



AGENDA

CALGARY PLANNING COMMISSION

**TO BE HELD 2018 JULY 12 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 Development Items**
- 6. Consideration of Other Planning Items**
- 7. Consideration of Miscellaneous Items**
- 8. Adjournment**

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

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 3.01 Michael Davis

COMMUNITY: Crescent Heights (Ward 7)

FILE NUMBER: LOC2018-0075 (CPC2018-0844)

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

MUNICIPAL ADDRESS: 616 Centre A Street NW

APPLICANT: Stephen Ho Architect

OWNER: Yuk Ching Ho

ADMINISTRATION RECOMMENDATION: **APPROVAL**

DEVELOPMENT ITEMS

ITEM NO.:	5.01	Gareth Webster
COMMUNITY:		Patterson (Ward 6)
FILE NUMBER:		DP2017-3596 (CPC2018-0835)
PROPOSED DEVELOPMENT:		New: Multi Residential Development (1 building)
MUNICIPAL ADDRESS:		940 Patrick Street SW
APPLICANT:		Statesman Cougar Ridge Ltd
OWNER:		Manco Family Trust
ADMINISTRATION RECOMMENDATION:		APPROVAL

PLANNING ITEMS

ITEM NO.: 6.01 Ezra Wasser

COMMUNITY: East Shepard Industrial (Ward 12)

FILE NUMBER: LOC2018-0109 (CPC2018-0803)

PROPOSED REDESIGNATION: From: Industrial – General (I-G) District
To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS: 4807 - 112 Avenue SE

APPLICANT: Rick Balbi Architect

OWNER: Telsec Property Corporation

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.02 David Mulholland

COMMUNITY: Taradale (Ward 5)

FILE NUMBER: LOC2016-0334 (CPC2018-0251)

PROPOSED REDESIGNATION: From: Commercial – Community 1 (C-C1) District
To: Multi-Residential – High Density Low Rise (M-H1) District

MUNICIPAL ADDRESS: 7099 – 80 Avenue NE

APPLICANT: Manu Chugh Architect

OWNER: Taralake Point Investments Inc

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.03
COMMUNITY: Matthew Atkinson
FILE NUMBER: Tuxedo Park (Ward 7)
PROPOSED AMENDMENTS: LOC2018-0039 (CPC2018-0486)
PROPOSED REDESIGNATION: Amendments to the North Hill Area Redevelopment Plan
From: Mixed Use – Active Frontage (MU-2f3.0h20) District
To: Mixed Use – Active Frontage (MU-2f3.5h25) District
MUNICIPAL ADDRESS: 2620 Centre Street NE
APPLICANT: Mediated Solutions
OWNER: M & Ryan Holding Ltd
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.04
COMMUNITY: Desmond Blik
FILE NUMBER: Richmond-Knob Hill (Ward 8)
PROPOSED POLICY AMENDMENTS: LOC2017-0391 (CPC2018-0812)
PROPOSED CLOSURE: Amendments to the Marda Loop Area Redevelopment Plan
0.003 hectares ± (0.008 acres ±) of road adjacent to 2232 - 33 Avenue SW
PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Low Profile (M-C1) District and Undesignated Road Right-of-Way
To: DC Direct Control District based on the Mixed Use – Active Frontage (MU-2) District to accommodate opportunities for mixed-use multi-residential development with commercial uses
MUNICIPAL ADDRESS: 2232, 2236, and 2240 - 33 Avenue SW
APPLICANT: Civicworks Planning + Design
OWNER: Gateway 33 Ltd
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.05 Madeleine Krizan

COMMUNITY: Killarney/Glengarry (Ward 8)

FILE NUMBER: LOC2018-0060 (CPC2018-0851)

PROPOSED POLICY AMENDMENT: Amendment to the Killarney/Glengarry Area
Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual One/Two Dwelling
(R-C2) District

To: Residential – Grade-Oriented Infill (R-CG)
District

MUNICIPAL ADDRESS: 3604 Richmond Road SW

APPLICANT: Inertia

OWNER: Huijin Ouyang
Bijun Wu

ADMINISTRATION RECOMMENDATION: **APPROVAL**

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 July 12" is overlaid on the image.

Calgary Planning Commission 2018 July 12

Item 3.01

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CPC2018-0844
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**Land Use Amendment in Crescent Heights (Ward 7) at 616 Centre A Street NW,
LOC2018-0075**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Stephen Ho Architect on 2018 April 09 on behalf of the landowner Yuk Ching Ho. This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or discretionary use of Backyard Suite (e.g. carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation applied in developed areas that is primarily for single detached homes that may include a secondary suite.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 616 Centre A Street NW (Plan 4456R, Block 34, Lot 18-20) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

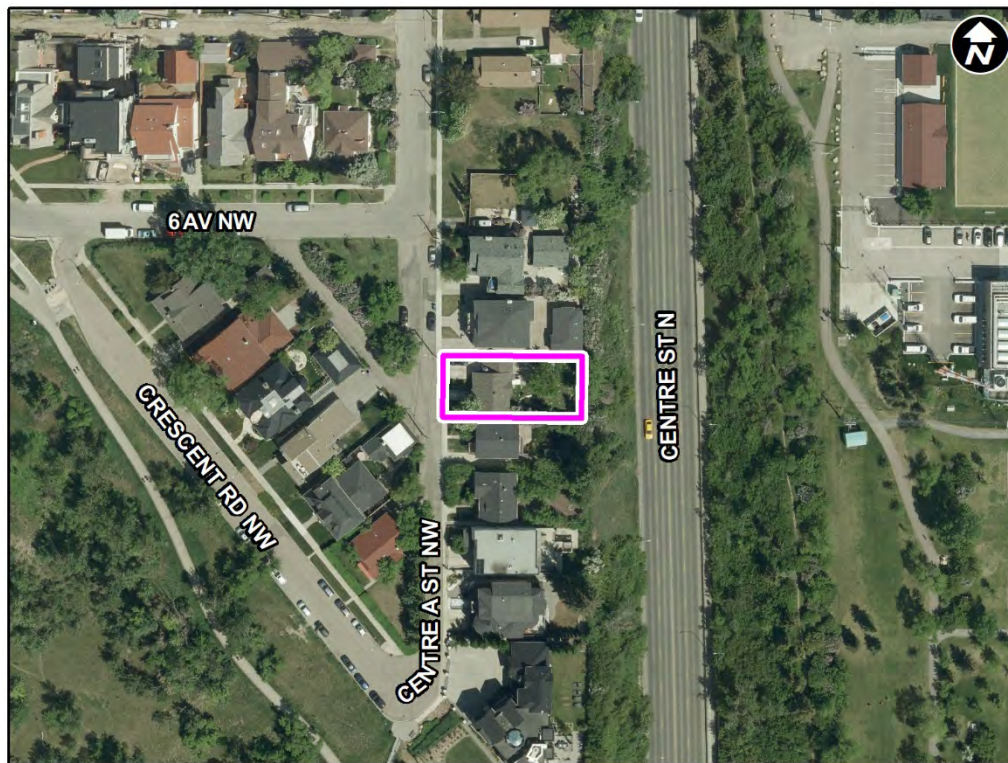
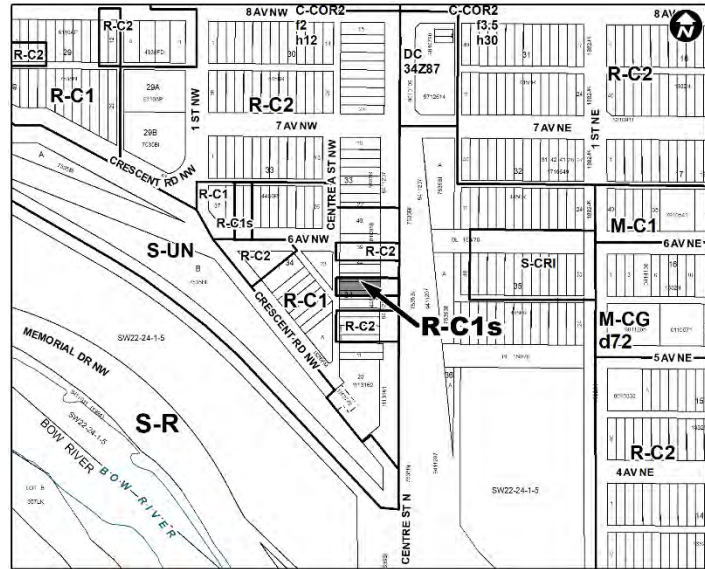
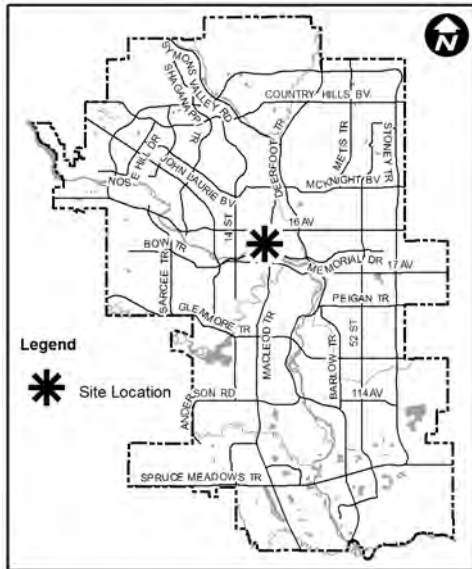
On 2018 March 12, Council reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

BACKGROUND

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.

Land Use Amendment in Crescent Heights (Ward 7) at 616 Centre A Street NW,
LOC2018-0075

Location Maps



**Land Use Amendment in Crescent Heights (Ward 7) at 616 Centre A Street NW,
 LOC2018-0075**

Site Context

The subject site is located in the inner-city community of Crescent Heights. Surrounding development consists of low-density residential to the north, south and west of the site. Directly east of the site is Centre Street N, beyond which there is a public park. The parcel is located approximately 125 metres southwest of the intersection of Centre Street N and 7 Avenue NW. The site is approximately 15 metres by 35 metres in size and is developed with a one-storey single detached dwelling with vehicular access and parking provided by way of a front driveway from Centre A Street NW.

As identified in *Figure 1*, Crescent Heights has experienced a slight population decline from its peak in 2015.

Figure 1: Community Peak Population

Crescent Heights	
Peak Population Year	2015
Peak Population	6,380
2017 Current Population	6,197
Difference in Population (Number)	-183
Difference in Population (Percent)	-3%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Crescent Heights](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal would allow for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit would not be required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules. The intent of this application as expressed by the Applicant is to enable the development of a Backyard Suite. Because Council delayed the effective date for allowing Backyard Suites as discretionary uses in the R-C1 district, a land use redesignation to R-C1s is required to enable development of Backyard Suites in the interim.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Centre A Street NW. The site does not have rear lane access. The area is served by Calgary Transit primary transit network bus service with stops located approximately 125 metres walking distance northeast and southeast on Centre Street N. On-street parking is available adjacent to the site on Centre A Street NW and is unregulated.

**Land Use Amendment in Crescent Heights (Ward 7) at 616 Centre A Street NW,
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Utilities and 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.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised on the Planning and Development online map.

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

Administration received an email of no objection to the application from the Crescent Heights Community Association (Attachment 2).

No other public responses were received by Administration prior to writing this report.

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The site is located within the 'Residential - Developed - Inner City' area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

Crescent Heights Area Redevelopment Plan (Statutory – 1997)

The site is within the 'Low Density Residential' area as identified on Map 2: Land Use Policy of the *Crescent Heights Area Redevelopment Plan (ARP)*. The low density conservation housing policy applicable to this area and outlined in Section 3.4 of the ARP seeks to allow for redevelopment that maintains the existing low density neighbourhood quality and character and

**Land Use Amendment in Crescent Heights (Ward 7) at 616 Centre A Street NW,
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is compatible with the surrounding streetscape. The proposed R-C1s District is a low-density residential district which allows for a minor increase in the allowable housing types with rules that require contextually sensitive development. As such, the application is generally in keeping with the policies of the ARP.

Social, Environmental, Economic (External)

This proposal has the potential to improve access to safe and affordable rental stock and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighbourhood.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed R-C1s District is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *Crescent Heights Area Redevelopment Plan* and *Municipal Development Plan* and will allow for development that can meet the intent of *Land Use Bylaw 1P2007*.

ATTACHMENTS

1. Applicant's Submission
2. Community Association Letter
3. Important Terms

Applicant's Submission

0075



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 of this redesignation is:

① Dividing the parcel with an updated building - A more modern, appealing, up to date build that will add to the neighbourhood.

② Update existing house to meet and fit into my family's needs.

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

What was the response?

We have engaged with the neighbouring owners. With the conversation(s) had, we didn't get an objection or disapproval from them. They seemed fairly neutral about it. We have not spoken to the community association.

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

We will have the primary dwelling parking in the garage and provide an outdoor on-site parking on the side of the garage for the secondary suite.

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

Not to our knowledge. We believe the development will benefit the neighbourhood in many ways, such as: on-site parking, providing the parcel and neighbourhood with an updated build and have not received any objections from the neighbouring owners in our conversation(s).

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

ISC: Protected

Community Association Letter

Hello Michael,

Thank you for inviting the Crescent Heights C.A. planning committee to comment on this LOC.

Given the recent changes to secondary suite legislation in Calgary, we have no objection to this LOC's request to allow a secondary suite.

As it is not clear to us how the secondary suite will fit in the final design phase, we look forward to seeing the forthcoming DP. With the DP our feedback comments will be more specific.

We hope that secondary suite guidelines will be in place by the time the DP is submitted to aid us in our feedback comments.

Should you wish to discuss our comments please do not hesitate to contact me by phone at 403-276-1831 or by email.

Sincerely,

Dennis Marr,
Director, Planning Committee, Crescent Heights, C.A.

Important Terms

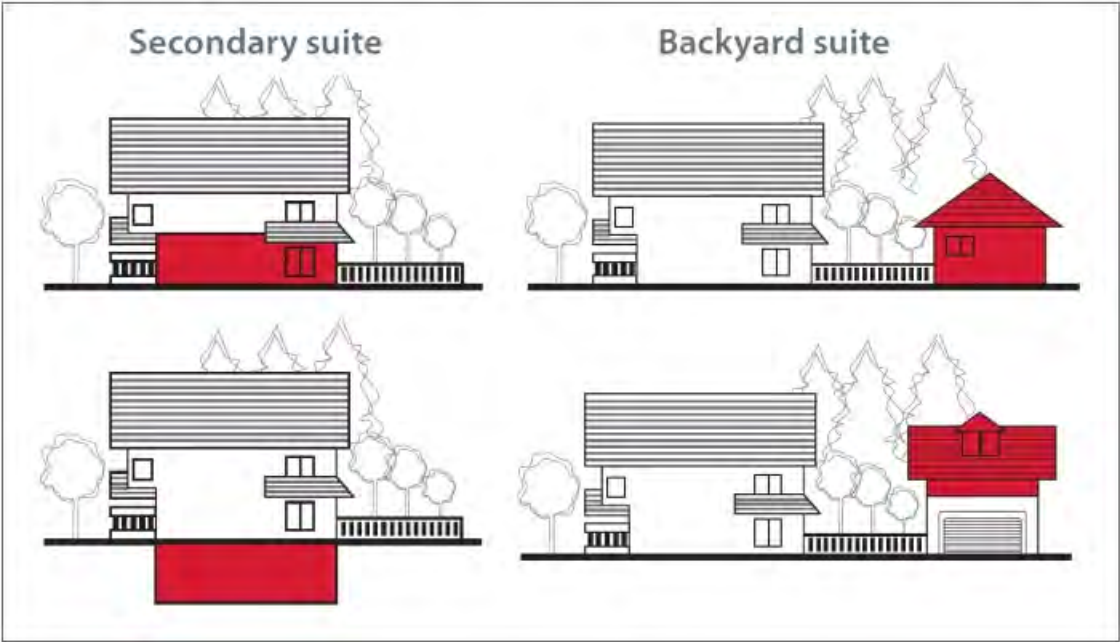
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



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

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



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

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Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

EXECUTIVE SUMMARY

This development permit was submitted by Statesman Cougar Ridge Ltd on 2017 August 08 on behalf of Manco Family Trust. This application proposes a multi-residential development (1 building with 58 units) at 940 Patrick Street SW in the community of Patterson.

The proposal is consistent with applicable City policies including those of the *Municipal Development Plan* and the *Patterson Heights Revised Concept Plan*. The proposal aligns with the intent of *Land Use Bylaw 1P2007* and Administration supports the relaxations noted within the report.

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

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed development permit application of a New: Multi Residential Development (1 building) at 940 Patrick Street SW (Plan 6746HA, Lot 1) with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

No previous Council Direction.

BACKGROUND

Relevant Planning History

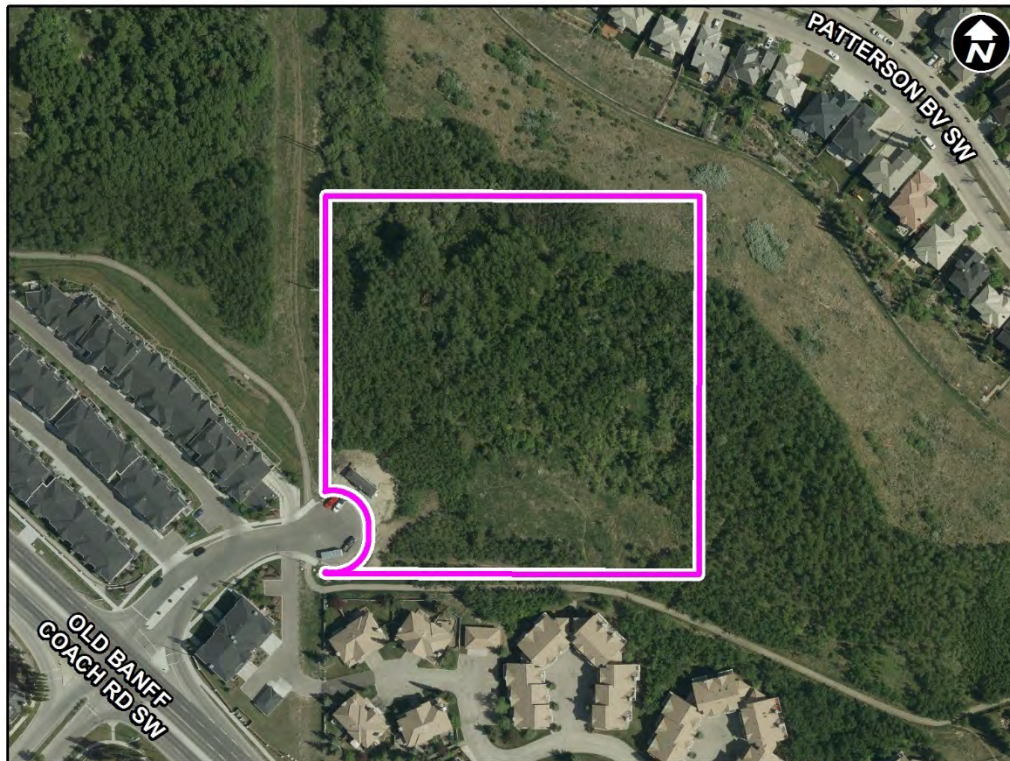
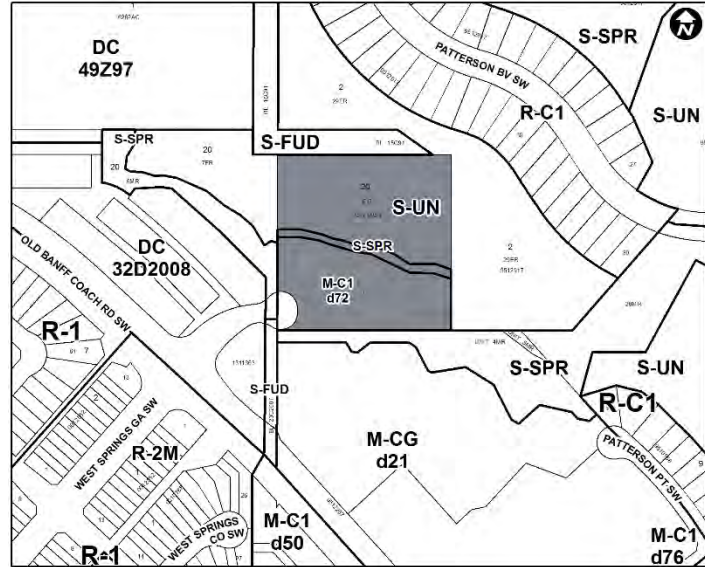
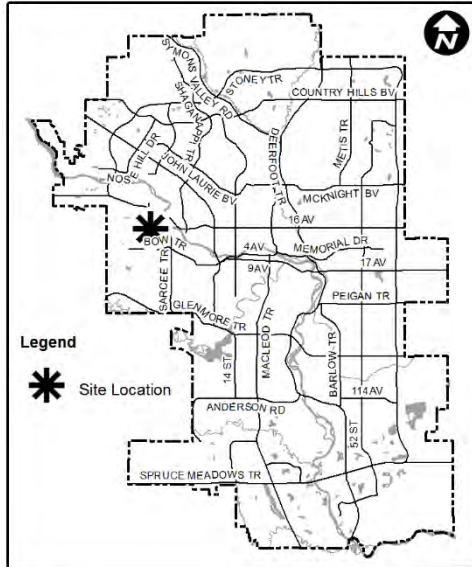
The size and shape of the subject site, and the location of the proposed building were determined through the previous land use amendment and outline plan application (file ref: LOC2008-0099), which included:

1. A dedication for Environmental Reserve for sloping terrain;
2. A slope stability line to mark the development area of the site; and
3. A Municipal Reserve buffer downslope from the slope stability line above.

During consideration of the land use amendment for the subject parcel on 2011 December 8 Calgary Planning Commission (CPC) directed Administration to bring the future development permit for this site to CPC for decision.

Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

Location Maps



Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

Site Context

The site comprises an area of partially disturbed, undeveloped land at the head of an existing cul-de-sac, which is currently occupied by a temporary residential sales centre. The southern portion of the site is flat (at the same level of the roadway), with steeply sloping land to the north.

The site lies in a prominent location in the Patterson community at the top of slope.

The local context comprises existing two storey residential development to the south-west and south-east, with a roadway immediately to the south (Cougar Ridge Landing SW). To the north the site slopes steeply towards an area of undeveloped open space (Patterson Park) which contains a number of mature trees, designated as Special Purpose - Urban Nature (S-UN) District in the Land Use Bylaw. Patterson Boulevard is located further north at the toe of slope, with the rear elevation of detached dwellings overlooking Patterson Park.

Pathways are located to the north-east and north-west of the site providing pedestrian links through Patterson Park to dwellings below and Sarcee Park further north.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Application Review

The development permit proposes one 58 unit four storey apartment building providing 1 and 2 bedroom units. The original submission has been revised to address comments as a result of Administration's review including: Reduction of the unit count (from 60 to 58 units) in compliance with the allowable density of the M-C1 land use district:

- Reduction in the building height – so as to not exceed the height requirements in the M-C1 Land Use District by more than 10 percent;
- Redesigning the building - providing balconies to break up the massing of the upper floor; and
- Reducing the amount of glazing to the rear (northern) elevation and introducing stone - to highlight building features.

The amendments to this application to reduce the height of the built form, break up the massing of the building in the top storey and introducing stone in the material pallet addressed Administration's comments, align with planning policy and seek to address citizen and Community Association comments.

Urban Design Review Panel (UDRP)

The applicant worked with Community Planning, including Citywide Urban Design staff, to address urban design comments provided which resulted in a built form which met Administrations expectations. Due to the scale of development this development permit was not presented to the Urban Design Review Panel.

Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

City Wide Urban Design

Due to its commanding location on top of the ridge the building will be visible from the surrounding areas. As this location is a perfect opportunity to create distinct architecture, and contribute to the placemaking of Calgary's neighbourhoods, the applicant was asked to explore and consider the following changes:

1. Integrate the building as much as possible into the ridge. Reduce the approximately four metre tall parkade wall facing the valley by lowering the parkade level which would ultimately lower the overall building height.
2. Break up the horizontal massing and add variety in the building's height. For example, instead of one long slab two or three individual buildings can improve vistas through the site, variety of units, unique terraces, step backs and architectural language and expression.
3. Integrate landscaping elements into the building for example balconies with large planters that can host smaller trees to improve the visual integration into the ridge or hill.
4. Reduce sun-light reflections and consult The City of Calgary's *Bird Friendly Design Guidelines*.

Site and Building Design

This development permit proposes a four storey apartment building providing a total of 58, 1 and 2 bedroom units.

The building will front onto Cougar Ridge Landing SW with a pedestrian entrance in the centre of the building, with the parkade entrance further east. Taking advantage of the grades of the site and the opportunity of views to the north, the building will be a combination of 3 and 4 storeys to the front elevation and 4 storeys to the rear.

The design (with balconies at the top of the building) and variety in materials (accentuating areas of the building) serves to break up the building mass and harmonise with the local urban context adjacent and natural environment to the north.

Each unit will have private amenity space with a balcony providing views north or south, with an exercise room and an outdoor terrace providing communal amenity space for residents.

Infrastructure

Transportation Networks

The subject site is situated at the end of a cul-de-sac on a residential class roadway, with less than 5,000 vehicle trips per day.

A Transportation Impact Assessment (TIA) was not required, as the proposed development does not eclipse 100 pm peak trips per day, which is the threshold for requiring a TIA. The proposal can be accommodated by existing transportation infrastructure.

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Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

Site Access and Parking

Vehicular and pedestrian access into the development parcel will be achieved via Old Banff Coach Road SW and Cougar Ridge Landing SW.

Nine parking stalls will be provided at grade, directly to the front of the building entrance, with a total of 81 vehicular parking stalls provided below grade in a 2 level parkade.

Six class 1 bike parking stalls and 29 class 2 bike parking stalls will be provided.

All required parking, both vehicular and bicycle are being accommodated on the site, to bylaw requirements.

Utilities and Servicing

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

Development site servicing will be determined at the Development Site Servicing Plan (DSSP) circulation stage, to the satisfaction of Water Resources.

A Fire flow letter was submitted and accepted by Water Resources.

A Stormwater Management Report has been submitted and accepted by Water Resources.

A Geotechnical Investigation Report, Slope Stability Assessment and Hydrogeological Impact Study were submitted and accepted for this development. The building shall be developed in accordance with the recommendations of these reports.

An Erosion and Sediment Control (Erosion and Sediment Control Reports and Drawings) shall be provided at the prior to release stage of the development permit.

Stakeholder Engagement, Research and Communication

Engagement

This application was circulated to relevant stakeholders and notice posted. Notification letters were sent to adjacent land owners and the application has been advertised at www.calgary.ca/development.

The decision made by CPC will be advertised for 21 days in accordance with the *Municipal Government Act*.

No public meetings were held by the applicant or Administration.

Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

Citizen and Community Association Comments

Administration received nine letters of objection from citizens with the following comments: The proposal will add to traffic congestion, with approximately 100 vehicles exiting the subject site onto Old Banff Coach Road;

- The proposal is too close to the open space adjacent to the site;
- The view from neighbouring dwellings will be detrimentally affected/obscured;
- The proposal is too high;
- The garbage placement is not acceptable, causing noise and odour;
- The proposal is too dense for the site;
- Construction will create noise and dust;
- The existing cul-de-sac will be used for parking;
- The proposed parking provision for residents will not be sufficient leading to additional on street parking in the established community;
- The size of the proposal is out of keeping with the context of the community and natural area;
- The design is not stepped or articulated and therefore is not slope adaptive;
- There should be a geotechnical review of the proposal; and
- There is water running underground through the subject site, which will result in slope stability concerns for the proposed development.

With respect to the summary of concerns from citizens Administration provides the following considerations:

- The trip generation by the proposed development was considered by Administration and is not considered to have a detrimental impact on the local traffic network;
- The building footprint is derived from the developable area of the site which is due to the sloping nature of the site and the factor of safety of the slope;
- The view from existing dwellings to surrounding dwellings or the surrounding environment is not a material planning consideration (i.e. in planning terms there is no 'right' to a view);
- The proposal has been reduced in height (by approximately 2 metres) since the original development permit submission;
- The waste and recycling is located in the building on the main floor and as such is not considered to be harmful to residential amenity;
- Any development will create a degree of noise and disturbance, in particular in established communities. If noise or dust or other disturbance occurs beyond reasonable levels residents may pursue the matter with Bylaw Services, outside of the planning process;
- The proposed parking provision was reviewed and considered acceptable;
- The design of the proposal was amended from the original submission and is considered acceptable; and
- A geotechnical report carried out by a qualified professional was submitted for this development permit, and considered existing site conditions. The report was reviewed and accepted by Administration.

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Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

Coach Hill Patterson Heights Community Association was circulated on the application in September 2017 and provided comments in opposition (as noted in Attachment 3). The Community Association was advised on the submission of the amended plans 2018 May 14 and provided no further comments.

South Saskatchewan Regional Plan (Statutory – 2014)

While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located in the established developed area land use typology in the Municipal Development Plan Urban Structure Map (map 1).

This development permit is aligned with high level planning policy in the Municipal Development Plan:

- The proposal will provide additional housing choice in an existing community meeting the needs of present and future populations; and
- In the view of Administration, the proposal will provide for appropriate transitions to surrounding dwellings – as the development form is sensitive in relation to the height of dwellings to the south and is a significant distance from dwellings to the north (135 metres).

Patterson Heights Revised Concept Plan (Non-Statutory – 1994)

The Patterson Heights Revised Concept Plan is a non-statutory planning policy adopted by resolution of Council.

The subject parcel is located in a low - medium density residential area in the Patterson Heights Land Use Concept map.

Planning policies in the Patterson Heights Revised Concept Plan seek to ensure multi-residential developments are sensitive to the local context by:

- Ensuring all new residential developments are designed and sited in a manner sensitive to adjacent and existing development with the intent to maintain existing views to the maximum extent possible;
- ensuring compatible height and massing to surrounding dwellings;
- promoting slope adaptive design, by avoiding cut and fill and building to natural contours; and
- maximising the use of landscaping;

Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

In evaluating this application Administration gave due consideration to the applicable non-statutory planning policies in the Patterson Heights Revised Concept Plan, while also giving regard to the M-C1 land use Council gave the subject parcel and the modifier that was placed on the subject site (of 72 units per hectare (which equates to 58 units on this site)).

The proposed development is consistent with the spirit and intent of the *Patterson Heights Revised Concept Plan* with respect to:

View potential

- The revised height of the proposal, together with the revised design of the front elevation and the distance to surrounding properties seek to as far as possible allow for existing dwellings to take advantage of views north from the top of the ridge.

Height and Massing

- The height of the proposal is compatible with the surrounding dwellings. As noted above the proposal is some distance to surrounding dwellings and includes a step back to the third storey on the front elevation of the building.

Landscaping

- The use of landscaping on the site – by planting 126 trees and 297 shrubs, and preserving 2.62 acres of Environmental Reserve north of the site.

Slope adaptive design

- While the proposed development form is not in the opinion of Administration slope adaptive – in that the built form is not spread laterally and is not stepped in relation to the slope; the location of the proposed development derives from the geotechnical conditions on this sloping site.
- While enlarging the development footprint would have enabled a stepped design, a stepped design with a larger footprint would have created slope stability concerns – by allowing for a larger building encroaching into an area of steeply sloping land. As such, rather than request a slope adaptive design, Administration worked with the applicant to ensure the design of the proposal responded to the sloping conditions and that vegetation and mature trees were preserved.
- Due to the design of the proposal, with the stepping of the built form at the top storey, variation in materials and retention of vegetation Administration is satisfied that the design of the proposal responds to the existing context and sloping site and the proposal will not detract from the top of slope, in particular when viewed from locations to the north.

Land Use Bylaw 1P2007 (Statutory 2007)

The subject site is located in the Multi-Residential – Contextual Low Profile (M-C1) District in the Land Use Bylaw. This district allows for low height and medium density multi-residential development in the developed area of Calgary. There is a density modifier which applies to the subject site density of 72 units per hectare (which equates to 58 units).

Administration identified the following relaxations to the Land Use Bylaw and after review Administration considers each relaxation acceptable. A response to each relaxation is contained in the table below.

Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

Bylaw Relaxations		
Regulation	Standard	Provided
594 Building Height and Cross Section (max.)	(1) Unless otherwise referenced in subsections (2) and (3), the maximum building height is 14.0 m.	Plans indicate the following building heights: North – 15.34m (+1.34m); East – 15.34m (+1.34m); South – 15.11m (+1.11m); Administration is satisfied with the design of the proposal as submitted, which has been reduced in height from the original proposal. By virtue of the distance to existing properties the height of the building is not considered harmful to residential amenity. Due to the revised design and materials of the proposal the relaxation to building height is also not considered harmful to visual amenity.
	(4) The maximum area of a horizontal cross section through a building at 12.0 m. above average grade must not be greater than 40.0 % of the maximum area of a horizontal cross section through the building between average grade and 10.0 m..	Plans indicate a cross section area of 2832.72m ² (+1461.25m ²) at 12.0m above average grade. Administration considers the height of the proposal and massing to be acceptable. By virtue of the distance of the building to surrounding dwellings Administration considers there will be no adverse impact on visual amenity.
552 Planting Requirements	(2) A min. of 1.0 tree and 2.0 shrubs must be planted for every 45.0 m ² of provided landscaped area.	Plans indicate 121 (-24) shrubs. Administration is satisfied with the provision of shrubs provided within the property line which enhances the proposal. A deficiency to the overall shrub count in the private site is off set by the existing vegetation to the north of this site
552 Planting Requirements	(4) Deciduous trees min. calliper of 50 mm, at least 50.0 % of the provided trees must have min. calliper of 75 mm	Plans indicate 34 deciduous trees with a 30mm (-20mm) caliper size. Administration is satisfied that the quantity, quality and location of landscaping proposed in the property line is acceptable. The deficiency to the size of trees is off set by the number, age and variety of existing trees to the north of this site.

Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

557 Amenity Space	(8) Private amenity space must: (b) have no minimum dimensions of less than 2.0 metres.	Plans indicate multiple balconies with a depth of 1.83m (-0.17m). Administration is satisfied that a reduction to the size of private amenity space is acceptable, given the communal amenity space provided within and outside of this building and the proximity to open space immediately north of this site.
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Strategic Alignment

Social

Crime Prevention Through Environmental Design (CPTED)

This development permit will build on CPTED principles by controlled pedestrian and vehicular access into the apartment building, lighting to the building entrance and outdoor amenity space and video surveillance of the parkade.

Environmental

Environmental Site Assessment

There are no known outstanding contamination related concerns associated with the subject lands and/or proposed development scope.

Economic (External)

None relevant to the consideration of this development permit.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed development does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

Planning & Development Report to
Calgary Planning Commission
2018 July 12

ISC: UNRESTRICTED
CPC2018-0835
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Development Permit in Patterson (Ward 6) at 940 Patrick Street SW, DP2017-3596

REASON(S) FOR RECOMMENDATION(S):

Subject to the conditions listed and considering the relaxations noted the application is in alignment with relevant statutory and non-statutory planning policy contained in the *Municipal Development Plan, Patterson Heights Revised Concept Plan* and *Land Use Bylaw 1P2007*. This development permit is recommended for approval.

ATTACHMENT(S)

1. Conditions of Approval
2. Development permit plans
3. Coach Hill Patterson Heights Community Association comments

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 Eight (8) 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. Four (4) 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.

Development Engineering:

2. Follow the submission requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control (Erosion and Sediment Control Reports and Drawings: Technical Requirements) and either submit the required (2) copies of an Erosion and Sediment Control (ESC) Report and Drawings or the required (2) copies of a Written Notice to Development Engineering, for review and acceptance by Water Resources. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), Professional Agrologist (P. Ag.) or Certified Professional in Erosion and Sediment Control (CPESC). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Erosion Control Team in Water Resources.

3. 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:

Conditions of Approval

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>

4. **After the Development Permit is approved but prior to its release**, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016.

As per the **current** application the **final estimate** for this application is **\$913,874.43**

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

To obtain the off-site levy agreement, contact the Subdivision Development Coordinator, Calgary Approvals Coordination at 403-268-6739 or email offsitelevy@calgary.ca.

5. The parcel is owned by Manco Family Trust Ltd, make satisfactory cost sharing arrangements with Statesman Corporation for part cost of the existing underground utilities and surface improvements installed in Cougar Ridge Landing SW, that were constructed by Statesman Corporation and Statesman Cougar Ridge Ltd. under Cougar Ridge, Phase 1 (2011-029).
6. The parcel is owned by Manco Family Trust Ltd, make satisfactory cost sharing arrangements with Statesman Corporation for part cost of the existing storm and sanitary sewers installed in the U.R.W. Plan No. 1310447 within Lots 7ER and 6ER in Block 20, that were constructed by Statesman Corporation and Statesman Cougar Ridge Ltd. under Cougar Ridge, Phase 1 (2011-029).

Transportation:

7. 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 new driveway crossings,
- b. Construction of new sidewalk along the cul-de-sac,
- c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,

Conditions of Approval

8. 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 frontages (If required).

Parks:

9. Since the contours have been revised on the plan, reference the year of survey.
10. Clarify the labelling of the chain link fence and extents on Plan LDP2 which states "*1.2m High Chain Link Fence along Line of Disturbance TYP.*" Is the limit of disturbance along the MR also as labelled on the plan or is that just the permanent chain link fence required adjacent to MR.
11. Enter into a Licence of Occupation (LOC) or similar agreement, for the construction of the pathway connections located in the Municipal Reserve connecting to private development. Contact Real Estate & Development Services Group at 403-268-2244. (www.calgary.ca/realestate) to arrange for the preparation of the LOC.
12. Amend the plans to indicate **temporary** protection fencing along the boundary of the Municipal and Environmental Reserve. Note on the plans that this fencing shall be installed prior to the commencement of any development activity or stripping and grading operations. This fencing is to be inspected and approved by the Parks Development Inspector at 403-620-3216.

Permanent Conditions

The following permanent conditions apply:

Planning:

13. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
14. No changes to the approved plans shall take place unless authorized by the Development Authority.
15. 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.

Conditions of Approval

16. Retaining wall(s) that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.
17. All areas of soft landscaping shall be irrigated as shown on the approved plans.
18. All electrical servicing for freestanding light standards shall be provided from underground.
19. A lighting system to meet a minimum of 54 LUX with a uniformity ratio of 4:1 on pavement shall be provided.
20. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
21. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
22. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
23. Handicapped parking stalls shall be located as shown on the approved plans released with this permit. Handicap parking stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.

Development Engineering:

24. The developer shall develop and use this site in accordance with the Development and Geotechnical Covenant that is registered on title by way of caveat.
25. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Investigation Report, The Views prepared by Geopacific (File No. 15310), dated February 2, 2018
 - Hydrogeological Impact Study, prepared by EBA Engineering Consultants Ltd. (File No. C2210I050.00I), dated July 29, 2009.
 - Slope Stability Assessment, prepared by EBA Engineering Consultants Ltd. (File No. 7300267), dated November 2011.
26. **Prior to the issuance of the Development Completion Permit**, the developer/builder is required to provide the form, *Assurance of Engineering Field Review and Compliance*, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
27. **Prior to issuance of a Development Completion Permit or any occupancy of the building**, payment shall be made for off-site levies pursuant to Bylaw 2M2016. **To obtain a final estimate**, contact the Subdivision Development Coordinator, Calgary Approvals Coordination at 403-268-6739 or email offsitelevy@calgary.ca

Conditions of Approval

28. 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,
- 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).
 - on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
29. 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.

30. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
31. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
32. 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.

Conditions of Approval

33. As the development application has not met the standards in either the current City of Calgary standards – “Development Reviews: Design Standards for the Storage and Collection of Recyclable Materials and Waste” or the current Waste and Recycling Bylaw, the development may not be eligible to receive collection service from The City of Calgary.
34. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

Transportation:

35. 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.
36. 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 crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, 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.**

Parks:

37. Submit digital landscape plans including the pathway layouts, limit of disturbance, demolition and rehabilitation plans for the proposed pathway connections from the private development to the pathways located in Municipal Reserve to the Parks Coordinator – Development (Mary Quinlan) 403.268.2367 or mary.quinlan@calgary.ca.
38. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-620-3216 for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector at 403-620-3216 for an inspection.

39. There shall be no construction access through the adjacent Municipal and Environmental Reserve lands.
40. Stormwater or other drainage from the development site onto the Municipal and Environmental Reserve parcel is not permitted. Any drainage from private lots onto the

Conditions of Approval

adjacent Municipal and Environmental Reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector at 403-620-3216 for an inspection.

41. Any landscape rehabilitation on public parks shall be performed and inspected in accordance with Parks *Development Guidelines and Standard Specifications – Landscape Construction* (current edition). Applicant is to contact the Parks Development Inspector at 403-620-3216.
42. Coordinate all pathway detours or closures with the Pathways Lead (403-537-7504) prior to implementation.
43. Public trees located on the Municipal and Environmental Reserve lands adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
44. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca or call 311 for more information.
45. Throughout the development process, adhere to the mitigation measures as outlined in the approved *Patterson Point* Biophysical Impact Assessment as prepared by MERUS Group.

Development Permit Plans



PROJECT DATA

MUNICIPAL ADDRESS: LANDMARK DR
LEGAL DESCRIPTION: LOT 10, BLOCK 1, SUBDIVISION 1, DISTRICT OF COLUMBIA
SITE AREA: 10,000 SQ FT
UNITS: 100
BUILDING CODE: 2015 IBC
LANDSCAPE ARCHITECT: MASTETT ASSOCIATES LANDSCAPE ARCHITECTURE
ENGINEER: COLLETTI ASSOCIATES ENGINEERS ARCHITECTS
DATE: 10/15/2018

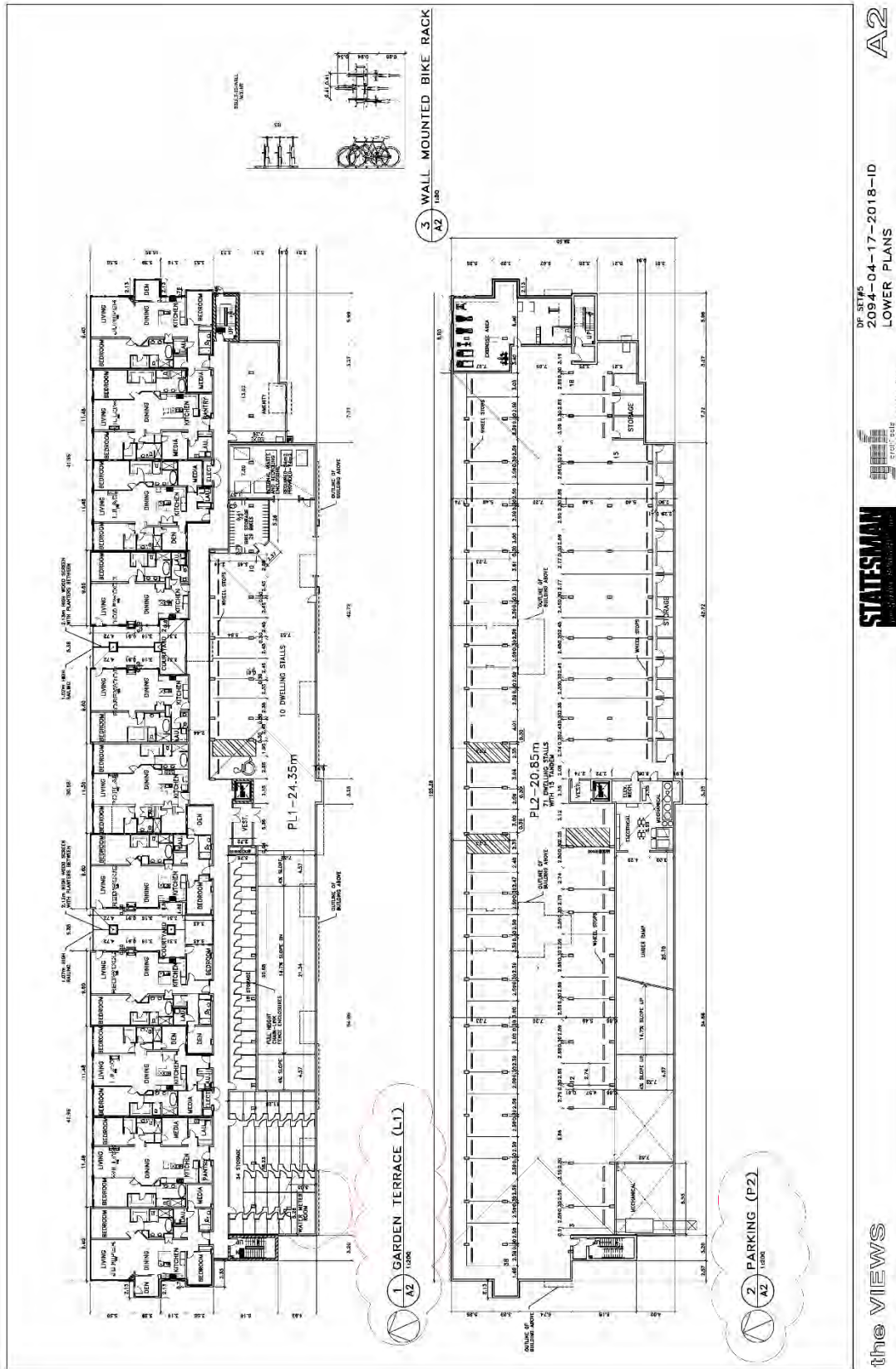
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DP SET#5
 2094-04-17-2018-ID
 COVER SHEET



the VIEWS
 ARCHITECTURE

Development Permit Plans



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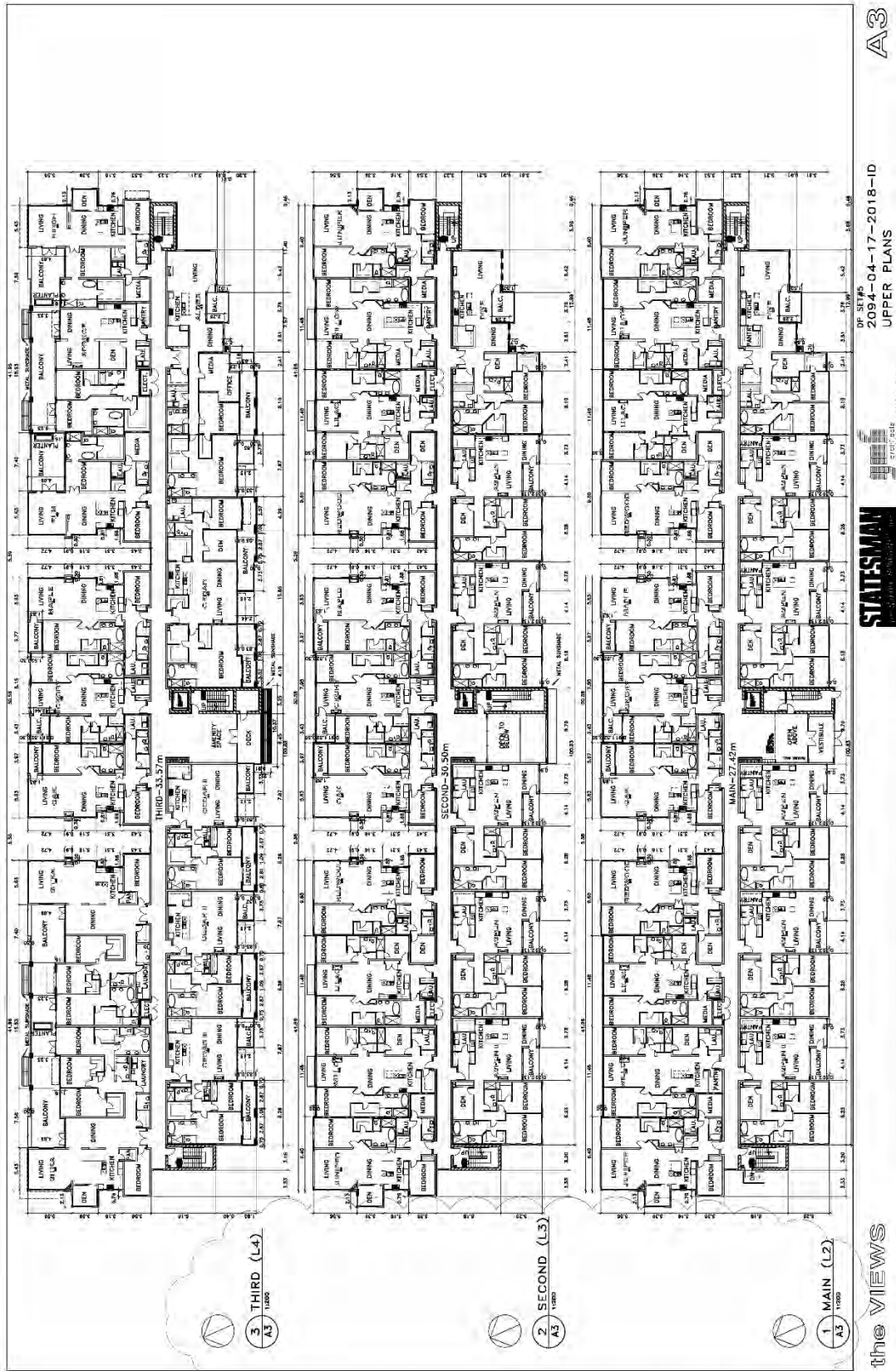
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2094-04-17-2018-ID
LOWER PLANS



STATSMAN
ARCHITECTURE

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Development Permit Plans



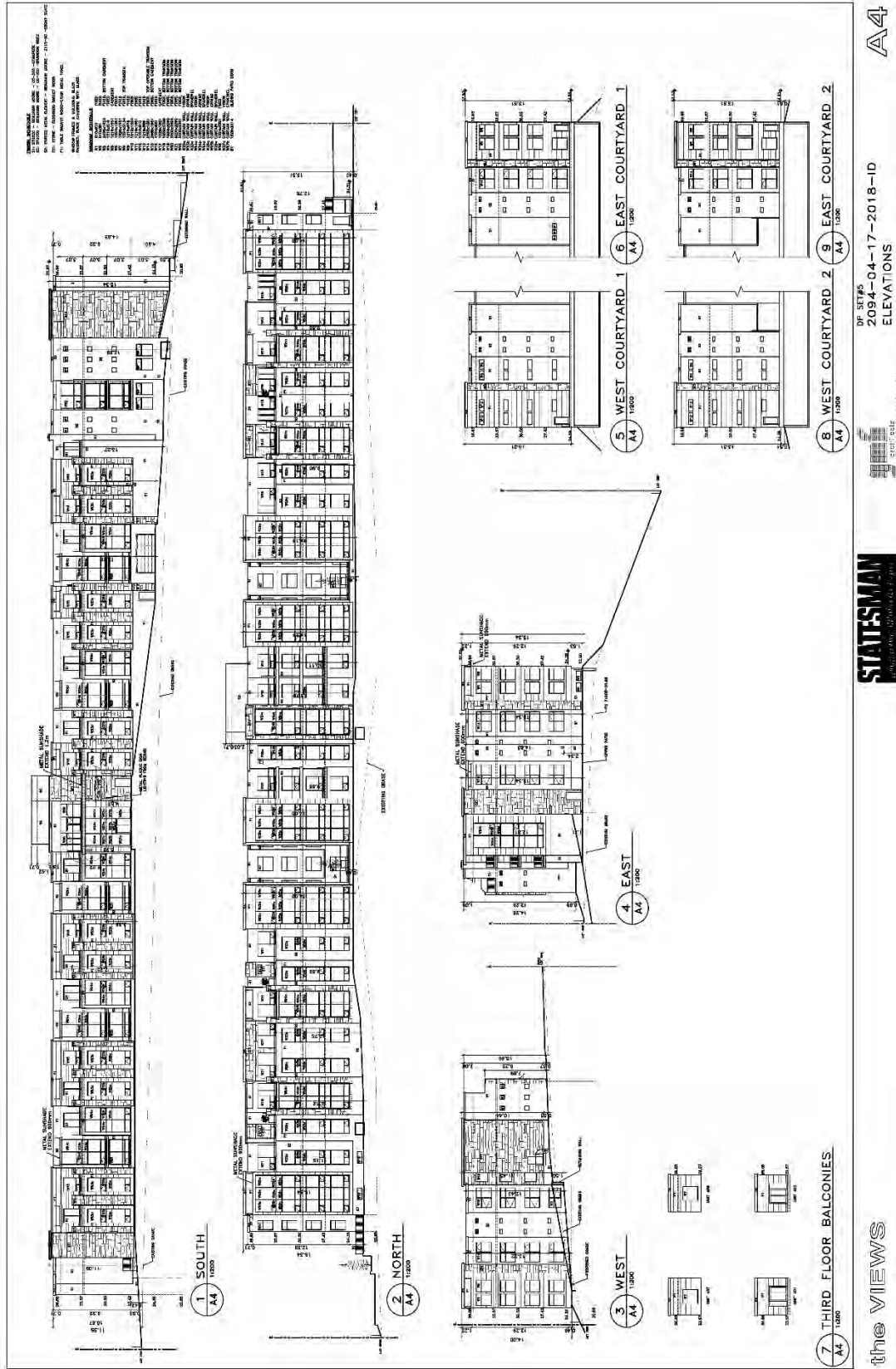
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DP SET#5
2094-04-17-2018-ID
UPPER PLANS

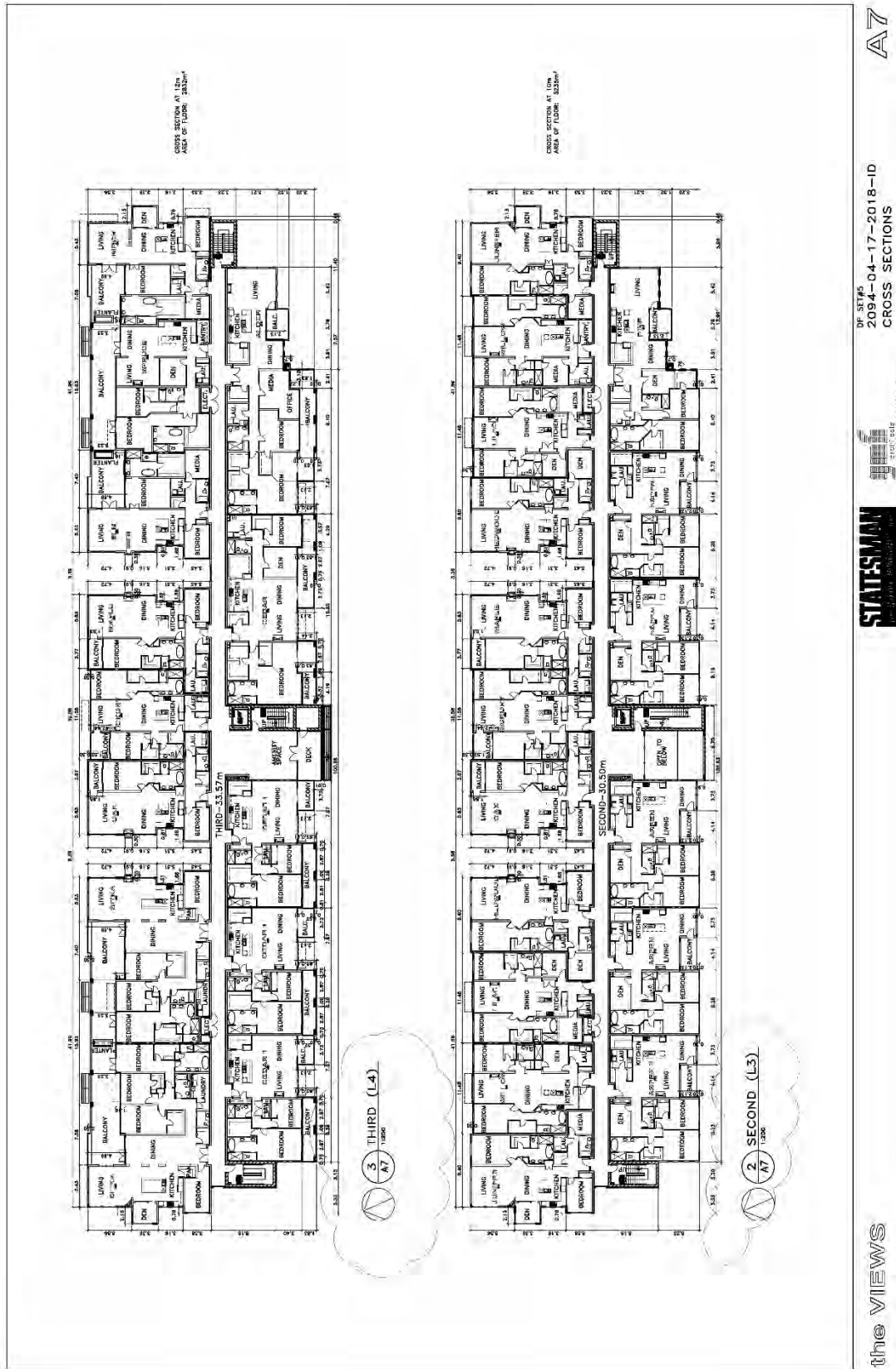
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Development Permit Plans



Development Permit Plans



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DP SET#5
2094-04-17-2018-ID
CROSS SECTIONS

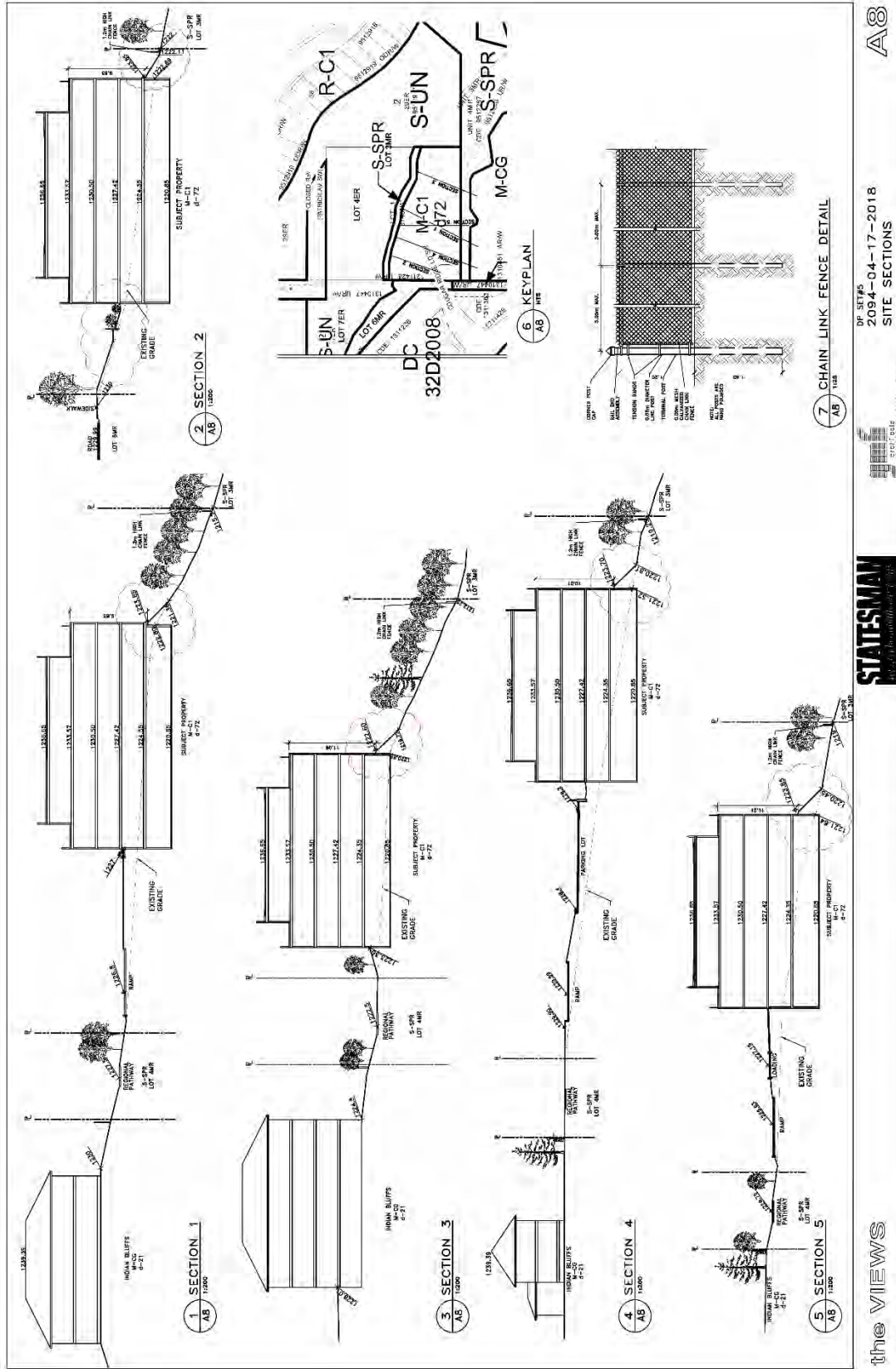


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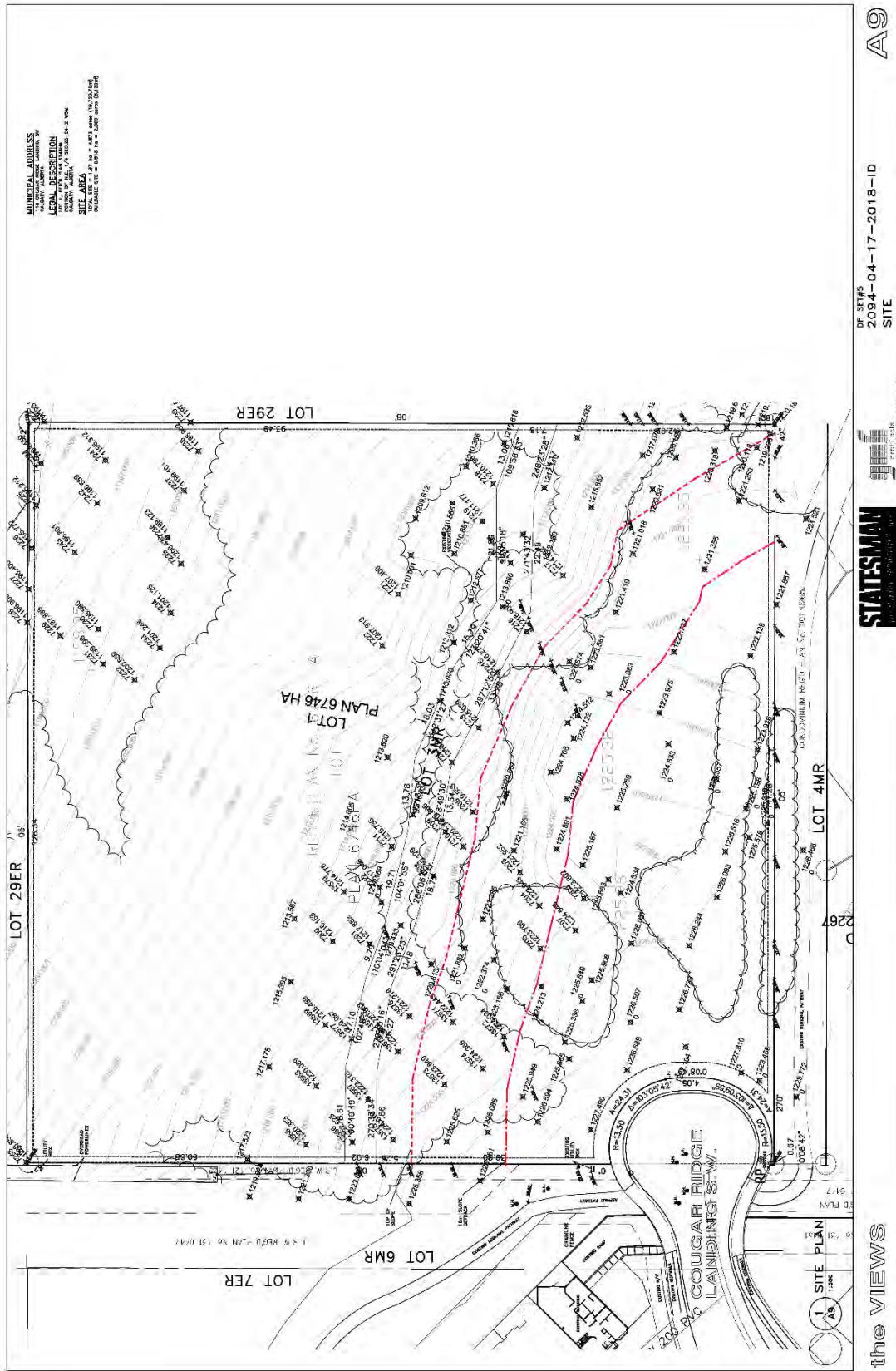
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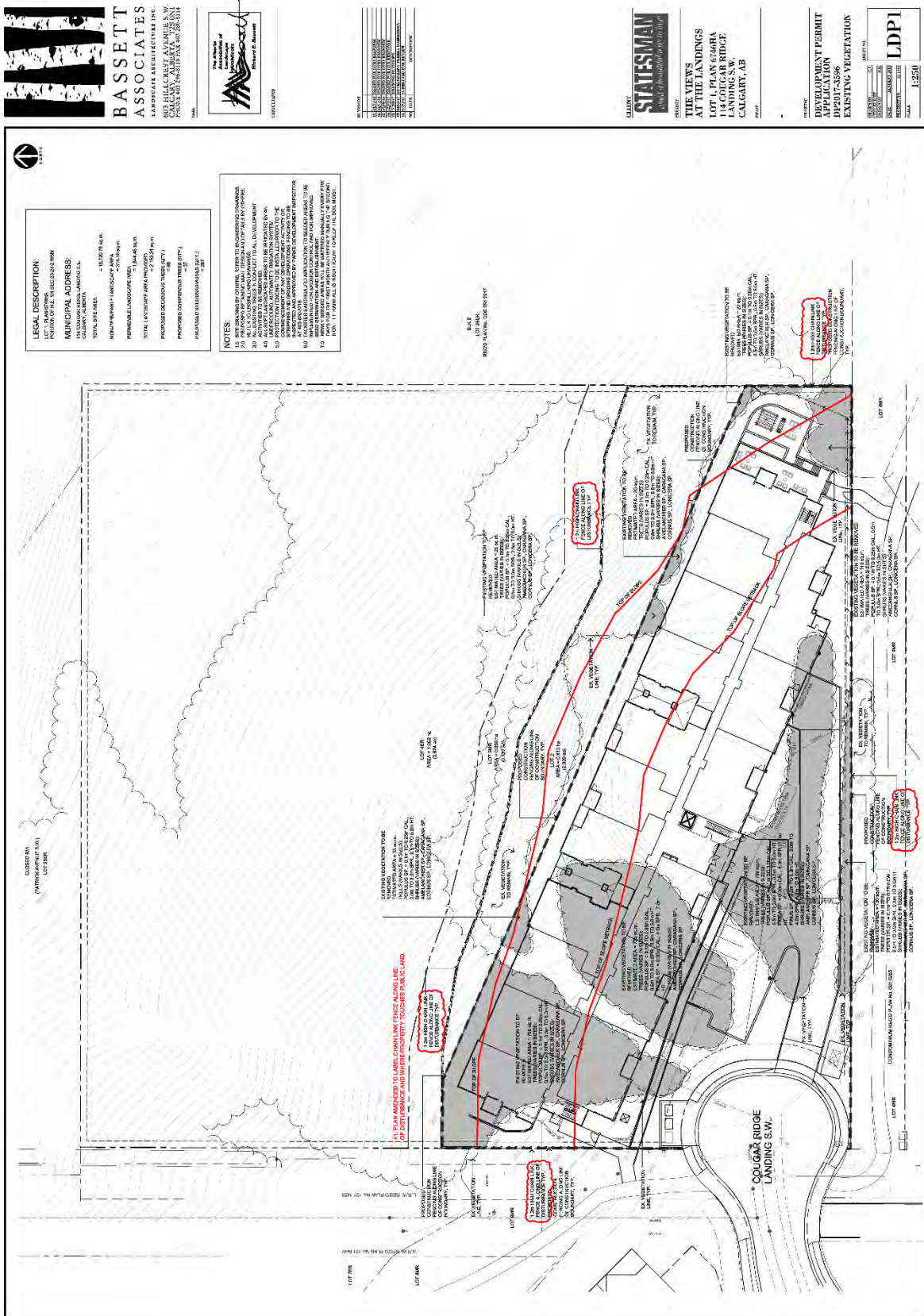
Development Permit Plans



Development Permit Plans



Development Permit Plans



Coach Hill Patterson Heights Community Association comments

File Number: DP2017 3596

Name of planning representative that completed this form: Adrienne McGarvey

Community Association: Coach Hill and Patterson Heights

Date Returned: 7 September 2017

Yes I commit to the Planning System core values; innovation, collaboration, transparency, accountability, trust, and responsibility.

Questions

1. What are the strengths and challenges of the proposed development?

Strengths:

As a community that is already very developed it is very hard for the Board of Directors of the Coach Hill Patterson Heights Community Association to put a positive spin on this proposed development at all.

Challenges:

- a) The Approved 'Redesignation of Land Use from S-FUD to M-C1d79', and the Approved 'Policy Amendment to the Patterson Heights (Strathcona Cell A) Revised Concept Plan and Supporting Information' (to relax the allowed density) was based on the proposal 'Patterson Point Outline Plan Land Use Redesignation & Revised Concept Plan Amendment September 2008 by Kellam Berg Engineering & Survey Ltd'. We feel that the new proposed development by Statesman is very different from the information laid out in Kellam Berg's Proposal and that there a number of issues to address for this proposed development permit.
- b) We also feel that Statesman has not adhered to the Patterson Heights (Strathcona Cell A) Revised Concept Plan and Supporting Information (only the density increase was amended).
- c) At the time of the Land Use Change and Increase in Density in 2012 it was unanimously opposed by the CHPH Community Association Board of Directors at the time. And there were a number of letters from local residents sent to City Council opposing it.

2) Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

If the developer were to make this more slope adaptive as in the Kellam Berg design Patterson Point with stepped profile with balconies this would fit with the other sloped multi-family projects we have in Patterson Height such as Prominence Estates, and News. The current design with a five story wall of windows is not in keeping with the rest of Patterson.

3) Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping.

Coach Hill Patterson Heights Community Association comments

The use

The CHPH community association is extremely concerned about the traffic turning left onto Old Banff Road from the Cougar Landing cul de sac. In the Kellam Berg proposal it states in section 6.2 that a shadow plan for a roundabout has been developed in conjunction with the neighbouring proposed development to the west in order to provide access to the site off of Old Banff Coach Road. Is this the case for the new proposed development? What are the plans for traffic at that intersection?

The site design

The CHPH community association is extremely concerned about potential water problems on this site that could affect the homes below. We would request that as this development is different to the proposed building in in the Kellam Berg proposal that a new Hydrogeological Impact Study and a new Slope Stability Study are carried out prior to development permit approval.

The building design

The CHPH community association is extremely concerned about the building design and it's affect to the surrounding neighbours, and we believe that the development is at odds with the following sections of the Patterson Height (Strathcona Cell A) revised Concept Plan.

- Section 1.0 *"to ensure an orderly land use to maximize the quality of life if its residents"*.
- Section 2.0 *"to encourage development which is consistent and compatible with the existing and evolving neighbourhood"*.
- Section 4.1.2

"Policy 3 View Potential- All new residential development should be designed and sited in a manner sensitive to adjacent and existing development with the intent to maintain existing views to the maximum extent possible"

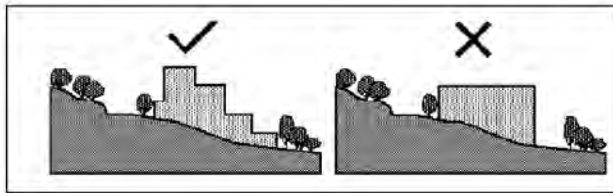
"Policy 6- Slope Adaptive Design- All new residential development along the escarpment and on sloped lands shall adhere to the following principles a) incorporate a slope adaptive design in their development and b) follow the natural curves of the site whenever possible and avoid the use of cut and fill"

The CHPH community association believe the proposed building is a five storey wall of windows, and that the design is at odds with the single family homes below and the neighbouring Indian Bluff condos. We believe it compromises the views from the neighbouring condos, and that the building design is just maximizing what can be built on a base that size. It shows there is very little useable outdoor space, with the apartments having no private balconies of their own, which on the exterior is not visually pleasing.

In the Kellam Berg Proposal section 5.3.1 Design Guidelines it states that within the Patterson Heights Concept Plan, these are the Multi-Family Residential Development Guidelines .

- Step developments in sloping sites that go with the topography (see figure below)
- Building site and design that are compatible with adjacent low density residential development
- Articulated building forms that provide visual interest and counteract the massing of the building

Coach Hill Patterson Heights Community Association comments



The CHPH community association believe this proposed building does not follow these guidelines.

4) Has the applicant discussed the development permit application with the Community Association?

No, Statesman have not discussed the DP with the CHPH Community Association or anyone in the community. There has been a complete lack of community engagement even though the original land use and density increase relaxation was not well received,. We do not believe everyone who was so opposed to the original land use is even aware of this new development permit. We would have liked to have seen the developer host an open house with proposed DP plans. This lack of engagement shows to us the developer has no regard for what the community think about their project they will be progressing anyway- perhaps as seen by Statesman already actively marketing The Views and actually selling units in this proposed development.

5) Please provide any additional comments or concerns regarding the proposed development.

As you can see from the Patterson profile (below) from the City of Calgary Civic Census 2014, Patterson already has an above average density with 27% of the Patterson population living in apartments compared with 13% for the whole of Calgary. And 27% living in townhomes compared with 9% for the whole of Calgary. At 39% Patterson is well below the Calgary overall percentage living in Single Family homes (67%).

Occupied dwellings by selected structure type

Patterson		
	Number	Per cent
Total occupied dwellings	1,964	100%
Single-family	541	28%
Duplex	167	9%
Apartment	650	33%
Townhouse	606	31%
Converted structure	--	--

Source: Calgary Civic Census, 2014

Calgary		
	Number	Per cent
Total occupied dwellings	453,626	100%
Single-family	264,005	58%
Duplex	30,359	7%
Apartment	93,256	21%
Townhouse	47,813	11%
Converted structure	13,759	3%

Population by selected structure type

Patterson		
	Number	Per cent
Total population	4,350	100%
Single-family	1,688	39%
Duplex	334	8%
Apartment	1,158	27%
Townhouse	1,170	27%
Converted structure	--	--

Source: Calgary Civic Census, 2014

Calgary		
	Number	Per cent
Total population	1,195,194	100%
Single-family	802,760	67%
Duplex	78,739	7%
Apartment	152,368	13%
Townhouse	112,029	9%
Converted structure	25,910	2%

Note: the presence of two dashes ("--") indicates that there is no record for the data point.

Coach Hill Patterson Heights Community Association comments

We understand that there is a need to fill in vacant lots to reduce sprawl in Calgary, but Patterson is not the community that needs a large density increase. Why can't we have a developer that wants to create a smaller project in keeping with the Patterson Heights (Strathcona Cell A) Revised Concept Plan. We feel this proposed development is really just a developer trying to make as much money as possible by putting the maximum allowed amount onto that lot. This is not a benefit to the community this is only a benefit to the developers pocket. Do Statesman even realize the plot of land is in the community of Patterson Heights and that there is an Area Concept Plan? Their marketing says not, as The Views are marketed as being in Cougar Ridge.

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The surveyor's legs are crossed at the ankles, and they are wearing boots. The entire scene is rendered in a flat, monochromatic style.

Calgary Planning Commission 2018 July 12

Item 6.01

Planning & Development Report to
 Calgary Planning Commission
 2018 July 12

ISC: UNRESTRICTED
 CPC2018-0803
 Page 1 of 5

Land Use Amendment in East Shepard Industrial (Ward 12) at 4807 – 112 Avenue SE, LOC2018-0109

EXECUTIVE SUMMARY

This application was submitted on 2018 May 10 by Rick Balbi Architect on behalf of the landowner, Telsec Property Corporation. This application proposes to redesignate the subject parcel from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for:

- industrial developments with support commercial uses (e.g. warehouses with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores);
- a maximum building height of 12 metres (a decrease from the current maximum of 16 metres); and
- the uses listed in the proposed I-C designation.

If this application is approved by City Council, the building design, size and mix of uses and site layout details such as parking, landscaping and site access will be determined later at the development permit review stage.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 2.59 hectares ± (6.40 acres ±) located at 4807 – 112 Avenue SE (Plan 0713806; Block 12; Lot 9) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

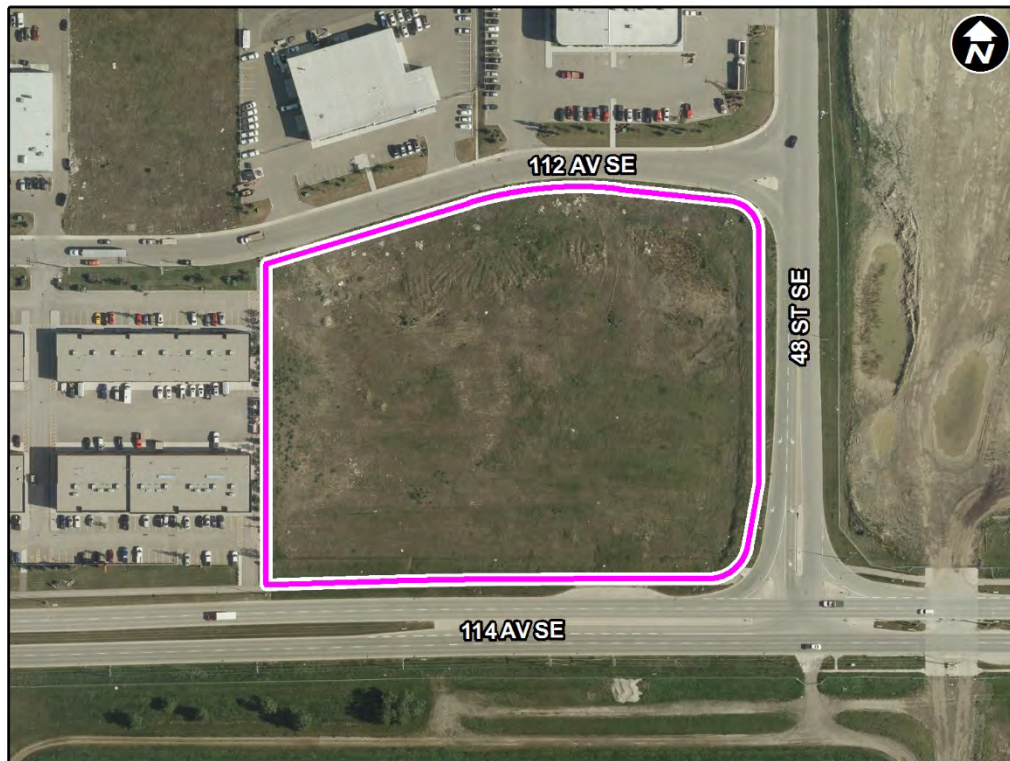
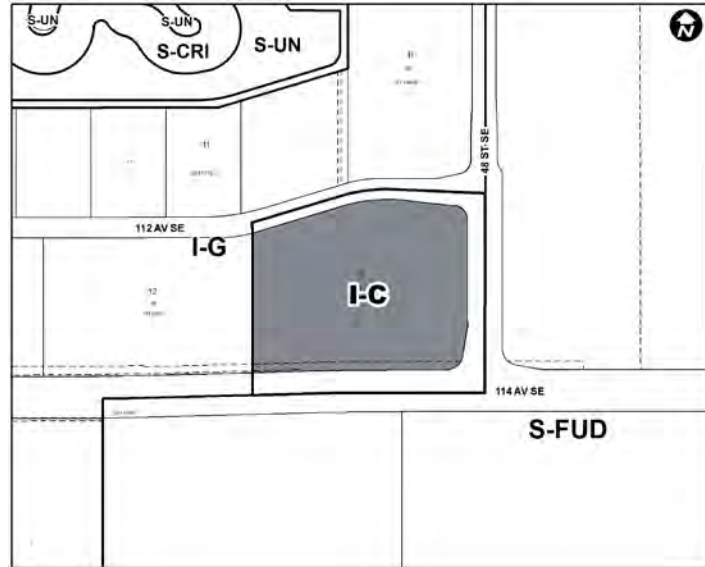
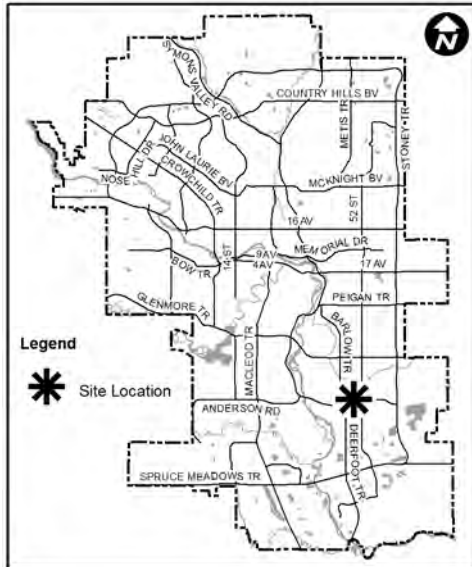
None.

BACKGROUND

None.

Land Use Amendment in East Shepard Industrial (Ward 12) at 4807 - 112 Avenue
SE, LOC2018-0109

Location Maps



Land Use Amendment in East Shepard Industrial (Ward 12) at 4807 - 112 Avenue SE, LOC2018-0109

Site Context

The subject site is located in the southeast industrial area of East Shepard Industrial, north of 114 Avenue SE between Barlow Trail SE and 52 Street SE. Industrial – General (I-G) District sites exist to the north and west of the subject site. Special Purpose – Future Urban Development District sites exist to the south and east of the subject site.

The site's total area is approximately 2.6 hectares ± (6.4 acres ±). Presently, the subject site is undeveloped.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for industrial commercial development at 4807 – 112 Avenue SE. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This application is to redesignate the site from the existing Industrial – General (I-G) District to an Industrial – Commercial (I-C) District. The I-C District is intended for light industrial and small scale commercial uses that are compatible with and complement light industrial uses. The I-C District is intended for locations on the perimeter of industrial areas, along major streets or expressways and parcels located within 200.0 metres of a major street or expressway.

The intent of this application is to allow for flexibility of use and flexibility of showroom, display, and office areas, while retaining the industrial designation and character of the industrial park. Alternative land use options were not explored by the applicant nor Administration.

Based on this analysis, the I-C District is determined to be appropriate for this property.

Implementation

This is a stand-alone land use amendment with no associated development permit application.

Infrastructure

Transportation Networks

One Hundred and fourteenth Avenue SE has a 36.0 metres right-of-way and is identified as an "Industrial Arterial" road on *Municipal Development Plan Map 3 (Road and Street Network)* and *Calgary Transportation Plan Map 7 (Road and Street Network)*, and it is also identified as a "Truck Route" on the *Southeast Industrial Area Structure Plan Map 4 (Dangerous Goods and Truck Routes)*. Direct vehicular access from 114 Avenue SE to adjacent properties, including the subject site, is prohibited. Access to the site is recommended to be from 112 Avenue SE or 48 Street SE.

Land Use Amendment in East Shepard Industrial (Ward 12) at 4807 - 112 Avenue SE, LOC2018-0109

The planned Douglas Glen Green Line Light Rail Transit station is located 114 Avenue SE, approximately 2.0 kilometres west of the site. The site is located more than 600 metres from the planned Douglas Glen Green Line Light Rail Transit station, and thus is not within the transit-oriented development area.

The site is served by Calgary Transit Route 176.

A Transportation Impact Assessment (TIA) may be required at the time of review of a development permit application.

Utilities and Servicing

The site can be serviced by the existing utilities installed in 2005 in association with the Eastlake Industrial Phase 01 subdivision. Water, sanitary, and storm lines are available within the 112 Avenue SE right-of-way. The existing servicing has capacity to support the proposed land use redesignation. Servicing requirements and details will be determined at the time of review of a development permit application.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application has been advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, the date of the Public Hearing and options for providing feedback will be advertised to the public.

Engagement

No public meetings were held for this application. No comments were received by the CPC Report submission date. There is no community association in this area.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject site is located within the Industrial; Standard Industrial area, according to Urban Structure Map (Map 1) of the *Municipal Development Plan (MDP)*.

Land Use Amendment in East Shepard Industrial (Ward 12) at 4807 - 112 Avenue SE, LOC2018-0109

The Standard Industrial area is intended to contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained. The listed uses of the I-C District include industrial uses and uses that complement industrial uses. While the MDP makes no specific reference to this site, the proposal is consistent with the applicable policies.

Southeast Industrial Area Structure Plan (Statutory, 1996)

The subject site is located within the Proposed I-2 General Light Industrial District area, according to the Land Use and Transportation Plan (Map 2) of the *Southeast Industrial Area Structure Plan (SIASP)*.

The purpose of the general light industrial area is to provide for a range of light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial uses. High quality light industrial uses are encouraged. While the SIASP makes no specific reference to this site, the proposal is consistent with the applicable policies.

Social, Environmental, Economic (External)

An environmental site assessment was not required for this application. No additional social, environmental and economic impacts have been identified.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The submitted application does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with applicable policies of the *Municipal Development Plan* and the *Southeast Industrial Area Structure Plan*, and is consistent with the intent of the Industrial – Commercial District of *Land Use Bylaw 1P2007*.

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

Applicant Submission

This application is for a proposed Land Use Redesignation in the Community of East Shepard Industrial within the Eastlake Industrial Centre, from Industrial – General (I-G) to Industrial – Commercial (I-C), to provide increased flexibility of use.

The site is located at 4807 – 112 Avenue SE and has a total area of approximately 6.4 acres. The site, currently vacant, is located at the Southern edge of the Eastlake Industrial Centre, bounded by 114 Avenue SE to the South, 48 Street SE to the East and 112 Avenue SE to the North. Telsec Property Corporation, the owner of the subject property, has already developed the immediately adjacent site to the West with four attractive industrial buildings. The centre is primarily designated Industrial – General (I-G), with building and site design subject to the Eastlake Industrial Centre Architecture and Development Guidelines to ensure a consistent level of quality development throughout the centre. At this time, the Eastlake Industrial Centre is almost entirely developed as intended.

The subject site is identified within the Southeast Industrial Area Structure Plan within the General Light Industrial area, which is intended for high quality light industrial uses that are compatible with surrounding development. The Structure Plan refers to the former I-2 district as appropriate light industrial, with the potential of consideration for further commercial development. The site is further identified as a Standard Industrial Area within the Municipal Development Plan, which promotes a mix of industrial uses and generally provides a baseline for industrial development.

The primary intent of this application is to provide increased both in use and in flexibility of showroom, display and office areas, while retaining the industrial designation and character of the industrial park. The intended development will be very similar in form to the immediately adjacent development to the west, with increased flexibility of use.

The proposed land use redesignation is fundamentally in line with the vision of a quality industrial park, retains industrial land use and removes obstacles for potential future tenants. As such, we would respectfully request your support of this application.

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through the eyepiece of a theodolite. The theodolite is mounted on a tripod. The surveyor's right hand is on the instrument, and a pencil is visible in their left hand. The background is plain white.

Calgary Planning Commission 2018 July 12

Item 6.02

Land Use Amendment in Taradale (Ward 5) at 7099 - 80 Avenue NE, LOC2016-0334

EXECUTIVE SUMMARY

This application was submitted by Manu Chugh Architect on 2016 December 16 on behalf of the landowner Taralake Point Investments Inc. The application proposes to change the designation of this property from Commercial – Community 1 (C-C1) District to Multi-Residential – High Density Low Rise (M-H1) District to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- mixed-use buildings (e.g. apartment buildings that may have commercial storefronts);
- a maximum building height of 26.0 metres (an increase from the current maximum of 16.0 metres);
- a maximum building floor area of 19,440 square metres (an increase from the current maximum of 4,860 square metres), based on a building floor to parcel area ratio (FAR) of 4.0; and
- the uses as listed in the proposed Multi-Residential – High Density Low Rise (M-H1) District such as Assisted Living, Residential Care and Retail and Consumer Service.

The proposed land use amendment is deemed appropriate and in keeping with applicable policies identified in the *Municipal Development Plan (MDP)* and the *Saddle Ridge Area Structure Plan (ARP)*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.49 hectares ± (1.20 acres ±) located at 7099 – 80 Avenue NE (Plan 1111377, Block 3, Lot 4) from Commercial – Community 1 (C-C1) District to Multi-Residential – High Density Low Rise (M-H1) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

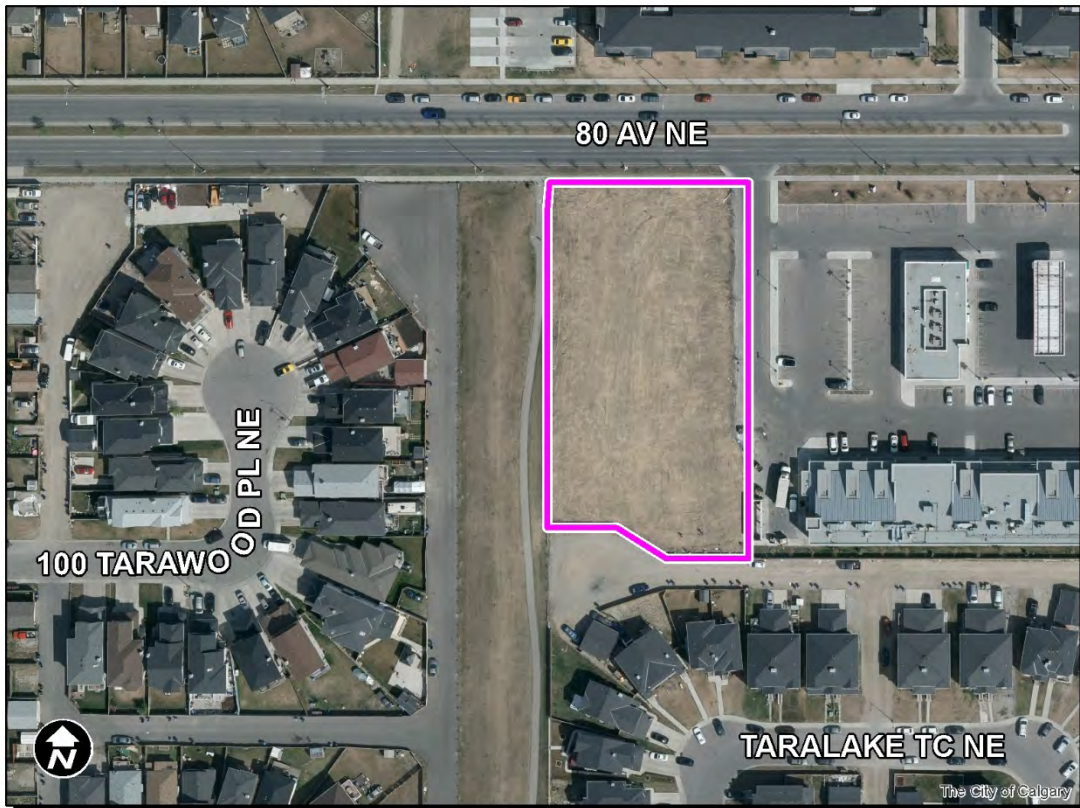
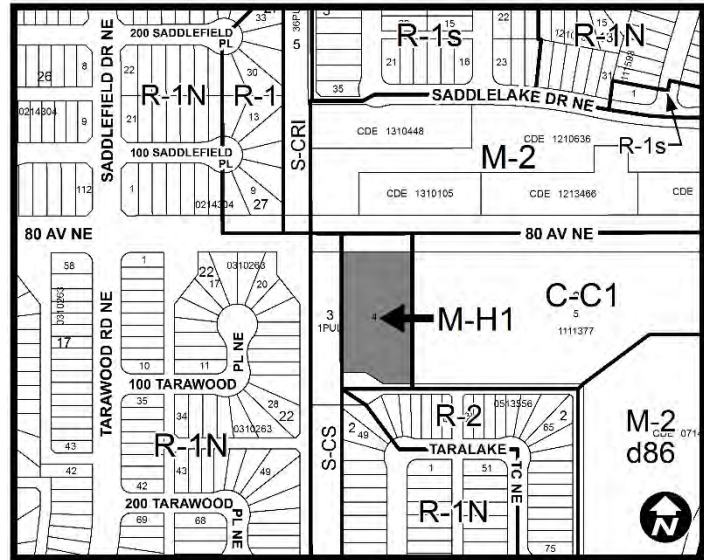
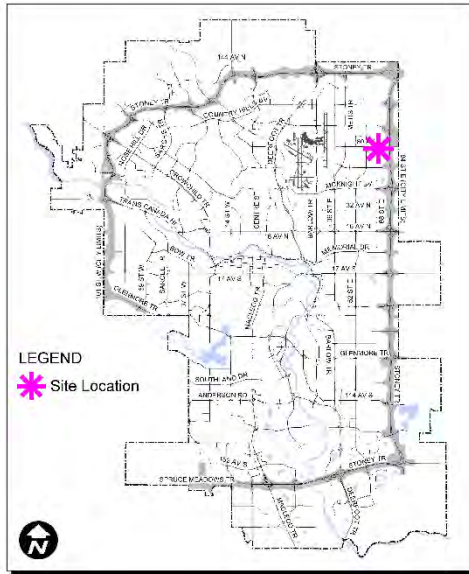
None.

BACKGROUND

The subject site is located in the community of Taradale on the south side of 80 Avenue NE, east of Tarawood Road NE. The community is subject to the policies of the *Saddle Ridge Area Structure Plan (ASP)* which provide direction in relation to future redevelopment of Saddle Ridge Martindale and Taradale.

Land Use Amendment in Taradale (Ward 5) at 7099 - 80 Avenue NE, LOC2016-0334

Location Maps



Land Use Amendment in Taradale (Ward 5) at 7099 - 80 Avenue NE, LOC2016-0334

Site Context

The subject site is comprised of approximately 0.49 hectares (1.20 acres) of land and is an undeveloped midblock parcel that is bounded by 80 Avenue NE to the north. Surrounding development is generally characterized by a mix of single and semi-detached homes, as well as some commercial and multi-residential development. The predominant land use in this area is Residential – Narrow Parcel One Dwelling (R-1N) District. The site immediately west is designated Special Purpose – Community Service (S-CS) District and contains a linear parkway that runs north-south.

As identified in *Figure 1*, the community of Taradale has seen a slight population decline over the last several years having reached its population peak in 2015.

Figure 1: Community Peak Population

Taradale	
Peak Population Year	2015
Peak Population	19,223
2017 Current Population	18,925
Difference in Population (Number)	-298
Difference in Population (Percent)	-2%

Source: *The City of Calgary 2017 Census.*

Additional demographic and socio-economic information may be obtained on [Taradale Community Profile](#) online page.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report

Land Use

The existing Commercial – Community 1 (C-C1) District is a commercial designation that is primarily intended for small to mid-scale commercial developments. The C-C1 District allows for a maximum building height of 10 metres and a maximum floor area ratio of 1.0, which is 4,860 square metres (52,312 square feet) on the subject site.

The proposed Multi-Residential – High Density Low Rise (M-H1) District is a multi-residential designation that is intended for tall multi-residential development with high density in a variety of forms. The primary reason the applicant is requesting the M-H1 district is to develop an Assisted Living and Residential Care facility in the form of a Multi Residential development.

Land Use Amendment in Taradale (Ward 5) at 7099 - 80 Avenue NE, LOC2016-0334

The M-H1 District also allows for a range of support commercial uses such as retail and consumer services, restaurant: neighbourhood and offices. These uses are restricted in size and location within the building but provide the potential to create a mixed-use development on the site.

The proposed M-H1 land use district has a maximum height of 26 metres. In order to have more contextually sensitive heights adjacent to lower density residential sites, the M-H1 District restricts the maximum height to 10 metres within 6 metres of the property line. The maximum floor area ratio is 4.0 which translates to a total building floor area of approximately 19,500 square metres (200,000 square feet) for the subject site.

Infrastructure

Transportation Networks

The subject site shares a right-in-right-out access from 80 Avenue NE with the adjacent site to the east. At the development permit stage the applicant may be asked to submit a Transportation Impact Assessment (TIA). There are several bus stops located along 80 Avenue NE, while the Saddletowne LRT station is located less than one kilometre west of the subject site.

Utilities and Servicing

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. A Sanitary Servicing Study was reviewed and accepted by Water Resources in conjunction with this application. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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

The Taradale community association did not provide comments.

No citizens' comments were received by the Calgary Planning Commission report submission date.

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ISC: UNRESTRICTED
CPC2018-0251
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Land Use Amendment in Taradale (Ward 5) at 7099 - 80 Avenue NE, LOC2016-0334

Engagement

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject site is located within the Residential - Developing - Planned Greenfield with Area Structure Plan (ASP) area, according to Map 1 - Urban Structure of the Municipal Development Plan (MDP). ASPs existing prior to the adoption of the MDP are to be considered appropriate policies to provide specific direction for the development of respective communities.

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 promotes housing diversity for a range of ages, income groups, family types, and lifestyles

The proposal conforms to the relevant policies of the MDP.

Saddle Ridge Area Structure Plan (Statutory, 1984)

The subject property is located within Cell C of the Saddle Ridge ASP and is identified as Residential land use on Map 6: Land Use Plan. Residential areas are intended for residential and associated land uses as listed in Section 4.2. The ASP states a minimum residential density of 17.3 units per gross developable hectare must be achieved within a community. The proposal has the ability to meet and exceed this residential density requirement.

Social, Environmental, Economic (External)

The proposal has the potential to continue allow for and further support a mix of uses in Saddle Ridge and provide additional housing choices for residents. The proposed land use redesignation may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

Land Use Amendment in Taradale (Ward 5) at 7099 - 80 Avenue NE, LOC2016-0334

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed redesignation is in keeping with applicable policies in the *Municipal Development Plan* and the *Saddle Ridge Area Structure Plan*. The proposed M-H1 District is compatible with adjacent land uses and provides for a focused increase in residential density at a location well connected to the community, city and local amenities. It allows for a more compact urban form utilizing existing infrastructure and public transit. It also promotes housing diversity for a range of ages, income groups, family types, and lifestyles.

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

This Land Use Amendment application submitted on behalf of Taralake Point Investment Inc. is to re-designate the subject parcel located at 7099, 80th Avenue NE in the community of Taradale in the NE quadrant of the city of Calgary **from its current Commercial – Neighborhood C-C1 Land Use District to Multi-Residential-Low Rise District M-H1 to allow for the use of an Assisted Living and Residential Care in the form of Multi – Residential Development.** The site is currently is undeveloped.

The subject parcel is 0.486 ha (1.2 acres) in area and is currently vacant and is flat in topography. Access to the site is from a mutual easement shared with the adjacent parcel to the east which is off of 80th Avenue NE. The subject parcel is surplus to any viable commercial Development.

Rationale for your due consideration and support.

- The subject parcel is located along a major road and busy routh.
- The subject parcel is currently vacant and surplus to any commercial Development.
- The parcel is well situated with approx. 26.0m wide well landscaped strip to the west which minimizes any impact of the proposed building height and the mass.
- The nearby commercial Development will provide convenient Medical, Personal Care, groceries and retail stores for the residents.
- The traffic impact will be reduced as the number of vehicular trips to an Assisted Living and Residential Care Facility is far less than that of any commercial Development.

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The instrument has a circular level at the top and a vertical staff. The surveyor is holding a pencil in their right hand.

Calgary Planning Commission 2018 July 12

Item 6.03

Planning & Development Report to
Calgary Planning Commission
2018 July 12

ISC: UNRESTRICTED
CPC2018-0486
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Policy and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street NE, LOC2018-0039

EXECUTIVE SUMMARY

This application was submitted by Mediated Solutions on 2018 February 22 on behalf of the landowner, M & Ryan Holding Ltd. A development permit application (DP2017-4750) for a mixed use building with active frontages has also been submitted.

This redesignation application proposes to change the designation of this property from Mixed Use – Active Frontage (MU-2 f3.0h20) District to Mixed Use – Active Frontage (MU-2 f3.5h25) District to allow for:

- a maximum building height of 25 metres (an increase from the current maximum of 20 metres)
- a maximum building floor area of approximately 3,600 square metres (an increase from the current maximum of approximately 3,100 square metres), based on a building floor to parcel area ratio (FAR) of 3.5

The proposed MU-2 f3.5h25 District is a mixed use designation intended to accommodate commercial and residential uses in street-oriented buildings. The district requires commercial uses at street level, facing the commercial street. This application has been submitted to accommodate an active development permit application on this site.

A minor textual amendment to the *North Hill Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation. The proposal is in conformance with the ARP as amended and with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 2620 Centre Street NE (Plan 2617AG, Block 12, Lots 23 to 26) from Mixed Use – Active Frontage (MU-2f3.0h20) District to Mixed Use – Active Frontage (MU-2f3.5h25) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

**Policy and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street
NE, LOC2018-0039**

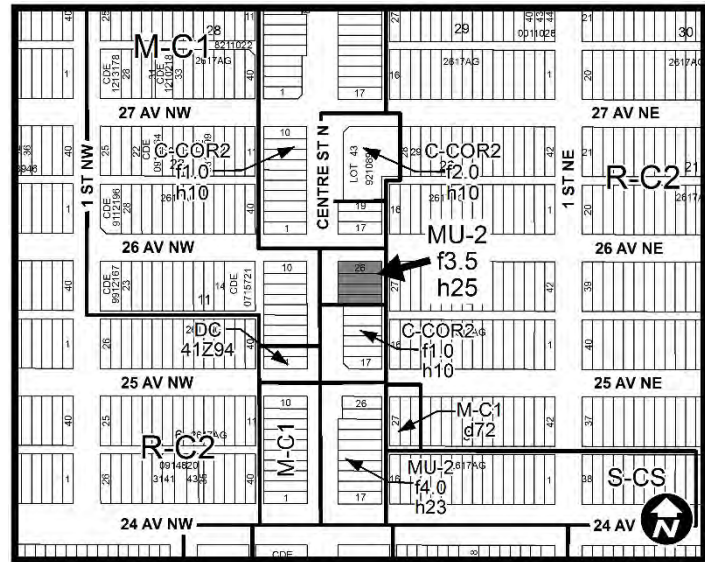
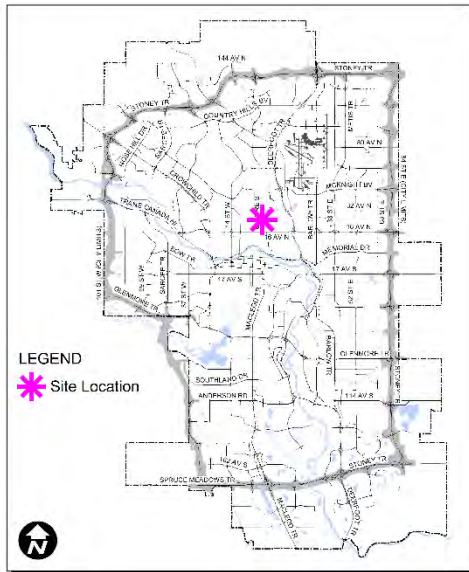
BACKGROUND

The subject site is located within the boundaries of the *North Hill Area Redevelopment Plan*. This Area Redevelopment Plan was approved in 2000 and guides redevelopment, preservation and rehabilitation of land and buildings within the communities of Mount Pleasant, Tuxedo Park and Capitol Hill. In 2017 July 3, Council adopted an amendment to the *Land Use Bylaw* (Bylaw 234D2017) to change the designation of the subject property from C-COR2 f1.0h10 to MU-2f3.0h20. This land use amendment allows for a mixed use building with active frontages. Accompanied with the changes to the *Land Use Bylaw*, a minor amendment to the Area Redevelopment Plan (Bylaw 36P2017) was adopted to allow for an overall height of 20 metres.

Subsequently, a development permit application (DP2017-4750) was submitted for a five storey mixed use building that contains active retail uses, office uses and 24 residential dwellings. Through Administration's review of the development permit, it was recognized that a Land Use Bylaw amendment is required to facilitate the proposed building. A minor increase in the floor area ratio and height of the existing designation would enable the current development permit application to move forward through the review process. Also, a minor amendment to the North Hill Area Redevelopment Plan is required to increase to maximum height from 20 metres to 25 metres.

Policy and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street
NE, LOC2018-0039

Location Maps



Policy and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street NE, LOC2018-0039

Site Context

The subject site is located on the east side of Centre Street at 26 Avenue NE. The site is within 300 metres of the future Green Line LRT Station at 28 Avenue and Centre Street N and high frequency transit currently serves the area. Small scale commercial developments are located to the north and south of the site. Several residential dwellings are located across Centre Street to the west and the rear lane to the east. The site's total area is approximately 0.10 hectares \pm (0.25 acres \pm) in size, and it is predominantly flat. A demolition permit was approved in May of 2017 and the site is now vacant. This application proposes a minor increase in floor area ratio and height which would enable a small increase in density compared to the existing land use designation.

As identified in *Figure 1*, the community of Tuxedo Park reached its peak population in 2015 with 5,119 residents. The current population for the community is 4,983 a decline of 136 residents from peak population.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2015
Peak Population	5,119
2017 Current Population	4,983
Difference in Population (Number)	- 136
Difference in Population (Percent)	- 3%

Source: The City of Calgary 2017 Census

Additional demographic and socio-economic information may be obtained online through the [Tuxedo Park](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation would maintain the planned function of this parcel to allow for a mix of commercial and residential uses while allowing for increased density that more efficiently utilizes the land. Further analysis on how this proposal aligns with applicable City policies is provided in the following *Strategic Alignment* section of this report.

Land Use

The proposed Mixed Use – Active Frontage (MU-2f3.5h25) District is intended to be located along commercial streets and requires active commercial uses facing the street. While the MU-2 District requires both commercial and residential uses in the same building, the District provides flexibility regarding the size of individual uses while supporting street orientation with specific building design standards. Development within the MU-2 District is also intended to respond to local area context by establishing maximum building height and density for individual parcels and includes rules regarding the interface with lower density residential districts. The proposed land use district and increase in floor area ratio and height is appropriate as it recognizes the

Policy and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street NE, LOC2018-0039

site context and intensifies land uses along the Centre Street Urban Corridor and the future Green Line Station at 28 Avenue NE.

Infrastructure

Transportation Networks

The site is located at the corner of Centre Street and 26 Avenue North, approximately 300 metres from the future 28 Avenue North Green Line Light Rail Transit station. Currently, Bus Rapid Transit services the area and is within walking distance of the site. Due to the minor increase in density, the application does not trigger improvements to the street network. Improvements to the network will be required as part of Green Line construction, however. This includes widening of the existing right-of-way on Centre Street N. The proposed development permit for the site accommodates this widening.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site and can accommodate the proposed additional density without the need for off-site improvements at this time. The specific servicing arrangements will be discussed and reviewed in detail through the development permit process.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant external stakeholders and notice was posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. Following this Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. Both the Commission's recommendation and the date of the Public Hearing will be advertised.

The Tuxedo Park Community Association has no objection (Attachment 3) to the land use amendment application. No citizen comments were received by the report submission date.

Engagement

No public meetings were held by the Applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Policy and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street NE, LOC2018-0039

Municipal Development Plan (Statutory, 2009)

The *Municipal Development Plan* aims to shape a more compact urban form and directs a greater share of new growth to be focused in Activity Centres and Main Streets in a manner that:

- Creates a compact, mixed-use, high-quality urban development.
- Concentrates jobs and people in areas well served by primary transit service.
- Provides a mix of employment, residential, retail and service uses that support the needs of adjacent communities.
- Creates an urban environment and streets that promote walkability and local connectivity.
- Ensures transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

The subject site is also located within the Urban Main Street typology as identified on Map 1 of the *Municipal Development Plan*. The Urban Main Street should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population. Specifically, Urban Main Streets should provide for a minimum intensity of 200 people and jobs per hectare. The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

North Hill Area Redevelopment Plan (Statutory – 2000)

The *North Hill Area Redevelopment Plan* identifies Centre Street N as the 'main street' for the Tuxedo Community, serving as the centre of commercial activity and providing area residents with a wide variety of goods and services. The *Area Redevelopment Plan* encourages appropriate land use intensification along Centre Street so it can develop into a more compact, mixed use environment that supports a wide variety of residential, commercial and transit supportive uses, while ensuring a form and character compatible with adjacent development.

The *Area Redevelopment Plan* also identifies the subject site for future Medium Density Multi-Dwelling and/or Local Commercial development. As the *Area Redevelopment Plan* currently restricts building height to 20 metres in this location, a minor amendment has been proposed to accommodate a maximum height of 25 metres (Attachment 2).

Transit Oriented Development Guidelines (Non-statutory – 2005)

The subject site is within a 600 metre radius of the future 28 Avenue North Green Line station and is considered part of a station planning area. This land use proposal is consistent with the guidelines on transit supportive land uses, optimizing density around stations, minimizing the impacts of density and ensuring the built form complements the local context.

**Policy and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street
NE, LOC2018-0039**

Social, Environmental, Economic (External)

This proposal will allow for additional intensity on a mixed use parcel which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal. However, if the proposed amendments are not adopted, the existing development permit application would not be able to proceed in its current design.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation and minor policy amendment to the *North Hill Area Redevelopment Plan* conforms to the policies of the *Municipal Development Plan* and *Calgary Transportation Plan* regarding land use intensification along the Centre Street Urban Main Street. In addition, the height and intensity of the proposed land use district provide for development that has the ability to meet the objectives of the *North Hill Area Redevelopment Plan*, and that appropriately responds to its context within the neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Tuxedo Park Community Association Circulation Response

Applicant's Submission

APPLICANTS SUBMISSION

Requested Redesignation from **MU-2 f3 h20** to **MU-2 f3.5 h25**

The property is on the corner of 26 Av. NE and Centre St N and will be approximately 2 blocks from a future Greenline LRT station. The development as proposed, will have retail uses at-grade, medical and offices on the second floor and three floors of residential above with a roof enclosure. It will back on a lane separating the development from the Tuxedo Park community. We have discussed the proposal (and the proposed building design) with the Tuxedo Park Community Association Planning Committee and the neighbours.

This designation would allow a 5 storey mixed residential – commercial building with an open enclosure on the roof. It is designed to take advantage of the proximity to the proposed 28 Av. N Greenline Station.

This property was rezoned to MU-2 f3 h20 in 2017. Due to minor changes in the proposed design we are requesting a rezoning to MU-2 f3.5 h25 which will allow a minor increase to the height and density but no additional floors.

A concurrent DP application has been made for this site.

2/22/2018

Proposed Amendment to the North Hill Area Redevelopment Plan

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Under Section 4.4.3 Policies, under Policy 23, replace the third sentence with the following text:

“For the site at 2620 Centre Street NE, a maximum building height of 25 metres may be considered appropriate.”

Tuxedo Park Community Association Circulation Response

APPLICATION NOTICE LOC2018-0039

March 01, 2018

A new Land Use Amendment to accommodate MU-2 is proposed at the address(es) below. Please contact the file manager directly at any point in the review process if you have any questions or concerns.

Application Details			
File Number:	LOC2018-0039		
File Manager:	MATTHEW ATKINSON	Phone: (403) 268-5217	eMail: Matthew.Atkinson@calgary.ca
Address:	2620 CENTRE ST NE	2617AG;12;23-26	
Community:	TUXEDO PARK	Ward: 07	Map Section: 27C
Application Description:	Land Use Amendment - to accommodate MU-2F3.5H25		
Existing Use:	MU-2	Proposed Use:	MU-2f3.5h25

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

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

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

No Objection Comments Attached

Name: ARNIE BROWNLEE, DIRECTOR **Date:** MAR 2, 2018

Organization: TUXEDO PARK COMMUNITY ASSOCIATION **Comments Due By:** March 23, 2018
(If representing an organization)

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 July 12" is overlaid on the image.

Calgary Planning Commission 2018 July 12

Item 6.04

Planning & Development Report to
Calgary Planning Commission
2018 July 12

ISC: UNRESTRICTED
CPC2018-0812
Page 1 of 14

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

EXECUTIVE SUMMARY

This land use amendment application was submitted 2017 December 15 by Civicworks Planning + Design on behalf of Gateway 33 Ltd. This amendment application proposes to redesignate the subject site from the Multi-Residential – Contextual Low Profile (M-C1) District to a DC Direct Control District. The application includes a minor text amendment to the *Marda Loop Area Redevelopment Plan* (ARP) to allow for greater building height, as well as a Road Closure for a portion of the road right-of-way adjacent to 2232 - 33 Avenue SW.

The proposed DC Direct Control District is based on the Mixed Use – Active Frontage (MU-2) District, with the additional permitted uses of Permitted Development and Specialty Beer and Wine Merchant.

The proposed Permitted Development includes simplified development plans (Schedule C of the DC district in Attachment 6) which provides a ‘tied-to-plans’ mechanism to allow for:

1. higher density (a floor area ratio (FAR) of 4.0 instead of 2.5); and
2. greater height (22.0 metres instead of 16.0 metres).

The proposed Specialty Beer and Wine Merchant use is included to allow for a niche retail experience at courtyard level with reduced negative impacts and street presence relative to the standard liquor store use. The proposed Direct Control District removes the standard liquor store use from the permitted and discretionary uses available on the subject site.

Administration recommends approval of this application as it enables a unique and architecturally innovative development at a high-profile gateway site at the link between Marda Loop and Garrison Woods. Ultimately the proposed form of development represents a big design move intended to create a new public space in the form of a grand staircase and courtyard, add a range of different commercial space opportunities to a thriving business district, and create housing in proximity to the primary transit network, Mount-Royal University, and Currie Barracks.

The proposed DC permitted use approach would allow for a proposal that conforms with the simplified development plans included in Schedule C of the DC to proceed as a permitted use. This mitigates the risk that equivalent height and/or density would be contemplated beyond the scope of this specific high quality design and provides greater certainty with respect to achieving a prominent, high quality form of development.

This land use amendment and road closure application is accompanied by a concurrent development permit application (DP2018-0091) submitted 2018 January 09. An overview of the development permit plans is available in Attachment 7.

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

ADMINISTRATION RECOMMENDATION:

Recommends that Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT** by bylaw the proposed amendments to the Marda Loop Area Redevelopment Plan (Attachment 5).
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed closure of 0.003 hectares \pm (0.008 acres \pm) of road (Plan 7710312) adjacent to 2232 - 33 Avenue SW, with conditions (Attachment 2).
4. Give three readings to the proposed closure bylaw.
5. **ADOPT**, by bylaw, the proposed redesignation of 0.18 hectares \pm (0.43 acres \pm) located at 2232, 2236, and 2240 - 33 Avenue SW (Plan 4479P, Block 56, Lots 15 to 20; Plan 7710312) from Multi-Residential – Contextual Low Profile (M-C1) District and Undesignated Road Right-of-Way to DC Direct Control District based on the Mixed Use – Active Frontage (MU-2) District to accommodate opportunities for mixed-use multi-residential development with commercial uses with Guidelines (Attachment 6);
6. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

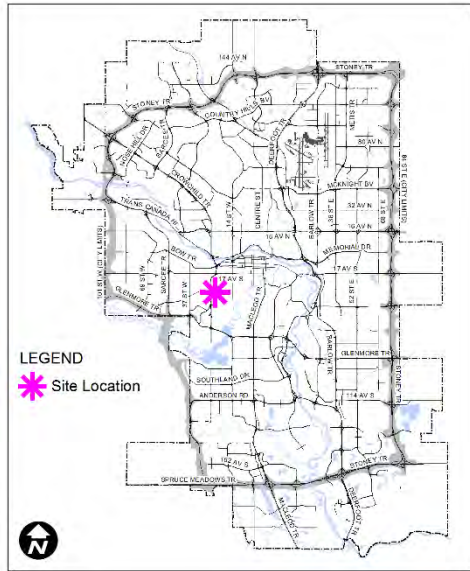
None.

BACKGROUND

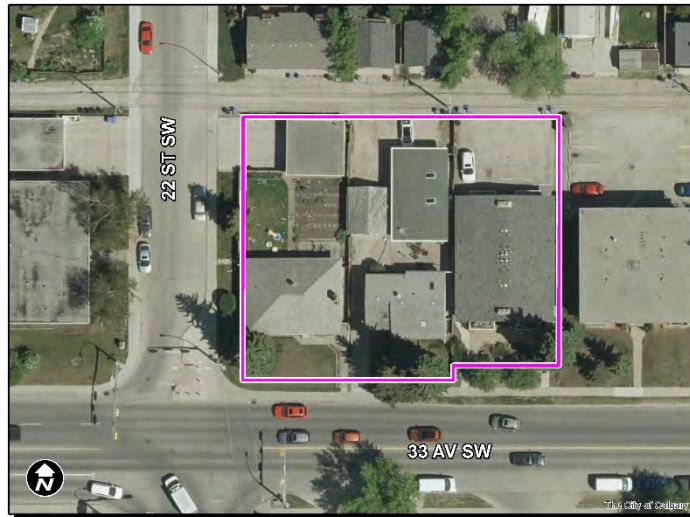
The subject site is located in the Richmond-Knob Hill community and is within the boundaries of the Marda Loop Area Redevelopment Plan, which was adopted by Council in 2014.

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

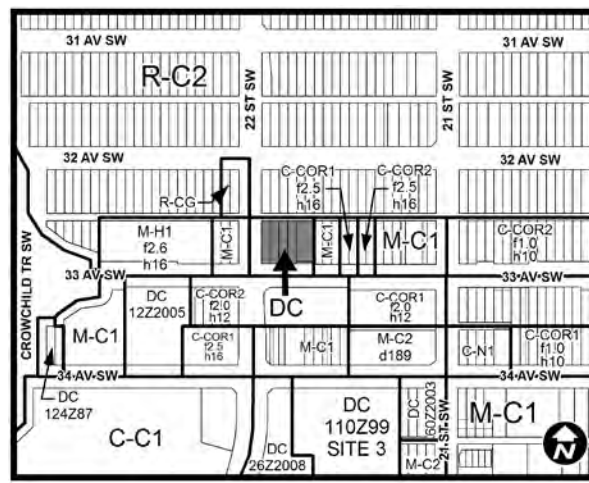
Location Maps



Road Closure Map



Proposed Land Use Map



Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

Site Context

The subject site is located at the northeast corner of 22 Street SW and 33 Avenue SW.

To the north, across a 6.1 metre alley, are predominantly recent single and semi-detached dwellings that sit on lots that gradually slope upwards from the alley. These lots are under consideration for City-initiated redesignation to allow for a greater range of ground-oriented housing forms through the Main Streets program underway in Marda Loop.

To the west, across 22 Street SW is a three storey apartment building built in 1961 and an under-construction multi-residential development named ML33. To the south, across 33 Avenue SW is a Petro-Canada gas bar. To the east, immediately adjacent to the subject site, is a three storey apartment building built in 1973.

The subject site contains two single-detached homes built in 1949 and 1953 respectively, and a four-unit multi-residential development built in 1976, as well as associated garages and landscaping. The current land use designation is Multi-Residential Contextual Low Profile (M-C1) district. The Marda Loop ARP calls for mixed-use development in this area, which is not accommodated by the existing Multi-Residential – Contextual Low Profile (M-C1) District, therefore this land use amendment complies with the overall intent of the local area plan.

Recent applications in Marda Loop have included a five storey residential development on 33 Avenue just east of Crowchild Trail SW ('ML33'), a six storey retail/multi-residential ('Marda') development at 34 Avenue SW and 20 Street SW, a four storey multi-residential development at 33 Avenue SW and 15 Street SW.

Although a significant number of new single and semi-detached dwellings have been constructed nearby, the population of Richmond-Knob Hill remains nearly six percent below its 1968 peak, as identified in *Figure 1* below.

Figure 1: Community Peak Population

Richmond – Knob Hill	
Peak Population Year	1968
Peak Population	5,080
2017 Current Population	4,781
Difference in Population (Number)	-299
Difference in Population (Percent)	-5.9%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Richmond](#) community profile.

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Road Closure

The proposed road closure of a small portion of surplus right-of-way on 33 Avenue SW adjacent to 2232 – 33 Avenue SW harmonizes the eastern third of the subject site with the remaining western two thirds. The proposed closure is in alignment with applicable policies in the Municipal Development Plan (MDP) and the Marda Loop ARP, and has been reviewed by the Marda Loop Streetscape Master Plan design team.

Land Use

The proposed land use amendment would redesignate the subject site from Multi-Residential – Contextual Low Profile (M-C1) District to a DC Direct Control District based on MU-2 with a floor area ratio of 2.5 and maximum height of 16.0 metres. The proposed land use district is a Direct Control District that is based on the Mixed Use – Active Frontage (MU-2) District which also includes two additional uses described below. Where a permitted use multi-residential development is proposed in conformance with plans attached as Schedule C to the proposed DC district, the floor area ratio may be increased to 22.0 metres.

Permitted Development

Permitted Development is included as a defined use in the proposed Direct Control District in order to allow for reference to a set of development plans (included in the proposed Direct Control District as Schedule C). A development permit application in alignment with Schedule C would be allowed up to 4.0 FAR and a building height of 22.0 metres (approximately six storeys), whereas any other development permit applications would be limited to 2.5 FAR and 16.0 metres (approximately four storeys). The purpose of the simplified development plans is to identify the scope of development that provides certainty for the configuration of uses, density, and height within the building form.

A concurrent development permit application (DP2018-0091) has been reviewed in conjunction with this land use application and informs the simplified development plans proposed as Schedule C of the proposed Direct Control District. This reflects the substantial commitment to a creative design that would enhance the public realm in Marda Loop, while ensuring certainty for all stakeholders and allowing for a specific outcome that utilizes the concurrent application process.

Administration is supportive of the Permitted Development approach as it provides an incentive for the applicant to commit to excellence in urban design, offers certainty to the community in terms of design and end result, and affords Administration the ability to more meaningfully connect the land use and development permit processes and their outcomes.

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

Specialty Beer and Wine Merchant

The proposed Specialty Beer and Wine Merchant will occupy a commercial-retail unit (CRU) at second storey courtyard level and provide an experience and range of products distinct from the standard liquor store use as defined in the Land Use Bylaw. The proposed Direct Control District removes the standard liquor store use from the permitted and discretionary uses available on the subject site. Note that a standard liquor store would not be approved in this location due to proximity to other liquor stores on 33 Avenue SW and 22 Street SW.

Administration supports this use as it has the potential to contribute positively to the small-scale retail experience envisaged in the Marda Loop ARP and by the Marda Loop BIA, and also the potential to serve as a generator of walking and activity in the upper level courtyard while avoiding the negative impacts associated with the standard liquor store use at street level. This approach has been used successfully in the 'Lido' development in Kensington.

In particular, due to the unique courtyard design of this building, the proposed Specialty Beer and Wine Merchant use has the potential to be a positive element that contributes to the overall success of the development and its publicly-accessible private open space, while avoiding some of the downside risks associated with proliferation of more conventional street-oriented liquor stores.

Urban Design

The proposed form of development (set out in plans attached as a schedule to the proposed DC district) is a six storey mixed-use development with 1,530 square metres of commercial space (retail, restaurant) at street (and alley) and second floor courtyard levels, seven live-work units at courtyard level, and 56 apartment homes on the third through sixth levels, as well as 87 vehicle parking stalls (including 10 residential visitor stalls and 12 commercial stalls).

The concurrent development permit application (DP2018-0091) was reviewed by the City's Urban Design Review Panel prior to official submission and prior to the first Detailed Team Review. Administration's City Wide Urban Design team also provided comment on the application. In addition, the project's design received an honorable mention at the Mayor's Urban Design Awards.

These reviews were supportive and informed the proposed form of development relative to courtyard design and programming, streetscape and arcade design along 33 Avenue and 22 Street SW, as well as ground level setback and upper level step backs from the alley to the north. In particular, the UDRP:

- cited the project as an important precedent for Marda Loop;
- did not deem additional shadowing to the north from the proposed height to dramatically adversely affect the adjacent property;
- supported the inclusion of micro-retail along the alley to the north;
- highlighted the potential for creating an extension of the public realm; and
- noted that careful curation of the retail spaces at courtyard level would be required.

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

Infrastructure

Transportation Networks

A Transportation Impact Assessment found that the proposed development was well-situated in terms of walking, cycling, and transit infrastructure and service and would add approximately 66 peak hour vehicle trips and not have a significant impact on the surrounding transportation network.

- **Walking and cycling:** The site's Walk Score (a quantitative measure of proximity to services and amenities) is 82 ("very walkable"), with schools, a commercial corridor, and parks within walking distance. A City-led Streetscape Master Plan aimed at improving comfort and safety for people walking on 33 Avenue SW in Marda Loop is underway.
- **Transit:** The site is within a five minute walk of the number 7 and 107 (limited stop) bus routes that connect South Calgary with the downtown core and within a five minute walk of the 33 Avenue SW station for the future Southwest Bus Rapid Transit service that will link Marda Loop with the downtown core as well as Currie Barracks, Mount-Royal University, and the Rockyview General Hospital. Both of these services (on Crowchild Trail SW and 33 Avenue SW) are part of the Primary Transit Network identified in the Calgary Transportation Plan, which calls for better than 15 minute frequencies, 15 hours per day.
- **Vehicle access:** Vehicle access is proposed from the alley to the north of 33 Avenue SW. An existing concrete curb extension and barrier that prevents northbound vehicle travel on 22 Street SW north of 33 Avenue SW is currently being relocated to the north side of the alley in conjunction with a nearby multi-residential development and will reduce spillover traffic from this development further north into the Richmond-Knob Hill neighbourhood. The proposed development is anticipated to add approximately 66 new peak hour trips to the local network.
- **Parking:** The proposed form of development includes 65 resident stalls, 10 residential visitor stalls and 12 commercial stalls and 42 secure bicycle stalls (class one) and complies with the requirements of the Mixed Use – Active Frontage (MU-2) land use district that is the base of the proposed DC Direct Control land use district. On-street parking adjacent to the site is currently unrestricted, though portions of 33 Avenue SW do have time limits. Marda Loop is not currently a Residential Parking Permit Zone. Through the Streetscape Master Plan process, a parking study is underway which may include recommendations for improving the management of parking across Marda Loop.

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

Utilities and Servicing

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. Individual servicing connections as well as appropriate stormwater management have been considered and reviewed through the concurrent development permit process as part of DP2018-0091 and found to be satisfactory.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Further and more comprehensive engagement on these concurrent land use amendment, road closure, and development permit applications was led by the applicant and included detailed and large-format on-site signage, a dedicated project website and email address (launched in August 2017), three separate postcard maildrops to over 2,000 residents and local businesses, a digital newsletter, content published in community newsletters, presence at the 2017 Marda Gras street festival (August 13, 2017), an open house/barbecue hosted by the applicant (and attended by Administration) at the Richmond-Knob Hill Community Association (2017 September 22) and two separate stakeholder meetings attended by Administration as well as representatives of the Richmond-Knob Hill Community Association, Marda Loop Community Association, and Marda Loop Business Improvement Area (2018 January 24 and 2018 May 17). A more detailed applicant-provided engagement overview is available in Attachment 4.

The last stakeholder meeting (2018 May 17) was also attended by Administration and focused on the Permitted Development mechanism and the proposed Direct Control District and afforded the two community associations and the business improvement association the opportunity to ask questions and provide feedback on that aspect of the project.

Key themes that emerged from engagement included the following items:

- **Building height:** Some participants expressed concern regarding the height of the proposed form of development and the departure from the Marda Loop ARP. Administration requested and reviewed shadow analysis to assess the magnitude of impact of changed shadow-casting on private land (the proposal does not cast shadows on any public spaces) and considered the gateway location, rear façade step-backs, and the design of balconies, glazing, and screening on all façades. Front façade step-backs and the ratio of building height to street width was also considered both by Administration and the Urban Design Review Panel.

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

- **Density:** Some participants expressed concern regarding the impacts of increased density on the Marda Loop area more broadly. Administration has noted that the site falls within a Neighbourhood Main Street identified by the MDP and in close proximity to the Primary Transit Network and that density in this location may help provide additional local support for businesses in the Marda Loop BIA.
- **Vehicle traffic and loading:** Some participants expressed concern regarding the potential for increased traffic volumes and congestion as a result of the development. A TIA found that approximately 80 additional vehicle trips would be generated by the proposed development. In particular, the TIA recommended supporting the relocation of the northbound diverter on 22 Street SW to the north side of the alley, implementing two hour time limits on street parking adjacent to the site on 22 Street and 33 Avenue SW, and creating a 20 metre no stopping zone on westbound 33 Avenue SW in front of the site in order to mitigate the impact of vehicle queueing for southbound left turns at the intersection with 22 Street SW.
- **Design and architecture:** Participants expressed a wide range of views regarding the design and architecture of the proposed development and identified concerns regarding shadows and privacy which helped to inform Administration's review of the application particularly with respect to glazing, balconies, and screening on the north (rear) façade. Setback from the alley to the north, upper-storey stepbacks, and detailed placement of screening and glazing were adjusted in order to reduce shadow and privacy impacts.
- **Public realm:** Participants also expressed a range of views regarding the proposed publicly-accessible grand staircase and courtyard, with some enthusiastic for the addition of features to the public realm and others concerned about safety and long-term operations of the courtyard space in particular. Administration was able to address these concerns through detailed design review (including commentary from the Urban Design Review Panel), an appropriate mix of uses and interfaces between commercial space and the courtyard, and a strategy to ensure appropriate and distinct legal conditions for the grand staircase and courtyard will be in place to allow for sustainable operations, maintenance, and security.

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

Comments from the Richmond-Knob Hill Community Association, the Marda Loop Communities Association, and the Marda Loop Business Improvement Association are included in Attachment 3. The Richmond-Knob Hill Community Association is not supportive of the application, the Marda Loop Communities Association is broadly supportive, and the Marda Loop Business Improvement Association is supportive.

The Richmond-Knob Hill Community Association objected to the departure from the Marda Loop ARP, the height and density of the proposed development, challenges related to vehicle access from 22 Street SW, and the lack of a more generous setback from 33 Avenue SW, while supporting the proposed mix of uses.

The Marda Loop Communities Association recognized the effort invested in an innovative and high quality design at a gateway location, while expressing concerns regarding the east elevation.

The Marda Loop Business Improvement Association was supportive, highlighting the unique commercial and public space opportunities offered by the proposed form of development, welcoming the additional residential units, and approving of the interface between the building and the sidewalk.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns and proposes an increase in development intensity on this site within an adequately serviced and appropriately planned urban mixed use neighbourhood main street.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the “Neighbourhood Main Street” area as identified on Map 1 of the *Municipal Development Plan (MDP)*.

The proposed land use amendment enables development in alignment with the following MDP policies:

- 2.1.1a, b, c relating to housing choice and community diversity, overall housing affordability (supply), and housing choice in relation to the primary transit network.
- 2.1.4a and d relating to optimal use of existing infrastructure.
- 2.2.1a and c relating to directing a greater share of growth and medium/higher density housing forms into identified corridor/Main Street areas.
- 2.2.2a and b relating to transit-supportive density and use.
- 2.2.4 relating to complete communities.
- 2.2.5b and c relating to housing choice and higher densities in proximity to primary transit.

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

- 2.3.1a relating to housing diversity and choice.
- 3.4.2e relating to encouragement of a mix of apartments, mixed-use developments and ground oriented housing.

Marda Loop Area Redevelopment Plan (Statutory – 2014)

This section identifies where the proposed land use amendment and road closure aligns with or departs from the guiding principles and specific policy sections of the Marda Loop Area Redevelopment Plan (ARP). In general, the proposal meets the intent of the ARP, however there are a small number of departures, one of which will require a minor text amendment to allow greater building height.

The proposed development aligns well with the ARP's guiding principles (section 2.0):

- **Community character:** the proposed form of development includes an architecturally distinctive southwest corner and publicly accessible grand staircase and courtyard, which have the potential to promote sense of place. The proposed form of development appropriately minimizes shadowing by pulling the massing away from the alley from the fifth storey upwards, and provide screening to reduce overlook across the alley.
- **Livability:** the proposed form of development encourages activity and provides for natural surveillance of the sidewalks, grand staircase, courtyard, and alley.
- **Mixed-Use:** the proposed land use amendment and form of development provide for a mix of compatible land uses.
- **Walkability:** the proposed form of development includes an arcade feature and publicly-accessible staircase that will add to the public realm along 33 Avenue SW, lines sidewalks, alley, and courtyard with active land uses, and makes use of the alley for vehicle access.
- **Streetscape design:** the applicant has worked closely with Urban Strategy to ensure that streetscape design along 22 Street SW and 33 Avenue SW are compatible with the priorities and principles identified through the streetscape master plan design work that is underway.
- **Street frontage:** the proposed land use amendment and form of development create a continuous street wall and provide for doors and windows to establish a human-scale rhythm at street level.

The following comments identify where the proposed land use amendment and road closure aligns with or departs from specific policy sections of the Marda Loop ARP. Where a section or policy is not listed, it is deemed not applicable to this site or proposal.

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

- Section 3: The proposed land use amendment does not specifically require larger unit sizes and this site does not lend itself to ground-oriented housing and thus does not align with this policy.

The proposed land use amendment and form of development meet the objective of encouraging a mix of active and pedestrian-friendly ground-floor retail (including small-scale spaces) and a mix of upper floor land uses for all development projects.
- Section 4.1.1: The proposed form of development provides an improved public realm street edge along 22 Street SW and 33 Avenue SW as well as the alley to the north. The proposed form of development does depart from the minimum building setback set out in the ARP but uses an arcade and the provision of a publicly-accessible grand staircase and courtyard to achieve the objectives of these policies.

The proposed land use amendment and form of development minimize disruptions to the pedestrian network and provide for vehicle access from the alley to the north. The applicant has worked closely with the Urban Strategy Department to ensure that the 22 Street SW and 33 Avenue SW frontages are compatible with the priorities and principles identified through the streetscape master plan design work.

The proposed form of development includes a grand staircase and courtyard that will be publicly-accessible and provide for social interaction, solar access, and passive recreation and (together with the architecturally distinctive southwest corner of the building) create a sense of arrival from the west into Marda Loop. Although the proposed form of development provides opportunities for public art within the courtyard space, it does not align with the objective to integrate these into the larger streetscape, nor does it explicitly incorporate any local history interpretive elements.
- Section 4.1.3: The proposed land use amendment reinforces the direction in this section of the Marda Loop ARP and the proposed form of development aligns with the objectives of managing and designing parking to encourage and support walking, cycling, and transit use and reduce the impact of vehicle access on 33 Avenue SW.
- Section 4.1.4: The proposed land use amendment reinforces the direction in this section of the Marda Loop ARP and the proposed form of development aligns with the objectives of integrating building, public realm, and landscape.
- Section 4.2: The proposed form of development includes well-articulated frontages, an arcade feature, and step-backs at levels five and six. A 3.6 metre setback from the alley provides a total of 9.7 metres of separation from

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

the properties to the north. Although this is 1.4 metres less than the ARP requirement which would add up to a total of 11.1 metres, it supports the inclusion of micro-retail and live-work units along the alley.

The proposed form of development aligns well with the Marda Loop ARP's objectives regarding building character, corner conditions, and entry/access.

A minor amendment to the Marda Loop ARP to allow greater building height at the northeast corner of 22 Street SW and 33 Avenue SW is required in order to allow this application to proceed. The text of the proposed amendment is included in Attachment 5.

Social, Environmental, Economic (External)

Sustainability

Development enabled by this application has the potential to allow more Calgarians the freedom to choose to live, work, and meet their day-to-day needs in a location well served by existing infrastructure close to services and transit. Increased development of the subject site has the potential to allow for population and employment growth with comparatively lower vehicle use relative to other sites elsewhere in Calgary and support the economic health of the Marda Loop business area.

Environmental Issues

A phase II environmental site assessment submitted by the applicant was reviewed by Administration and deemed acceptable. The applicant has provided an appropriate risk management plan in response to the recommendations made in the environmental site assessment.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed land use amendment and road closure does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

The intent of this land use approach is to allow for a specific development outcome on this property as contained in Schedule C of the proposed Direct Control District. If significant building design changes occur between Council's potential approval of this land use

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391

amendment and a future building permit application, it would render the concurrent development permit to be non-compliant with this Direct Control District.

Historically, land use amendment applications that were “tied to plans” provided little to no flexibility with respect development outcomes. However, with this land use proposal, if the contemplated development is not realised in the future, the proposed Direct Control District is designed to also allow for all of the other uses allowed under the proposed base Mixed Use – Active Frontage (M-U2) District, but with reduced floor area ratio and height modifiers.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends approval of this application as it enables a unique and architecturally innovative development at a high-profile gateway site at the link between Marda Loop and Garrison Woods. Ultimately the proposed form of development represents a big design move intended to create a new public space in the form of a grand staircase and courtyard, add a range of different commercial space opportunities to a thriving business district, and create housing in proximity to the primary transit network, Mount-Royal University, and Currie Barracks.

The proposed DC permitted use approach would allow for a proposal that conforms with the simplified development plans included in Schedule C of the DC to proceed as a permitted use. This mitigates the risk that equivalent height and/or density would be contemplated beyond the scope of this specific high quality design and provides greater certainty with respect to achieving a prominent, high quality form of development.

Development following from this application has the potential to allow more Calgarians the freedom to choose to live, work, and meet their day-to-day needs in a location well served by existing infrastructure, services, and employment.

ATTACHMENT(S)

1. Applicant’s Submission
2. Proposed Road Closure Conditions
3. Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and the Marda Loop Business Improvement Association
4. Vision Brief 5.0 / What We Heard Report
5. Proposed Amendments to the Marda Loop Area Redevelopment Plan
6. Proposed Direct Control Guidelines
7. Overview of Proposed Development Permit Plans for DP2018-0091

Applicant's Submission



Suite 460, 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403.201.5305
F 403.201.5344

APPLICANT SUBMISSION STATEMENT (Updated June 26, 2018)

RE: Land Use Redesignation - **FROM** Multi-Residential – Contextual Low Profile (M-C1) District **TO** Direct Control (DC) District based on the Mixed Use – Active Frontage (MU-2) District, with the additional Permitted Uses of Multi-Residential Development and Specialty Beer and Wine Merchant.

Marda Loop's Main Street, 33 Avenue SW, is an MDP-identified Neighbourhood Main Street described as: active corridors that attract Calgarians to socialize, work, live, and shop, and that are also well-suited for long-term growth and intensification. The assembled lands (2240, 2236, 2232 - 33 AVE SW) are located at the primary gateway to this Main Street, and are uniquely positioned to take advantage of the locational attributes of this eclectic and evolving inner-city mixed-use corridor. Benefits of the site's location include a pedestrian friendly public realm, varied mix of local amenities, proximity to Downtown, and easy access to transit thanks to the site's location along Calgary's Primary Transit Network, and a future Bus Rapid Transit service within short walking distance.

Careful analysis and consideration has led to a development proposal that will meet and exceed the vision and intent of the Marda Loop Area Redevelopment Plan (MLARP). This is inclusive of the MLARP's guiding principles of: Community Character, Livability, Mixed-Use, Walkability, Streetscape Design, and Street Fronting Buildings. Generally described, the proposal by RNSQR will bring a mix of sixty-three (63) new dwelling units, a shared outdoor space open to the public, and over 16,000 square feet of retail to the neighbourhood. While we acknowledge an MLARP amendment to the maximum allowable building height (from 16m to 22m) is required, Courtyard 33 represents our professional best-practice solution to balancing intensification objectives with sensitive transitions to adjacent residential development. The proposed 6-storey mid-rise built form demonstrates minimal net urban design impacts to neighbouring properties and is contextually appropriate in scale for a developing Main Street.

Due to its strategic gateway location, the site has the opportunity to become a high-profile community asset and compels exceptional architecture and urban design consideration. What gets developed on this corner will need to set a strong standard of design excellence for the continued evolution and success of this key corridor. Acknowledging this opportunity—and in response to expressed stakeholder interest in the certainty of a high quality outcome, we have amended the application to reflect a proposed land use change to a Direct Control District. This gives greater certainty with respect to the ultimate built form and ensures our high quality development vision—the one which was honoured with a 2017 Mayor's Urban Design Award—is the one that actually gets built.

The RNSQR project team is committed to being good neighbours and engaging with the communities where we build. The Courtyard 33 engagement process was designed to provide multiple opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts—all with the intent of maintaining a respectful and transparent conversation. The Vision Brief—the most fulsome reflection of the Courtyard 33 vision—includes a full summary of our engagement process from pre-application back in July of 2017 through to May 2018.



CIVICWORKS.CA

Applicant's Submission

COURTYARD 33

March 21, 2018

OVERVIEW

Municipal Address

2240, 2236, 2232 - 33 Avenue SW

Developer

RNDSQR

Community

Richmond Knob Hill

Applications

(LOC2017-0391/DP2018-0091)

From Multi-Residential - Contextual Low Profile (M-C1)

To Direct Control District based on Mixed Use-Active Frontage (MU-2 f.40/h22) District.



DIRECT CONTROL APPLICANT RATIONALE

Genuine Concurrent Applications

Concurrent Land Use and Development Permit applications have become a prominent topic in the arena of Developed Area's change. A variety of stakeholders, including Council, have considered the concurrent stream to be an extra layer of protection when evaluating land use, giving greater certainty to the overall development outcome. Stakeholders would like to see developers 'walk the talk' and deliver on projects that reflect their land use 'ask'. With recent precedents, however, themes of process, alignment, and timing have arisen, blurring understanding of its original intent and prompting the question 'what constitutes a concurrent process?'. Courtyard 33's proposed Direct Control (DC) District addresses this confusion with a next generation 'tied-to-plans' approach. It offers genuine certainty at all stages of decision making whereby the Development Permit is permitted if substantially compliant with plans attached to the DC bylaw, and discretionary if a new design is required.

World Class Architecture & Urban Design

The subject site is a very important and strategic location in the community. It functions as the 'Primary Gateway' along Marda Loop's main commercial corridor, 33 Avenue, and as a 'Hinge Site' connecting the commercial node along Garrison Gate. With the opportunity to become a high-profile community asset, the site compels exceptional architecture and urban design consideration. RNDSQR and team are committed to achieving this with a 'tied-to-plans' DC. The Courtyard 33 Development Permit is of outstanding architectural quality incorporating progressive design and special public space provisions. In fact, the design won a 2017 Mayor's Urban Design Award for Conceptual / Theoretical Urban Design Project. In recognition that this development pushes the boundaries of what was originally contemplated in the current ARP, and asks for greater height and FAR, a DC 'tied-to-plans' approach would mitigate the risk that this a precedent that can be achieved without high design merit, as demonstrated by the Courtyard 33 DP. This is an approach that a number of key stakeholders have advocated for, and it is cited in a letter provided by the Marda Loop Business Improvement Area dated February 14, 2018 (see attached). The BIA notes the project is a unique progressive design of high architectural quality that meets the needs of this strategic location, but that ideally the application would be "tied-to-plans to mitigate the risk [...] We would be concerned, for example, if a land use with this height was approved, but the project did not proceed, and another project went ahead without the high quality public contributions and architecture that mark this application."

Flexibility for a Specialized Use

The proposed DC District would also facilitate a specialized neighbourhood-scale specialty beer retailer (The Brewer's Apprentice). This would be the second retail location for Brewer's Apprentice, a Calgary retailer of specialty craft beers on-tap selling mainly specialized 'to go' bottles known as 'growlers' and a very limited selection of specialty alternatives. Secondary to The Brewer's Apprentice's sales focus, the retailer offers in-house beer tastings, and beer education courses hosted by local cicerones, brewers and industry experts.

Applicant's Submission

COURTYARD 33

The Brewer's Apprentice does not engage in the sales of standard domestic or macro beers otherwise available in large variety liquor stores. Standard Bylaw use definitions for liquor stores unfortunately do not consider store specialization, which would give Council the discretion required to achieve this modern format. The 300-metre separation distance, which intends to better manage proliferation and clustering issues, inadvertently restricts The Brewer's Apprentice from operating at this location. The rationale for an exception is further bolstered by the fact that the 300-metre separation rule is intended to limit the pedestrian and driver experience of repeatedly viewing liquor stores while traveling along a commercial corridor. The Brewer's Apprentice will be located in Courtyard 33's 2nd storey courtyard space—similar to their East Village laneway/mews location, and away from direct public view. Related concepts have been successfully implemented in Kensington and the aforementioned East Village location, meaning the proposal is not uncharted territory for The City.



The Brewer's Apprentice - Specialty beer retailer



The Brewer's Apprentice East Village Laneway Location

SUMMARY OF KEY RULES AND REGULATIONS

Allow the Development Permit (DP2018-0091) as a permitted use.

A simplified set of DP drawings will be provided and attached to the DC bylaw. The DP will be a permitted use if they are substantially compliant with the plans attached to the DC bylaw.

Allow the defined use of 'Specialized Beer & Wine Merchant' as a permitted use.

The Brewer's Apprentice's retail operations will be a defined use particular to their unique operations model and included as a Permit Use in this Direct Control District.

Proposed Road Closure Conditions

1. All costs associated with the road closure will be borne by the applicant.
2. Protection and/or relocation of any utilities will be at the applicant's expense and to the appropriate standards as per the utility company (e.g. Enmax, Atco Gas, etc) with all appropriate easements provided.
3. If applicable, any utility right-of-ways, easements or access agreements are to be registered concurrent with the closure.
4. That the closed road right-of-way be consolidated with the adjacent lands located at 2232 33 Avenue SW.

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association



Community Context Questionnaire – Development Permit

Development Permit Number: DP2018-0091 (2236 33 AV SW)

By providing feedback on the proposed development that is enclosed in this package, you are providing your community association's perspective as the "eyes of the community." This helps City staff better understand what is important to your community as we work with the applicant who has proposed this development, and it enables us to make an informed decision about whether to issue this development permit. In the course of this development permit evaluation, the planning department will review all relevant statutory plans including the Municipal Development Plan, Area Redevelopment or Area Structure Plans as well as the Land Use Bylaw.

Please provide your Community Association perspective and respond to the following questions:

1. What are the strengths and challenges of the proposed development?

Strengths:

- Rejuvenation/Densification – replacement of aging low-density housing stock with new higher-density mixed-use development
- Housing mix – would help to increase the diversity of housing options in our community
- Mixed-use – ground floor's 33 AV and 22 ST frontages are to be commercial/retail units
- Trees – 8 Green Ash public boulevard trees are provided for along the development's 33 AV frontage, plus an additional 5 Brandon Elm public boulevard trees along its 22 ST frontage

Challenges:

- Height/Mass/Overshadowing – the proposed development would:
 - Have 6 storeys, while the Marda Loop Area Redevelopment Plan (MLARP) provides for a maximum of 4 storeys in this location
 - Be 22m tall, while the MLARP provides for a maximum height of 16m in this location;
 - Have an FAR of 3.8, while the MLARP contemplates that FARs in this portion of the Marda Loop business district not exceed 2.5;
 - Not comply with the 3m front upper setback, 5m rear setback or 3m rear upper setback requirements of the MLARP
 - Create excessive shadowing issues for the single family homes across the rear lane, likely preventing ANY mid-day sun (ie. when the sun is at its highest point in the sky) from reaching their south-facing main floor windows for at least 1/3 of the year (late October to late February)
 - The community's Planning Representatives are firmly of the view that the MLARP requirements set out above should not just be complied with on the basis that it is the City's own, recently published policy framework for redevelopment in the area, as well as stated by the City to be aligned with its long-term, city-wide development objectives, but also because the terms of the MLARP provide developer's with significant opportunity for sizeable redevelopment that is respectful of the community, its residents and prior development. Exceeding the level of development permitted by the MLARP, especially in the excessive way proposed by the developer (i.e. 50% greater stories, more than 50% greater FAR

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association

and almost 40% greater height) is not respectful of the needs or wants of the community, and completely disregards the impact such a development will have on the community (including for the reasons further stated below). Essentially, this development is in irreconcilable conflict with the MLARP, including not only the specific development parameters set forth therein, but also the stated policy objectives upon which the MLARP was developed, and is harshly incompatible with the planning character of the area and the expectations of its residents

- East Façade – the proposed development's east façade is 6-storey high, featureless, zero-lot line wall that virtually demands the immediate construction of a development at least as high and deep on the adjacent properties to the east, which appears unlikely given that a new 3-storey development has already been approved for the 2216 33 AV SW parcel
- Courtyard – According to the applicant's Vision Brief, the proposed development's courtyard is the development's "crown jewel", and the "prize" to be gained in exchange for the development's additional height and external mass. However, the courtyard:
 - Will be located at the 2nd storey level with very limited sightlines to/from the adjacent public realms, and we understand that grade-separated plazas can be notoriously difficult to "activate", and can become magnets for unwanted activity, particularly at night;
 - Will have limited access to sunlight, being surrounded on all sides by 5-storey high facades, and therefore is unlikely to be the sort of outdoor space that people will want to spend time in other than in the summer,

and therefore it is unclear at this time to what extent the courtyard will end up being a benefit to the community.

- Public Realm – the 2232 parcel's front property line is currently set back 2.13m further from the front street than the front property lines of the 2236 and 2240 parcels, resulting in a public realm depth of 6.044m (from the lip of the gutter to the front property line) in front of the 2232 parcel, as compared to only 3.914m in front of the 2236 and 2240 parcels. It appears from the site plan pages A0.1 and A0.2 that this additional public realm in front of the 2232 parcel, which satisfies the 6m minimum public realm depth provided for in the MLARP, is somehow being given up and being added to the 2232 parcel.
- Traffic/vehicle access – although the proposed opening up of the existing closure of adjacent 22 Street SW at 33 Avenue SW to northbound traffic would potentially allow direct vehicle access to the proposed development from 33 Avenue SW, and would therefore potentially reduce the extent to which site-generated vehicle traffic would be forced to circulate through the low-density residential area to the north of 33 Avenue SW, both the proposed configuration of that intersection and any new traffic calming measures, and the anticipated impacts on the area traffic, are not yet known – accordingly the traffic implications of the proposed development remain a major concern that has been unaddressed and requires significant further consideration and community input. In particular, it is not clear to us how the eastbound left turn onto 22 ST SW can be accommodated given the already significant east/west traffic flow at the 33 AV SW and 22 ST SW intersection.
- Parking – The proposed development will undoubtedly result in increased parking on nearby roads in an area that is already burdened by reduced parking due to significant densification. 21 ST SW is of such a width that it cannot accommodate two-way traffic when cars are parked on both sides of the street. Increased parking on 21 ST SW, along with the inevitable increase of northbound cars on 21 ST SW turning left into the laneway in order to access the proposed development's underground parking, will cause significant detrimental effect to traffic flows within the area – especially during the wintertime when side streets naturally become narrowed.

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association

- Underground stream – it has come to our attention that there may be an underground stream that runs below the surface of the subject parcels, which may create significant water issues for both the proposed development and the surrounding properties
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
 - Fix/address the various challenges referred to above
 3. Provide comments on
 - a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)
 - The proposed use, being mixed-use with street-front retail/commercial and medium density residential above, is entirely appropriate for this location.
 - b. The site design
 - See above comments
 - c. The building design
 - See above comments
 4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?
 - We have known about this proposed development since last summer and have made a number of requests since then for the applicant to come meet with us. Until recently all such requests were rebuffed, with the applicant choosing instead to focus its engagement efforts on area residents and the general public, including at the Marda Gras street festival last August and at a BBQ event they hosted last September at our community hall. We were recently invited by the applicant to send up to 3 representatives to a January 24 information session put on by the applicant at its office, to which representatives of the Marda Loop Business Improvement Area and the Marda Loop Communities Association were also invited. The applicant's architect made a presentation on the proposed development and various issues were discussed, including its lack of consistency with the MLARP. We have not heard further from the applicant since the January 24th session.
 - Through involvement at the above events, as well as various discussions with community members, we are of the view that the proposed development – in its current form - is almost universally opposed by the community. Including by various community members who have recently moved to the community with the expectation that 33 AV SW would be further developed – but in a way that substantially complied with the MLARP and which was respectful of the community and its residents.
 5. Please provide any additional comments or concerns regarding the proposed development.
 - This DP approval process appears, yet again, to be proceeding on a "design & defend" basis, rather than on the "collaborative" basis that is expected by the community and its residents, and for which the City is responsible for ensuring. The applicant's public consultation process does not appear to have resulted in any material changes to the

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association

development factors that are of actual concern to the community (i.e. a proposed development that is 50% larger in every material way as compared to the MLARP and the expectations of community members).

- Approving the proposed development in its current form would create a precedent for further development that largely ignores the MLARP requirements and the expectations of the surrounding communities and its residents.
- Our community understands the need for it and other established communities to densify, to help Calgary become a more sustainable city, and it has been doing its part in this regard, increasing its population by 31% over the past 30 years. This evidences not only our community's support of the City's densification mandate, but also it's significant tangible contribution to that mandate. This contribution to and support of the City's densification efforts should give our community the right to have its views respected when determining whether a proposed development exceeds the tolerable limits of the community.

Name of Planning Representative/s
who completed this form:

Doug Roberts, Dennis Cant, Dana Hill, Shamir Charania, Nicholas Milliken, Chris Harris

Community Association:

Richmond/Knob Hill Community Association (RKHCA)

Date:

February 14, 2018

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association



3130 16 Street SW
Calgary, AB, T2T 4G7

February 9, 2018

Development Circulation Controller
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: DP.Circ@calgary.ca

Attn: Madeleine.Krizan@calgary.ca

SENT BY EMAIL

Dear Ms. Krizan;

RE: Community Association Feedback Form

File Number: DP2018-0091

Name of Planning Representative/s who completed this form: Slade Thornhill

Community Association: Marda Loop Communities Association

Date Returned: February 9, 2018

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility.

Yes No

Questions

Please provide your Community Association perspective and respond to the following questions:

1. *What are the strengths and challenges of the proposed development?*
The MLCA recognizes the amount of effort the applicant has put into a design that is innovative, of high quality, and endeavours to be a landmark feature at the gateway to our communities. We appreciate the design facets that could benefit the communities by way of engaging the public through their courtyard space, the "arcade" feature, and a showcase staircase, as well as attempting to activate the lane way via the micro-retail units.
2. *Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?*
It is imperative that the proposed development allow for alignment with the Streetscapes Master Plan currently under consultation.

Marda Loop Communities Association Vision

An evolving, vibrant, urban community that is engaged, connected, and desirable.

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association

Community Association Feedback Form

3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.
- a. *The Use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)*
A mixed use development will benefit the community.
 - b. *The site design*
The laneway access request (from 22nd St SW) is an issue for traffic access to the residential areas (commuter traffic short cutting through residential streets) and a potential conflict with pedestrians using the commercial spaces at the site. It also has potential impacts to traffic along 33rd Ave SW trying to access 22nd St SW.
 - c. *The building design*
Parking for commercial/retail uses could be increased given that, in aggregate, there will be 1220 m² of Commercial/Retail space and only 15 parking stalls allocated. While the ARP does provide for some relaxation, with residential units located above grade, the proposed number of stalls for Commercial/Retail is likely insufficient given the overall design.
The East elevation should be changed to provide transitioning to the adjacent property. The current design is a flat wall with no relief and would be unattractive.
While viewed as a positive in the design, it is not apparent that the courtyard and steps area contemplates accessibility issues.
4. *Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?*
The applicant has, to the best of our knowledge, advertised this project extensively to the communities and given residents an opportunity to provide feedback through their project website as well as in person at the Marda Gras Festival and a Community Engagement BBQ. To-date, the MLCA has taken part in the following engagement with RNDSSQR, CivicWorks, and 5468796 Architecture:
- a. *Community Engagement BBQ on September 22, 2017.*
 - b. *Meeting with the MLCA, Richmond Knob Hill Community Association, Marda Loop BIA, Madeline Krizan with the City of Calgary, and Drienne Diblow from Councillor Evan Woolley's Office on January 24, 2018.*
 - c. *Project email updates from CivicWorks throughout the process.*

Marda Loop Communities Association Vision:

Maximizing vibrant, urban community that is engaged, connected and diverse.

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association

Community Association Feedback Form

5. *Please provide any additional comments or concerns regarding the proposed development.
We have not been contacted by any residents in our communities with regards to this project.*

If you have any questions regarding these comments, please contact Lauren Makar.

Regards,



Slade Thornhill
MLCA Planning & Development Committee

cc: Lauren Makar, Director, MLCA Planning & Development development@mardaloop.com

Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association



February 14, 2018

**REGARDING: LOC 2017-0391
DP 2018-0091**

CPAG Circulation Controller CPAG.Circ@calgary.ca
File Manager Desmond Bliak Desmond.Bliak@calgary.ca

Development Circulation Controller DP.Circ@calgary.ca
File Manager Madeleine Krizan Madeleine.Krizan@calgary.ca

The Marda Loop Business Improvement Area board is generally supportive of the Courtyard 33 applications.

Importance of the site

This is a very strategic site in Marda Loop. It is both a high-profile western gateway to the Marda Loop business district (a Primary Gateway as defined in the ARP), and a "hinge" site connecting the commercial node along Garrison Gate/22nd Street and the main Marda Loop high street along 33rd Avenue. Our other commercial node is centred at 33rd Avenue and 20th Street; at present, the distance between the two main nodes of the Marda Loop business district is a bit gap-toothed, with mostly low-density residential uses on the north side of 33rd Avenue, and a large gas station on the south side of 33rd directly across from the subject site. Development of a continuous, walkable, commercial streetscape on the western portion of 33rd Avenue is desirable and indicated in the ARP.

In this context, the BIA desires a prominent, high quality development on the subject site that provides that gateway/hinge function, and encourages new development to fill in the commercial gaps along 33rd Avenue. In our view, this application meets that need, and MU-2 land use is reasonable for the location.

Commercial contribution

The building has a strong commercial base with some interesting twists. As a BIA we strive to have variety and retain local, independent businesses. Redevelopment can be a challenge in this regard, sometimes displacing less expensive spaces. In this case, the building adds commercial where there was none, and the micro-retail at the corner of the lane provides unusual, lower-cost space that might draw different retailers and consumers to Marda Loop. The courtyard commercial space is also unusual opportunity. The BIA welcomes interesting spaces for unusual or unique businesses and operators.

Marda Loop Business Improvement Area 1638 - 30th Ave SW Calgary, AB T2T 1P4

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403.686.6867 | www.visitmardaloop.com

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association



Residential contribution

We also support the residential component. More residents in the area helps to keep Marda Loop vibrant, supports local business and institutions, and provides local living alternatives for long-time residents who want to downsize from a house. For the BIA, more residents means more customers, and more people who can walk to shop and to work. The unusual design of the building also adds variety to the housing options available in the area.

Parking

We are pleased that the project meets/exceeds parking requirements, for both residential and commercial. This will reduce pressure on on-street parking in the business district, which is important for short term visitors who arrive by car.

Courtyard and Stairway

The interior courtyard, with a mix of commercial and residential use, is another experiment – in the local context at least. This unusual space, and the broad steps from 33rd Avenue leading to it could make this building a feature of Marda Loop and a destination for and local and visiting shoppers. We can not be certain that this elevated interior space will be successful as public and commercial space, but we acknowledge that it is the developer/owner and the future tenants who are taking the most risk to make it work. The applicant offers a public access easement to secure this as public space, and we ask that the easement be a requirement of City approvals, as the courtyard is so integral to the project and the argument of extra height. More on this below.

Sidewalk area

In terms of the sidewalk, and the "Public Realm Zone" defined in the ARP, the arcade created by the overhang of the building is high, open and welcoming, providing some protection to pedestrians from the weather and creating visual interest at street level. The broad steps leading up to the courtyard extend into the public realm, inviting entry to the courtyard and helping to foster it as public space. The stairs themselves are a kind of public furniture. While the arcade and the stairs do not meet the letter of the ARP, they enhance and improve public realm. Our main concern (satisfied, we believe) is that there be room for mature trees on both frontages, and adequate passage for pedestrians and those with access issues.

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association



Infrastructure for public realm animation

The BIA has an interest in decorating and animating the public realm, through Christmas lights, performances, pop-up events, etc. To help facilitate this please include exterior electrical outlets proximate to the trees, the courtyard steps and elsewhere as appropriate. In 2017 we found the electrical outlets at the new Odeon building to be a great asset for our public programming during Marda Pride and Light up the Loop. Elsewhere, we found the lack of outlets was an impediment. Electrical outlets in the public street lights would also be desirable for the same reason.

Height

In terms of height, the building is higher than the ARP recommends at this site. We recognize this is a consequence of the "big design move" – the interior courtyard. In our view the height is acceptable at this location if it is tied to the provision of the public space, and we ask that this be made as explicit as possible in the land use and the ARP amendment. Ideally, the application would be "tied to plans" to mitigate the risk. We would be concerned, for example, if a land use with this height was approved, but the project did not proceed, and another project went ahead without the high quality public contributions and architecture that mark this application.

Furthermore regarding height: a) we recognize there is precedent for this height at other sites in Marda Loop, and hope that this project will set a precedent for high quality architecture instead; b) being on the north side of the avenue, the building does not shadow commercial sidewalks; c) the site as a gateway/hinge site makes it an appropriate location for a prominent building; and d) the provision of public space and other qualities of the building contribute to the case for additional height, as noted.

Step back / Façade articulation

Regarding the ARP requirement for taller buildings to step-back somewhere below the fourth floor to minimize massing - we accept the applicant's architectural solution (punch-and-pull façade articulation, etc.) as part of the overall scheme of the building, and note that sidewalk shadowing impacts are not an issue at this location. However, we note the ARP requirement still has value for projects of this size.

Letters from the Richmond-Knob Hill Community Association, Marda Loop Communities Association, and Marda Loop Business Improvement Association



Conclusion

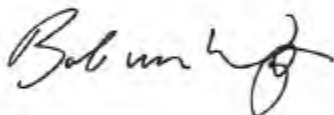
The Courtyard 33 proposal is architecturally of high quality; its design is unique and progressive, and will be an asset to the Marda Loop area. While it does push the boundaries of what is defined in the current ARP, and the boundaries of what we might expect, the project is of high merit and meets the needs of this strategic location.

In terms of process, it would be preferable if considerations around height, land use, etc. were more broadly addressed in the community through the upcoming Main Streets process, as we expect they will, but we also appreciate the requirements of an active application which may also be instructive in this regard.

The Marda Loop BIA may have further comments as the process develops.

Thank you to the applicant for reaching out to us and the neighbouring community associations on this project. And to the City, thank you for the opportunity to comment.

Sincerely,



Bob van Wegen
Executive Director

Cc: Area community associations

**Letters from the Richmond-Knob Hill Community Association, Marda Loop
Communities Association, and Marda Loop Business Improvement Association**



April 30, 2018

To: David White
Principal, CivicWorks

Re. RNDSQL's Courtyard 33

Dear Dave,

Thank you for your update regarding the Courtyard 33 project.

We would certainly support a Direct Control for the site, as we alluded to in our February 14 letter. This would provide assurance that the quality of what will be built relates to the land use and policy changes being asked for in your application.

Regarding the "Specialized Beer and Wine Merchant" use, for the Brewer's Apprentice opportunity, I haven't had a chance to run it past my full Board but I agree with your rationale and think that such tenant would be a positive addition to Marda Loop. I don't think it would contribute negatively (clustering/proliferation), but rather would be supportive of other offerings in the area. This specialty use would be an interesting evolution of the bylaws like the evolution around craft brewing. Given issues around proximity, I understand you are reaching out to existing liquor stores nearby and I would encourage that.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob van Wegen".

Bob van Wegen
Executive Director

Vision Brief

The applicant's final Vision Brief 5.0, including an overview of key themes that emerged from public engagement, is available through the link below:

<https://drive.google.com/file/d/1gqm-E25XbClbT3KT-hrKZd1zxeRRgGgn/view>



Proposed Amendment to the Marda Loop Area Redevelopment Plan

1. The Marda Loop Area Redevelopment Plan, being Bylaw 3P2014, as amended, is hereby further amended as follows:
 - (a) In Part 4.0 (Built Form and Site Design), Section 4.2 (Building Height), Subsection 4.2.1 (Building Height), insert:
 - “8. For corner sites on the north side of 33 Avenue SW and adjacent to 22 Street SW, the Development Authority may consider an increase in the maximum building height to a maximum height of 22 metres.”

Proposed Direct Control Guidelines

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for the **development** of a six storey mixed-use **building** of architectural significance and high urban design merit that aligns with the plans in Schedule "C" as a **permitted use**; and
 - (b) diversify the types of businesses operating in the neighbourhood by accommodating a neighbourhood-scale specialized beer and wine store concept.

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.

Defined Uses

- 4 In this Direct Control District:
- (a) "**Permitted Development**" means a **use**:
 - (i) that conforms with the plans attached to this Direct Control District as Schedule "C".
 - (b) "**Specialized Beer & Wine Merchant**" means a **use**:
 - (i) where beer and wine are sold for consumption off the retail outlet premises that has been licensed by the Alberta Gaming and Liquor Commission;
 - (ii) may include the sale of beer, table wine, fortified wine (appetizer, dessert, port and sherry), sparkling wine, crackling wine, bubbling wine, champagne, wine coolers, ciders and related accessories; and
 - (iii) that may have a private hospitality area where retail products are provided to private groups for tasting and consumption as a special event.

Permitted Uses

- 5 (1) The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:
- (a) **Liquor Store.**
- (2) The following **uses** are the **permitted uses** in this Direct Control District provided the **development** conforms with the plans attached to Schedule "C" of this Direct Control District:

Proposed Direct Control Guidelines

- (a) **Permitted Development;** and
- (b) **Specialized Beer & Wine Merchant.**

Discretionary Uses

6 The ***discretionary uses*** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the exclusion of:

- (a) **Liquor Store.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8**
- (1) The maximum ***floor area ratio*** is 2.5.
 - (2) For a **Permitted Development** that conforms with the plans attached to this Direct Control District as Schedule “C”, the maximum ***floor area ratio*** is 4.0.

Building Height

- 9**
- (1) The maximum ***building height*** is 16.0 metres.
 - (2) For a **Permitted Development** that conforms with the plans attached to this Direct Control District as Schedule “C”, the maximum ***building height*** is 22.0 metres.

Development Plans for Permitted Development

10 Comprehensive plans must be submitted to the ***Development Authority*** as part of a ***development permit*** application for **Permitted Development**. In considering such an application, the ***Development Authority*** must ensure the ***development*** plans conform with the plans attached to this Direct Control District as Schedule “C”.

Proposed Direct Control Guidelines

Schedule C: Development Plans for Permitted Development

20.06.2018
2240, 2236, 2232 - 33 AVENUE SW
SCHEDULE C: SIMPLIFIED PLANS

Proposed Direct Control Guidelines

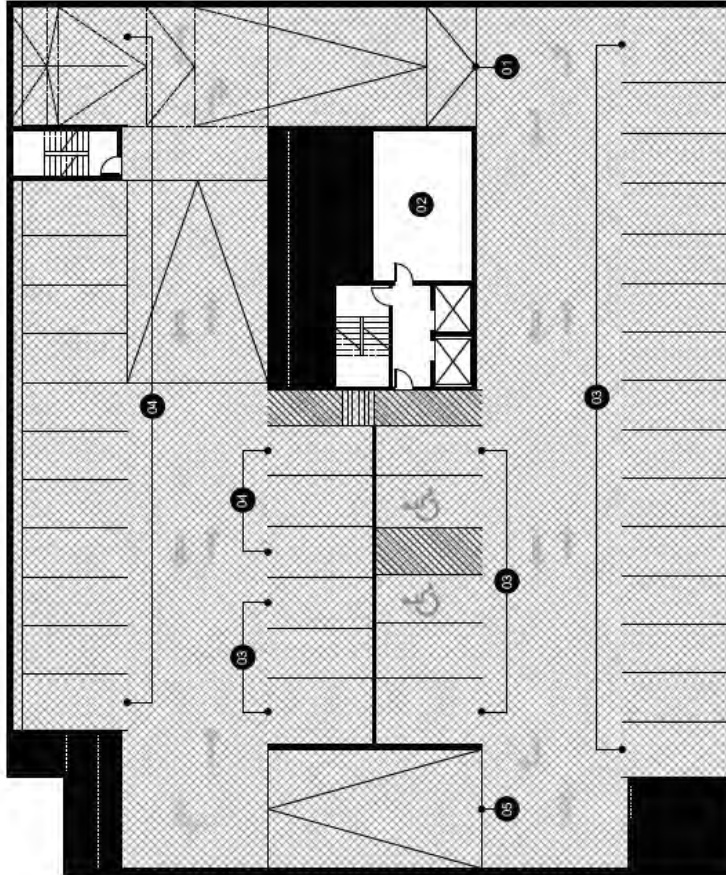
PARKADE ANNOTATIONS

- 01 UNDERGROUND PARKADE EXIT RAMP
- 02 CLASS II BICYCLE STORAGE & REPAIR ROOM
- 03 COMMERCIAL & VISITOR PARKING STALLS
- 04 RESIDENTIAL PARKING STALLS
- 05 PARKADE RAMP

LEGEND

- COMMERCIAL RETAIL UNIT
- LIVE/WORK UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

DISCLAIMER: INTERNAL DIMENSIONING WALLS AND STAIR ACCESS, PRECISE ENTRY AND MECHANICAL/EQUIPMENT LOCATIONS, LANDSCAPING AND PUBLIC AREA DETAILS, AND WINDOW PLACEMENTS ARE NOT TO BE CONSIDERED AS PARTS OF THE BUILDING DESIGN. HOWEVER, THE DESIGN OF THESE INDIVIDUAL BUILDING ELEMENTS SHALL BE IN GENERAL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF VANCOUVER.



P01 PLAN

Proposed Direct Control Guidelines

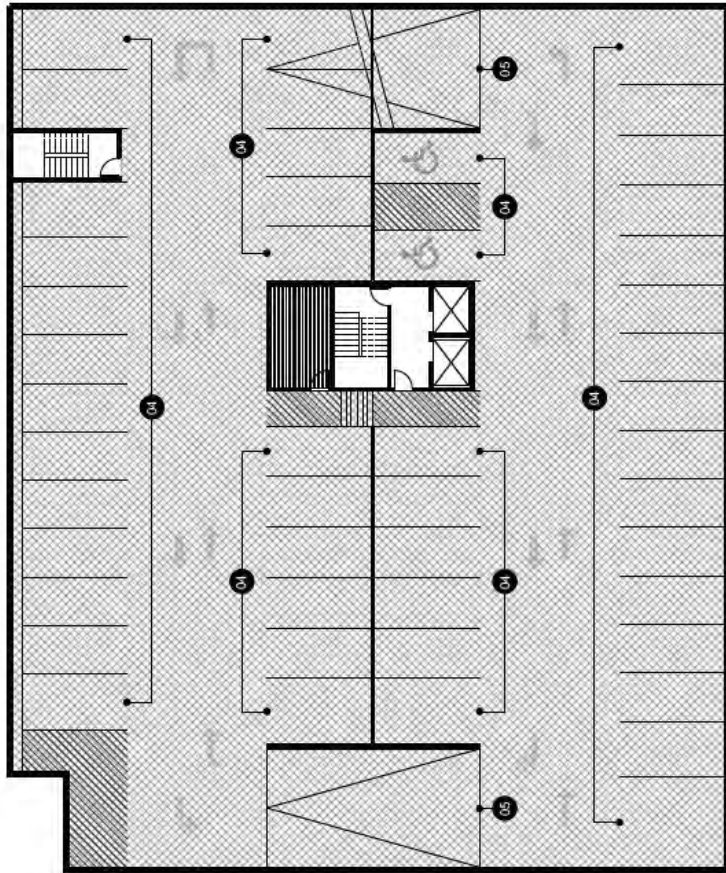
PARKADE ANNOTATIONS

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- 04 RESIDENTIAL PARKING STALLS
- 05 PARKADE RAMP

LEGEND

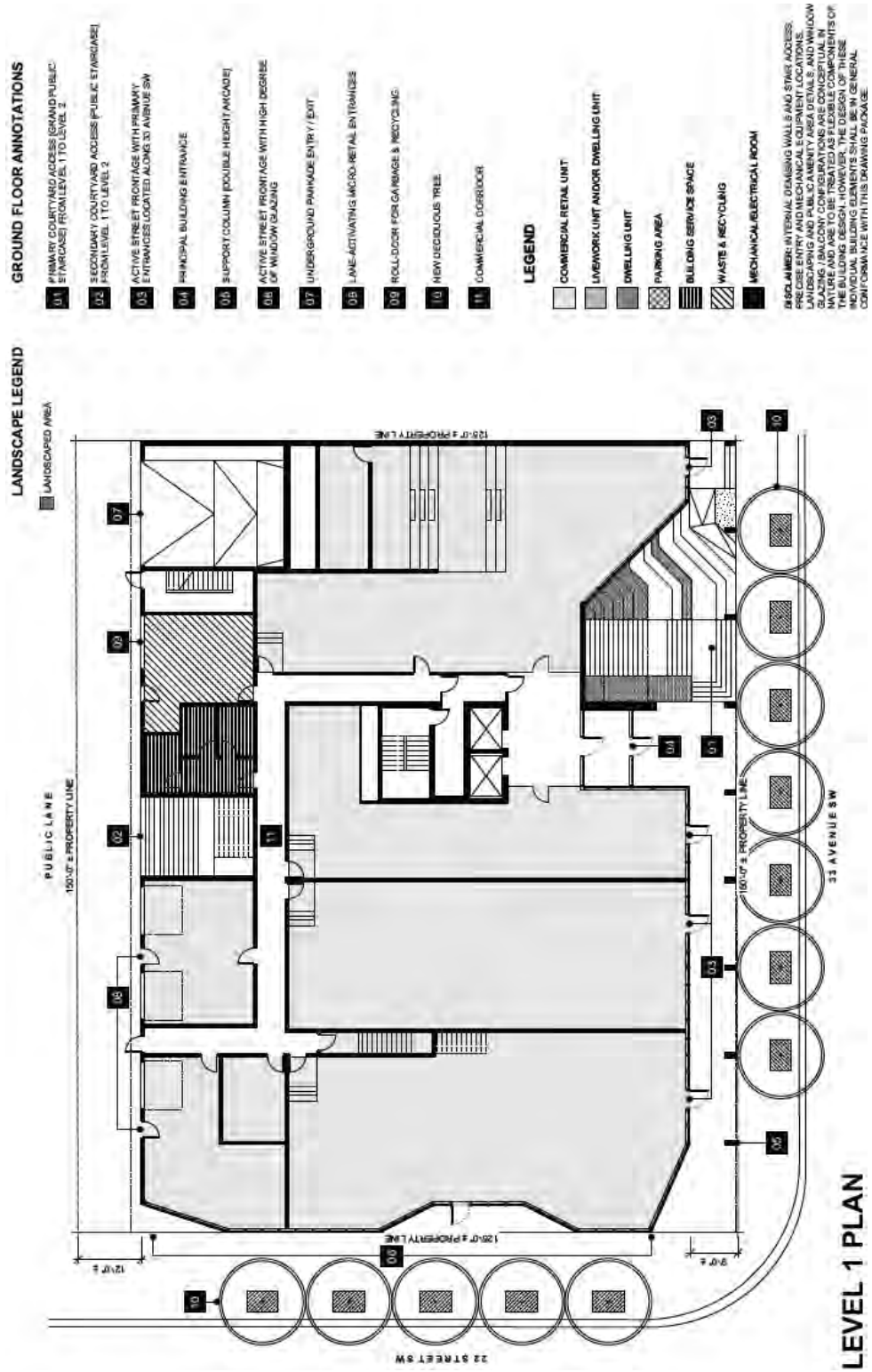
- COMMERCIAL RETAIL UNIT
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- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

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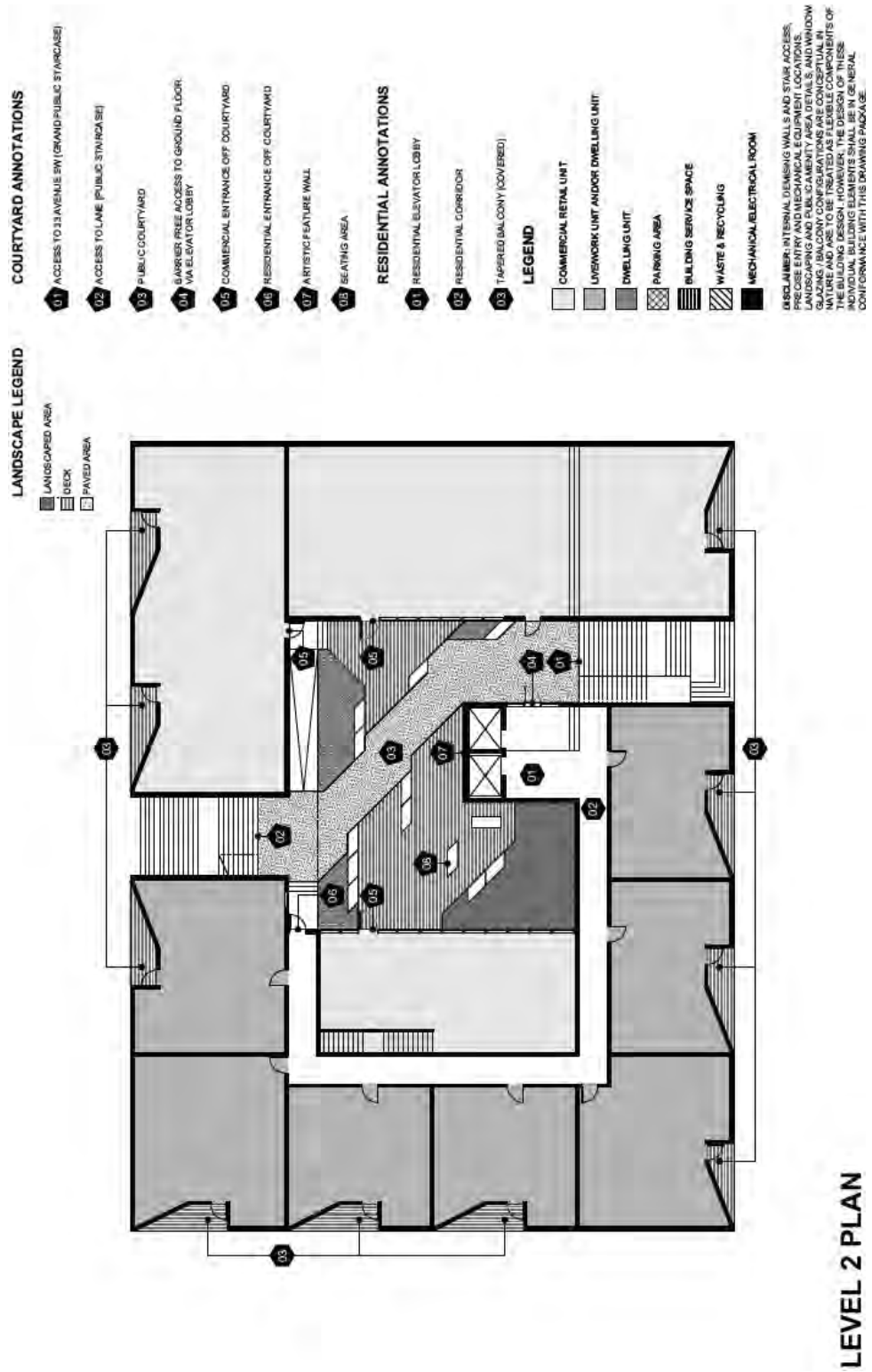


P02 PLAN

Proposed Direct Control Guidelines

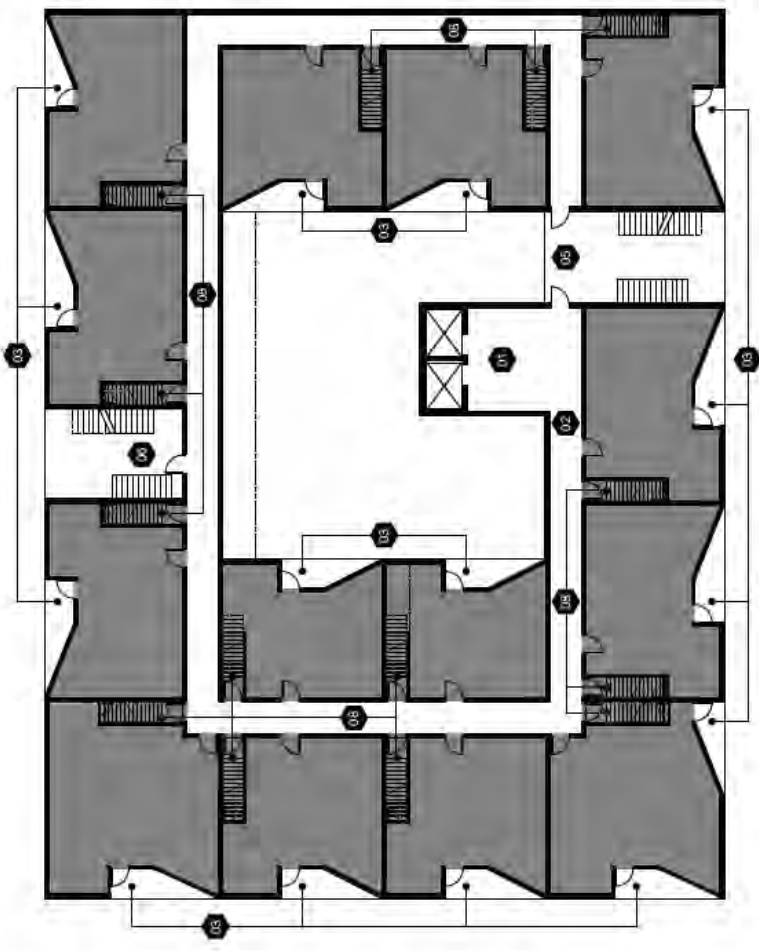


Proposed Direct Control Guidelines



Proposed Direct Control Guidelines

- RESIDENTIAL ANNOTATIONS**
- 01 RESIDENTIAL ELEVATOR LOBBY
 - 02 RESIDENTIAL CORRIDOR
 - 03 TAPERED BALCONY (COVERED)
 - 04 TAPERED BALCONY (OPEN AIR)
 - 05 EXTERIOR EXIT STAIR (ACCESS TO ST AVENUE SW)
 - 06 EXTERIOR EXIT STAIR (ACCESS TO LAKE)
 - 07 SCREENED MECHANICAL EQUIPMENT
 - 08 STAIR ACCESS TO UNIT ABOVE (SKIP STOP CORRIDOR)
 - 09 STAIR ACCESS TO CORRIDOR BELOW (SKIP STOP CORRIDOR)
- LEGEND**
- COMMERCIAL RETAIL UNIT
 - LIVESHOP UNIT AND/OR DWELLING UNIT
 - DWELLING UNIT
 - PARKING AREA
 - BUILDING SERVICE SPACE
 - WASTE & RECYCLING
 - MECHANICAL/ELECTRICAL ROOM
- DISCLAIMER:** INTERNAL DIMENSION WALLS AND STAIR ACCESS, PRECISE ENTRY AND MECHANICAL EQUIPMENT LOCATIONS, AND MECHANICAL/ELECTRICAL ROOMS ARE CONCEPTUAL. WINDOW GLAZING / BALCONY CONFIGURATIONS ARE CONCEPTUAL IN NATURE AND ARE TO BE TREATED AS FLEXIBLE COMPONENTS OF THE BUILDING DESIGN. HOWEVER, THE DESIGN OF THESE COMPONENTS MUST BE VERIFIED BY THE ARCHITECT FOR GENERAL CONFORMANCE WITH THIS DRAWING PACKAGE.



LEVEL 3 PLAN

Proposed Direct Control Guidelines

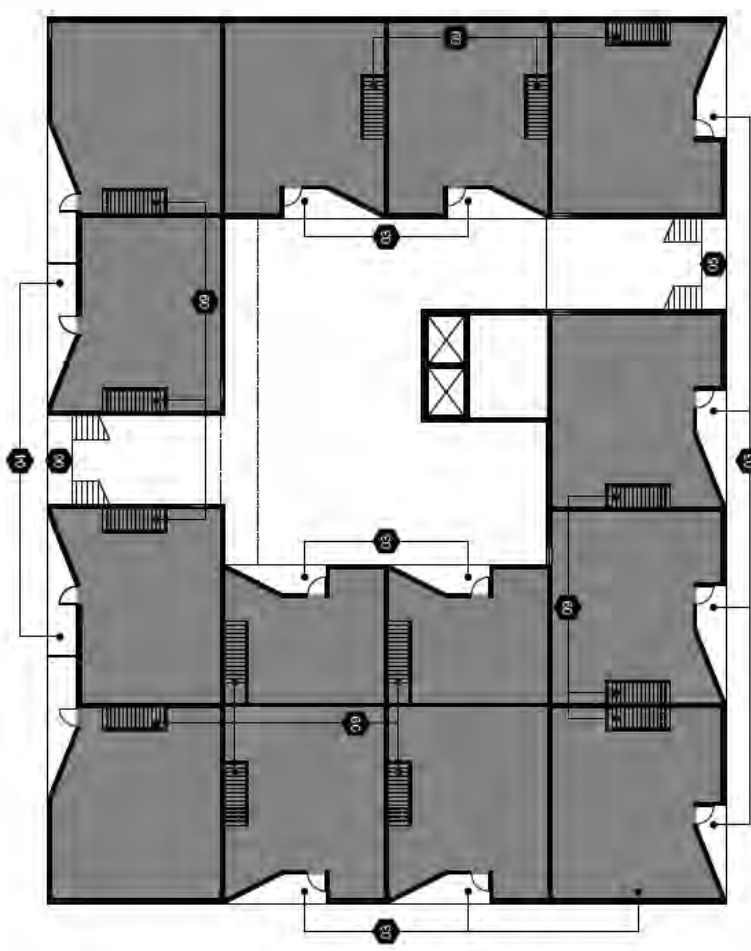
RESIDENTIAL ANNOTATIONS

- 01 RESIDENTIAL ELEVATOR LOBBY
- 02 RESIDENTIAL CORRIDOR
- 03 TAPERED BALCONY (COVERED)
- 04 TAPERED BALCONY (OPEN AIR)
- 05 EXTERIOR EXIT STAIRS (ACCESS TO 35 AVENUE SW)
- 06 EXTERIOR EXIT STAIRS (ACCESS TO LANE)
- 07 SCREENED MECHANICAL EQUIPMENT
- 08 STAIR ACCESS TO UNIT ABOVE (PAR STOP CORRIDOR)
- 09 STAIR ACCESS TO CORRIDOR BELOW (PAR STOP CORRIDOR)

LEGEND

- COMMERCIAL RETAIL UNIT
- LIVE/WORK UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL ELECTRICAL ROOM

DISCLAIMER: INTERNAL DIMENSION WALLS AND STAIR ACCESS, PRECISE ENTRY AND MECHANICAL EQUIPMENT LOCATIONS, FINISHES, AND MATERIALS ARE SUBJECT TO CHANGE. ALL ROOM CLASSES, FINISHES, AND MATERIALS SHALL BE DETERMINED IN CLASSED BUILDING CONSULTATION AND SHALL BE CONSISTENT WITH THE BUILDING DESIGN. HOWEVER, THE DESIGN OF THESE COMPONENTS OF THE BUILDING SHALL BE IN GENERAL CONFORMANCE WITH THIS DRAWING PACKAGE.



LEVEL 4 PLAN

Proposed Direct Control Guidelines

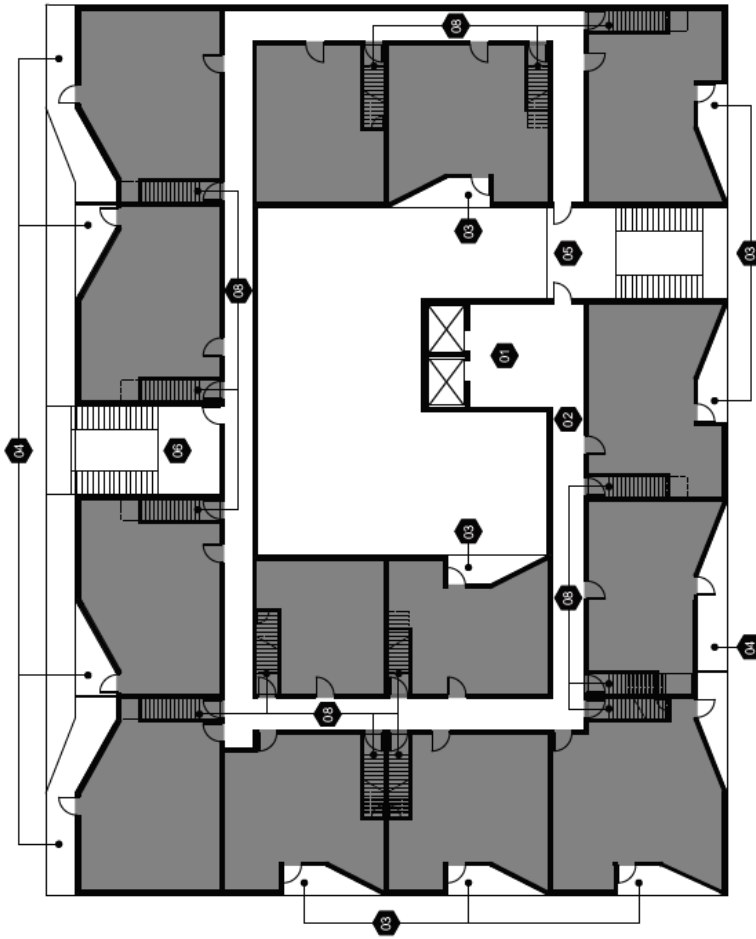
RESIDENTIAL ANNOTATIONS

- 01 RESIDENTIAL ELEVATOR LOBBY
- 02 RESIDENTIAL CORRIDOR
- 03 TAPERED BALCONY (COVERED)
- 04 TAPERED BALCONY (OPEN AIR)
- 05 EXTERIOR EXIT STAIR (ACCESS TO 33 AVENUE SW)
- 06 EXTERIOR EXIT STAIR (ACCESS TO LAKE)
- 07 SCREENED MECHANICAL EQUIPMENT
- 08 STAIR ACCESS TO UNIT ABOVE (SHP STOP CORRIDOR)
- 09 STAIR ACCESS TO CORRIDOR BELOW (SHP STOP CORRIDOR)

LEGEND

- COMMERCIAL RETAIL UNIT
- LIVENWORK UNIT AND/OR DWELING UNIT
- DWELING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

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LEVEL 5 PLAN

Proposed Direct Control Guidelines

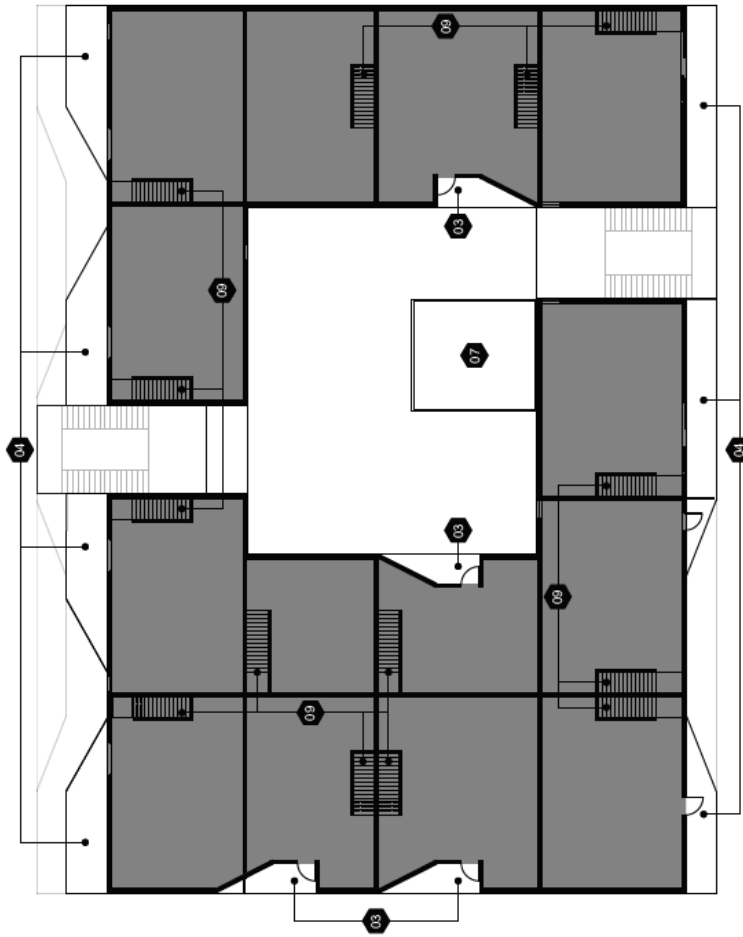
RESIDENTIAL ANNOTATIONS

- 01 RESIDENTIAL ELEVATOR LOBBY
- 02 RESIDENTIAL CORRIDOR
- 03 TAPERED BALCONY (COVERED)
- 04 TAPERED BALCONY (OPEN AIR)
- 05 EXTERIOR EXIT STAIR (ACCESS TO 33 AVENUE SW)
- 06 EXTERIOR EXIT STAIR (ACCESS TO LANE)
- 07 SCREENED MECHANICAL EQUIPMENT
- 08 STAIR ACCESS TO UNIT ABOVE (SCP STOP CORRIDOR)
- 09 STAIR ACCESS TO CORRIDOR BELOW (SCP STOP CORRIDOR)

LEGEND

- COMMERCIAL RETAIL UNIT
- LIVESTOCK UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

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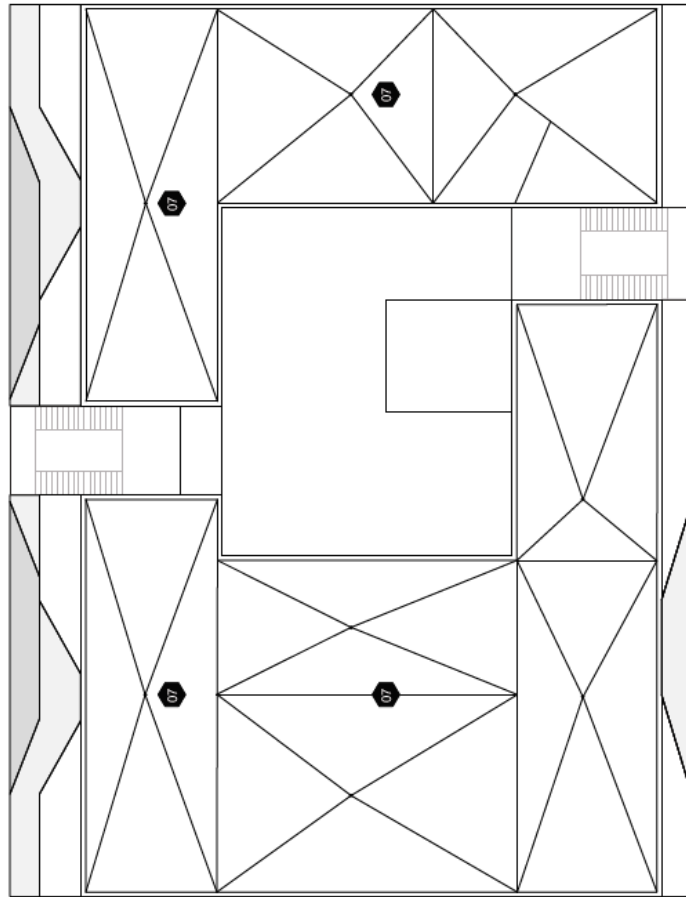
LEVEL 6 PLAN

Proposed Direct Control Guidelines

- RESIDENTIAL ANNOTATIONS**
- 01 RESIDENTIAL ELEVATOR LOBBY
 - 02 RESIDENTIAL CORRIDOR
 - 03 TAPERED BALCONY (COVERED)
 - 04 TAPERED BALCONY (OPEN AIR)
 - 05 EXTERIOR EXIT STAIR (ACCESS TO 33 AVENUE SW)
 - 06 EXTERIOR EXIT STAIR (ACCESS TO LAINE)
 - 07 SCREENED MECHANICAL EQUIPMENT
 - 08 STAIR ACCESS TO UNIT ABOVE (SKIP STOP CORRIDOR)
 - 09 STAIR ACCESS TO CORRIDOR BELOW (SKIP STOP CORRIDOR)

- LEGEND**
- COMMERCIAL RETAIL UNIT
 - LIVENWORK UNIT AND/OR DWELLING UNIT
 - DWELLING UNIT
 - PARKING AREA
 - BUILDING SERVICE SPACE
 - WASTE & RECYCLING
 - MECHANICAL/ELECTRICAL ROOM

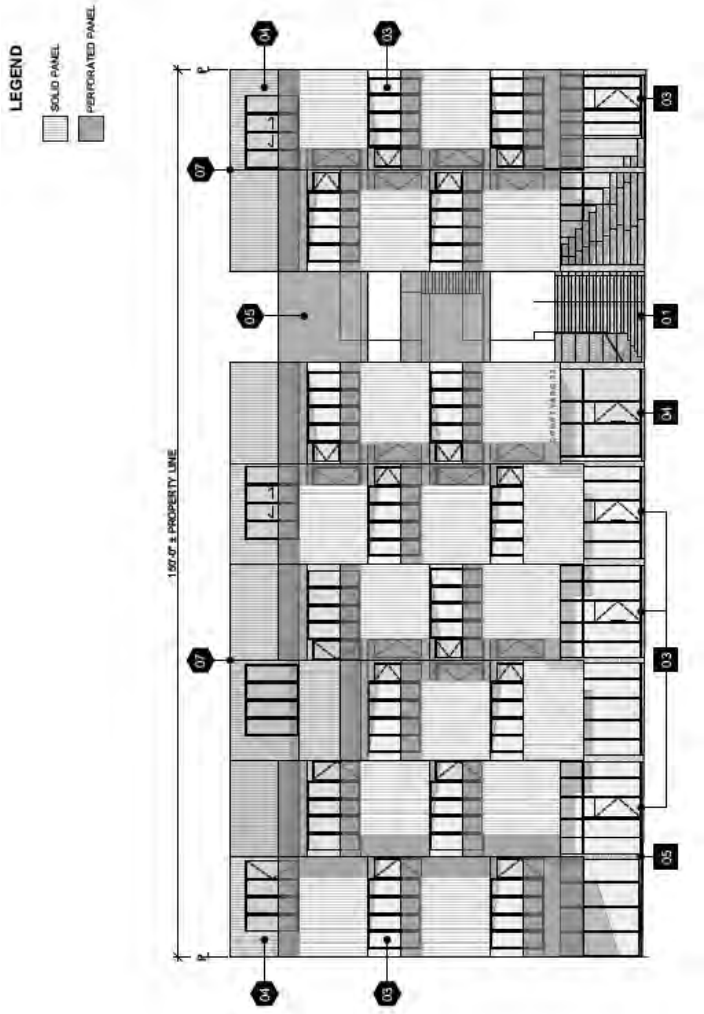
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ROOF PLAN

Proposed Direct Control Guidelines

- GROUND FLOOR ANNOTATIONS**
- 01 PRIMARY COURTYARD ACCESS (GRAND PUBLIC STAIRS) FROM LEVEL 1 TO LEVEL 2
 - 02 SECONDARY COURTYARD ACCESS (PUBLIC STAIRCASE) FROM LEVEL 1 TO LEVEL 2
 - 03 ACTIVE STREET FRONTAGE WITH PRIMARY ENTRANCES LOCATED ALONG 33 AVENUE SW
 - 04 PRINCIPAL BUILDING ENTRANCE
 - 05 SUPPORT COLUMN (DOUBLE HEIGHT ARCADE)
 - 06 ACTIVE STREET FRONTAGE WITH HIGH DEGREE OF WINDOW GLAZING
 - 07 UNDERGROUND PARKADE ENTRY / EXIT
 - 08 LANE-ACTIVATING MICRO-RETAIL ENTRANCES
 - 09 ROLL-DOOR FOR GARAGE & RECYCLING
 - 10 NEW DECIDUOUS TREE
- RESIDENTIAL ANNOTATIONS**
- 03 TAPERED BALCONY (COVERED)
 - 04 TAPERED BALCONY (OPEN AIR)
 - 05 EXTERIOR EXIT STAIR (ACCESS TO 33 AVENUE SW)
 - 06 EXTERIOR EXIT STAIR (ACCESS TO LAJIE)
 - 07 SCREENED MECHANICAL EQUIPMENT



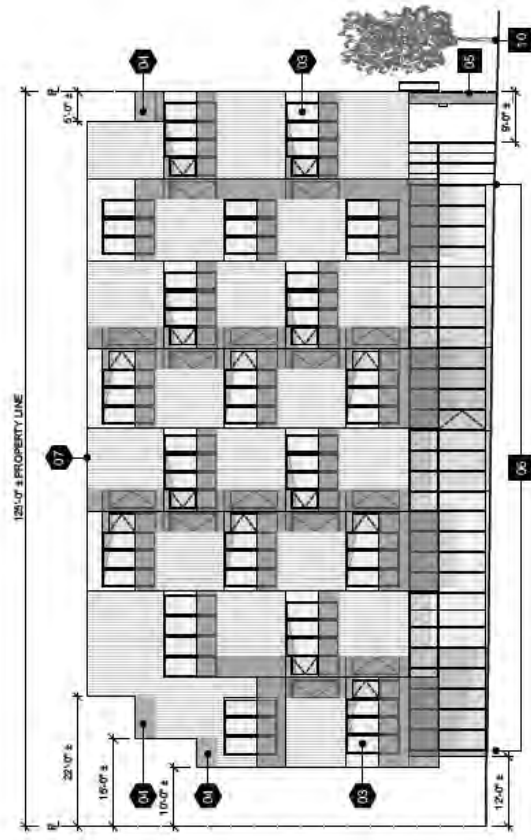
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* EXTERIOR CLADDING TO CONSIST OF HIGH-QUALITY RAMMSCREEN SYSTEM
SOUTH ELEVATION

Proposed Direct Control Guidelines

- GROUND FLOOR ANNOTATIONS**
- 01 PRIMARY COURTYARD ACCESS (GRAND PUBLIC STAIRCASE) FROM LEVEL 1 TO LEVEL 2
 - 02 SECONDARY COURTYARD ACCESS (PUBLIC STAIRCASE) FROM LEVEL 1 TO LEVEL 2
 - 03 ACTIVE STREET FRONTAGE WITH PRIMARY ENTRANCES LOCATED ALONG 33 AVENUE SW
 - 04 PRINCIPAL BUILDING ENTRANCE
 - 05 SUPPORT COLUMN (DOUBLE HEIGHT / ARCADE)
 - 06 ACTIVE STREET FRONTAGE WITH HIGH DEGREE OF WINDOW GLAZING
 - 07 UNDERGROUND PARKADE ENTRY / EXIT
 - 08 LANE ACTIVATING MICRO-RETAIL ENTRANCES
 - 09 ROLL-DOOR FOR GARBAGE & RECYCLING
 - 10 NEW DECIDUOUS TREE
- RESIDENTIAL ANNOTATIONS**
- 03 TAPERED BALCONY (COVERED)
 - 04 TAPERED BALCONY (OPEN AIR)
 - 05 EXTERIOR EXIT STAIR (ACCESS TO 33 AVENUE SW)
 - 06 EXTERIOR EXIT STAIR (ACCESS TO LANE)
 - 07 SCREENED MECHANICAL EQUIPMENT

- LEGEND**
- SOLID PANEL
 - PERFORATED PANEL



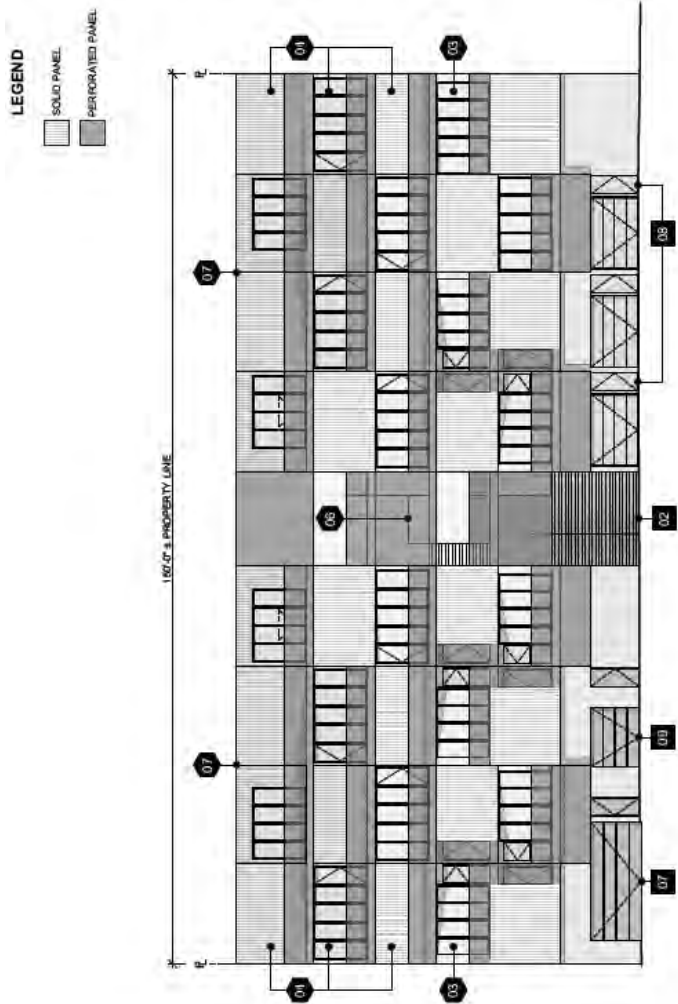
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* EXTERIOR CLADDING TO CONSIST OF HIGH QUALITY RAINSCREEN SYSTEM
WEST ELEVATION

Proposed Direct Control Guidelines

- GROUND FLOOR ANNOTATIONS**
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 - 08 LANE-ACTIVATING MICRO-RETAIL ENTRANCES
 - 09 ROLL-DOOR FOR GARBAGE & RECYCLING
 - 10 NEW DECIDUOUS TREE
- RESIDENTIAL ANNOTATIONS**
- 031 TAPERED BALCONY (COVERED)
 - 032 TAPERED BALCONY (OPEN AIR)
 - 051 EXTERIOR EXIT STAIR (ACCESS TO 33 AVENUE SW)
 - 052 EXTERIOR EXIT STAIR (ACCESS TO LANE)
 - 071 SCREENED MECHANICAL EQUIPMENT

DISCLAIMER: INTERNAL DIMENSION WALLS AND STAIR ACCESS, PRE-CISE ENTRY AND MECHANICAL EQUIPMENT LOCATIONS, LANDSCAPING AND PUBLIC AMENITY AREA DETAILS AND WINDOW MATERIALS ARE SUBJECT TO CHANGE. THE DESIGN OF THESE INDIVIDUAL BUILDING ELEMENTS SHALL BE IN GENERAL CONFORMANCE WITH THIS DRAWING PACKAGE.

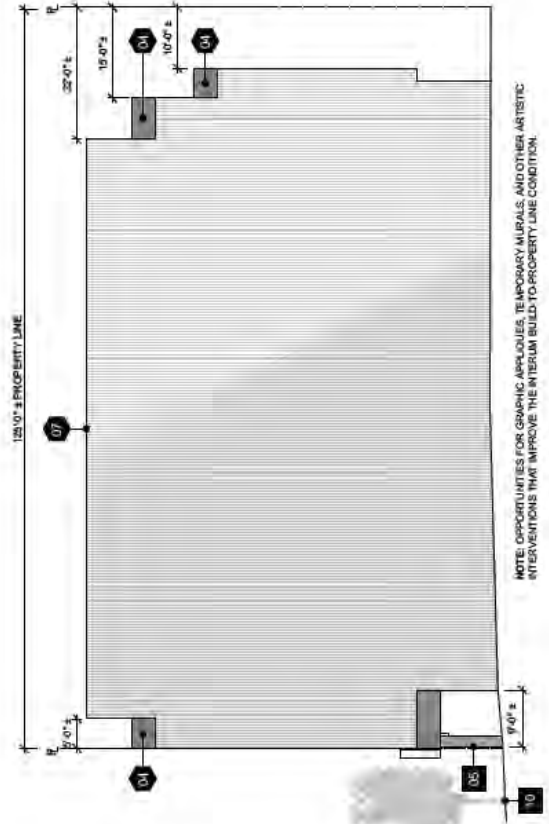


* EXTERIOR CLADDING TO CONSIST OF HIGH-QUALITY RAINSCREEN SYSTEM

NORTH ELEVATION

Proposed Direct Control Guidelines

- LEGEND**
- SOLID PANEL
 - PERFORATED PANEL
- GROUND FLOOR ANNOTATIONS**
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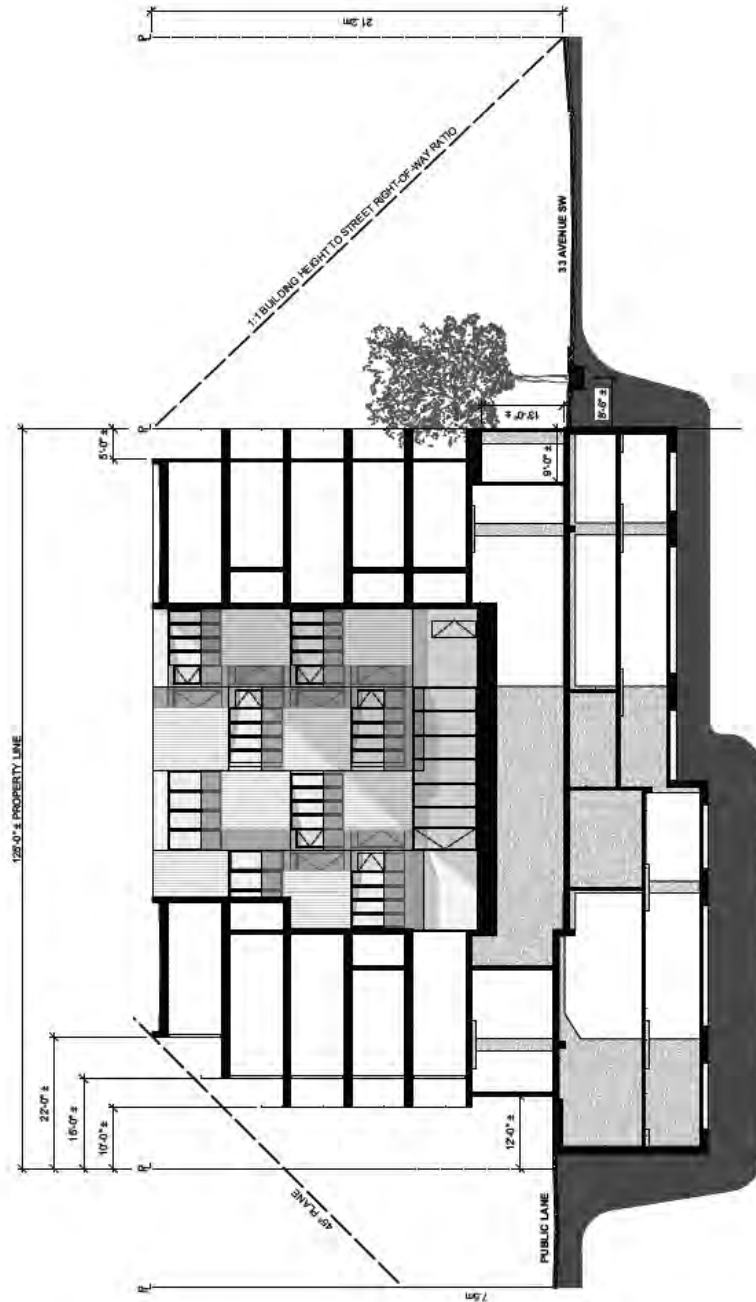


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* EXTERIOR CLADDING TO CONSIST OF HIGH QUALITY RAMMSCREEN SYSTEM

EAST ELEVATION

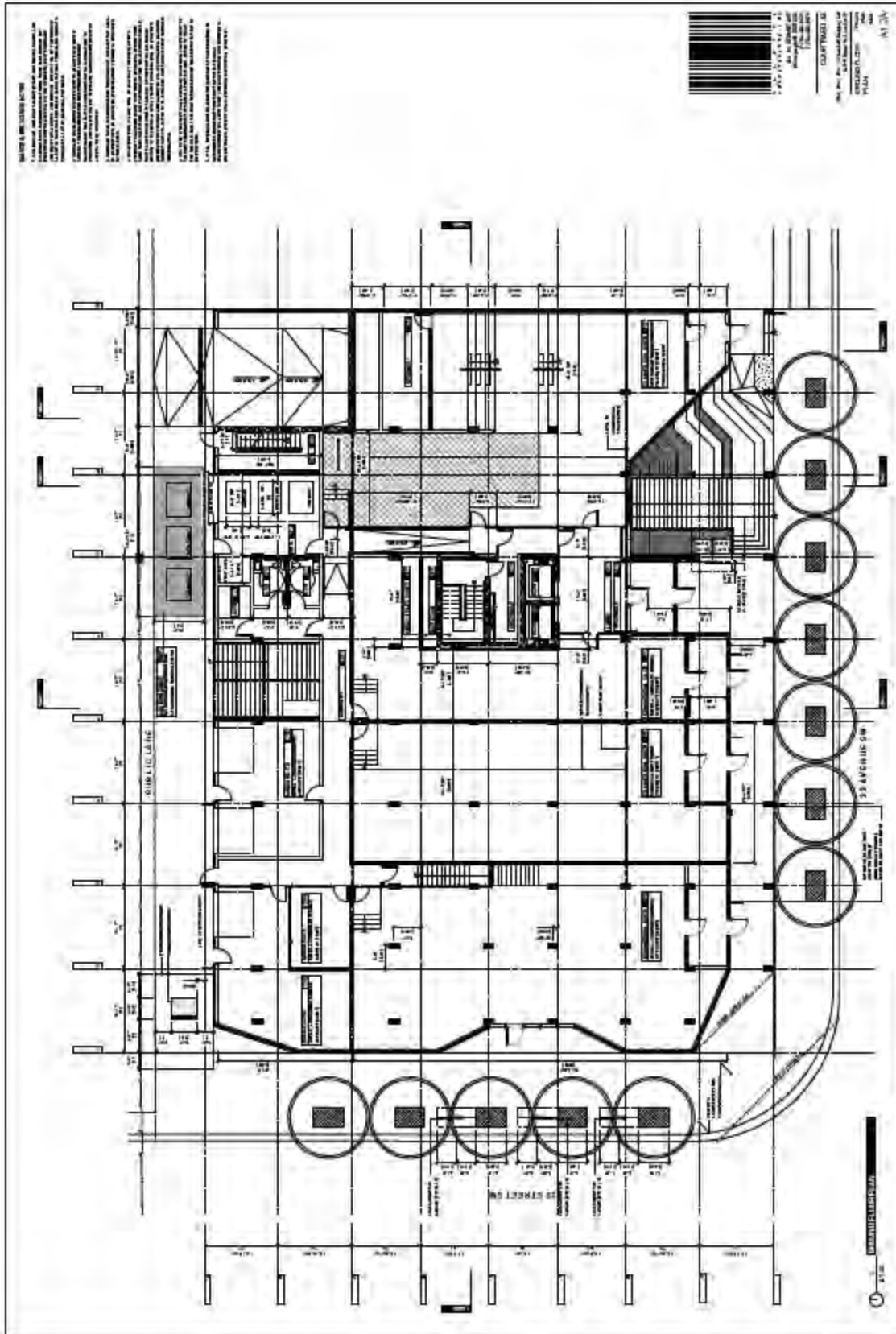
Proposed Direct Control Guidelines



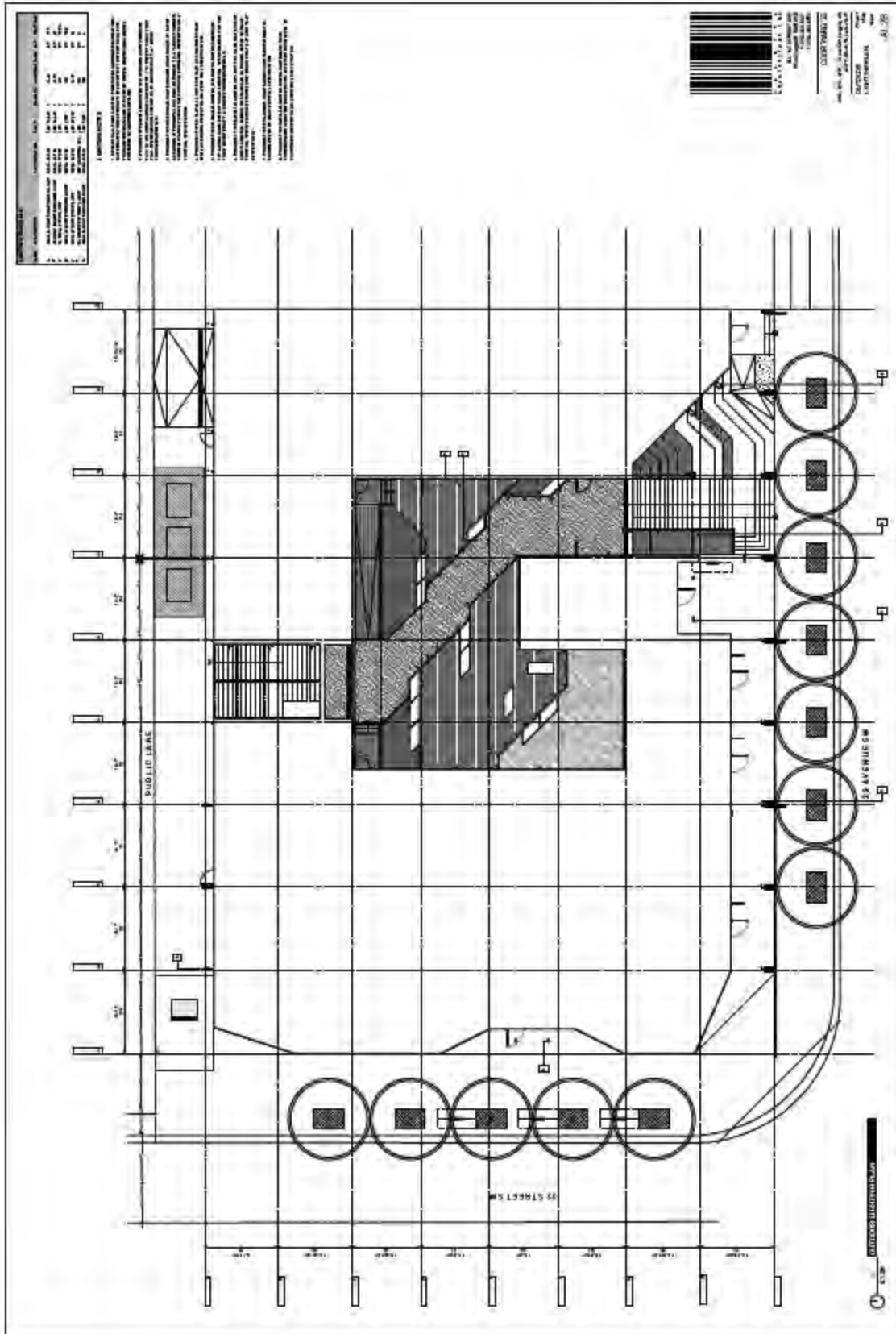
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SECTION

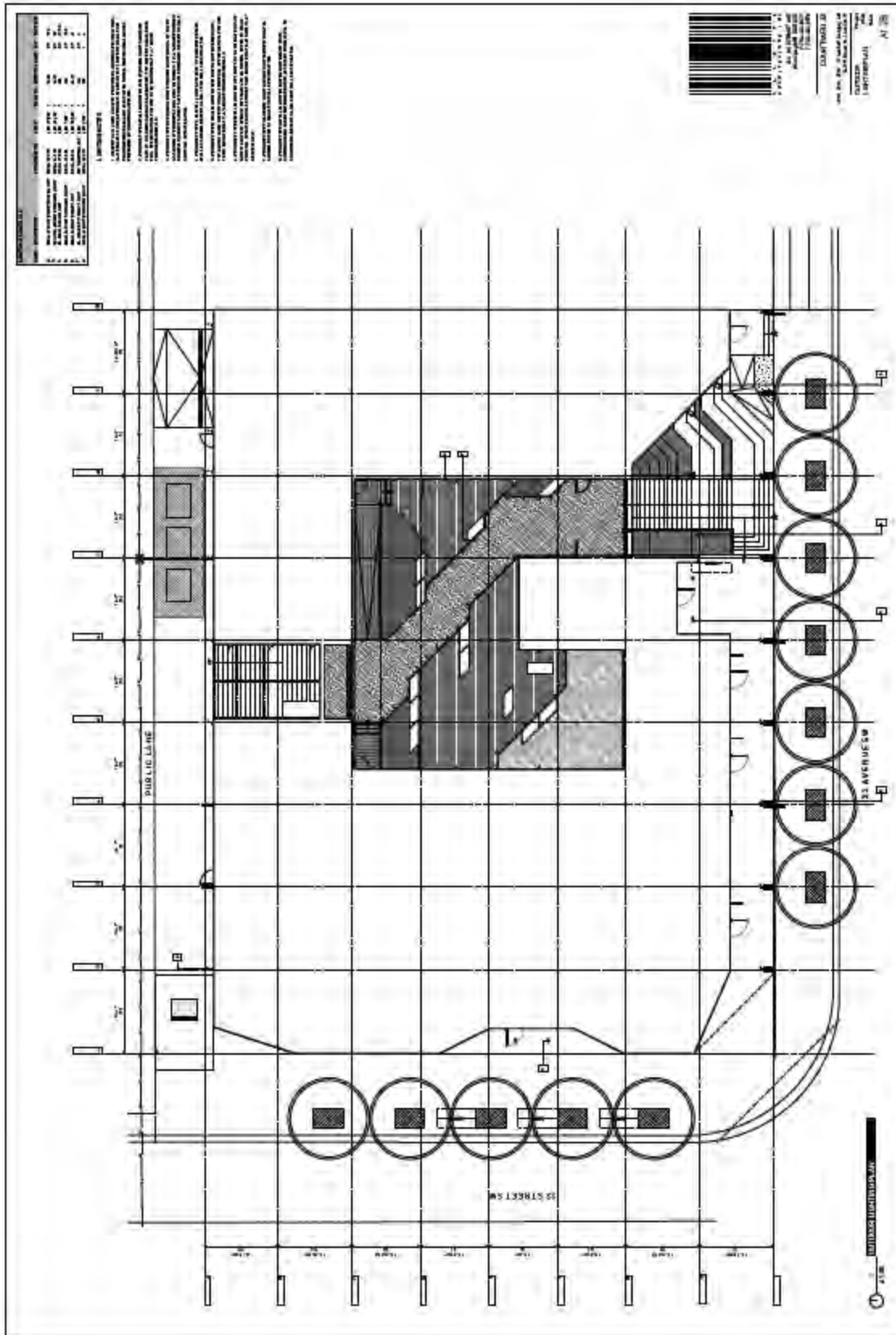
Development Permit Overview



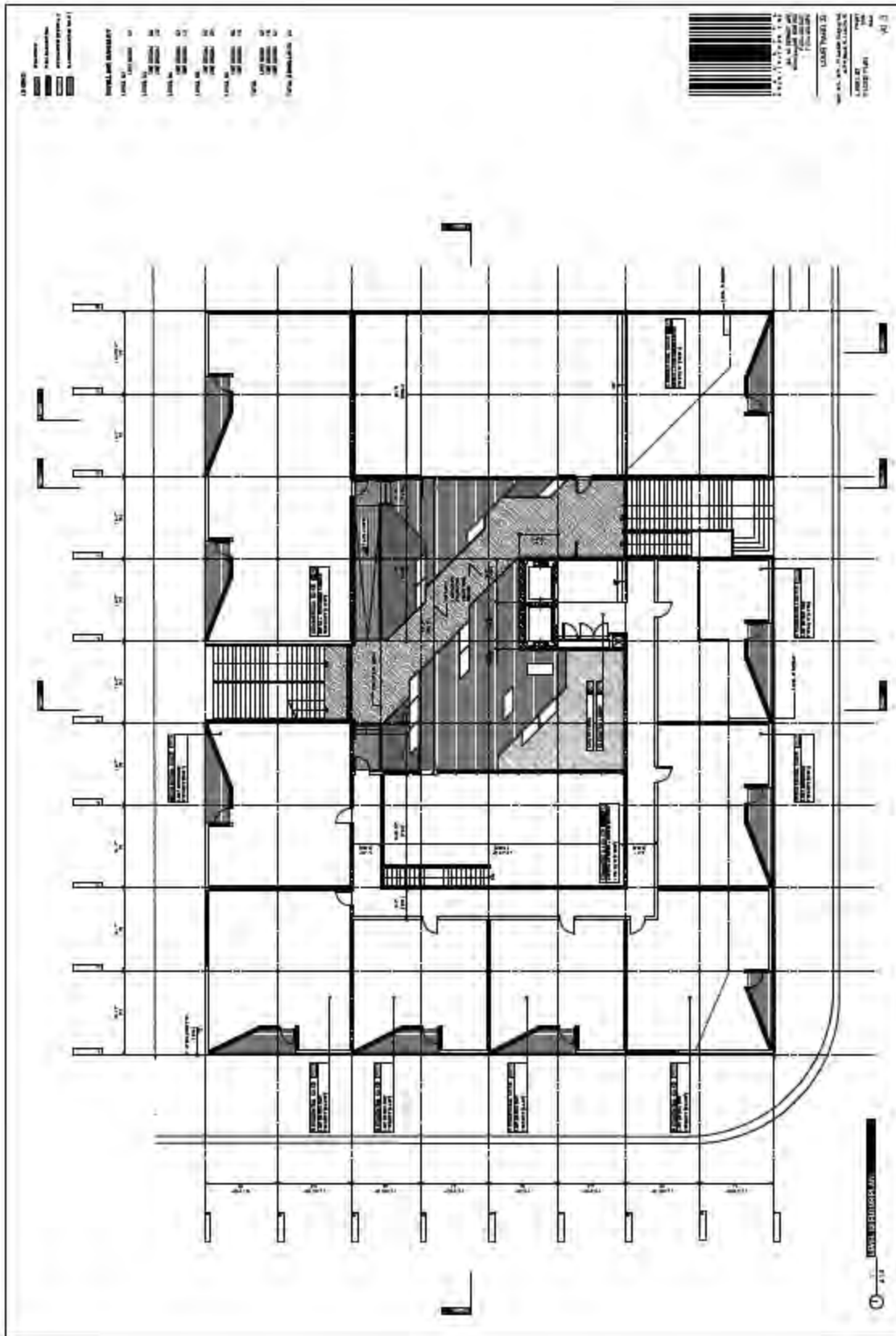
Development Permit Overview



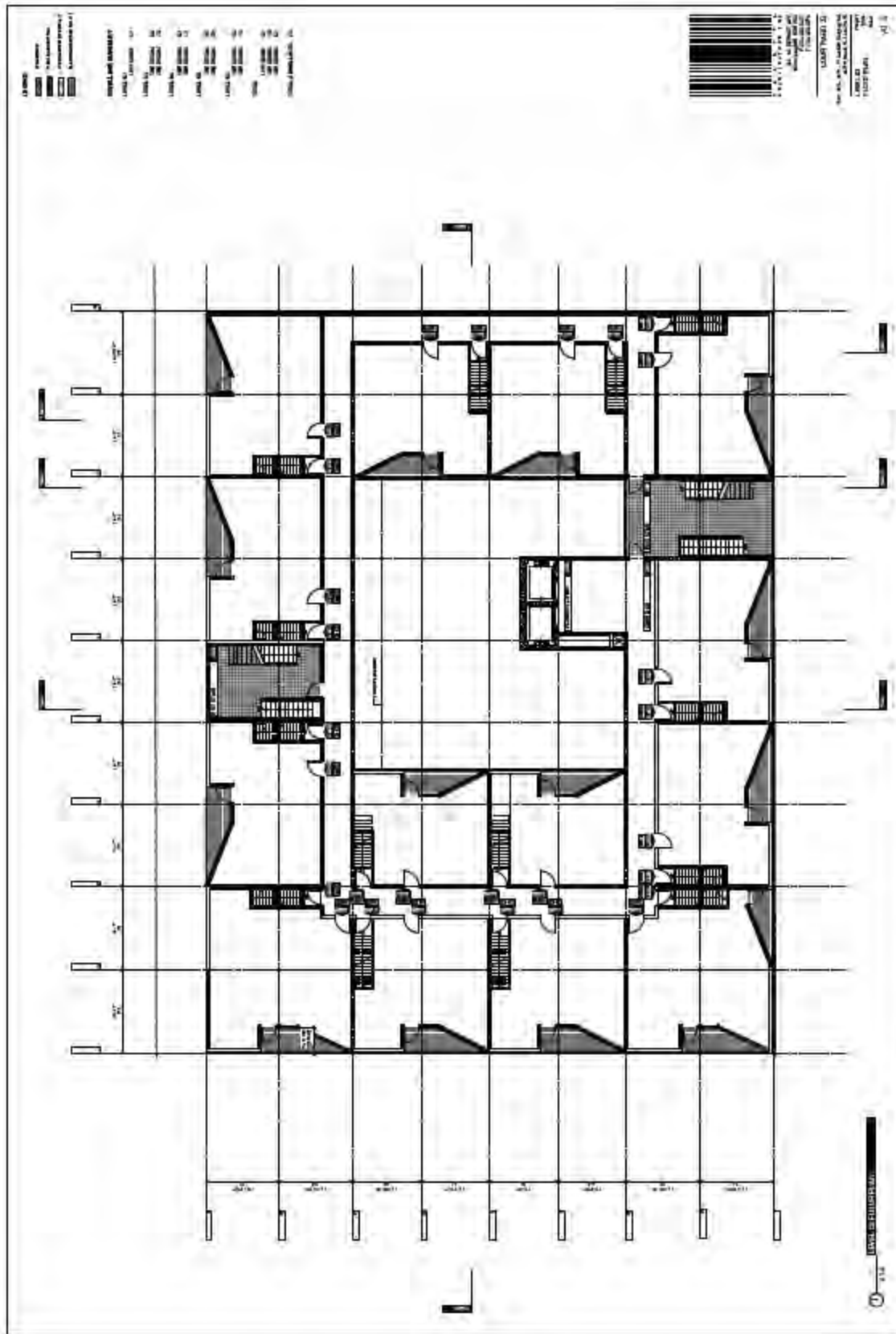
Development Permit Overview



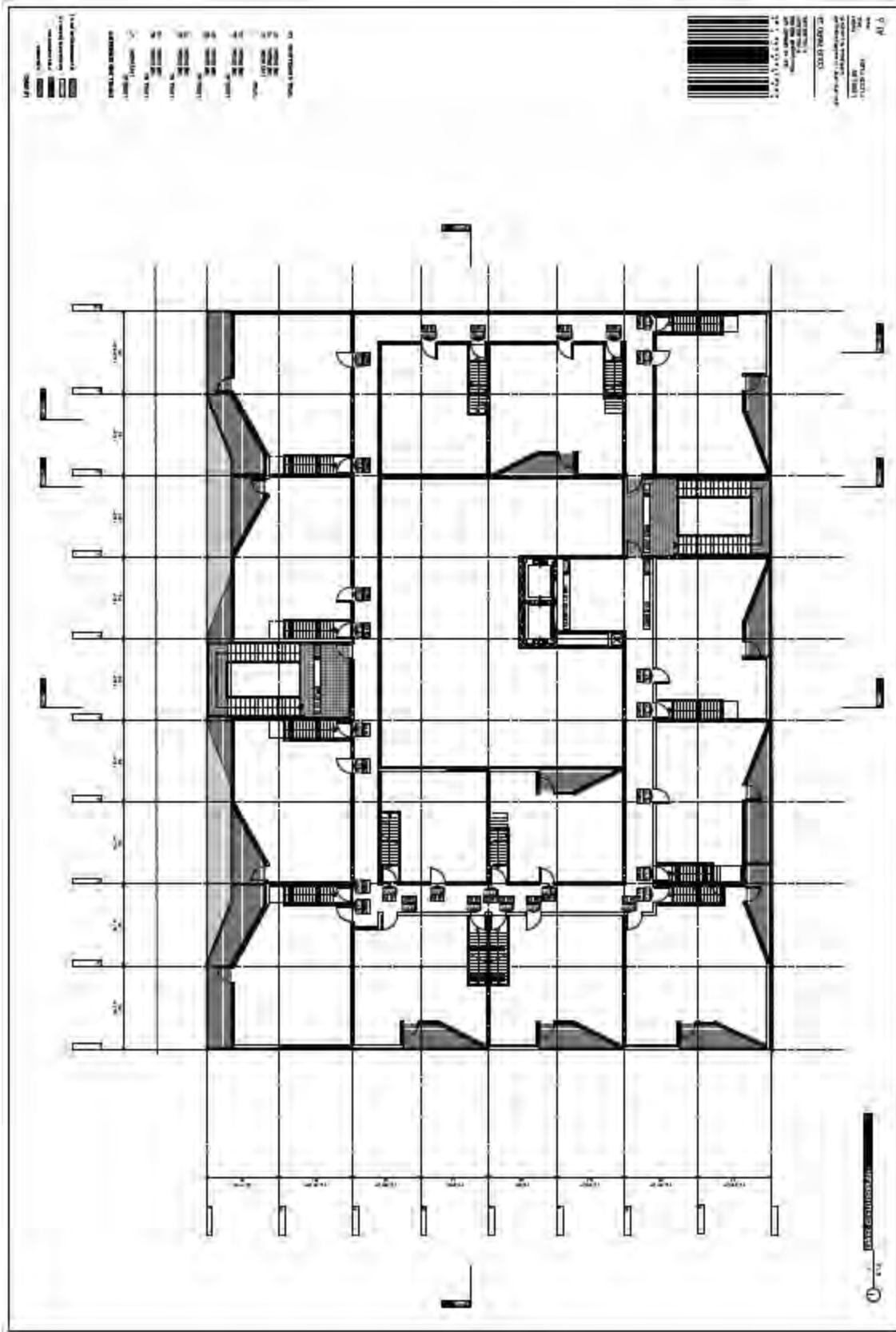
Development Permit Overview



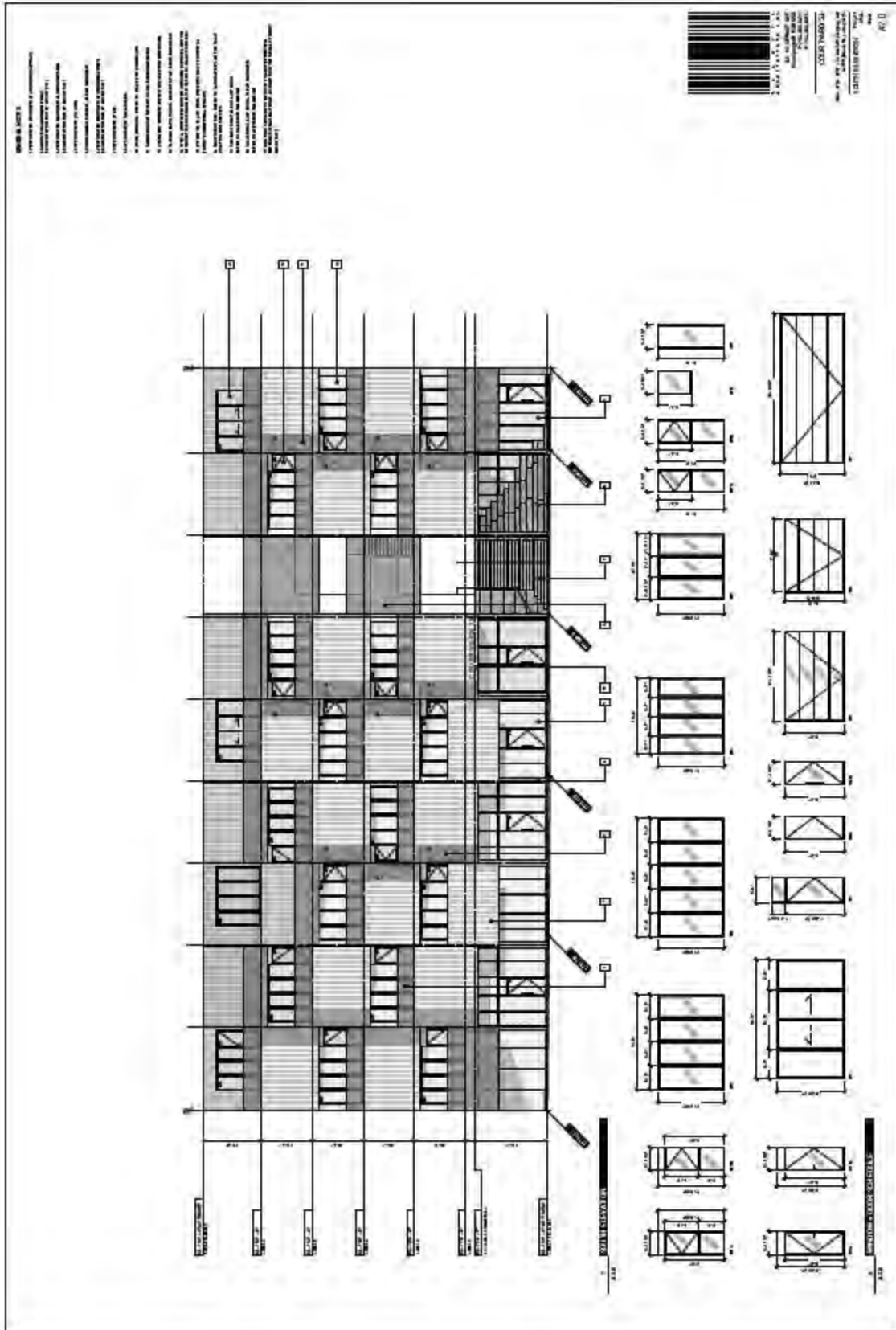
Development Permit Overview



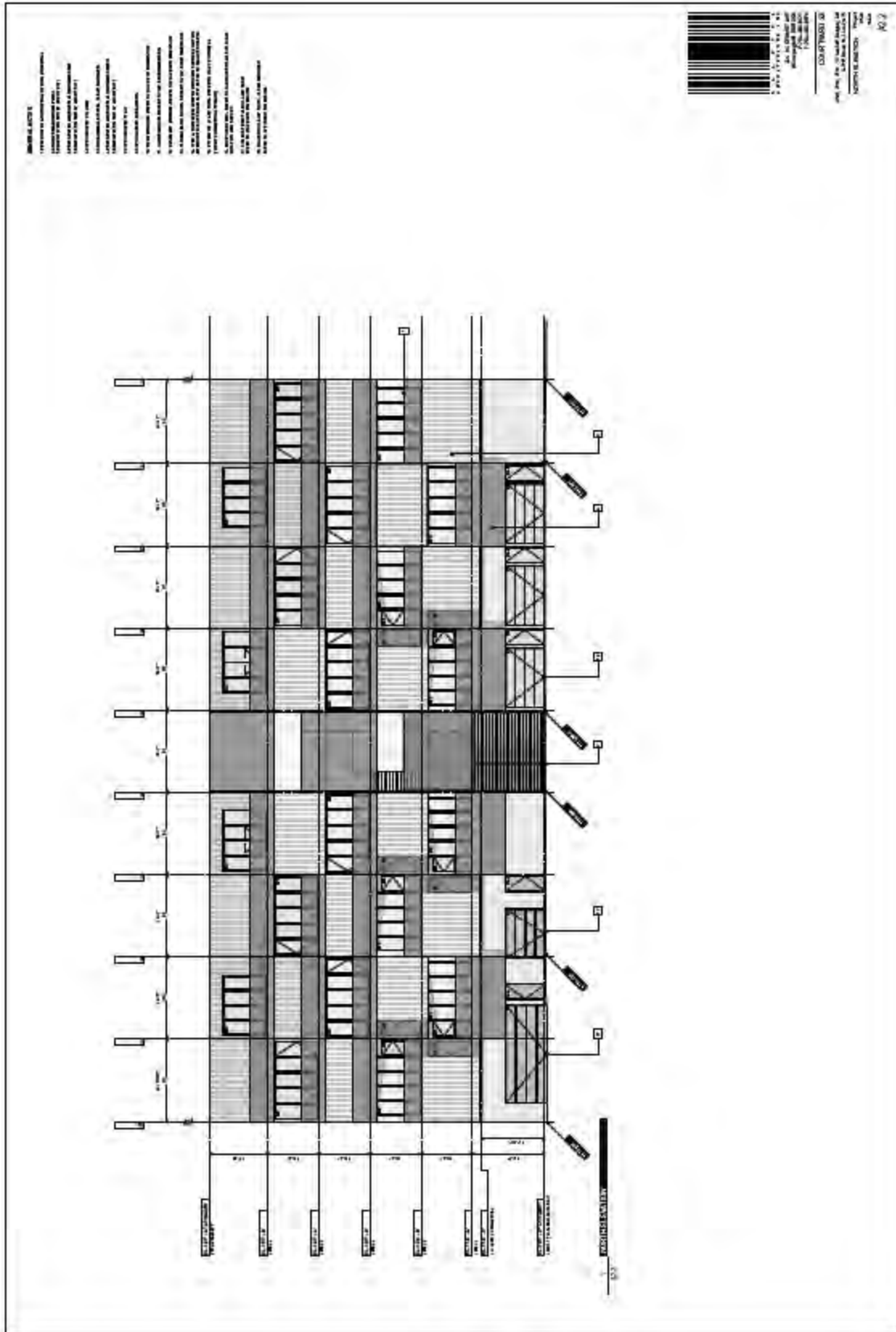
Development Permit Overview



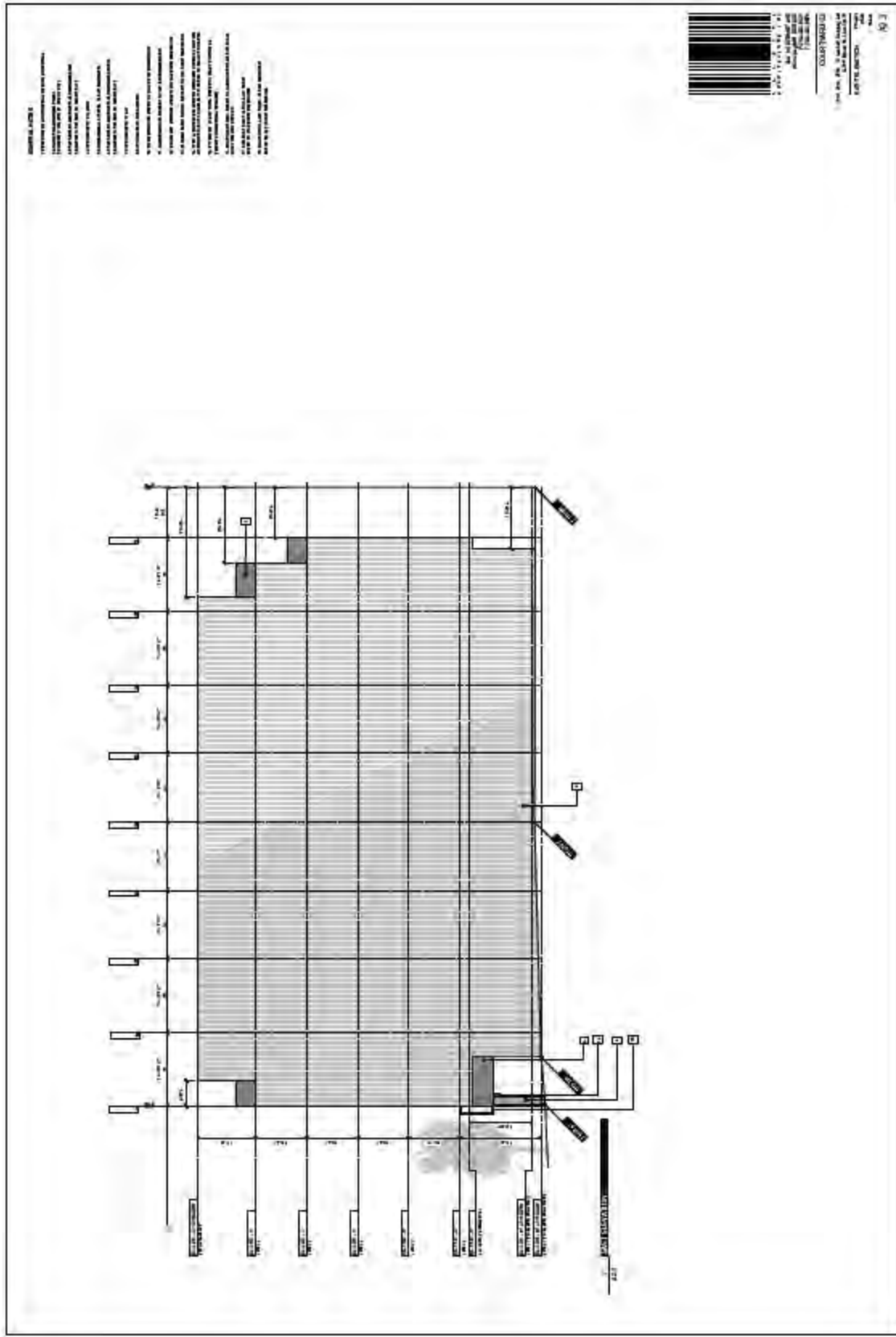
Development Permit Overview



Development Permit Overview



Development Permit Overview



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 July 12" is overlaid on the image.

Calgary Planning Commission 2018 July 12

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**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3604
Richmond Road SW, LOC2018-0060**

EXECUTIVE SUMMARY

This application was submitted by Inertia on 2018 March 14 on behalf of the landowners, Huijin Ouyang and Bijun Wu. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 3604 Richmond Road SW (Plan 732GN, Block 3, Lot 1) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

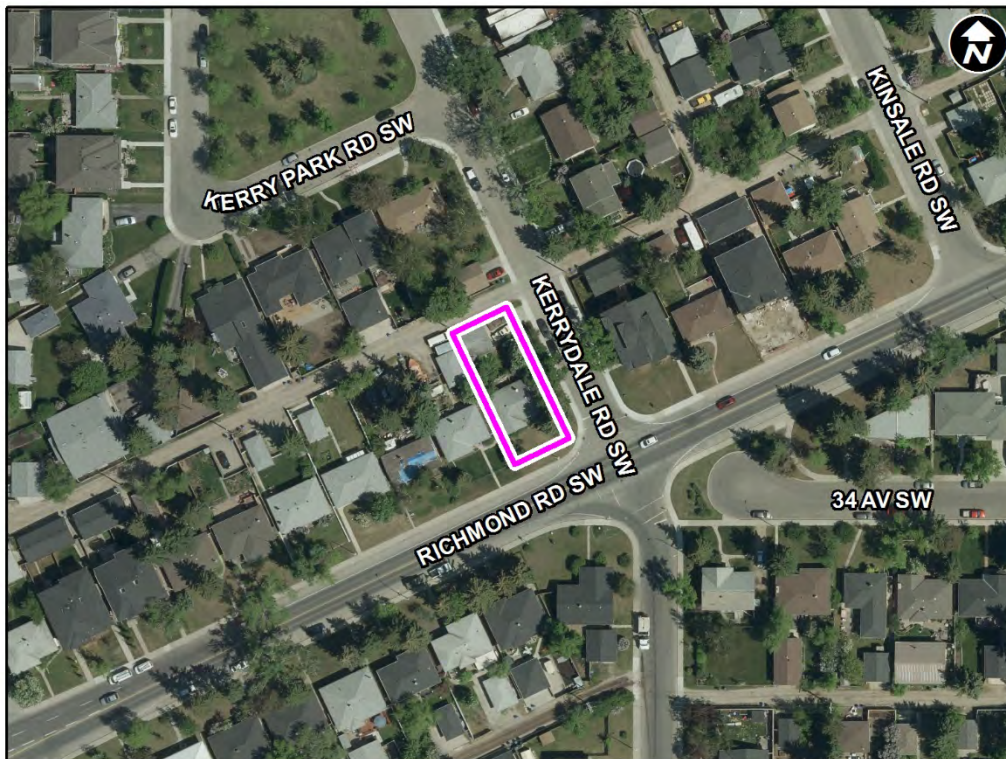
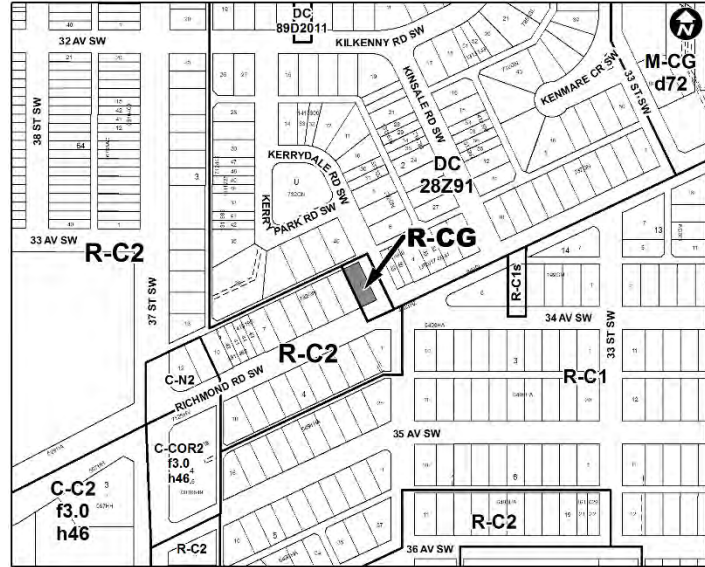
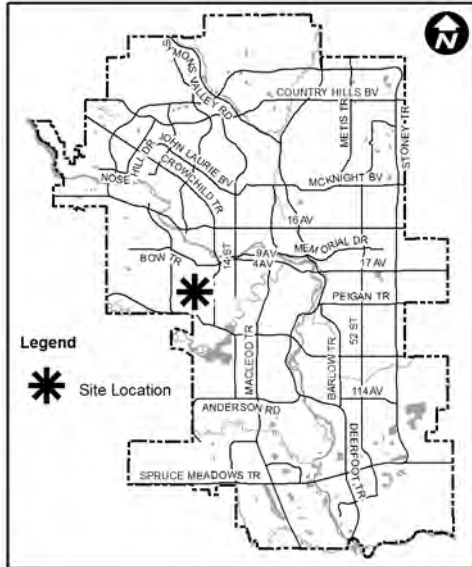
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3604
Richmond Road SW, LOC2018-0060

BACKGROUND

Location Maps



Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3604 Richmond Road SW, LOC2018-0060

Site Context

The subject site is located in the community of Killarney/Glengarry at the northwest corner of Richmond Road SW and Kerrydale Road SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land uses in this area are Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One/Two Dwelling (R-C2) District and Direct Control District (Bylaw 28Z91) based on the 2P80 Land Use Bylaw R-2 Residential Low Density District, which is comparable to R-C2.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 by 37 metres. A rear lane exists along the northwest end of the site. The property is currently developed with a one-storey single detached dwelling and a double-car rear detached garage accessed from Kerrydale Road SW.

As identified in *Figure 1*, the community of Killarney/Glengarry has seen population growth over the last several years reaching its population peak in 2015. In the last two years, the community declined in population by 254 residents.

Figure 1: Community Peak Population

Killarney/Glengarry	
Peak Population Year	2015
Peak Population	7,677
2017 Current Population	7,423
Difference in Population (Number)	-254
Difference in Population (Percent)	-3%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Killarney/Glengarry](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the ARP is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3604
Richmond Road SW, LOC2018-0060**

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG district provided the suites are below 45 square metres in size.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Kerrydale Road SW, Richmond Road SW and the rear lane. The area is served by Calgary Transit primary transit network bus service with stops located approximately 200 metres walking distance on 37 Street SW providing service to Westbrook and Heritage LRT stations. On-street parking adjacent to the site is not subject to any specific regulation. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. However, storm mains are not available. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

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

Administration received no comments from the Killarney/Glengarry Community Association.

Administration received three letters in opposition to the application. Reasons stated for opposition are summarized below:

- Lack of/limited street parking;
- Decrease in adjacent property values;
- Increase in building height and associated privacy concerns with overlooking; and
- Does not fit into surrounding context of single and semi-detached homes.

Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3604 Richmond Road SW, LOC2018-0060

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the *Killarney/Glengarry Area Redevelopment Plan* (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 2).

Location Criteria for Multi-Residential Infill (Non-statutory – 2014)

The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets the majority of the location criteria, with the exception of being adjacent to planned or existing open space and non-residential or multi-unit development. The nearest open space is 60 metres north of the subject parcel and adjacent development consists of single and semi-detached dwellings.

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**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3604
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Moderate intensification in this location has a minimal impact on adjacent properties and is therefore considered appropriate.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An environmental site assessment was not required for this application

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

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

3804 Richmond Road SW

Applicant's LOC Submission Planning Analysis

The purpose of this analysis is to provide the reasons for making this application, and reasons for approval.

Design Intent and Context

The subject parcel is located in the community of Killarney / Glengarry and consists of 0.055ha. We are proposing a four-unit rowhouse development with front doors facing Richmond Road SW and Karrydale Road SW, and with vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

The current land use designation is (R-C2) Residential – Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. To support the proposed development, we are applying to change the designation from R-C2 to R-CG Residential – Grade-Oriented Infill District.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade-oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

Location Criteria

The site meets a number of criteria that make it an appropriate location for R-CG:

It is on a corner parcel. This reduces the impact of the higher density use on neighbouring lower density properties. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.3.2 a.-c.)

It is within 400 metres of a transit stop. This supports the choice to use public transit for a greater number of people. It helps maximize the use of public transit infrastructure and may result in lower car ownership and fewer trips by car. (MDP 2.2.5 c.)

It is on a collector roadway. This provides convenient access to roads that are designed to handle higher traffic levels and reduces the potential for increased traffic on local residential streets. The impact of a larger building is reduced where the mass of the building is focused on a wider street. As well, increasing the number of houses that face onto a street will add to the residential appearance of the street, which tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.2.5 c. & MDP 2.4.2 b.)

It has direct lane access. Encouraging direct lane access for multi-residential in buildings accommodates a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks, allows increased parking options with limited impact on the existing neighbourhood, provides a more pedestrian-oriented streetscape; and creates a safer pedestrian environment due to fewer driveways crossing sidewalks. (MDP 3.5.1 d.)

In addition, the site has specific attributes which make it ideal for rowhouse development:

- The site is less than 5 minutes' walk to A.E. Cross School
- The site is less than 10 minutes' walk to Killarney Elementary School
- It is less than 5 minutes' walk from local shopping and other commercial uses on Richmond Road SW.

ISC: Protected

Applicant's Submission

PL 1263 (R2017-09)

Policies (and Variations)

Municipal Development Plan (MDP)

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (MDP 3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community.

The MDP requires that "ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street." (MDP 2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 18 ST SW, the pedestrian realm along 18 ST is protected.

Killarney/Glengarry Area Redevelopment Plan (ARP)

The ARP currently recommends that this site be of a Conservation/ Infill use. Given the multi-residential designation across the street to the north, and the proximity to the nearby Main Streets, the ARP designation of Low Density Townhousing would be more appropriate. The ARP states:

Townhouse and stacked townhouse development as proposed for Killarney/Glengarry would be permitted in a range of medium density development of up to 111 units per hectare (45 units per acre). This policy offers the opportunity for higher density development while requiring a built form more compatible with the existing low density development than apartment development. In addition, by providing individual at-grade access to a substantial portion of the units and encouraging private open space, townhouse development can also provide suitable housing for families with children.

Our proposal for four units on this site has a density of only 72.72 units per hectare. The proposed building is of a scale compatible with the single detached and semi-detached housing in the area, and every unit as an individual at-grade access.

As these units each have two upstairs bedrooms plus one basement bedroom, 3 1/2 baths, a private at-grade amenity space, and private garages, they would be attractive for families looking to live in the community.

Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

Engagement

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The immediate neighbours and the Killarney / Glengarry Community Association will be consulted as this application and the Development Permit application progress.

To conclude, the proposed land use amendment will allow development in the form of a Rowhouse Building which is consistent with City policies, sustainability principles, and the best use of this parcel. For these reasons, we respectfully request the support of Calgary Planning Commission and Council for our application.

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

ISC: Protected

Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

1. The Killarney/Glengarry Area Redevelopment Plan, being Bylaw 16P85, as amended, is hereby further amended as follows:
 - (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", as follows:

