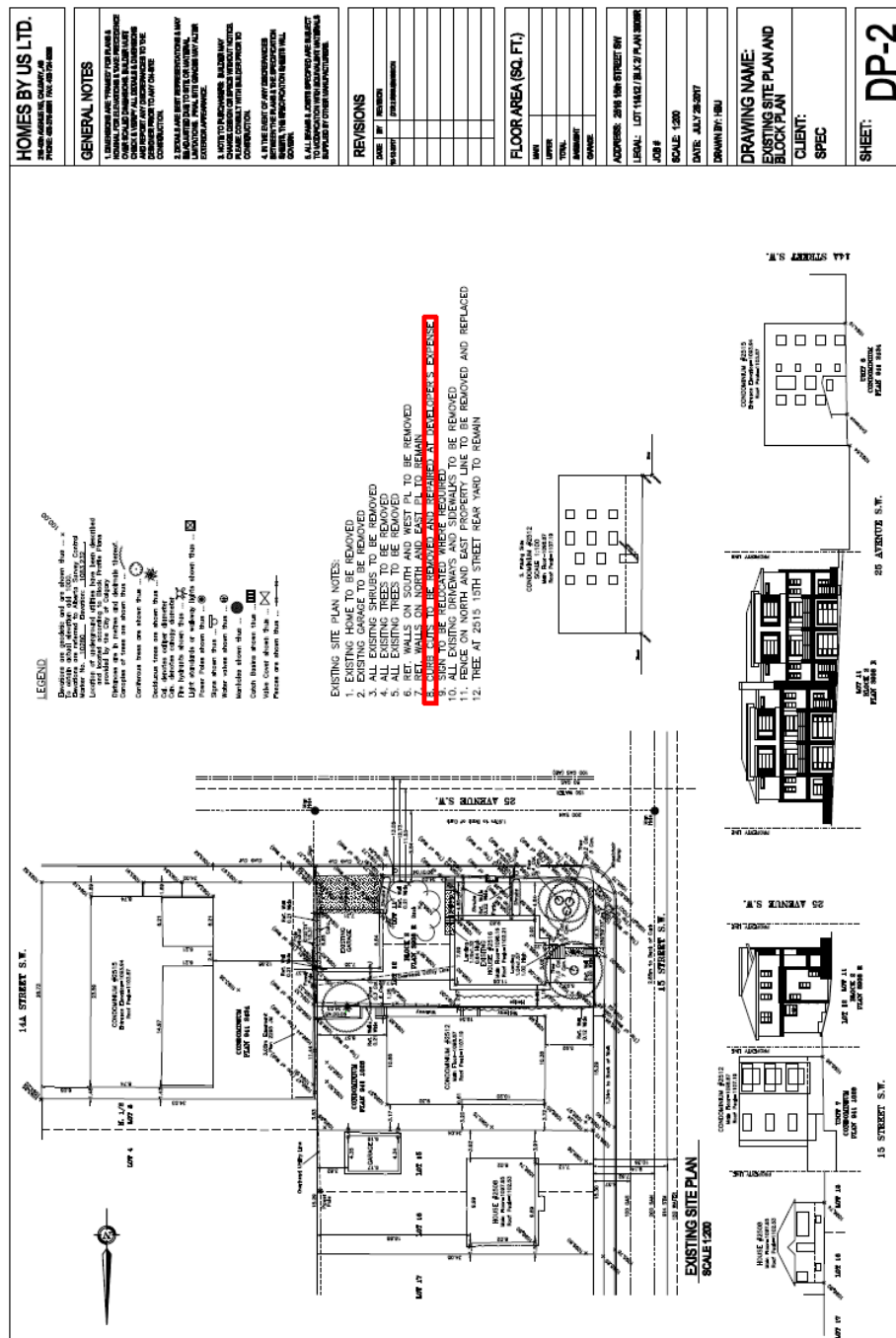
2516 15th STREET SW HOMES BY US LTD

DTR 2 REVISIONS OCTOBER 12-2017

- DP-1 COVER PAGE
- DP-2 EXISTING SITE PLAN AND BLOCK PLAN
- DP-3 PROPOSED SITE PLAN
- DP-4 LANDSCAPE PLAN
- DP-5 FOUNDATION PLAN
- DP-6 LOWER FLOOR PLAN
- DP-7 MAIN FLOOR PLAN
- DP-8 UPPER FLOOR PLAN
- DP-9 FRONT ELEVATION
- DP-10 REAR ELEVATION
- DP-11 LEFT AND RIGHT ELEVATIONS
- DP-12 SECTIONS

DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
 DEVELOPMENT (1 BUILDING, 4 UNITS)
 BANKVIEW (WARD 8)
 NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C

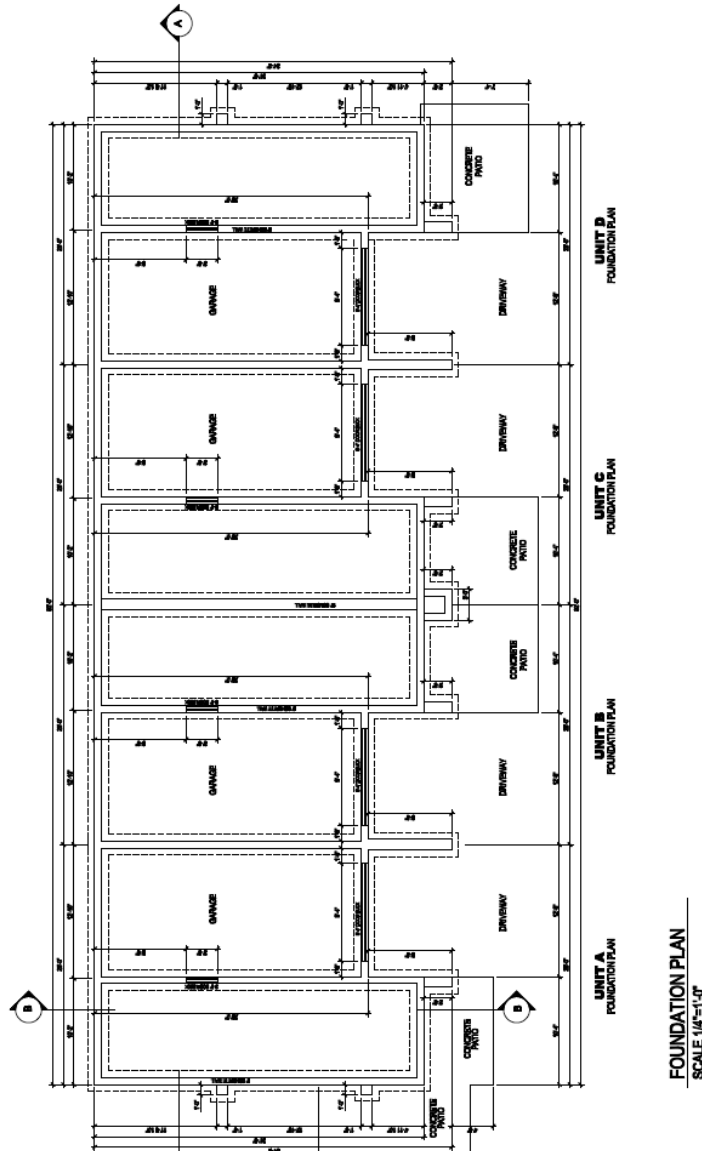


Seymour

DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
 DEVELOPMENT (1 BUILDING, 4 UNITS)
 BANKVIEW (WARD 8)
 NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C

HOMES BY US LTD. 2540 AVENUE SW, CALGARY, AB PHONE: (403) 243-1234 FAX: (403) 243-1235																																									
GENERAL NOTES 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CALGARY AND ANY OTHER AGENCIES INVOLVED IN THE CONSTRUCTION PROCESS. 2. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SERVICES AT ALL TIMES. 4. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION FOR THE PROJECT. 5. ALL DIMENSIONS AND LOCATIONS SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CALGARY AND ANY OTHER AGENCIES INVOLVED IN THE CONSTRUCTION PROCESS. 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SERVICES AT ALL TIMES. 8. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION FOR THE PROJECT. 9. ALL DIMENSIONS AND LOCATIONS SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.																																									
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CONTRACT																																									
ADDRESS: 2540 15 STREET SW LEGAL: LOT 11602 (BLK 2 PLAN 8008) JOB #: SCALE: 1/4"=1'-0" DATE: JULY 28, 2017 DRAWN BY: 181																																									
DRAWING NAME: FOUNDATION PLAN CLIENT: SPEC: SHEET: DP-5																																									

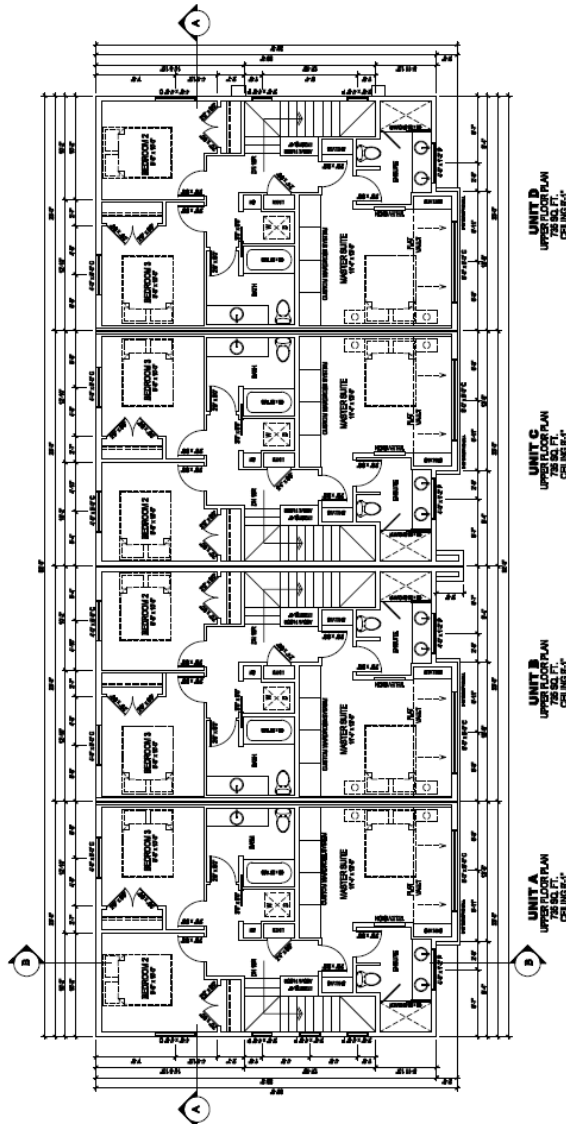


FOUNDATION PLAN
 SCALE 1/4"=1'-0"

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

HOMES BY US LTD. PH: 403.440.3434 WWW.HOMESBYUS.COM		
GENERAL NOTES		
<p>1. DRAWINGS ARE PREPARED FOR PERMITS AND SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURETY ENDORSEMENTS TO THE CONTRACTOR.</p> <p>2. LOCAL AND STATE REGULATIONS, CODES, AND LAWS SHALL BE STRICTLY ADHERED TO BY ALL CONTRACTORS.</p> <p>3. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND ALL APPLICABLE BYLAW REGULATIONS AND ALL APPLICABLE LOCAL BYLAWS.</p> <p>4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.</p> <p>5. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE REGULATIONS, CODES, AND LAWS.</p> <p>6. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE REGULATIONS, CODES, AND LAWS.</p>		
REVISIONS		
DATE	BY	REVISION
FLOOR AREA (SQ. FT.)		
UNIT	GROSS	NET
UNIT 1		
UNIT 2		
UNIT 3		
UNIT 4		
TOTAL		
ADDRESS: 2015 15th STREET SW		
LEGAL: LOT 11682 / BLOCK 2 PLAN 8008		
JOB #		
SCALE	1/4"=1'-0"	
DATE	JULY 28, 2017	
DRAWN BY		
DRAWING NAME:	UPPER FLOOR PLAN	
CLIENT:	SPEC	
SHEET:	DP-8	



DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
 DEVELOPMENT (1 BUILDING, 4 UNITS)
 BANKVIEW (WARD 8)
 NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C

HOMES BY US LTD.
 1500 15 STREET SW, SUITE 100
 CALGARY, ALBERTA T2C 0L6

GENERAL NOTES

1. CHECK FOR ALL PERMITS AND APPROVALS BEFORE COMMENCING CONSTRUCTION.
2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT AND CONTRACTOR.
3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT AND CONTRACTOR.
4. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT AND CONTRACTOR.

REVISIONS

NO.	DATE	DESCRIPTION

FLOOR AREA (SQ. FT.)

AREA	AREA (SQ. FT.)	PERCENTAGE
TOTAL		

ADDRESS: 25th SW STREET SW
LEGAL LOT: 1487 (BLD 2) PLAN 8088
JOB#:
SCALE: 1/4"=1'-0"
DATE: JULY 28, 2017
DRAWN BY:
DRAWING NAME:
ELEVATIONS CLIENT:
SPEC:
SHEET: DP-11

UNIT A & B

UNIT C & D

LEFT ELEVATION
 SCALE 1/4"=1'-0"

RIGHT ELEVATION
 SCALE 1/4"=1'-0"

WALLS

- W1 ACRYLIC SMOOTH FINISH STUCCO
- W2 BENJAMIN MOORE BM4113-40 STONE
- W3 ACRYLIC SMOOTH FINISH STUCCO
- W4 BENJAMIN MOORE BM4113-61 CEMENT GREY
- W5 HORIZONTAL LONGBOARD SIDING
- W6 LIGHT ASH 1402-02-11
- W7 MANUFACTURED STONE
- W8 ELDERADO INFRT SPRINGS CLIFFSTONE

ROOFING

- R1 ARCHITECTURAL ASPHALT SHINGLES
- R2 TIMBERLINE GW (CHACOAL)

FASCIA

- F1 1" ALUMINUM CLAD FASCIA (BLACK)
- F2 1" SMARTBOARD FASCIA (BLACK)

SOFFIT

- S1 ALUMINUM SOFFIT (BLACK)
- S2 LONGBOARD SIDING (LIGHT ASH 1402-02-11)

DOORS

- D1 3/4" CONTEMPORARY FIBREGLASS DOOR (BLACK)
- D2 3/4" STEEL CRAFT MODERN DOOR (BM 2112-40 STONE)

TRIM

- T1 SMARTBOARD TRIM (BM 2112-40 STONE)

HANDRAIL/FENCE

- H1 HORIZONTAL COMPOSITE PLANK FENCE
- H2 BLACK ALUMINUM RAILING WITH SAFETY GLASS

WINDOWS

- W1 PLYGEM (BLACK - FRONT AND SIDES)
- W2 PLYGEM (WHITE-REAR)

UNIT A & B

UNIT C & D

LEFT ELEVATION
 SCALE 1/4"=1'-0"

RIGHT ELEVATION
 SCALE 1/4"=1'-0"

TOTAL WALL AREA: 1811.10 SQ. FT.
 TOTAL WINDOW AREA: 84.34 SQ. FT.
 PERCENTAGE: 4.65%

DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
 DEVELOPMENT (1 BUILDING, 4 UNITS)
 BANKVIEW (WARD 8)
 NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C

HOMES BY US LTD.
 2515 15TH STREET SW, CALGARY, AB
 T2C 1K5 TEL: 403-243-8888

GENERAL NOTES

1. DIMENSIONS ARE PROVIDED FOR BLANKS & PARTS TO BE ORDERED FROM MANUFACTURERS. CHECK ALL DIMENSIONS & MATERIALS AGAINST THE MANUFACTURER'S SPECIFICATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. IN THE EVENT OF ANY DISCREPANCIES, THE DIMENSIONS SHOWN ON THIS DRAWING SHALL TAKE PRECEDENCE OVER ANY OTHER DOCUMENTS.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

REVISIONS

NO.	DATE	BY	REVISION

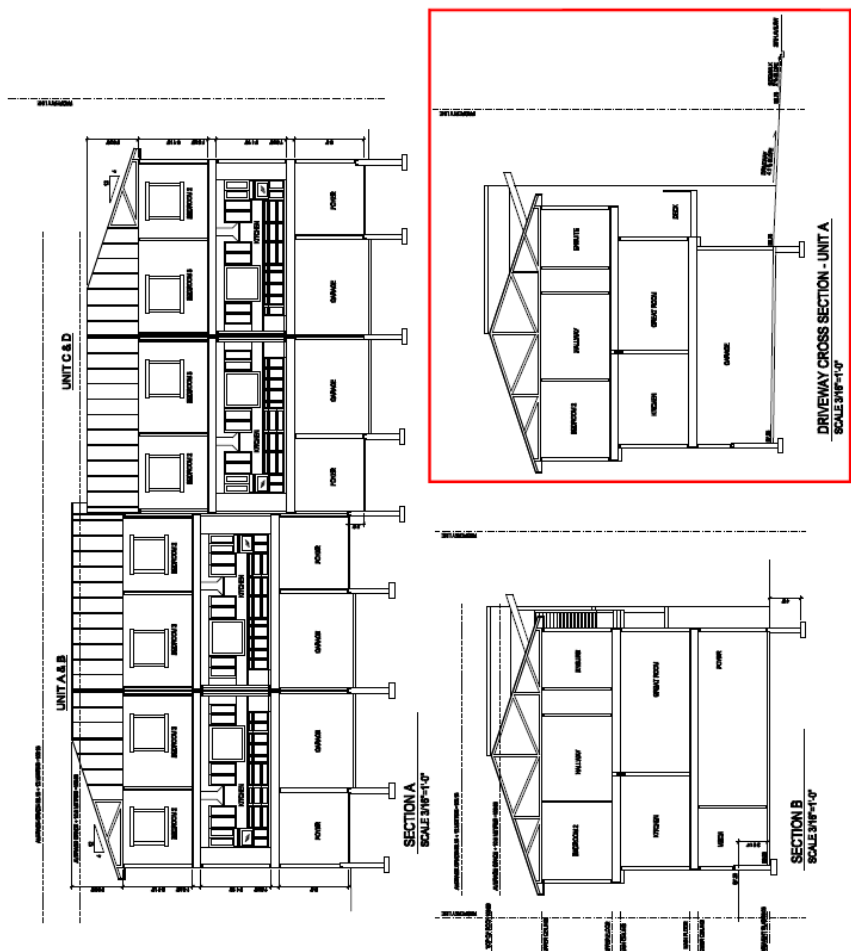
FLOOR AREA (SQ. FT.)

AREA	AREA	AREA	AREA

ADDRESS: 2515 15TH STREET SW
 LEGAL: LOT 11827 (BLK 2 PL 4N 200M)
 JOB #
 SCALE: 1/8"=1'-0"
 DATE: JULY 26, 2017
 DRAWN BY: HBU

DRAWING NAME:
 SECTIONS
 CLIENT:
 SPEC

SHEET: **DP-12**



DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW

MAP 8C

APPENDIX II

CONDITIONS OF APPROVAL

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning:

1. Submit a total of five complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior To Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

- a. All of the plan set(s) shall highlight all of the amendments.
- b. Three detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.

Please ensure that all plans affected by the revisions are amended accordingly.

2. Amend the Lower Floor Plan such that the entry way of the privacy fence for the front yard amenity spaces/patios matches that of the Site Plan and Landscape Plan.

Development Engineering:

3. Amend the plans to:

Water Resources – Stormwater Servicing

- a. Remove reference to 914mm storm shown on DP-2, DP-3 & DP-4 as no storm mains exists on 15 St. SW.
4. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

Design Guidelines for Development Site Servicing Plans
http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)
<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

5. The subject property requires a storm sewer connection (main extension) and is within the storm redevelopment levy area. As the parcel is smaller than 700m², the applicant may:
 - a. Provide a drywell design at the Development Site Servicing Plan (DSSP) stage sized to store the 1:100 year 24 hour storm event in the gravel drainage rock.
 - b. Submit payment for the storm redevelopment fee (\$84 / m frontage) at the DSSP stage, and
 - c. Provide block profiles that conform to the “Standard Block Profile Specifications for CAD and Manual Formats” for the proposed storm sewer extension as a part of the DSSP submission for approval by Water Resources. Onsite storm service must be stubbed by the Developer to the property line adjacent to the proposed main extension. The main extension and service to the stub will be done by the City of Calgary.

If the applicant would like to pursue a main extension at their expense, they must enter into an indemnification agreement for work within the City Right-of-way. This must be completed prior to the DSSP application.

Note that if the applicant decides to install a storm extension, it shall run along 25 AV SW from the subject site east to the existing storm manhole on 14A ST SW.

6. After approval of the development permit but prior to release of the Development Permit, the property owner shall execute an Off-Site Levy Agreement. This is required for the payment of off-site levies pursuant to Bylaw 2M2016. The off-site levy is based on a 2016 development approval date.

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

For further information, contact Subdivision Development Coordinator, Calgary Approvals Coordination at 403-268-6739 or email offsitelevy@calgary.ca.

Transportation:

7. Amend the plans to indicate that the existing curb cut (driveway) will be closed and rehabilitated at the expense of the developer.

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

8. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Construction of (2) new driveway crossings on 25 AV SW
 - b. Closure and removal of existing driveway crossings on 25 AV SW
9. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Street lighting upgrading adjacent to site frontage (If required).
10. Amend the plans to indicate that the existing curb cut (driveway) will be closed and rehabilitated at the expense of the developer.

Parks:

No comments.

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

Permanent Conditions

The following permanent conditions shall apply:

Planning:

11. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
12. No changes to the approved plans shall take place unless authorized by the Development Authority.
13. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
14. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.

Development Engineering:

15. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

16. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

17. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

18. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
19. **To obtain a final estimate**, contact Subdivision Development Coordinator, Calgary Approvals Coordination at 403-268-6739 or email offsitel Levy@calgary.ca, **after approval of the Development Permit**. Payment shall be made for the off-site levies pursuant to Bylaw 2M2016, **after approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building**.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
 - Mail or Drop off payment to 3rd Floor – Permit pick up counter, Municipal Building, 800 Macleod Trail SE, Calgary, AB, T2P 2M5. Attention: Subdivision Officer, Subdivision Development Mail Code #8032

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

- Reference the development permit number and provide contact information for the person(s) providing the payment

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

For further information, contact Subdivision Development Coordinator, Calgary Approvals Coordination at 403-268-6739 or email offsitelevy@calgary.ca.

Transportation:

20. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
21. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of **shoring**, tie-backs, piles, surface improvements, lay-bys, utility work, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
22. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Parks:

No comments.

**DEVELOPMENT PERMIT – NEW: MULTI-RESIDENTIAL
DEVELOPMENT (1 BUILDING, 4 UNITS)
BANKVIEW (WARD 8)
NORTHEAST OF 25 AVENUE SW AND 15 STREET SW**

MAP 8C

APPENDIX III

COMMUNITY ASSOCIATION LETTER

Date: August 29, 2016

Attn: Brendyn Seymour

cc: Coun. Evan Woolley, President Kate Shutz, Bankview Community Association Development Committee Members

RE: LOC2016-0183 + DP2016-3080| 2516 15 ST SW| Concurrent LOC and DP

Dear Mr. Seymour,

The Bankview Community Association Development Committee met to review both the above captioned applications, and is pleased respond with specific comments.

The subject property is in a core RC2 conservation area and the whole adjacent block to the south side of 25 Ave. consists of well maintained century homes. Given the sensitive context, we recognize that the adjoining properties are apartment buildings and could contemplate an MCG zoning given an appropriate design. We would suggest M-CGd80 would be more appropriate, which would allow for four units. As such, we feel that the concurrent development permit application falls very short of an acceptable design.

The proposed development would completely over build on the lot with 60% lot coverage. The landscape area is grossly deficient, driveways cannot be counted as landscaped area. This proposed development has virtually no soft landscaping. Bankview would also be losing three mature trees, one of our favourite features of our neighbourhood.

The proposed streetscape is a monolithic concrete structure across the 25 Ave. frontage. This negatively impacts the pedestrian experience, visuals and drainage. As no visitor parking is provided, this loss of street parking exacerbates the current parking deficiency that we hear about from many residents.

The contextual setback is also not met on 15 St.

With an appropriate concurrent development application we could possibly support a redistricting to MCGd80. However, as this application falls short of expectations and we request that both the LOC and DP be refused at this time.

Thank you in advance for working with the community and the applicant to provide for the best possible outcome for this development.

Sincerely yours,

Megan Mucignat, M.Pl
Bankview Community Association
Director, Development Committee Chair

B. Seymour

A silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument. The surveyor is looking through the telescope of the instrument. The instrument is a large, complex piece of machinery with a circular base and a vertical column. The text "Calgary Planning Commission 2018 January 11" is overlaid on the image.

Calgary Planning Commission 2018 January 11

Item 5.03

LAND USE AMENDMENT
RESIDUAL SUB-AREA 12C (WARD 12)
146 AVENUE AND 84 STREET SE

MAP 35SSE

EXECUTIVE SUMMARY

This application proposes to redesignate the subject lands from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District in order to facilitate the development of a Place of Worship – Medium. Administration is recommending refusal of the application as it is considered to be premature from a community development and leading infrastructure perspective.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2018 January 11

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

REASON(S) FOR RECOMMENDATION:

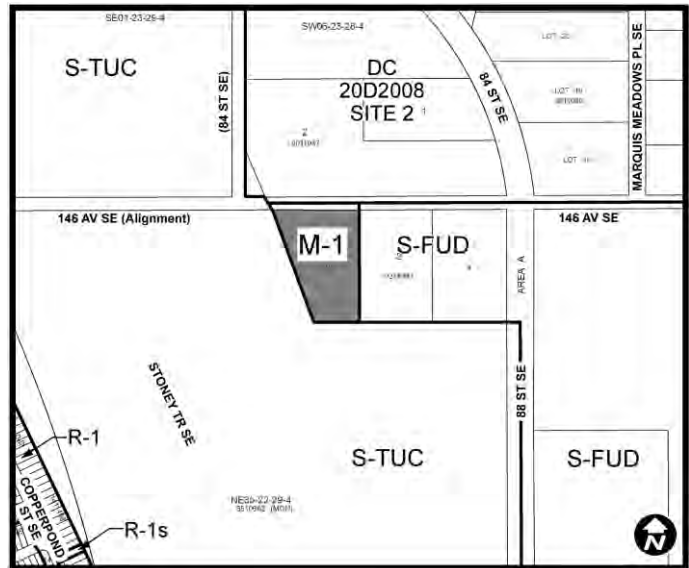
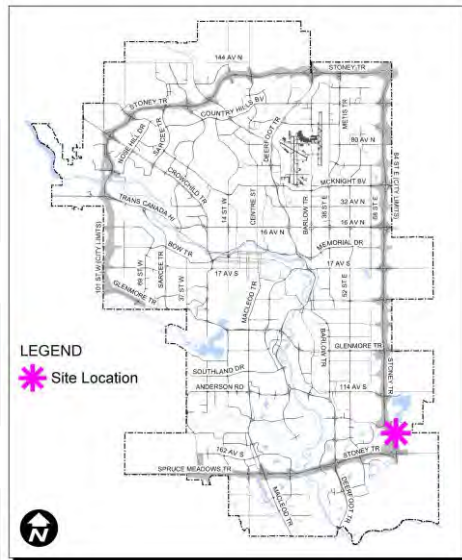
This application is premature from a community development and leading infrastructure perspective. This area is planned for future new community development. The City approves new community development through Outline Plans and there is no Outline Plan for the area. In advance of neighbourhood scale planning, there is no way to determine if this application will ultimately support or hinder neighbourhood and community development objectives.

The subject site lacks a number of key leading infrastructure. There will be no City water or wastewater until such time as adjacent areas develop. In the interim, onsite servicing is being proposed for the site, including a water well and a pump-out septic tank. On site services are not supported by Administration. Stormwater may be managed onsite, but ideally stormwater would be managed by a more efficient area-wide system. A Transportation Impact Assessment was submitted and did not identify any constraints to the development of this site. The subject site is also located outside the Council's seven minute benchmark for emergency response coverage. The required leading infrastructure are not available to support this development and the application is therefore considered premature.

LAND USE AMENDMENT
RESIDUAL SUB-AREA 12C (WARD 12)
146 AVENUE AND 84 STREET SE

MAP 35SSE

LOCATION MAPS



LAND USE AMENDMENT
RESIDUAL SUB-AREA 12C (WARD 12)
146 AVENUE AND 84 STREET SE

MAP 35SSE

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **REFUSE** the proposed bylaw to redesignate 1.62 hectares \pm (4.10 acres \pm) located at 8585 - 146 Avenue SE (Plan 0214343, Block 2, Lot 2) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Low Profile (M-1) District.

LAND USE AMENDMENT
RESIDUAL SUB-AREA 12C (WARD 12)
146 AVENUE AND 84 STREET SE

MAP 35SSE

Applicant:

CIMA+

Landowner:

The Pentecostal Assemblies of Canada

PLANNING EVALUATION

SITE CONTEXT

The subject site is located east of Stoney Trail SE and west of the Marquis Meadows development within the South Shepard area. To the immediate west and south of the site are large existing wetlands. To the north are country residential acreages with a typical lot size of approximately 1.62 hectares (4.1 acres). To the east is land currently in agricultural production.

The subject site is comprised of approximately 1.6 hectares (4 acres) that was subdivided in 2002 when the lands were in Rocky View County jurisdiction. The site was annexed in 2007 to reserve land for future urban development. The South Shepard Area Structure Plan was adopted for the area in 2013.

LAND USE DISTRICTS

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The applicant is proposing to redesignate the parcel to Multi-Residential – Low Profile (M-1) District in order to facilitate the development of a Place of Worship – Medium.

Existing Land Use District

The current S-FUD District is intended to:

- (a) be applied to lands that are awaiting urban development and utility servicing;
- (b) protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land;
- (c) provide for a limited range of temporary uses that can easily be removed when land is redesignated to allow for urban forms of development; and
- (d) accommodate extensive agricultural uses prior to development to urban uses.

The S-FUD District also has provisions that allow for the continuance of uses that were approved in another jurisdiction prior to annexation. The effect of this is to allow for landowners to continue using their land as they have been until the area is ready for full urban development.

**LAND USE AMENDMENT
RESIDUAL SUB-AREA 12C (WARD 12)
146 AVENUE AND 84 STREET SE**

MAP 35SSE

Proposed Land Use District

The proposed M-1 District is intended to:

- (a) be applied to the Developing Area;
- (b) has Multi-Residential Development that will have higher numbers of Dwelling Units and more traffic generation than both low density residential dwellings and the M-G District;
- (c) provides for Multi-Residential Development in a variety of forms;
- (d) has Multi-Residential Development of low height and medium density;
- (e) is intended to be in close proximity or adjacent to low density residential development;
- (f) requires that Multi-Residential Development achieves a minimum density; ...

The M-1 District has Place of Worship – Medium as a discretionary use. Place of Worship – Medium means a use where people assemble for religious or spiritual purposes and where the largest assembly area of the use is greater than 300.0 square metres and less than 500.0 square metres. The site may also have rooms for the administrative functions of the use a child care service within the building and may have a food preparation area, kitchen and seating area available for the users of the use.

Suitability of the Proposed M-1 District

Without an Outline Plan for the subject site and surrounding area, Administration is unable to determine if the M-1 District is the ideal land use for the site in the long run. This is because good neighbourhood design forms a pattern. This is a stand-alone land use amendment application in a future development area. While it is not possible to say if this will integrate well with the ultimate design of the neighbourhood, approval of this application will limit future options for neighbourhood design. Furthermore, without the presence of urban services (described below) this application represents a premature conversion of land.

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

Map 1: Urban Structure of the Municipal Development Plan identifies the subject lands as Developing: Planned Greenfield with Area Structure Plan (ASP). As such, the policies of the South Shepard ASP apply in the evaluation of this application.

**LAND USE AMENDMENT
RESIDUAL SUB-AREA 12C (WARD 12)
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MAP 35SSE

South Shepard Area Structure Plan (SSASP)

The SSASP's Map 5: Land Use & Transportation Concept includes the subject lands within the Residential Redevelopment Area policy category. Section 3.8.2.b supports community-oriented institutional uses within this area, so the medium size place of worship being proposed is a suitable use for the area. Since no subdivision is being proposed, this application does not trigger the comprehensive planning requirements of Section 3.8.3 of the SSASP.

The requirements of Section 8.4 - Urban Growth Policies are addressed below.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was submitted in support of the proposal. The proposed access to the area is via Highway 22X / 104 Street SE to 146 Avenue and /or via 84 Street SE to 146 Avenue SE. The proposed vehicular site access is located at the south west corner of the intersection of 84 Street SE and 146 Avenue SE. The TIA identified that as a result of the proposed development, intersection improvements are required at 104 Street SE and Highway 22X.

This area is currently not served by Calgary Transit and the existing active modes infrastructure in the vicinity of the proposed site is limited.

UTILITIES & SERVICING

The applicant and Administration both prefer for the site to be fully serviced with City utilities. Those utilities are not currently available to the site. Development of infrastructure within the proposed Hotchkiss Outline Plan is necessary to extend utilities to a point near the site. The timeframe for development of that Outline Plan area is unknown at this point.

The Applicant has proposed a number of interim site servicing measures. These include:

- Potable Water:
The applicant is proposing to ultimately connect to The City's water supply via a water main developed as part of Hotchkiss Outline Plan application to the south of the site. If the Hotchkiss Outline Plan water main not proceed at this time, this area of The City does not have an available potable water supply so the applicant anticipates that the subject site would be serviced by a well. Should this alternative not be feasible, water service for the development would be via a cistern and trucked in water.

The interim measures are not an accepted City method of servicing.

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MAP 35SSE

- Fire Protection:
Fire protection for the building, should the Hotchkiss Outline Plan water main not be available, is proposed to be via a dry hydrant system attached to the site's storm water retention pond. An on-site fire pond for fire protection would have to be engineered built to meet fire code requirements. The site is not within the 7 minute benchmark time for emergency response.

The interim measures are not a City standard and there is risk associated with utilizing an untested measure.

- Sanitary Sewer:
Once the Hotchkiss community is developed, it is anticipated that sanitary sewer mains will be available at the corner of 146 Avenue and 88 Street, which the site could tie in to. This area of The City does not yet have sanitary sewage transmission lines available to the site, so the applicant is proposing that the site would be serviced by a pump out septic tank at this time. The sanitary sewage would be transported for disposal at City sewage receiving stations.

The interim measures are not an accepted City method of servicing.

- Stormwater Management:
Since this site is located within the Shepard drainage area, the applicant has proposed a large on-site stormwater retention pond.

Employment of on-site storm water management practices is supported by The City.

With the exception of the employment of on-site storm water management practices, Development Engineering is not in support of the proposed interim servicing measures.

Administration is not supportive of interim servicing solutions. The servicing proposed by this application is generally not supported by Section 7.1.1.a. of the SSASP which states: "Urban development within the Plan Area will be serviced with municipal water, sanitary sewer and a stormwater system and shallow utilities..." Section 7.1.2.a of the SSASP, does allow for the possibility of interim servicing:

"2. Interim Servicing

- a. Interim servicing in advance of ultimate utility infrastructure is normally discouraged, but The City may consider it on an individual and limited basis where deemed viable within the Plan Area, at the sole discretion of The City.
- b. Interim servicing shall be aligned with priorities and infrastructure timing set through the Corporate Framework for Growth and Change and shall adhere to applicable City policies, principles, and

LAND USE AMENDMENT
RESIDUAL SUB-AREA 12C (WARD 12)
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MAP 35SSE

City specified technical performance requirements. Developers may be required to enter into an agreement with The City, to the satisfaction of The City.”

Given the uncertainty of full City utility servicing, Administration does not believe that the application meets SSASP policy and technical standards.

ENVIRONMENTAL ISSUES

The property is adjacent to a large significant wetland identified in the SSASP. A wetland assessment by a qualified wetland specialist must be completed prior to site development.

GROWTH MANAGEMENT

The subject site is currently covered by a Growth Management Overlay (GMO) in the South Shepard ASP. The policy states that the Overlay should only be removed when solutions for municipally financed infrastructure and services have been determined. Section 8.4.1.c of the SSASP indicates that a land use redesignation should not be supported until the portion of the Overlay, including the lands subject to a redesignation application is removed, even if the design and land use pattern proposed through the redesignation is satisfactory. The subject site is located outside of Council’s seven minute benchmark for emergency response service. There is no approved funding for the required capital and operating costs for fire and emergency services in City capital and operating budgets. Council’s Service Level Response Time Target policy is currently under review by Administration. The following direction was provided by Council at the 2017 July 31 Combined Meeting of Council:

“Have the Fire Chief, in conjunction with Calgary Building Services and independent consulting, complete a review of the Calgary Fire Department's Service Level Response Time Target policy, including an assessment of the impacts of residential sprinklers in growth areas and report back to Council through the SPC on Planning and Urban Development no later than 2018 March; and

Have the Director of Calgary Building Services, in consultation with the Fire Chief, complete an analysis of best practices, policies and performance objectives for Fire response times in other Canadian Municipalities and provide a comparison in relation to National and Provincial Building Code standards to inform the Service Level Response Time Target policy review, and report back to Council through the SPC on Planning and Urban Development no later than 2018 March.”

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RESIDUAL SUB-AREA 12C (WARD 12)
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MAP 35SSE

The applicant has proposed developer funded interim servicing for utilities, however this is not supported by Water Resources.

A Growth Management Overlay should only be removed once there is a solution to service the area with municipal water, sanitary sewer and a stormwater system. Given that Water Resources does not support the interim servicing proposal, and in order to allow for the review of the emergency response benchmark to conclude, Administration does not support GMO removal at this time.

PUBLIC ENGAGEMENT

Citizen Comments

One letter of concern was submitted; however, issues were not specified.

Public Meetings

No public meetings were held with respect to the application. Standard notifications for land use amendment applications (notice posting and letters to adjacent properties) were used to ensure the local neighbourhood was made aware of the application.

LAND USE AMENDMENT
RESIDUAL SUB-AREA 12C (WARD 12)
146 AVENUE AND 84 STREET SE

MAP 35SSE

APPENDIX I

APPLICANT'S SUBMISSION

This application covers land use re-designation from the existing S-FUD (Special Purpose – Future Urban Development District) to M-1 (Multi-Residential Low Profile District) for an area of ±1.6 hectares (±4acres). The M-1 land use was chosen as it allows for medium size places of worship as a discretionary use, within a residential neighbourhood.

A silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a transit instrument mounted on a tripod. The surveyor is looking through the instrument. The entire image is rendered in a dark grey color with white outlines.

Calgary Planning Commission 2018 January 11

Item 5.04

LAND USE AMENDMENT
ALBERT PARK/RADISSON HEIGHTS (WARD 9)
12 AVENUE SE WEST OF 34 STREET SE

MAP 16E

EXECUTIVE SUMMARY

This application proposes to redesignate a single residential property in the community of Albert Park/Radisson Heights from a residential area that is primarily intended for single detached homes (R-C1) to a multi-residential area that is primarily intended for townhouses and rowhouses (M-CGd79). The applicant is intending to develop a four unit townhouse, and the density modifier of 79 units per hectare is proposed to limit density on this parcel to a maximum of 4 units.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2018 January 11

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

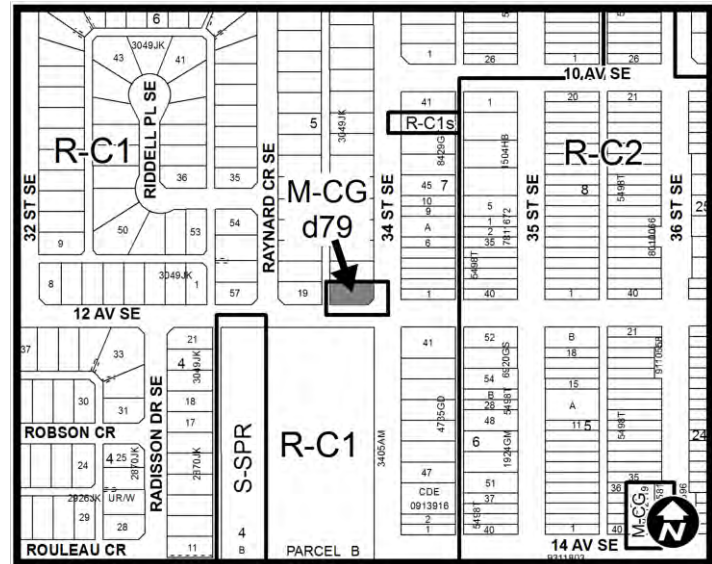
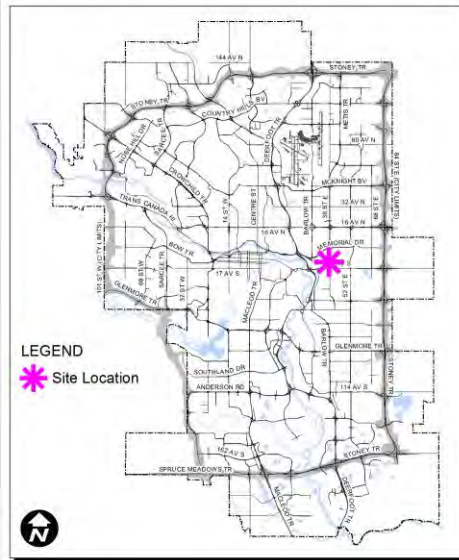
REASON(S) FOR RECOMMENDATION:

This proposal is consistent with the applicable municipal policies including the Municipal Development Plan (MDP) and the Albert Park/Radisson Heights Area Redevelopment Plan (ARP). The proposal allows for a more efficient use of existing infrastructure, while remaining compatible with adjacent existing development in the area. It allows for a modest density increase for the parcel and facilitates development that is considered to respect the scale and character of the existing neighbourhood.

LAND USE AMENDMENT
ALBERT PARK/RADISSON HEIGHTS (WARD 9)
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MAP 16E

LOCATION MAPS



LAND USE AMENDMENT
ALBERT PARK/RADISSON HEIGHTS (WARD 9)
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MAP 16E

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3412 - 12 Avenue SE (Plan 3049JK, Block 5, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd79) District.

LAND USE AMENDMENT
ALBERT PARK/RADISSON HEIGHTS (WARD 9)
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MAP 16E

Applicant:

Form 3 Design 2004

Landowner:

Surinderpal Singh Brar

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the southeast community of Albert Park/Radisson Heights, on the northwest corner of the 12 Avenue SE and 34 Street SE intersection. The immediate area consists mostly of bungalow style single detached dwellings. The site is approximately 16.7 metres wide by 31.9 metres in length and is currently developed with a bungalow style single detached dwelling with lane access. This application proposes an increase of density from one unit to four units on the subject site.

The former David D. Oughton (DDO) School site is located across 12 Avenue SE, directly south of the subject site. The City of Calgary currently owns the 2.6 hectare (6.6 acre) former school site, however, the Calgary Municipal Land Corporation (CMLC) is currently considering purchasing the site and is entering their third phase of public consultation on the project. This phase of consultation will focus on summarizing and reiterating the collected community feedback on design concepts for the site. At this time, CMLC will not disclose the design concepts for the site.

A six-unit townhouse development is proposed for the site kitty-corner of the subject property, located at 1302 - 34 Street SE. The land use redesignation proposal was reviewed by Calgary Planning Commission (CPC) at their 2017 December 14 meeting with a decision to recommend approval to City Council.

The following table provides current and peak population profile for the community.

Albert Park/ Radisson Heights	
Peak Population Year	2017
Peak Population	6,745
2017 Current Population	6,745
Difference in Population (Number)	0
Difference in Population (Percent)	0%

**LAND USE AMENDMENT
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MAP 16E

LAND USE DISTRICTS

The proposed Multi-Residential – Contextual Grade Oriented (M-CGd79) District allows for multi-residential development that is intended to be located adjacent to or in close proximity to low density residential districts. The proposed M-CG designation allows for a maximum height of 12 metres, and with the density modifier of 79 units per hectare, will allow up to a maximum of 4 dwelling units on this property. While a concurrent application process was offered, the applicant wishes to proceed with the land use application prior to submission of a development permit. Thus no development proposal has been submitted at this time.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (Council Adopted 2014 – Statutory) (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 sections of the SSRP to this proposal are the Efficient Use of Land Principles, which encourage compact infill development at higher densities and in locations that best utilize existing infrastructure.

Municipal Development Plan (Council Adopted 2009 – Statutory) (MDP)

The subject site is located within the Developed Residential – Established Area as identified on Map of the Municipal Development Plan (MDP). The MDP encourages compact urban form with higher residential densities in areas where it can be accommodated within existing infrastructure, public facilities, and public transit. It also encourages providing a choice of housing forms, tenures and affordability, while ensuring infill development is sensitive, compatible and complementary to existing physical patterns and character of the neighbourhood.

The subject site is located on a collector roadway within close proximity of transit, major services and amenities. The proposed M-CG district has rules which respect the existing context and massing of the established neighbourhood while providing a modest density increase.

Albert Park/Radisson Heights Area Redevelopment Plan (Council Adopted 1989 – Statutory) (ARP)

The subject site is located within the low density area as identified on Map 1 of the ARP. In this area, the ARP encourages compatible infill development that retains the lower density designation. Ground oriented single and multi-dwelling development in the forms of single detached, semi-detached and townhomes are all considered acceptable low density development in this area through the ARP. A four unit ground oriented development, as is the intention of this application, will provide for a modest density increase, while remaining consistent with the policy direction of the ARP.

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MAP 16E

Location Criteria for Multi-Residential Infill (2016 – Non Statutory)

Council adopted the “Location Criteria for Multi-Residential Infill” to provide guidance in the review of land use amendment applications, and associated policy amendments, when considering multi-residential developments in low density residential areas.

The subject site meets the majority of the location criteria for a multi-residential development, in that it is in close proximity to transit and primary transit, including being within a 15 minute walk to an LRT station; it is located on a corner lot along a collector road; and has lane access. A public park with playground is located across the street, with other community amenities nearby. Depending on the redevelopment of the former DDO school site, which is located across the street from the subject site, the property may be adjacent to non-residential or multi-dwelling development and may be adjacent to an activity centre in the future. Not including the possible impacts of the DDO school site redevelopment, the subject site meets 6 of the 8 location criteria for a multi-residential development as outlined in the table below.

Location Criteria for Multi-Residential Infill Multi-residential, Rowhouse Building and Cottage Housing Clusters	
Within 400 metres of transit stop	Yes
Within 600 metres of an existing or planned primary transit stop	Yes
Adjacent to or across from an existing or planned open space, park or community amenity	Yes
On a corner parcel	Yes
Direct lane access	Yes
On a collector or higher standard roadway on at least one frontage	Yes
Along or in close proximity to an existing or planned Corridor or Activity Centre	No
Adjacent to existing or planned non-residential development or multi-unit development	No

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required for this application.

Pedestrian access to the site is available via an existing network of sidewalks. Public transit (routes 23, 51, 57, 66 and 72) is available on 36 Street SE, with the nearest bus stop is within approximately 250 metres of the site; while the Franklin LRT station is located within approximately 1.2 kilometres of the property. A bus stop for Bus Rapid Transit (BRT) route 305 is available within 700 metres of the site. Vehicle access is available from 12 Avenue SE, 34

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ALBERT PARK/RADISSON HEIGHTS (WARD 9)
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MAP 16E

Street SE and the rear lane, however, it is anticipated that vehicular access for the future redevelopment will be provided via the existing lane. Unregulated street parking is available along both 12 Avenue SE and 34 Street SE.

UTILITIES & SERVICING

A Sanitary Servicing Study was not required as part of this application.

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received from the Albert Park/Radisson Heights Community Association, despite follow-up requests for feedback.

Citizen Comments

Seven (7) citizens objected to the redesignation for the following reasons:

- Increased density will increase traffic and create parking problems.
- The redesignation will set precedence for future multi-residential dwelling redesignations in the area.
- Decisions to allow higher density in the area should be held off until a decision is made on the development of the former David D. Oughton school site.
- Density is already being added to the community with significant duplex development.
- The redesignation is not in the best interest of the neighbourhood, with concerns it will turn the area into a slum and put a strain on aging infrastructure.

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MAP 16E

The development related issues raised through the public engagement process, such as parking and the size and design of the building, will be addressed through the development permit process.

Public Meetings

No public meetings were held by the Applicant or by Administration for this application.

LAND USE AMENDMENT
ALBERT PARK/RADISSON HEIGHTS (WARD 9)
12 AVENUE SE WEST OF 34 STREET SE

MAP 16E

APPENDIX I

APPLICANT'S SUBMISSION

This application is being submitted in an attempt to reclassify 3412 - 12 Avenue SE from an R-C1 zoning to M-CG d79 to allow for a more intensified use of the property. The objective is to construct a four unit townhouse development.

The property is located on 12 Avenue SE, which is a busy avenue, and is a short distance from 36 Street SE and 17 Avenue SE, both of which are major roads with excellent transit services.

The area is slowly redeveloping with new cost effective housing alternatives.

We hope that Administration, the Calgary Planning Commission, along with the City of Calgary Council members will support our application.