



AGENDA

CALGARY PLANNING COMMISSION

TO BE HELD 2018 JUNE 14 AT 1:00 PM
IN CALGARY POWER RECEPTION HALL

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 Giyan Brenkman

COMMUNITY: Panorama Hills (Ward 3)

FILE NUMBER: LOC2018-0051 (CPC2018-0728)

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

MUNICIPAL ADDRESS: 570 Panatella Boulevard NW

APPLICANT: Wendy Huang

OWNER: Wendy Huang
Siou Yinh Chhi
Jian Wei Huang

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.02 Derek Pomreinke

COMMUNITY: Springbank Hill (Ward 6)

FILE NUMBER: LOC2018-0077 (CPC2018-0672)

PROPOSED REDESIGNATION: From: DC Direct Control District
To: Residential – One Dwelling (R-1s) District

MUNICIPAL ADDRESS: 34 Elveden Drive SW

APPLICANT: Urban Devpro

OWNER: Mobin Muhammad
Uzma Muhammad

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.03
Jillian Geen

COMMUNITY: Millican-Ogden (Ward 12)

FILE NUMBER: LOC2018-0029 (CPC2018-0703)

PROPOSED CLOSURE: 0.043 hectares ± (0.11 acres ±) of road along Shepard Road SE adjacent to 27 Street SE

PROPOSED REDESIGNATION: From: Undesignated Road Right-of-Way
To: Industrial – General (I-G) District

MUNICIPAL ADDRESS: along Shepard Road SE adjacent to 27 Street SE

APPLICANT: Tronnes Geomatics

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.:3.04
Vivian Barr

COMMUNITY: West Springs (Ward 6)

FILE NUMBER: SN2018-0004 (CPC2018-0665)

PROPOSED STREET NAMES: Broadcast, Carrier, Station, Radio, Audio, Relay, Channel, Receiver, Analog, Studio, Current, Shortwave and Cable

APPLICANT: Civicworks Planning + Design

OWNER: Truman Development Corporation

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.05

Vivian Barr

COMMUNITY:

West Springs (Ward 6)

FILE NUMBER:

SN2018-0003 (CPC2018-0666)

PROPOSED STREET NAME CHANGE:

From: Westward Avenue SW

To: Broadcast Avenue SW

APPLICANT:

Civicworks Planning + Design

OWNER:

Truman Development Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

TABLED / REFERRED ITEMS

ITEM NO.: 4.01

Ezra Wasser
(Tabled at the 2018 May 31 Calgary Planning
Commission meeting)

COMMUNITY:

Fairview Industrial (Ward 9)

FILE NUMBER:

LOC2018-0065 (CPC2018-0612)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

7056 Farrell Road SE

APPLICANT:

O2 Planning and Design

OWNER:

1414234 Alberta Ltd (PBA Land Development Ltd)

ADMINISTRATION RECOMMENDATION:

APPROVAL

INDEX OF PLANNING ITEMS

ITEM NO.: 6.01 Stephanie Loria

COMMUNITY: Mahogany (Ward 12)

FILE NUMBER: LOC2018-0061 (CPC2018-0700)

PROPOSED REDESIGNATION: From: Multi-Residential – At Grade Housing (M-Gd50) District
To: Residential – Low Density Multiple Dwelling (R-2M) District

MUNICIPAL ADDRESS: 18007 – 188 Street SE

APPLICANT: Brown & Associates Planning Group

OWNER: HJA Mahogany GP LTD

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.02 Stephanie Loria

COMMUNITY: Inglewood (Ward 9)

FILE NUMBER: LOC2018-0063 (CPC2018-0699)

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

MUNICIPAL ADDRESS: 1421 – 16 Street SE

APPLICANT: James Burke

OWNER: James Burke

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.03
COMMUNITY: Mayland (Ward 10)
FILE NUMBER: LOC2018-0070 (CPC2018-0705)
PROPOSED REDESIGNATION: From: Industrial – General (I-G) District
To: Industrial – Commercial (I-C) District
MUNICIPAL ADDRESS: 220 Manning Road NE
APPLICANT: Rick Balbi Architect
OWNER: Telsec Property Corporation
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.04
COMMUNITY: Forest Lawn (Ward 9)
FILE NUMBER: LOC2017-0359 (CPC2018-0698)
PROPOSED POLICY AMENDMENT: Amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District
MUNICIPAL ADDRESS: 2228 – 36 Street SE
APPLICANT: Kellam Berg Engineering & Survey
OWNER: Dawid Borys
Joanna M Swacha-Borys
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.05 Fraser McLeod

COMMUNITY: Renfrew (Ward 9)

FILE NUMBER: LOC2018-0058 (CPC2018-0675)

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

MUNICIPAL ADDRESS: 1107 - 8 Avenue NE

APPLICANT: CivicWorks Planning + Design

OWNER: Renfrew1107 Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.06 Melanie Horkan

COMMUNITY: Forest Lawn (Ward 9)

FILE NUMBER: LOC2018-0076 (CPC2018-0661)

PROPOSED POLICY AMENDMENTS: Amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Multi-Residential – Contextual Medium Profile (M-C2) District

MUNICIPAL ADDRESS: 1104 – 36 Street SE and 3725 – 10 Avenue SE

APPLICANT: Homespace Society

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.07 Kate van Fraassen
COMMUNITY: McKenzie Towne (Ward 12)
FILE NUMBER: LOC2018-0005 (CPC2018-0632)
PROPOSED REDESIGNATION: From: DC Direct Control District
To: Residential – Narrow Parcel One Dwelling
(R-1N) District
MUNICIPAL ADDRESS: 25 Elgin Meadows Green SE
APPLICANT: Sara Karimiavval
OWNER: Zdzislaw Butkiewicz
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 6.08 Kate van Fraassen
COMMUNITY: Bridgeland-Riverside (Ward 9)
FILE NUMBER: LOC2018-0091 (CPC2018-0719)
PROPOSED REDESIGNATION: From: DC Direct Control District
To: Mixed Use – Active Frontage (MU-2f2.0h10)
District
MUNICIPAL ADDRESS: 911 General Avenue NE
APPLICANT: Jenkins Architecture
OWNER: Dan Jenkins
ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 6.09 Chris Wolfe

COMMUNITY: Windsor Park (Ward 11)

FILE NUMBER: LOC2017-0367 (CPC2018-0679)

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Multi-Residential – Contextual Medium Profile (M-C2) District

MUNICIPAL ADDRESS: 720, 724, 728 and 728R – 55 Avenue SW

APPLICANT: Kasian Architecture Interior Design and Planning Ltd

OWNER: 2025876 Alberta Ltd (Darrell Winch)
The City of Calgary

ADMINISTRATION RECOMMENDATION: **REFUSAL**

ITEM NO.: 6.10 Derek Pomreinke

COMMUNITY: South Calgary (Ward 8)

FILE NUMBER: LOC2018-0014 (CPC2018-0673)

PROPOSED POLICY AMENDMENT: Amendment to the South Calgary/Altadore Area Redevelopment Plan

PROPOSED REDESIGNATION: From: Residential – Contextual One / Two Dwelling (R-C2) District
To: Multi-Residential –Contextual Grade-Oriented (M-CGd75) District

MUNICIPAL ADDRESS: 1940 – 29 Avenue SW

APPLICANT: McKinley Burkart

OWNER: Richard Fedoruk

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.11 Yuping Wang

COMMUNITY: Richmond (Ward 8)

FILE NUMBER: LOC2018-0007 (CPC2018-0702)

PROPOSED POLICY AMENDMENT: Amendment to the Richmond Area Redevelopment Plan

PROPOSED REDESIGNATION: From: DC Direct Control District

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

MUNICIPAL ADDRESS: 2040 – 25A Street SW

APPLICANT: Max Tayefi Architect

OWNER: Bhajan Singh Johal
Harwinder Johal

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.12 Calvin Chan

COMMUNITY: Killarney/Glengarry (Ward 8)

FILE NUMBER: LOC2018-0078 (CPC2018-0693)

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

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

To: Commercial – Neighbourhood 1 (C-N1) District

MUNICIPAL ADDRESS: 2639 – 29 Street SW

APPLICANT: Kelvin Hamilton Architecture

OWNER: Gregory Ball
Marvis Olson

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.13
COMMUNITY: Dino Civitarese
FILE NUMBER: South Calgary (Ward 8)
PROPOSED POLICY AMENDMENT: LOC2018-0068 (CPC2018-0722)
PROPOSED REDESIGNATION: Amendment to the South Calgary/Altadore Area
Redevelopment Plan
From: Residential – Contextual One / Two Dwelling
(R-C2) District
To: Residential – Grade-Oriented Infill (R-CG)
District
MUNICIPAL ADDRESS: 1840 – 32 Avenue SW
APPLICANT: Inertia
OWNER: Xin Jiang
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.14
COMMUNITY: Gareth Webster
FILE NUMBER: Medicine Hill (Ward 6)
PROPOSED CLOSURE: LOC2017-0388 (CPC2018-0694)
0.07 hectares ± (0.17 acres ±) of strata road adjacent to
a portion of Canada Olympic Drive SW, adjacent to 2200
Na'a Drive SW and 8395 Canada Olympic Drive SW
PROPOSED REDESIGNATION: From: Undesignated Road Right-of-Way
To: DC Direct Control District to accommodate a
private bridge above a public road and signage
and utilities on or adjacent to a bridge structure
MUNICIPAL ADDRESS: Adjacent to a portion of Canada Olympic Drive SW,
adjacent to 2200 Na'a Drive SW and 8395 Canada
Olympic Drive SW
APPLICANT: B&A Planning Group
OWNER: The City of Calgary
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.15

David Mulholland

COMMUNITY:

Arbour Lake (Ward 2)

FILE NUMBER:

LOC2018-0079 (CPC2018-0690)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Commercial – Community 2 f2.0h23
(C-C2f2.0h23) District

MUNICIPAL ADDRESS:

600 Crowfoot Crescent NW

APPLICANT:

Dialog

OWNER:

3934381 Canada Inc (Hydro-Québec)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 6.16

Brad Bevill

COMMUNITY:

Saddle Ridge Industrial (Ward 5)

FILE NUMBER:

LOC2017-0193 (CPC2018-0704)

PROPOSED POLICY AMENDMENT:

Amendment to the Saddle Ridge Industrial Area
Structure Plan

PROPOSED REDESIGNATION:

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

To: Commercial – Corridor 2 f2.5h18
(C-COR2f2.5h18) District

MUNICIPAL ADDRESS:

9020 - 36 Street NE

APPLICANT:

Seika Architecture

OWNER:

Paragon Commercial Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 6.17

Sabrina Brar

COMMUNITY:

Highland Park (Ward 4)

FILE NUMBER:

LOC2018-0067 (CPC2018-0652)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

304 – 32 Avenue NE

APPLICANT:

TC Design and Consulting

OWNER:

Manpreet Nahil

ADMINISTRATION RECOMMENDATION:

APPROVAL

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 is holding a pencil in their right hand. The background is plain white.

Calgary Planning Commission 2018 June 14

Item 3.01

Planning & Development Report to
Calgary Planning Commission
2017 June 14

ISC: UNRESTRICTED
CPC2018-0728
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**Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,
LOC2018-0051**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Wendy Huang on 2018 March 08 on behalf of Wendy Huang, Siou Vinh Chhi and Jian Wei Huang and proposes to change the land use designation of this property from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District 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).

ADMINISTRATION RECOMMENDATIONS

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 570 Panatella Boulevard NW (Plan 0714119, Block 70, Lot 78) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) 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 1. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

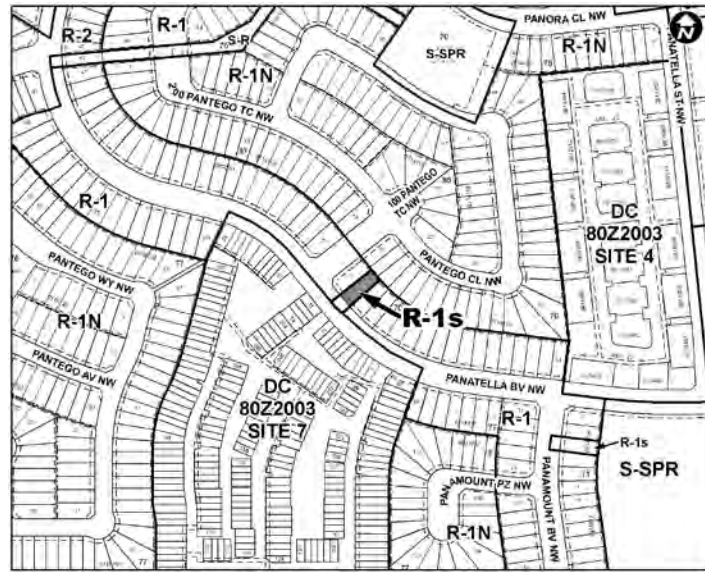
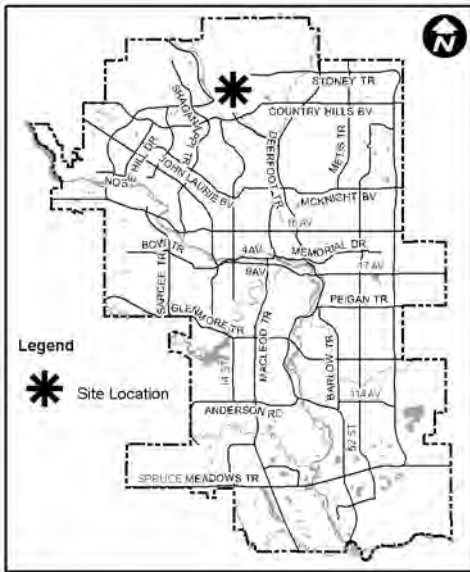
BACKGROUND

This application was submitted prior to 2018 March 12 when Council approved new rules for Secondary Suites and Backyard Suites.

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 Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,
LOC2018-0051

Location Maps



**Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,
 LOC2018-0051**

Site Context

The subject site is located in the northwest community of Panorama Hills. Surrounding development consists of low-density residential to the north, east and west of the site, while multi-residential dwellings are situated across Panatella Boulevard NW from the subject site. A school and community parks are situated within walking distance of the subject site.

The site is approximately 12.5 metres by 35 metres in size and is developed with a double storey single detached dwelling with a double attached garage with vehicular access from Panatella Boulevard NW. The single detached dwelling is developed with a walk-out basement.

As identified in *Figure 1*, Panorama Hills has experienced a minor population decline from its peak in 2015.

Figure 1: Community Peak Population

Montgomery	
Peak Population Year	2015
Peak Population	25,993
2017 Current Population	25,925
Difference in Population (Number)	-68
Difference in Population (Percent)	0%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use District

The proposed Residential – One Dwelling (R-1s) District is a low density residential designation in developing areas that is primarily for single detached homes that may include a secondary suite.

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 is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Panatella Boulevard NW. On-site parking is provided in a double attached garage and on-street parking adjacent to the site is unregulated.

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**Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,
LOC2018-0051**

The area is served by Calgary Transit bus service with a stop located directly in front of the house. This bus route provides access from North Pointe transfer station via Bus Rapid Transit to downtown Calgary.

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 was advertised on the Planning and Development On-line 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 Panorama Hills Community Association. Administration did not receive any letters of objections to the application from the public.

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 – Developing – Planned Greenfield with Area Structure Plan' 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 Developing Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

**Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,
LOC2018-0051**

Local Community and Area Plans

There is no local area plan for Panorama Hills.

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 risks associated with this proposal.

REASONS FOR RECOMMENDATION:

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

ATTACHMENTS

1. Applicant's Submission
2. Important Terms

Applicant's Submission

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?

To provide more housing in Calgary.

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

We've notified our adjacent neighbours and checked with the community association.

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

Parking on driveway or street parking.

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

No.

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

ISC: Protected

Important Terms

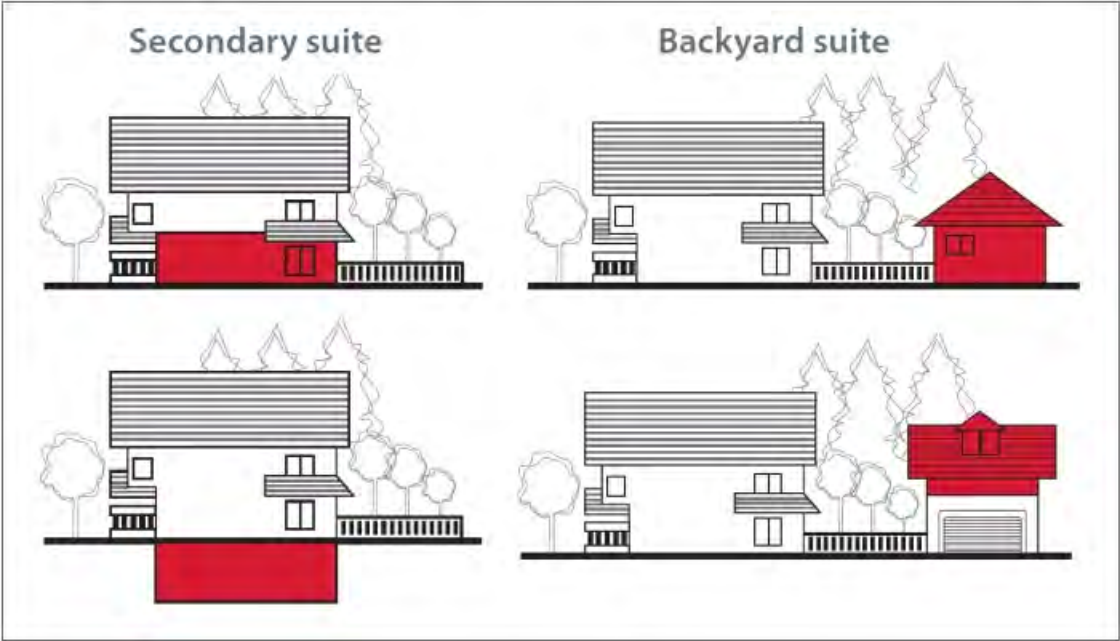
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



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

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



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through 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 June 14

Item 3.02

Planning & Development Report to
 Calgary Planning Commission
 2018 June 14

ISC: UNRESTRICTED
 CPC2018-0672
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**Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,
 LOC2018-0077**

EXECUTIVE SUMMARY

This application was submitted on 2018 April 09 by Urban Devpro on behalf of the landowners Mobin and Uzma Muhammad. It proposes to change the designation of this property from a Direct Control District (Bylaw 12Z96) to the Residential – One Dwelling (R-1s) District to accommodate an addition to the existing front attached garage and allow for:

- a reduced front setback of 3.0 metres and side setback of 1.2 metres (a decrease from the current DC setbacks of 7.5 metres);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres); and
- the uses listed in the proposed R-1s designation.

The proposal aligns with the *Springbank Hill Area Structure Plan* and 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 redesignation of 0.30 hectares ± (0.73 acres ±) located at 34 Elveden Drive SW (Plan 9812492, Block 2, Lot 19) from Direct Control District to Residential – One Dwelling (R-1s) District; and
2. Give three readings to the proposed bylaw.

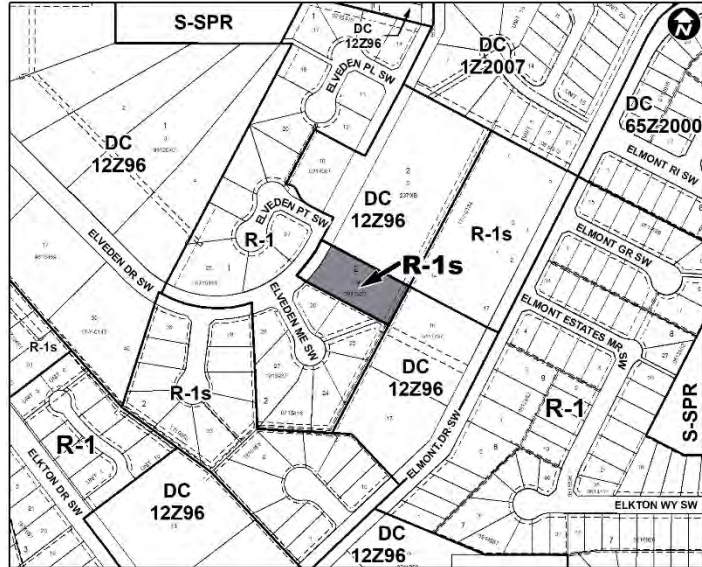
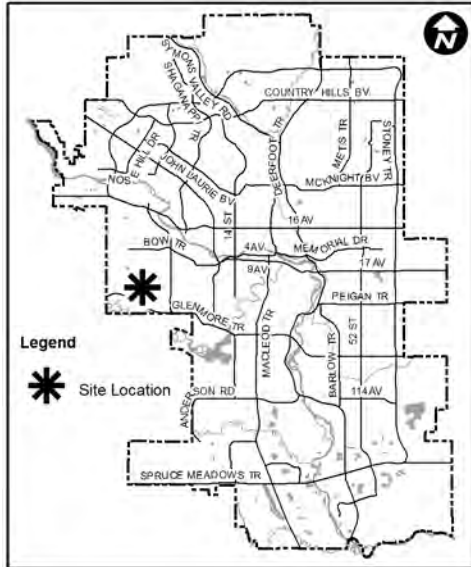
PREVIOUS COUNCIL DIRECTION / POLICY

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 1. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,
LOC2018-0077

BACKGROUND

Location Maps



Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW, LOC2018-0077

Site Context

The subject site is located in the community of Springbank Hill along Elveden Drive SW east of Elveden Mews SW. Surrounding development is a mixture of large-lot rural acreages and single detached housing. Predominant land use designations in the area are R-1, R-1s, and the existing Direct Control District (Bylaw 12Z96).

The site is approximately 0.29 hectares in size with dimensions of 38 metres wide by 75 metres deep. The laneless parcel is currently developed with a single detached dwelling featuring an attached front garage.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed district would allow for an addition to the existing garage that is prevented by the current land use designation. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Direct Control District (Bylaw 12Z96) requires a minimum setback of 7.5 metres from all property lines and limits building height to 10 metres. This DC district was applied to the subject parcel when these lands were annexed into the city.

The proposed Residential – One Dwelling (R-1s) District is a low-density residential designation that is primarily for two to three-storey (12 metres maximum) single detached housing in developing areas. The minimum front yard setback is 3.0 metres for a laneless parcel; the minimum side setback is 1.2 metres. Secondary Suite and Backyard Suite are listed as permitted and discretionary uses respectively.

The R-1s District front and side setback regulations can accommodate the applicant's intended front garage addition without fundamentally altering the character of the street.

Infrastructure

Transportation Networks

The subject site is located approximately 450 metres from bus stops along 77 Street SW, where Route 454 provides service between the Westhills Towne Centre and 69 Street LRT Station. Vehicular and pedestrian access is provided from Elveden Drive SW. A traffic impact assessment was not required as part of this application.

Utilities and Servicing

The subject site is currently serviced by private utilities. Any future development is subject to the terms of Deferred Services Agreement Registered Plan 981227106.

**Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,
LOC2018-0077**

Stakeholder Engagement

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, the date of the Public Hearing will be advertised.

The Springbank Hill Community Association was circulated and provided no comment. One letter of objection was received from the neighbouring property to the west, citing concerns over property devaluation caused by loss of views to the northeast. Administration notes that the loss of view is not sufficient justification to recommend refusal of 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 parcel is located within the Residential – Developing – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Land Use Concept in the *Municipal Development Plan* (MDP). The MDP yields direction in this area to the ASP.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located within the Standard Suburban area as identified on Map 2: Land Use Concept of the ASP. Policies for this area require development to be single detached and semi-detached housing between 7 and 17 units per gross developable hectare. The proposed land use district aligns with this policy document.

Social, Environmental, Economic (External)

There are no broad social, environmental, or external economic implications from the proposed redesignation.

**Planning & Development Report to
Calgary Planning Commission**
2018 June 14

**ISC: UNRESTRICTED
CPC2018-0672
Page 5 of 5**

**Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,
LOC2018-0077**

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to current or 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 conforms to the *Springbank Hill Area Structure Plan* and allows the property owner to expand their garage with no impact to the neighbouring properties. The proposed R-1s District is intended for low-density single detached development and aligns with the existing built form of the community.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Site Plan

Applicant's Submission

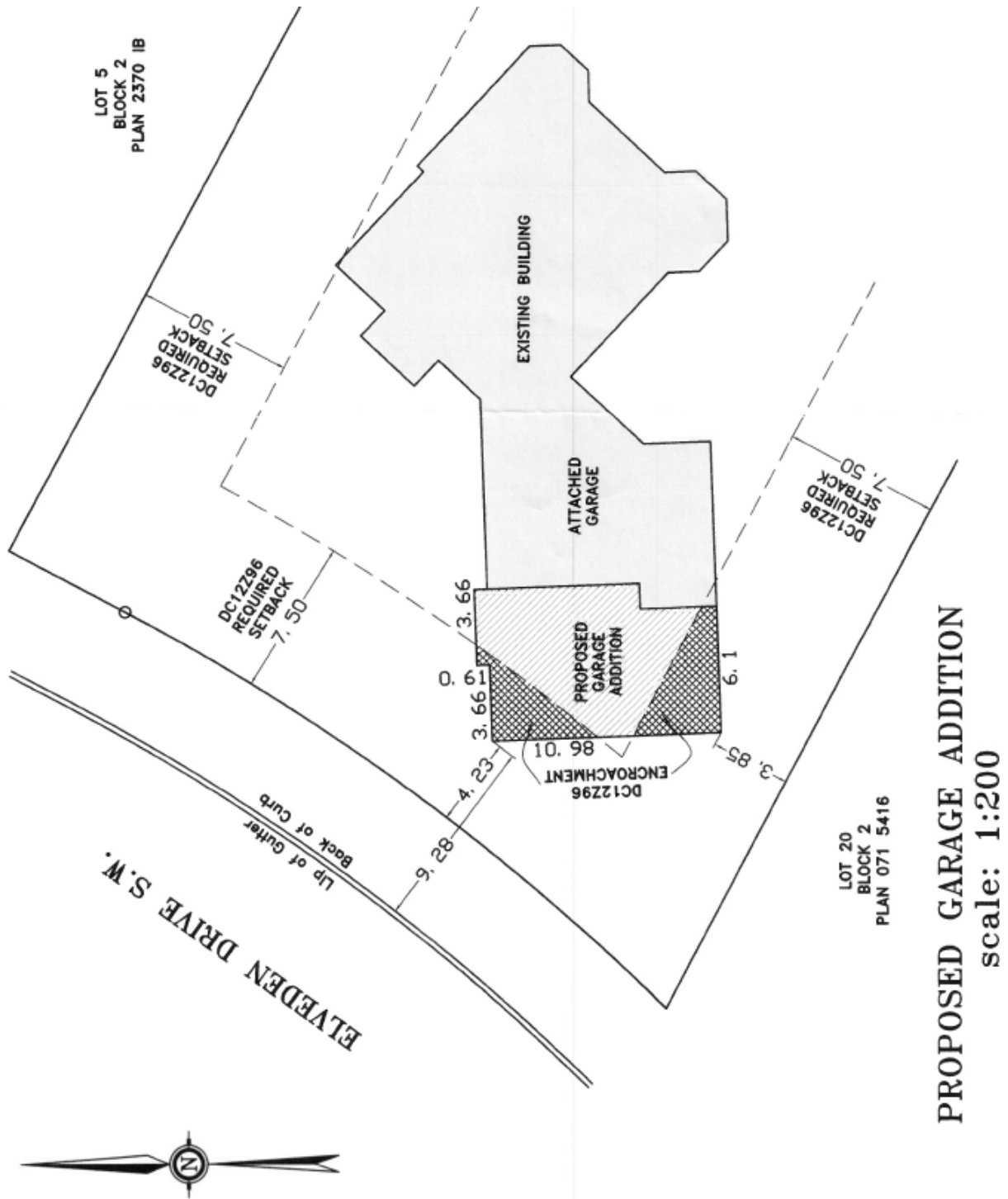
The purpose of this land use redesignation application from DC to R1s is to allow for the construction of an attached garage addition to an existing residence and perhaps a future backyard suite, please see attached proposed garage addition plan.

The current DC designation requires 7.50 M front and side setbacks which would not be achievable with the proposed garage addition. The proposed R1s designation would decrease the setback requirements and allow for the proposed addition.

The proposed R1s designation is in keeping with the surrounding property designations and is a continuation of already approved redesignations in the immediate area as the area continues to develop. The proposed R1s designation will not increase the density of the property and will not adversely affect the neighboring properties.

The proposed garage addition would have the garage approximately 4.23 m from the front property line and approximately 9.28 m from the back of curb. Due to the depth of the boulevard the decreased front setback of the proposed R1s designation will have minimal affect on the view of the building from the street. The decreased side setback will also have little affect on the neighboring properties.

Proposed Site Plan



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 is holding a pencil in their right hand. The background is white.

Calgary Planning Commission 2018 June 14

Item 3.03

Planning & Development Report to
Calgary Planning Commission
2018 June 14

ISC: UNRESTRICTED
CPC2018-0703
Page 1 of 6

Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Tronnes Geomatics on 2018 February 08 on behalf of the City of Calgary. This combined road closure and land use redesignation proposes to close a portion of undesignated road right-of-way that exists on the east side of Shepard Road SE and 27 Street SE, south of 84 Avenue SE and north of 85 Avenue SE. The proposed land use amendment would redesignate the site to Industrial – General (I-G) District. This application was submitted by Tronnes Geomatics on 2018 February 08.

The applicant is in negotiations with The City of Calgary's Real Estate & Development Services group to close and purchase the subject road right-of-way. The road closure and redesignation is part of negotiations to exchange the subject lands for land on the east side of 8428 Shepard Road SE which is required for the future South Hill Light Rapid Transit (LRT) Station. The proposed parcel will be consolidated with 8428 Shepard Road SE.

The proposal is aligned with the applicable city-wide policies of the Municipal Development Plan (MDP), the land use policies of the Millican-Ogden Community Revitalization Plan (CRP) and the current draft of the *South Hill Station Area Plan*. The proposed land use redesignation to Industrial – General (I-G) District is consistent with the adjacent lands.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.043 hectares \pm (0.11 acres \pm) of road (Plan 1810992 Area 'A') along Shepard Road SE adjacent to 27 Street SE, with conditions (Attachment 2); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.043 hectares \pm (0.11 acres \pm) of closed road (Plan 1810992, Area 'A') along Shepard Road SE adjacent to 27 Street SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This site is currently within the lands covered by the *Millican-Ogden Community Revitalization Plan* (CRP), however the *South Hill Station Area Plan* is currently being drafted to guide development focused around the South Hill Station Area and Primary Transit Hub. The South

**Planning & Development Report to
Calgary Planning Commission
2018 June 14**

**ISC: UNRESTRICTED
CPC2018-0703
Page 2 of 6**

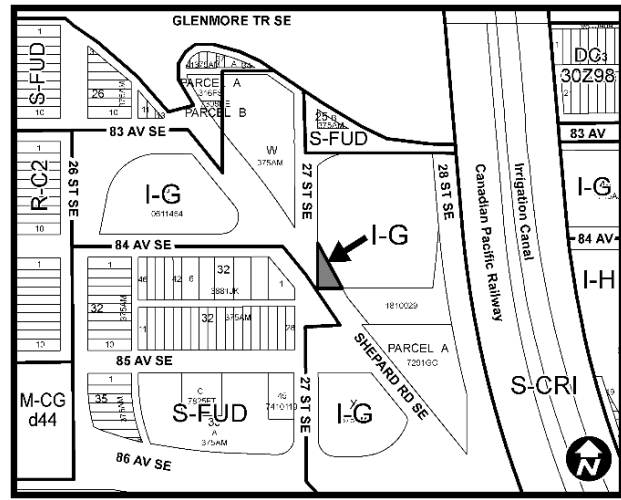
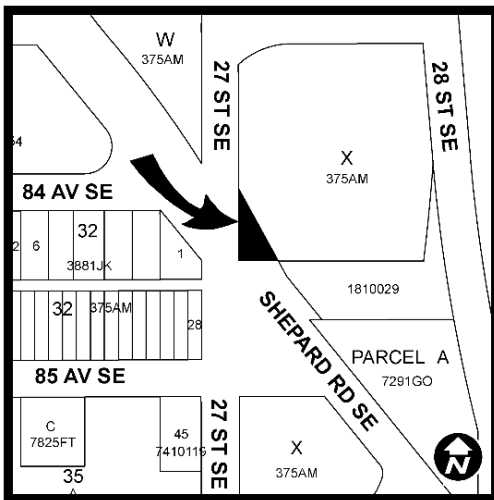
**Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion
of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029**

Hill Station Area will transition from the *Millican-Ogden CRP* to the *South Hill Station Area Plan* once approved.

Through the South Hill Station Area planning process, The City entered discussions to acquire land on the east side of 8428 Shepard Road SE in exchange for the proposed road closure area. The proposed road closure area has been deemed as surplus with the realignment and closure of portions of Shepard Road SE. The proposed land use redesignation of the road right-of-way to Industrial – General (I-G) District will allow consolidation with the adjacent parcel and supports the South Hill Station Area development plans.

**Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion
of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029**

Location Maps



Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029

Site Context

The subject site is located south of Glenmore Trail SE at the intersection of Shepard Road SE and 27 Street SE. The residential communities of Riverbend and Ogden are located to the west and north. Foothills, South Foothills, and Shepard Industrial areas are located to the northeast, east, and south.

The Canadian Pacific (CP) Railway line and Western Irrigation District Canal run adjacent to the site on the east. The adjacent parcels to the south and northwest are designated Industrial – General (I-G) District. The parcels to the southwest and a small parcel to the north are designated as Special Purpose – Future Urban Development (S-FUD) District.

Realignment of the road network within the area has occurred to facilitate and connect to the new Ogden Road SE overpass at Glenmore Trail SE and to accommodate the future South Hill LRT Station. This application is compatible with the changes to the road network and the future plans for the area.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

This application seeks to redesignate an undesignated road right-of-way to Industrial – General (I-G) District. The Industrial – General (I-G) District is intended to facilitate a wide variety of light and medium general industrial uses and a limited number of support commercial uses. Parcels are typically located in internal locations and uses and buildings may have little or no relationship to adjacent parcels.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) and parking study was not required for the proposed road closure and land use redesignation. The road closure and subsequent consolidation with the adjacent parcel will assist in the provision of future access for the parcel as the Green Line development and South Hill LRT Transit Station are constructed. With this transfer of land and road closure, an important portion of land will be acquired on the east side of the parcel to accommodate the needs of the LRT right-of-way. Future redevelopment of the subject parcel, access, parking, loading and pedestrian connectivity will be reviewed by Transportation Planning.

Utilities and Servicing

Presently a watermain and sanitary sewer exist within the road closure area. The removal and/or relocation of these existing utilities, or registration of an easement or utility right-of-way is required for the protection of the utilities.

Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029

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.

There is no Community Association in this area. No letters from adjacent landowners or the general public were received.

Engagement

No public meetings were conducted by the applicant or Administration in direct relation to this road closure and land use redesignation.

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 proposed road closure and land use amendment is consistent with the SSRP policies including the Efficient Use of Land policies (Section 5) Land Use Patterns policies (Section 8).

Municipal Development Plan (MDP) (Statutory, 2009)

The subject site is identified under Map 1 'Urban Structure' of the Municipal Development Plan (MDP), as being within a Community Activity Centre (CAC). The proposed redesignation allows a portion of surplus road right-of-way to be consolidated with the adjacent parcel in order to support future Green Line LRT Station plans. This proposal supports the development of the future South Hill Station Area which meets the MDP objectives to:

3.3.3 (f) support the development of CACs with timely investment in the Primary Transit Network.

Millican-Ogden Community Revitalization Plan (CRP) (Statutory, 1999)

On 1993 December 20 Council directed Administration to carry out a comprehensively designed Area Redevelopment Plan (ARP) as a pilot project for the Millican-Ogden community. This ARP is different as it utilizes a community development approach including broad based community participation in decision making regarding community issues and needs including land use and transportation matters. As noted in the document, the Plan incorporates the ARP.

Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029

The subject site is located within the 'Light industrial' area on Map 5: Proposed Land Use Policies in the *Millican-Ogden CRP*. This area is intended to accommodate general light industrial uses while minimizing potential impacts to future LRT alignment throughout the South Hill area. The proposed road closure and land use redesignation are consistent with this policy and does not conflict with the South Hill LRT Station alignment.

Social, Environmental, Economic (External)

The proposed road closure and land use redesignation will support the future South Hill Station Plan Area.

No environmental concerns were identified at this time.

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 road closure and land use 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 aligned with the applicable policies of the *Municipal Development Plan* and the *Millican-Ogden CRP*, and supports the development of future South Hill Station Area. The proposed road closure has been deemed as surplus with the realignment and closure of portions of Shepard Road SE. The proposed land use redesignation of the road right-of-way to Industrial – General (I-G) District is consistent with the adjacent lands.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Road Closure Conditions

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.

This application is for a portion of Shepard Road at its intersection with 27th Street near 84 Avenue SE. This road closure is part of a land swap deal with the owners of Block X, Plan 375 AM and the City of Calgary for land required for the LRT Green Line project. The consolidation of this road closure with Block X is scheduled to happen within 60 days of registration of the road closure and land use bylaw. Shepard Road has been reconfigured and this portion of road was considered surplus.

- Submitted March 14, 2018, by Stephen Tronnes on behalf of Tronnes Geomatics Inc.

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 Road Closure Conditions

1. All costs associated with the closure shall be borne by the applicant.
2. That the closed road right-of-way be consolidated with the adjacent lands located at 8428 Shepard Road SE.
3. That protection and/or relocation of any utilities will be at the applicant's expense and to appropriate standards.
4. Remove and/or relocate existing utilities located within the subject parcel OR register an easement or utility right of way for the protection of the utilities, to the satisfaction of the affected utility owner(s).

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through the eyepiece of a theodolite mounted on a tripod. The surveyor is holding a staff vertically. The theodolite is a complex optical instrument used for measuring angles in geodesy and engineering.

Calgary Planning Commission 2018 June 14

Item 3.04

Planning & Development Report to
Calgary Planning Commission
2017 June 14

ISC: UNRESTRICTED
CPC2018-0665
Page 1 of 2

Proposed Street Names in West Springs (Ward 6), SN2018-0004

EXECUTIVE SUMMARY

This proposed street name application was submitted by Civicworks Planning + Design, on behalf of Truman Development Corporation. The following street names have been submitted for use in the West Springs community, and are based on a naming theme in recognition of Calgary's radio and television broadcasting heritage and infrastructure: Broadcast, Carrier, Station, Radio, Audio, Relay, Channel, Receiver, Analog, Studio, Current, Shortwave and Cable.

ADMINISTRATION RECOMMENDATION:

Recommend that Council **ADOPT**, by Resolution, the proposed Street Names: Broadcast, Carrier, Station, Radio, Audio, Relay, Channel, Receiver, Analog, Studio, Current, Shortwave and Cable.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

An outline plan and land use redesignation (LOC2017-0058) for the area south of Old Banff Coach Road SW and west of 77 Street SW was approved by Council on 2018 March 19.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The applicant, Civicworks, on behalf of Truman Development Corporation, has submitted the following street names for use in the West Springs community: Broadcast, Carrier, Station, Radio, Audio, Relay, Channel, Receiver, Analog, Studio, Current, Shortwave and Cable.

The street names are based on a radio and television broadcasting theme in recognition of Calgary's local radio and television heritage and its supporting infrastructure, which serve as landmarks in the city. There is the broadcasting facility (CFCN/CTV) and the transmission tower west of Sarcee Trail SW, in the community of Patterson Heights, and the transmission towers south of Old Banff Coach Road and west of 85 Street SW.

The applicant states: "Utilizing this naming theme is an opportunity to capture the legacy and celebrate Calgary's local radio and television heritage and landmark supporting infrastructure, and do so in an era where telecommunications technology advances continue to see abandonment and decommissioning of transmission towers of this type."

Community Planning supports the proposed street names.

Planning & Development Report to
Calgary Planning Commission
2017 June 14

ISC: UNRESTRICTED
CPC2018-0665
Page 2 of 2

Proposed Street Names in West Springs (Ward 6), SN2018-0004

Stakeholder Engagement, Research and Communication

The subject application for the proposed street names was circulated to various City of Calgary business units and other agencies for review. No objections were received.

It was also sent to the West Springs/Cougar Ridge Community Association. No comments were received.

Strategic Alignment

The proposal aligns with the Municipal Naming, Sponsorship and Naming Rights Policy.

Social, Environmental, Economic (External)

Not applicable.

Financial Capacity

Current and Future Operating Budget:

Not applicable.

Current and Future Capital Budget:

Not applicable.

Risk Assessment

Not applicable.

REASON FOR RECOMMENDATIONS:

The proposed street names comply with the Municipal Naming, Sponsorship and Naming Rights Policy.

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 June 14" is overlaid on the image.

Calgary Planning Commission 2018 June 14

Item 3.05

Planning & Development Report to
Calgary Planning Commission
2017 June 14

ISC: UNRESTRICTED
CPC2018-0666
Page 1 of 3

Street Name Change in West Springs (Ward 6), SN2018-0003

EXECUTIVE SUMMARY

This proposed street name change application was submitted by Civicworks Planning + Design, on behalf of Truman Development Corporation. The proposed street name change is from Westward Avenue SW to Broadcast Avenue SW, in the community of West Springs. The application was circulated and no objections were received.

ADMINISTRATION RECOMMENDATION:

Recommend that Council **ADOPT**, by Resolution, the proposed street name change from Westward Avenue SW to Broadcast Avenue SW.

PREVIOUS COUNCIL DIRECTION / POLICY

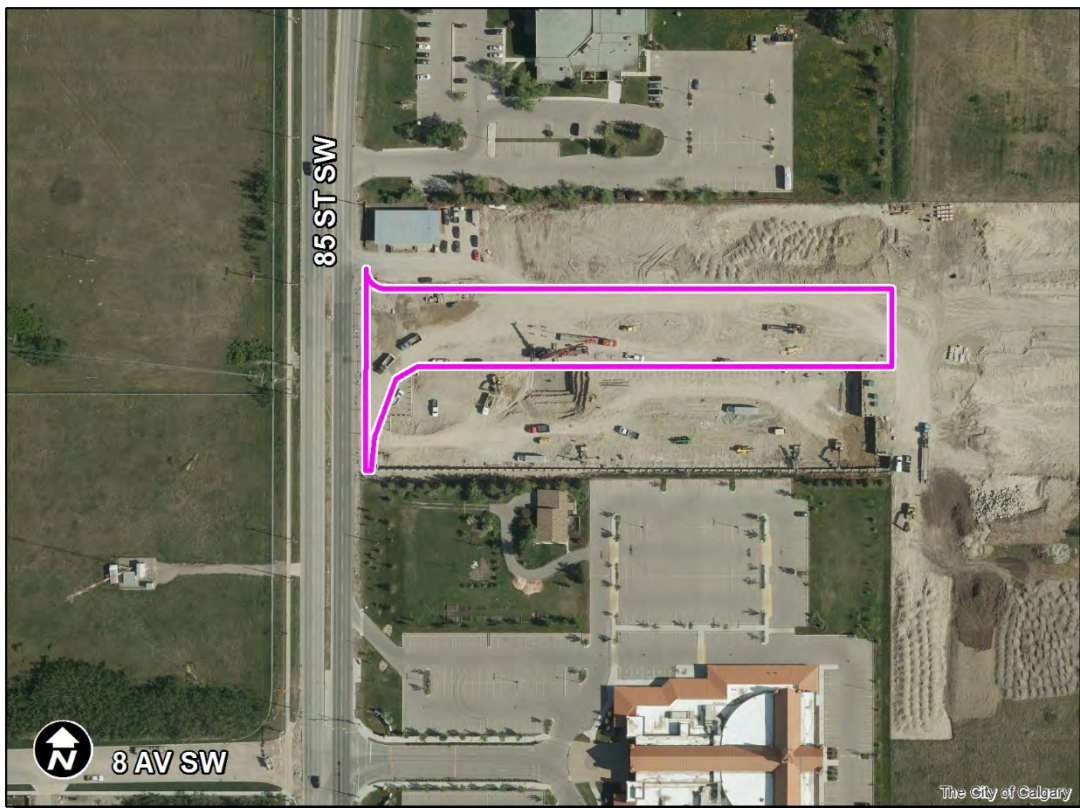
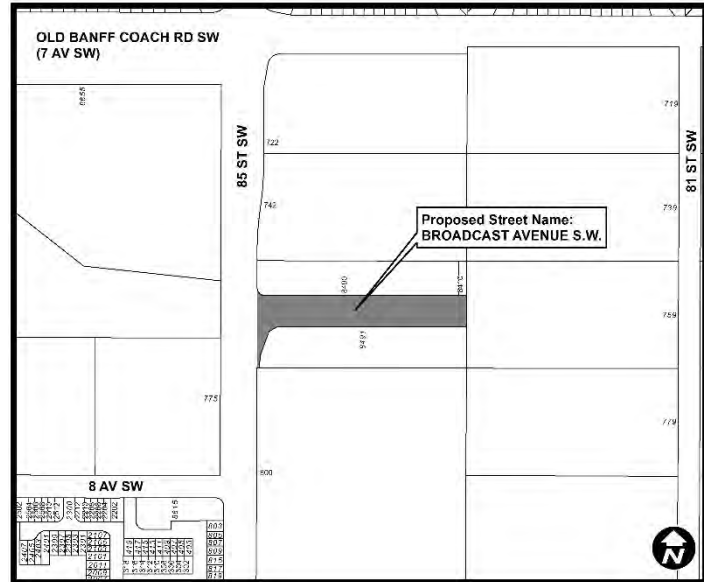
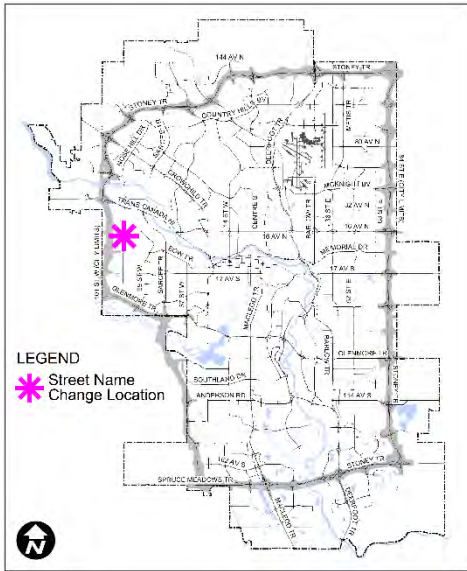
None.

BACKGROUND

An outline plan and land use redesignation (LOC2017-0058) for the area south of Old Banff Coach Road SW and west of 77 Street SW was approved by Council on March 19, 2018. One of the proposed roads within the outline plan area will connect directly to the existing Westward Avenue SW. It is the developer's desire to call the entire road Broadcast Avenue SW.

Street Name Change in West Springs (Ward 6), SN2018-0003

Location Maps



Street Name Change in West Springs (Ward 6), SN2018-0003

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The applicant, Civicworks, on behalf of Truman Development Corporation, has submitted this application for a street name change from Westward Avenue SW to Broadcast Avenue SW. The new street name, if approved by City Council, will align with the proposed radio and television broadcasting theme. Refer to the proposed street name report (SN2018-0004).

There is a mixed use development under construction on the south side of Westward Avenue SW. If Council approves the street name change, the address of that site will need to be changed.

Community Planning supports the proposed street name change.

Stakeholder Engagement, Research and Communication

The application for street name change was circulated to City of Calgary Business Units, related agencies and the West Springs / Cougar Ridge Community Association. No objections were received.

Strategic Alignment

The proposal aligns with the Municipal Naming, Sponsorship and Naming Rights Policy.

Social, Environmental, Economic (External)

Not applicable.

Financial Capacity

Not applicable. All costs associated with the street name change is at the developer's expense.

Current and Future Operating Budget:

Not applicable.

Current and Future Capital Budget:

Not applicable.

Risk Assessment

Not applicable.

REASON FOR RECOMMENDATION:

The proposed street name change complies with the Municipal Naming, Sponsorship and Naming Rights Policy.

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 June 14" is overlaid on the image.

Calgary Planning Commission 2018 June 14

Item 4.01

Planning & Development Report to
 Calgary Planning Commission
 2018 May 31

ISC: UNRESTRICTED
 CPC2018-0612
 Page 1 of 5

**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,
 LOC2018-0065**

EXECUTIVE SUMMARY

This application was submitted on 2018 March 22 by O2 Planning and Design on behalf of the landowner 1414234 Alberta Ltd (PBA Land Development Ltd). 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 1.88 hectares ± (4.62 acres ±) located at 7056 Farrell Road SE (Plan 5701JK, Block 40) 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

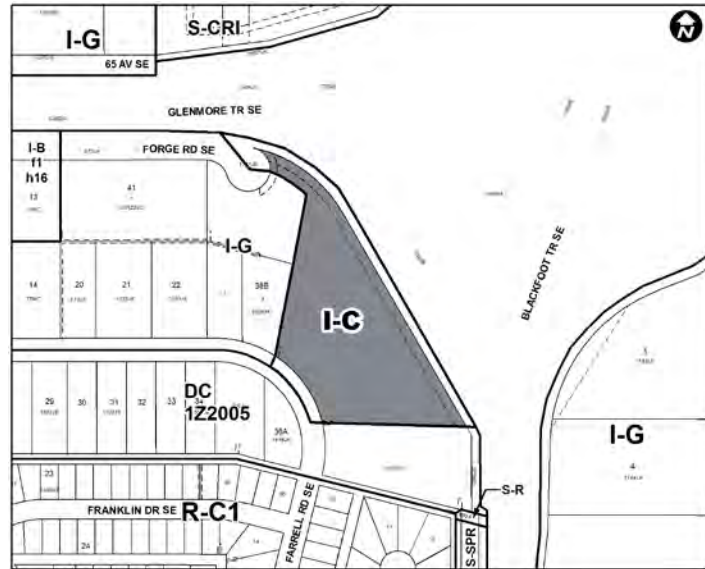
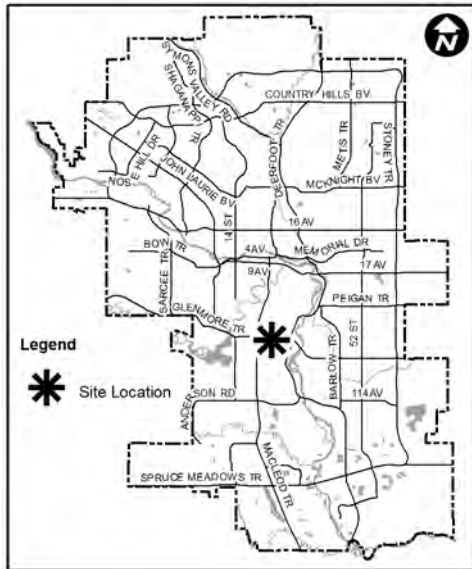
None.

BACKGROUND

None.

Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,
LOC2018-0065

Location Maps



Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE, LOC2018-0065

Site Context

The subject site is located in southeast industrial area of Fairview Industrial, south of Glenmore Trail SE and west of Blackfoot Trail SE. Industrial – General (I-G) District properties exist to the northwest of the subject property. *Direct Control Bylaw 1Z2005* properties exist to the southwest and south of the subject property. *Direct Control Bylaw 1Z2005* is a direct control district based on the General Light Industrial (I-2) District of *Land Use Bylaw 2P80*.

The site's total area is approximately 1.87 hectares \pm (4.62 acres \pm). Presently, the subject site is developed with four one-storey industrial buildings. On-site parking is accessed from Farrell Road SE and Forge Road SE.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for industrial commercial development on Farrell Road 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 intent of this application is to allow for professional services, offices, and retailers. Alternative land use options were explored by Administration and the applicant. The two industrial land use districts in *Land Use Bylaw 1P2007* that allow for professional services, offices, and retailers are Industrial – Commercial (I-C) District and the Industrial – Business (I-B) District. The I-B District is intended for, high quality, manufacturing, research, and office developments and a limited range of small uses that provide services to the office and industrial uses within the immediate area.

Whereas I-C Districts are intended for locations on the perimeter of industrial areas, along major streets or expressways parcels located within 200.0 metres of a major street or expressway. I-B Districts are intended for parcels in desirable locations that contribute to employment centres or locations that are visible from expressways and major streets.

Based on this analysis, both the I-C District and I-B District are determined to be appropriate for this property. Both the I-C District and I-B district were considered by the applicant. The applicant chose to apply to redesignate the parcel to the I-C District.

Implementation

This is a stand-alone land use amendment with no associated development permit. The building's structure is not near the end of its lifespan and no site redevelopment is anticipated at this time. This application will likely lead to changes of use within portions of the building.

**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,
LOC2018-0065**

Infrastructure

Transportation Networks

A transportation impact assessment (TIA) and parking study were not required as part of this land use amendment. Glenmore Trail SE is classified as a “Skeletal Roadway” and Blackfoot Trail SE is classified as an “Arterial Street”, according to the Road and Street Network Map (Map 7) of the *Calgary Transportation Plan*. Access to the property is provided via Forge Road SE and Farrell Road SE. Vehicular access from the property to Glenmore Trail SE and/or Blackfoot Trail SE is prohibited. Calgary Transit bus route 10 runs along Fairmount Drive SE and the closest bus stop is located 550 metres from the property.

Utilities and Servicing

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

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.

**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,
LOC2018-0065**

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).

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. Whereas the I-C District allows for industrial uses among other uses. The intent of this application is to allow for professional services, offices, and retailers, which are uses that are inconsistent with the policies of the MDP. The resulting development may be consistent with the MDP or inconsistent with MDP.

There is no local area plan for Fairview Industrial.

Social, Environmental, Economic (External)

The proposal has the potential to continue to allow for and further support light industrial uses in Fairview Industrial.

No environmental issues have been identified at this time.

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 land use redesignation is consistent with applicable policies identified in the *Municipal Development Plan* and the Industrial – Commercial District of *Land Use Bylaw 1P2007*.

ATTACHMENT(S)

1. Applicant's Submission
2. Calgary Planning Commission Motions and Amendments

Calgary Planning Commission Motions and Amendments

2018 May 31

The Calgary Planning Commission **TABLED**, LOC2018-0065 (CPC2018-0612) to the next Calgary Planning Commission meeting of 2018 June 14 due to lack of Quorum.

Applicant's Submission

0065

Applicant's Submission

On behalf of PBA Land & Development, this application proposes to redesignate the parcel located at 7056 and 7058 Farrell Road Southeast in Fairview Industrial Area from Industrial – General (I-G) to Industrial Commercial (I-C).

The subject site sits adjacent to the Glenmore Trail/Blackfoot Trail interchange and houses several buildings that make up the Phillips Mall. Phillips Mall is home to a variety of light industrial and business uses located in smaller industrial bays. The configuration of the buildings include a stepped courtyard that creates an a great environment for tenants to connect and interact with their neighbours. A variety of light industrial and commercial uses are located on the parcels adjacent to the subject parcel. Further to the south is the community of Fairview, which is predominantly made up of single family homes.

The redesignation of the parcel to I-C will allow for more flexibility in the types of users such as professional services, offices and retailers that can become tenants in Phillips Mall. Given the small bay nature and unique design combined with a planned renovation, PBA has seen increased demand for space within Phillips Mall for these types of users. This redesignation will allow for Phillips Mall to evolve into a modern business complex that accommodates employment within an well connected, serviced area of the City.

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

Calgary Planning Commission 2018 June 14

Item 6.01

Planning & Development Report to
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ISC: UNRESTRICTED
CPC2018-0700
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**Land Use Amendment in Mahogany (Ward 12) at 18007 – 88 Street SE,
LOC2018-0061**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Brown & Associates Planning Group on 2018 March 14, on behalf of the landowner HJA Mahogany GP Ltd. The application proposes to redesignate a 1.84 hectare \pm (4.55 acres \pm) portion of the property from Multi-Residential – At Grade Housing (M-Gd50) District to Residential – Low Density Multiple Dwelling (R-2M) District to allow for:

- a range of low density residential housing types, including Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, secondary suites and Rowhouse Buildings;
- a maximum building height of 11 metres (a decrease from the current maximum of 13 metres);
- a potential reduction of density, as there is no minimum density requirement (where the present designation has a minimum density of 35 units per hectare); and
- the uses listed in the R-2M designation.

The proposal conforms to the *Municipal Development Plan* and the *Mahogany Community Plan* (MCP).

ADMINISTRATION'S RECOMMENDATIONS:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.84 hectares \pm (4.55 acres \pm) located at 18007 – 188 Street SE (a portion of NE1/4 23-22-29-4) from Multi-Residential – At Grade Housing (M-Gd50) District to Residential – Low Density Multiple Dwelling (R-2M) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

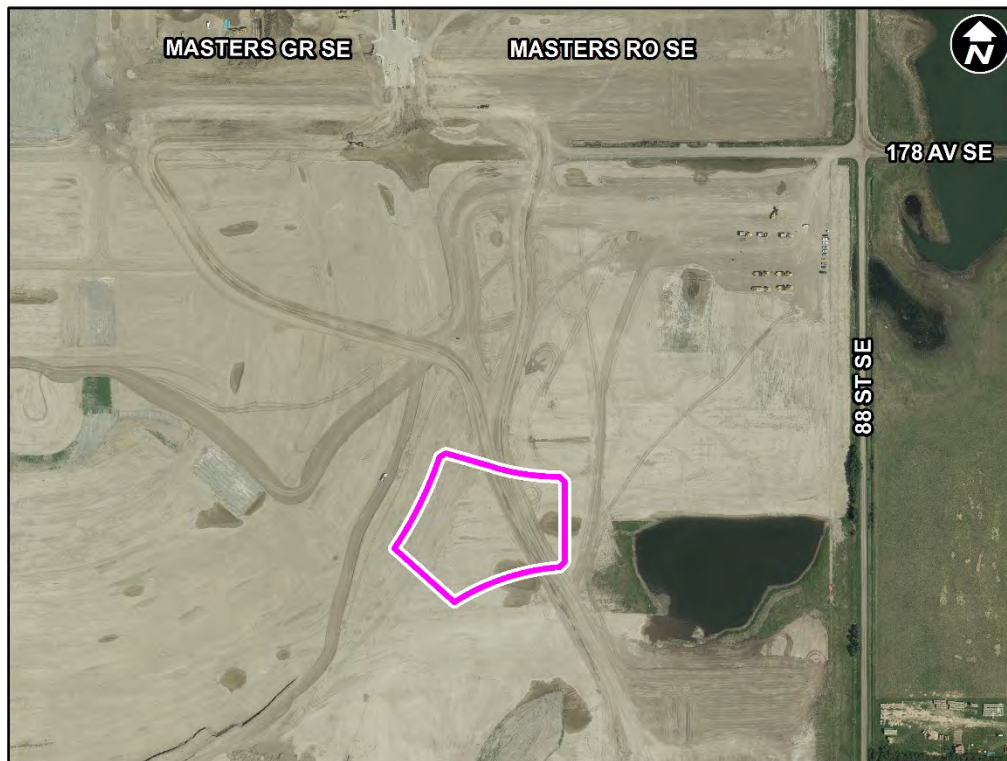
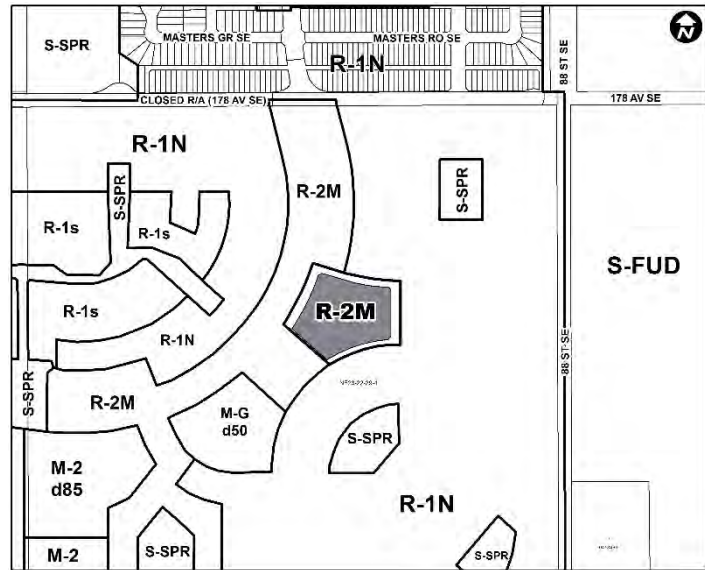
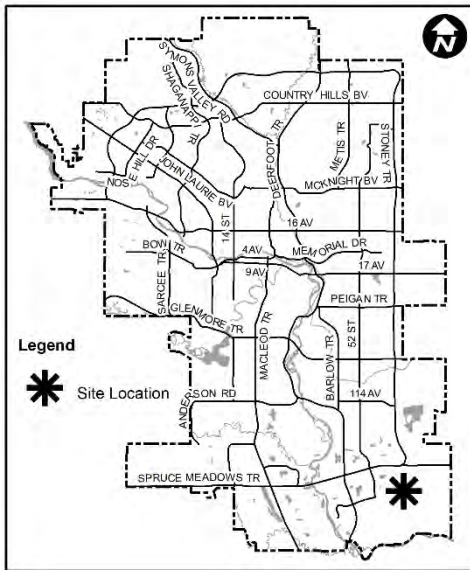
None.

BACKGROUND

The applicant is contemplating the future development of Semi-detached Dwellings on the site. In 2013 May, Council approved the land use amendment and outline plan, LOC2012-2005, for a larger outline plan area. For this small portion of the outline plan, the applicant has indicated that 38 units are conceptualized, with a density of 28.4 units per hectare when considering developable area (11.5 units per acre). The original approval anticipated 2,387 units over the entire outline plan area (66 units on the subject parcel), constituting 23 units per hectare. This application anticipates a reduction of 0.3 units per hectare from the existing designation, resulting in an overall neighbourhood density of 22.7 units per hectare. This exceeds the *Mahogany Community Plan* minimum density requirement of 17.3 units per hectare.

Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE,
LOC2018-0061

Location Maps



**Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE,
 LOC2018-0061**

Site Context

The subject site is located in the community of Mahogany, south of Masters Road SE and west of 88 Street SE. The approved outline plan for the area identifies the surrounding land uses as R-2M and R-1N to accommodate a mix of low density residential developments. The property and surrounding area remains undeveloped.

The existing outline plan's total area is approximately 64.56 hectares \pm (159.53 acres \pm). This land use amendment application affects approximately 1.84 hectares \pm (4.55 acres \pm) of the outline plan area.

As identified in *Figure 1*, the population of the still growing new community of Mahogany peaked in 2017. Accordingly, the community continues to experience ongoing growth and development.

Figure 1: Community Peak Population

Mahogany	
Peak Population Year	2017
Peak Population	8,444
2017 Current Population	8,444
Difference in Population (Number)	0
Difference in Population (Percentage)	0%

Source: The City of Calgary 2017 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to meet the minimum density requirements of the *Municipal Development Plan* for the overall outline plan area. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing designation of Multi-Residential – At Grade Housing (M-Gd50) District is a multi-residential designation in the developing area. The designation allows for multi-residential development of low height and low density, and permits Multi-Residential Development –Minor, as well as a number of community uses. The M-Gd50 District allows for a maximum building height of 13 metres and density of 50 units per hectare

The proposed Residential – Low Density Multiple Dwelling (R-2M) District is intended for developing, low density residential areas, and allows for a range of low density residential housing types, including Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, secondary suites, and Rowhouse Buildings. The district allows for a maximum building height of 11 metres and has no minimum density requirement.

**Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE,
 LOC2018-0061**

Implementation

The proposed redesignation is intended to accommodate 38 Semi-detached Dwellings. The following table provides a comparison between the density already approved on the site and the anticipated density with the proposed land use amendment. It is noted that the *Mahogany Community Plan* requires a minimum density of 17.3 units per gross developable residential hectare, which is exceeded in both the approved and the proposed plans.

	Existing Land Use	Proposed Land Use
Gross Developable Residential Area	103.7 hectares	103.7 hectares
Total Anticipated Number of Units	2387 units	2361 units
Anticipated Overall Density	23.0 uph	22.7 uph
Percentage of Multi-residential	43.7%	40%

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) was not required for this land use amendment. The parcel is accessed via Mahogany Boulevard SE, a primary collector that is a planned transit route for buses, providing connection to the larger regional network.

Utilities and Servicing

The proposed land use change does not impact the utilities and servicing previously identified in association with the approved Outline Plan (LOC2012-2005). Servicing details will be determined and constructed in association with the applicable subdivision 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. 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, the date of the Public Hearing will be advertised.

None of the stakeholders circulated had any objections to the proposal.

No letters of objection or support were received by Administration.

Engagement

No public meetings were held by the applicant or Administration.

**Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE,
LOC2018-0061**

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 (MDP) (Statutory, 2009)

The parcel is located within the Developing – Planned Greenfield Area as identified on Map 1: Urban Structure, of the *Municipal Development Plan (MDP)*. Both City-Wide policies and Planned Greenfield Area policies apply. Planned Greenfield Areas are communities that have been planned since the 1990s and that are still being developed. These communities are typically characterized as relatively low density residential neighbourhoods containing single-family housing and smaller pockets of multi-residential development. The MDP recognizes ASPs that were in existence prior to the adoption of the MDP as appropriate policies for the specific direction of the community.

The proposed land use amendment is in keeping with the policies of the MDP.

Mahogany Community Plan (MCP) (Statutory, 2000)

Within the *Mahogany Community Plan (MCP)*, the site is identified as Neighbourhood Area 4, and is expected to have a population of 4,200 people. The MCP identifies the predominant use of land within the residential area as Single and Semi-detached Dwellings, encouraging Semi-detached Dwellings, with higher densities located where determined to be appropriate.

The MCP identifies a minimum neighbourhood density of 17.3 units per hectare (7.0 units per gross developable acre). The proposed land use redesignation anticipates an overall neighbourhood density of 22.7 units per hectare, exceeding requirements of the MCP.

The MCP includes policies that limit block lengths, require sidewalks and encourage connectivity that supports safe pedestrian, bicycle and vehicular movement in residential neighbourhoods. In response, the applicant has been advised that as per the conditions for LOC2012-0005, all R-2M lots abutting a lane and fronting Mahogany Boulevard SE shall only have direct vehicular access from the lane (no front drive garages), and that a restrictive covenant shall be registered against the titles of those lots to that effect.

The proposal is in keeping with the intent of the MCP in that it maintains minimum density requirements and anticipates a built form envisioned for Neighbourhood Area 4 as per the MCP.

**Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE,
LOC2018-0061**

Social, Environmental, Economic (External)

The proposed redesignation is intended to accommodate Semi-detached Dwellings, and will continue to provide of a range of multi-residential and low density residential land uses, providing different housing forms to meet the needs of a range of people.

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 anticipated risks with the proposed land use amendment.

REASONS FOR RECOMMENDATIONS:

The proposal conforms to the *Municipal Development Plan* and the *Mahogany Community Plan*. The redesignation represents a minor change from the existing, approved outline plan for this neighbourhood of Mahogany, and maintains the minimum density requirements of the MDP.

ATTACHMENT

1. Applicant's Submission

Applicant's Submission

Introduction

18007 88 Street SE is located in southeast Calgary in the community of Mahogany. This property was part of an outline plan that received approval in 2013 to guide the area for future community development. A 1.84 hectare (4.54 acre) portion (subject site) of the property is currently designated Multi-Residential - At Grade Housing (M-Gd50). This land use application proposes the redesignation of this portion to Residential - Low Density Multiple Dwelling (R-2M).

Purpose of Redesignation

It is intended that the subject site be developed for approximately 38 semi-detached units which would result in a density of approximately 28.4 units per hectare (11.5 units per acre). The current M-Gd50 designation does not allow for semi-detached dwellings and the minimum density allowed under the M-G district is 35.0 units per hectare (14.1 units per acre). In consideration, it is proposed that the subject site be redesignated to R-2M which allows for semi-detached dwellings and does not include a minimum density requirement.

Policy Considerations

The subject site falls under the Mahogany Community Plan and this plan identifies the subject site to be within the Residential Area. The Community Plan anticipates that the predominant form of housing in this area to be single-detached, duplex and semi-detached dwellings. The proposed land use change to allow for semi-detached dwellings on the site would be in conformance with the Mahogany Community Plan.

Summary

The envisioned development for the subject site anticipates the construction of 38 semi-detached units. To allow for this development, it is proposed that the subject site be redesignated to R-2M. This proposal is in compliance with the Mahogany Community Plan. In this regard, we are respectfully requesting the City of Calgary's support for 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 legs are visible, and they appear to be wearing gaiters or tall boots. The entire scene is rendered in a flat, monochromatic style.

Calgary Planning Commission 2018 June 14

Item 6.02

Land Use Amendment in Inglewood (Ward 9) at 1421 – 16 Street SE, LOC2018-0063

EXECUTIVE SUMMARY

This land use redesignation application was submitted by the landowner, James Burke on 2018 March 20. 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 building types already allowed (e.g. Single Detached Dwellings, Semi-detached Dwellings, Duplex homes, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG designation.

This proposal is in compliance with the applicable policies of the *Municipal Development Plan* and the *Inglewood Area Redevelopment Plan* (ARP).

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 1421 – 16 Street SE (Plan 4646N, Block E, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District;
2. Give first reading to the proposed bylaw;
3. **WITHHOLD** second and third reading until The City of Calgary, the Province of Alberta and Calgary's Airport Authority have determined a process for making amendments to the Calgary International Airport Vicinity Protection Area Regulation; and
4. **AUTHORIZE** Administration, once an agreed upon new process in recommendation 3 is established, to make an application to the Minister of Municipal Affairs for an amendment to the Calgary International Airport Vicinity Protection Area Regulation (The Regulation), after receiving an applicable development permit and conducting all necessary public consultation in accordance with the requirements of The Regulation, to allow for residential development.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**ISC: UNRESTRICTED
CPC2018-0699
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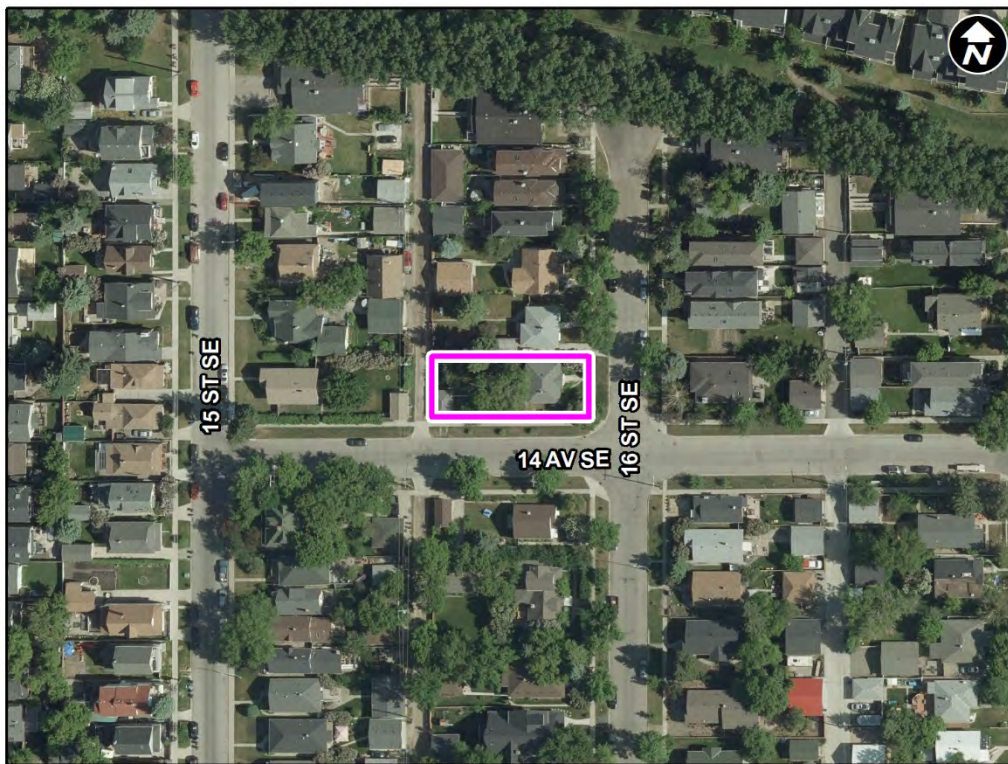
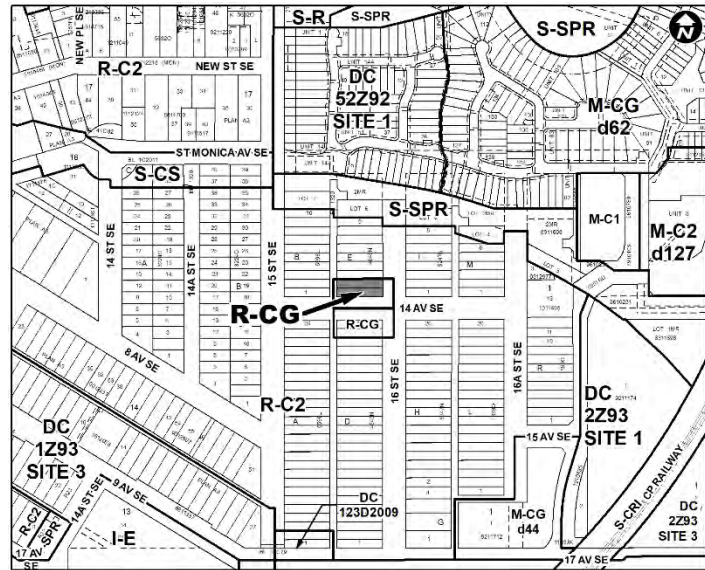
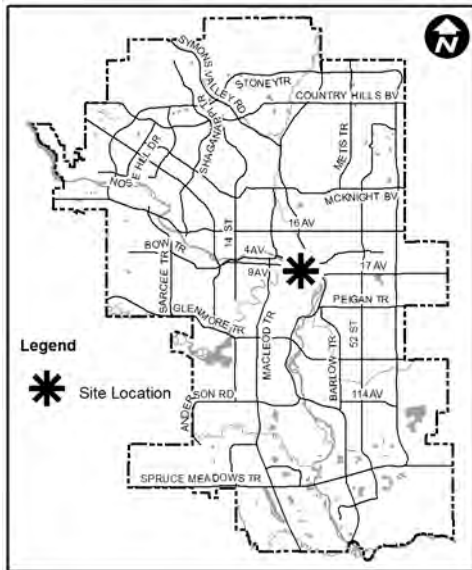
Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063

BACKGROUND

This application is the second of its kind on 16 Street SE in Inglewood. The first land use amendment application from R-C2 to R-CG on the street was submitted by the same land owner in 2016, under LOC2016-0192, and approved in 2017 June. The site is located within the 30-35 Noise Exposure Forecast (NEF) Area of the Airport Vicinity Protection Area (AVPA). Within this contour, residential intensification is prohibited. Notwithstanding, in accordance with Section 3 of the AVPA Regulation, only an application for the subdivision of land or a development permit relating to land in the protection area must comply with the Regulation. An application for land use redesignation is not subject to the Regulation.

Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063

Location Maps



Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063

Site Context

Located in a low density residential setting in the southeast community of Inglewood, the R-C2 designated parcel is developed with a one storey, Single Detached Dwelling and detached single car garage accessed from 14 Avenue SE. Single Detached Dwellings exist to the north, east and west on land designated as R-C2. To the south, the parcel has recently been redesignated to R-CG.

The parcel is located approximately 200 metres north of 9 Avenue SE, a Main Street destination with retail, community and recreational services. A regional pathway is located approximately 170 metres to the north which connects west to the city centre, and southeast to the Inglewood Bird Sanctuary and beyond.

As identified in *Figure 1*, Inglewood's peak population was in 2017, reaching 4,008 residents.

Figure 1: Community Peak Population

Inglewood	
Peak Population Year	2017
Peak Population	4,008
2017 Current Population	4,008
Difference in Population (Number)	0
Difference in Population (Percentage)	0%

Source: The City of Calgary 2017 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that have the ability to be compatible with the established built form for the neighbourhood. The proposal 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 Dwellings, Semi-detached Dwellings and Duplex Dwellings. Single Detached Dwellings 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.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse development 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.

Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063

The R-CG District also allows for a range of other low density housing forms such as Single Detached Dwellings, Semi-detached Dwellings 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 they are below 45 square metres in size.

Implementation

At the time of Calgary Planning Commission, a development permit had not been submitted. As the intent of this application is to allow for a Rowhouse Building, should a development permit for a Rowhouse Building that fully meets the rules of the Land Use Bylaw be submitted, the application will be reviewed as a permitted use. If any relaxations are required, the application will be reviewed as a discretionary use.

Further to this, a development permit that proposes to increase the number of residential units from what exists on the parcel will require an amendment to the AVPA Regulations, as detailed in the Strategic Alignment section of this report.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) and parking study was not required for the proposed land use amendment.

Vehicular access to the parcel is available and anticipated from the rear lane. Access will not be permitted on 16 Street SE or 14 Avenue SE. due to the low density context and pedestrian environment in the immediate area.

Bike paths exist within close proximity to the north, adjacent to Nellie Breen Park.

The area is well served by Calgary Transit via routes 1, 125, and 411 located approximately 350 metres south on 9 Avenue SE. The parcel is also located approximately 750 metres from the future 17 Avenue SE BRT station at Blackfoot Trail and 19 Street SE, and approximately 1.4 kilometres walking distance east of the future Inglewood / Ramsay LRT station along the Green Line alignment.

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.

Groundwater and geotechnical studies may be required at the development permit stage as the parcel is located within the flood fringe area.

Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063

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, the date of the Public Hearing will be advertised.

The Inglewood Community Association was circulated and provided comments objecting to the proposal, specifically regarding excessive density, traffic and parking, the potential for massing and shadowing and the degradation of community character by potentially allowing a Rowhouse Building. The Community Association's comments can be found in Attachment 2.

An objection letter signed by 15 residents (from eight separate addresses) was submitted with the following concerns:

- excessive density for a single-family area, especially across from another proposed rowhouse;
- potential for zone "creep";
- parking and traffic congestion;
- potential for shadowing;
- contravention of the AVPA regulations; and
- the potential for loss of heritage trees.

Administration received five letters of objection from residents, highlighting the following concerns:

- on-street parking and general congestion, with a potential loss of sight lines;
- density that is not in keeping with the surrounding area;
- a rowhouse would change the nature of the area in a bad way;
- people already drive too quickly through the intersection and the proposed building would make it more unsafe;
- spot zoning constitutes poor planning;
- coupled with the YWCA, this will create too much road congestion;
- a rowhouse would not make a positive contribution to the streetscape;
- a rowhouse does not fit with the MDP's policies to create more distinctive neighbourhoods, and is more suited to fringe communities;
- this is the second proposal for a rowhouse on the street, which will negatively impact the aesthetics of the street;
- the parcel could accommodate a maximum of two units with likely support from the community; and
- the parcel contains one of the finest trees in the community, which should be protected during redevelopment of the site.

Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063

Administration received one letter of support, stating that this type of development would encourage growth within the neighbourhood.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Compliance with relevant policies and bylaws for permitted uses, as well as design compatibility of discretionary uses with respect to the surrounding neighbourhood context, traffic and access will be reviewed at the development permit stage. If a development permit for a Rowhouse building that meets all the rules of the Land Use Bylaw is submitted, it will be reviewed as a permitted use.

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

Calgary International Airport Vicinity Protection Area Regulation (2009)

The subject site is located within the Calgary International Airport Vicinity Protection Area (AVPA). The AVPA Regulation was created to ensure that only compatible land uses are developed in close proximity to airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. Due to potential impacts from aircraft flying overhead as they arrive and depart from the airport, as a result, residential intensification is prohibited in certain NEF areas.

The parcel is located within the 30-35 Noise Exposure Forecast (NEF) Area of the AVPA. Within this contour, residential intensification is prohibited, however the existing dwelling is grandfathered as it was constructed before the adoption of the AVPA Regulation. As defined by the AVPA Regulation, any increase in the number of residential units is not allowed and would be refused at the development permit stage.

In accordance with Section 3 of the AVPA Regulation, only an application for the subdivision of land or a development permit relating to land in the Protection Area must comply with the Regulation. An application for land use redesignation is not subject to the Regulation. Notwithstanding, this application was circulated to the Calgary Airport Authority for information and comment (Attachment 3).

Administration is recommending approval of the land use amendment and is requesting that Council provide authorization for Administration to apply for an amendment to the Calgary International AVPA Regulation in order consider intensification through a development permit that would otherwise contravene the provisions of the AVPA. This would involve an application by Administration to the Minister of Municipal Affairs upon receiving the relevant development permit application. Such amendment requests will not be considered by the Minister unless the Minister is satisfied that reasonable consultation with respect to the proposed amendment has taken place with any affected municipality and landowners, the Airport Operator and the general public. Only a council of a municipality may apply to the Minister for an amendment to the Regulation. However, at this time The City, The Province and Calgary's Airport Authority are

Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063

endeavoring to create a mutually beneficial process for amendments to the AVPA. Until an amendment to the AVPA is granted, Administration cannot consider a development permit that would increase the number of residential units on the site.

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 (MDP) (Statutory, 2009)

The parcel is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure Map of the *Municipal Development Plan (MDP)*. Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

The application is in keeping with relevant MDP policies as the provision of the R-CG District allow for development that is compatible with existing low-density residential development in terms of height, built-form, and density.

Inglewood Area Redevelopment Plan (ARP) (Statutory, 1993)

In accordance with Maps 5 and 6, Generalized Land Use Maps of the *Inglewood Area Redevelopment Plan (ARP)*, the site is located within the current and future residential area. The Inglewood ARP speaks to the dependency of local retail and community services on an increase in population within the community. The plan sets goals that are consistent with the MDP and support the provision of a variety of housing types that serve a range of households, age groups and income levels while encouraging housing intensification that is sensitive to the established character of the area.

One mechanism is in place to encourage appropriate placement of higher density residential uses, specifically through policy item 2.4.6, which provides conditions which should be met for land use redesignations from low density detached housing to low density/family oriented townhousing. These conditions include:

- area residents should be fully involved in the redesignation and development permit process;
- the site should be vacant, underdeveloped or developed with housing which has substantially deteriorated and the site is not completely surrounded by lower density areas;

Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063

- traffic and other impacts are thoroughly analyzed and can be minimized; and
- new development should be compatible with existing nearby development, with particular attention being paid to the edges of new developments.

While some of these conditions will require review at development permit stage, the proposed land use redesignation is capable of meeting the majority of the above requirements, and is supplemented through alignment with the MDP.

The draft Historic East Calgary Area Redevelopment Plan will apply to this site upon adoption by Council, however has no status at this point.

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

While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other multi-residential developments.

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 MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- along or in close proximity to an existing or planned corridor or activity centre; and
- direct lane access.

The proposed land use satisfies a number of the locational criteria for multi-residential infill housing.

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.

Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063

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

The intent of this application is to allow for the development of a Rowhouse Building. As any future development permit for the intensification of the site is subject to approval by the Province through an amendment to the AVPA, there is the possibility that the intended development will not be realized. Notwithstanding, in accordance with the uses listed under the proposed R-CG District, the existing Single Detached Dwelling on the site will be maintained as an allowable use.

The City is undertaking discussions with The Province and Calgary's Airport Authority in terms of the process for making applications for amendments to the AVPA. The recommendations in this report were drafted to recognise and align with these discussions.

There is also a risk of the first reading of the proposed bylaw expiring if an agreed upon new process is not achieved in sufficient time for second and third reading of the bylaw to occur (within 2 years).

REASONS FOR RECOMMENDATIONS:

The proposal is keeping with applicable policies including the *Municipal Development Plan* and the *Inglewood Area Redevelopment Plan*, both of which advocate for communities with a variety of housing types to meet a range of citizen needs. The proposed R-CG district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal would allow for a modest increase in density on an inner city parcel and in a form that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENTS

1. Applicant's Submission
2. Community Association Letter
3. Calgary Airport Authority comments

Applicant's Submission

The intention of this proposal is to rezone 1421 16 St SE from its current zoning of R-C2 to R-CG in order to redevelop the land and build a 4 dwelling rowhouse.

Inglewood is one of the most sought after neighborhoods to live in Calgary. Due to its proximity to downtown, its charm, and the increasing residential & commercial development, it has made it near impossible for the most important demographic, the younger generation, to own new property in the community.

This development would create affordable housing so the younger generation are able to live in Inglewood. It would have positive effects on the entire community including helping the struggling schools in the area, commercial 9th Ave, as well as help increase the population. With the zoo, the Inglewood pool, numerous parks, and a daycare only a block away, it is also an ideal location for young families.

I believe this development would be a great addition to the growth of the community of Inglewood and would align with the City of Calgary's objectives. It follows many of the city goals in regards to development including densifying the inner city and functional housing. It follows Inglewood's current ARP initiatives including affordable housing, densifying, all while keeping the heritage of the community intact.

There were concerns related to the re-zoning of the lot across the street (1601 16 St SE) including parking, traffic, streetscape/character, and spot zoning. These were addressed during that process but are reiterated below.

Concerns relating to parking and traffic, the location provides multiple alternatives to vehicles that will only increase with the city's infrastructure investments into the area. The location is only 200m from Calgary's pathway system, 300m from the nearest bus stop, 600m from the BRT site currently under construction on Blackfoot trail, and only 1km from the proposed green c-train line. In regards to spot zoning and the blocks character, this development would fit seamlessly with the corner lot directly to the south which is already zoned R-CG and has the same intention, to be redeveloped with a 4 dwelling rowhouse oriented North/South. This will provide much better continuity on the block face as there will be two 4 unit rowhouses across the street from one another. The design will be created to compliment this other development to ensure the blocks character stays intact and provides a good standard for future redevelopment in the area.

Community Association Letter



INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
EMAIL: info@icacalgary.com

April 10, 2018

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Stephanie Loria:

Re: LOC2018-0063, 1421 16 Street SE

The Planning Committee (PC) has reviewed the application regarding Rezoning from R-C2 to R-CG at the above location. We did meet with applicant to ensure that we understood the proposal and determined that it is fair to say that the application is a rerun of LOC2016-0192. That application was (as you are aware) strongly opposed by not only many neighbors but the Inglewood Community Association as well. This opposition was based upon the effect that the changed orientation would have upon the character of the street as well as impacts on parking and traffic. It is also in the AVPA regulation area and cannot be developed any further under current rules. At the time, it was noted that within certain parameters, the ICA would support rowhouses as specifically outlined in the draft ARP guidance 3.6.3. We are happy to support, and have supported, applications that comply with those rules.

This application differs from LOC2016-0192 only in that it exacerbates the impact of the negative precedent of contra street orientation, further strains the problems of too much density in an area not designed for it, parking and traffic. In this location on the north side of the avenue, it has additional implications for the neighbors to the north whose quality of life will be impacted by shading created by a large unbroken mass. There is still no planning reason to support this development form. Therefore, a motion to not to support the permit was proposed by the PC and was passed at the April 9 general meeting. I would appreciate receiving a written copy of the formal decision on the permit. If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

L.J. Robertson, Chair

Calgary Airport Authority Letter



April 10, 2018

File: YYC 1543

The City of Calgary
Development & Building Approvals #8201
P.O. Box 2100 Station "M"
Calgary, Alberta, T2P 2M5

Attention: Stephanie Loria
Land Use Amendment LOC2018-0063
Land Use Change at 1421 16 Street SE

Dear Stephanie Loria:

The purpose of this letter is to reply to your request of March 26, 2018, to review the Land Use Amendment LOC2018-0063 with respect to the proposed Land Use Change at 1421 16 Street SE.

The proposal does not comply with the Airport Vicinity Protection Area (AVPA) Regulation as the site currently has one residence which is proposed to be demolished and replaced with additional (four) residential units.

Calgary International Airport Vicinity Protection Area (AVPA) Regulation

The proposed development is located within the 30-35 NEF (Noise Exposure Forecast) contours. Residences are considered **prohibited** uses within this area.

- Section 4(4) *"Where the use of an improvement continues to be valid after the coming into force of this regulation under subsection (1) and the improvement is destroyed or demolished, the improvement may be replaced and may continue to be used for the prohibited use if the portion so replaced complies with the acoustical requirements set out in the Alberta Building Code."*
- Section 4(5) *"The replacement of a residential improvement under subsection (4)*
 - *(a) is limited to the number of residential units destroyed or demolished, and*
 - *(b) must be built on a lot in a subdivision plan registered under the Land Titles Act before the coming into force of this Regulation."*

The proposal does not conflict with any other areas of our review.

I trust that the above comments will be of use to you in your review of this proposal. If you have any questions or require further information regarding these comments, please do not hesitate to contact me at 403.735.5343 or stefank@yyc.com.

Yours truly,

Stefan Kutac
Development Coordinator

Cc: Gord Falk, Calgary Airport Authority

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 is holding a pencil in their right hand. The background is plain white.

Calgary Planning Commission 2018 June 14

Item 6.03

Planning & Development Report to
Calgary Planning Commission
2018 June 14

ISC: UNRESTRICTED
CPC2018-0705
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**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,
LOC2018-0070**

EXECUTIVE SUMMARY

This application was submitted by Rick Balbi Architect on 2018 March 27, on behalf of the landowner Telsec Property Corporation. This application proposes to change the designation of the property from an Industrial – General (I-G) District to an Industrial – Commercial (I-C) District to allow for:

- industrial development 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.

The proposal is in keeping with applicable policies in the *Municipal Development Plan*.

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.88 hectares ± (2.17 acres ±) located at 220 Manning Road NE (Plan 9511082, Block 1, Lot 2) 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.

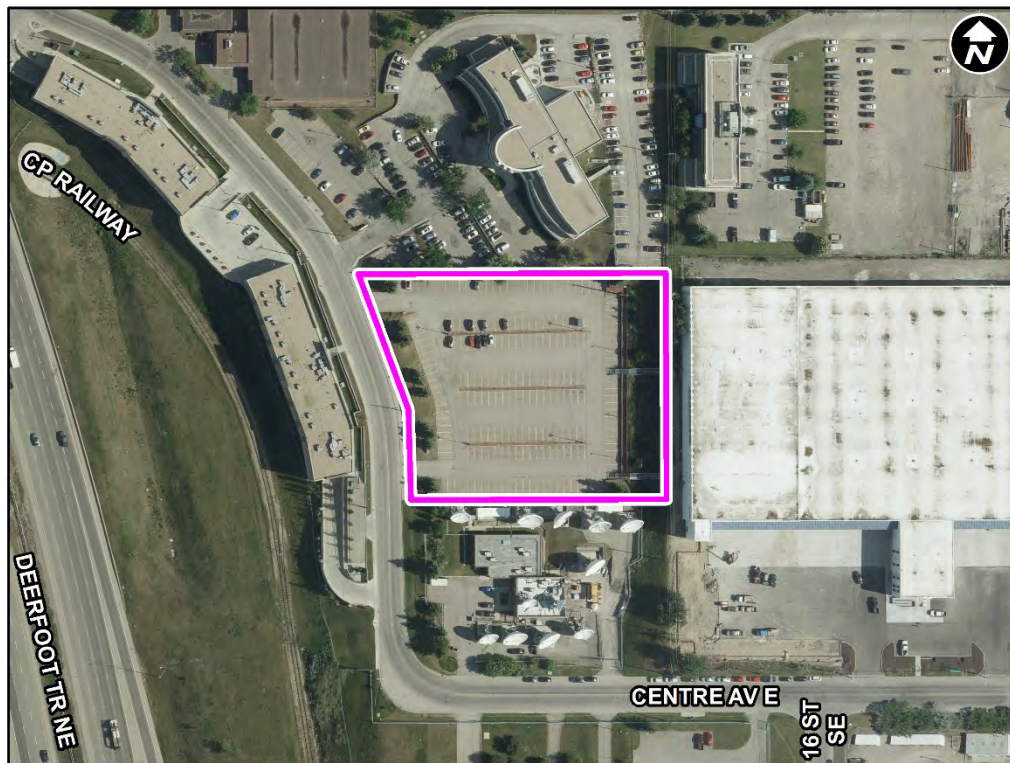
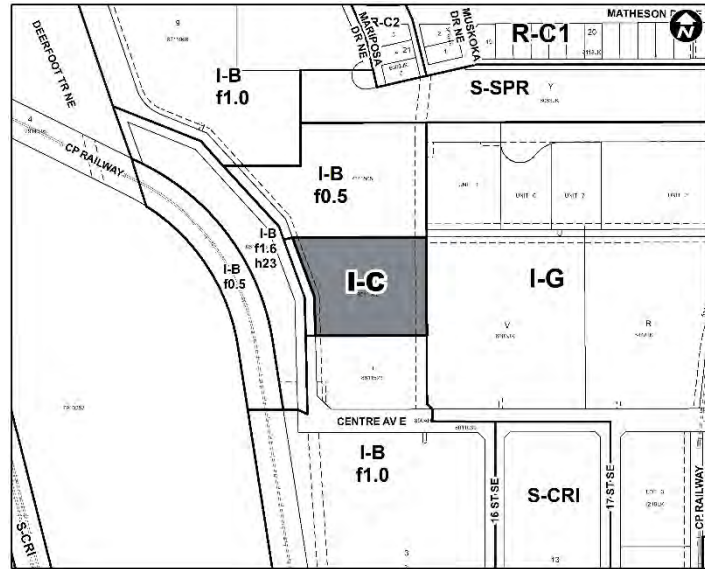
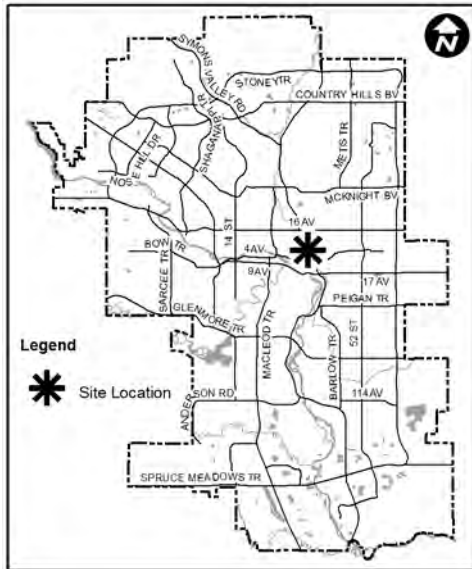
BACKGROUND

As indicated in the applicant's submission, provided as Attachment 1, this application seeks to provide more flexibility in showroom, display and office areas than provided in the I-G District. The submission states that industrial businesses often require such areas to be larger than presently allowed within the I-G District, and that the negotiation of relaxations at the development permit stage creates uncertainty for new tenants.

While the submission states that a concurrent development permit application is to be submitted in conjunction with this land use amendment, at the time of Calgary Planning Commission report submission date, no development permit has been submitted.

Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,
LOC2018-0070

Location Maps



**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,
LOC2018-0070**

Site Context

The property is located in the northeast industrial community of Mayland, east of Deerfoot Trail NE and north of Memorial Drive NE. Lands to the north, south and west are designated as Industrial – Business (I-B) District and include office and self-storage uses. Development is primarily industrial to the east to Barlow Trail NE and south to Memorial Drive NE. The low density residential portion of Mayland Heights is located approximately 200 metres north of the site and is buffered by a green belt.

The site's total area is approximately 0.88 hectares \pm (2.17 acres \pm) in size. The property was previously used as surface parking for 1802 and 1810 Centre Avenue NE, as per a development permit based on Land Use Bylaw 2P80. As of the last development permit for 1802 and 1810 Centre Ave NE, this is no longer the case. A right-of-way exists towards the east side of the site that relates to the steep slope at the rear of the site.

The parcel is located within Noise Exposure Forecast (NEF) 30-35 of the Airport Vicinity Protection Area (AVPA) Regulation, which prohibits certain types of development such as medical facilities, which are allowed under the proposed designation. Additional information is provided within the Strategic Alignment section of this report.

The site is also located within the 300 metre landfill setback of the disposal area of the Nose Creek non-operating landfill. An application for a restricted use, which includes hospitals, schools, residences and food establishments, would require a variance from the Province. Waste and Recycling Services has indicated in Attachment 2 that they may be able to provide a letter of consent for a request for a variance. Notwithstanding, the applicant is aware of use limitations due to the landfill setback, and has no plans to apply for any restricted uses on the site.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for more flexibility for support commercial developments. The proposal meets the objectives of the applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The site's existing I-G District allows for a wide variety of general light and medium industrial uses and a limited number of support commercial uses. I-G parcels are typically located in internal locations within industrial areas and the district contains specific limits on sales and office activities to preserve a diverse industrial land base. The I-G District allows for maximum floor area ratio of 1.0 and maximum building height of 16.0 metres.

The proposed I-C District allows for light industrial uses that are unlimited in size, and small-scale commercial uses that are intended to be compatible with and complement light industrial uses and areas. I-C parcels are intended to be located along or within 200 metres of major streets or expressways (as is the subject site). Accordingly, the I-C District contains provisions to ensure that developments provide an appropriate transition between other land use districts and

**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,
LOC2018-0070**

the I-G District or between highly visible industrial parcels and the I-G District. These provisions include setback, screening, landscaping and building design controls that are intended to address aesthetics in accordance with these more highly visible locations. The I-C District also allows for a maximum floor area ratio of 1.0 and a maximum building height of 12.0 metres.

Beyond maximum building height and a slightly different suite of allowable uses, key differences between the I-C and I-G District are that there are no use area restrictions for office, and that retail and consumer service uses (with maximum use area limits) are allowed in the I-C District. This is in contrast to the I-G District where retail sales activities and office uses are restricted by rules to ensure that these uses may only exist as ancillary components of the principal I-G uses (e.g. a manufacturing facility which also contains a small retail sales area and/or administrative offices).

In recognition of the I-C District's reduced maximum building height of 12 metres from the 16 metre maximum height in the I-G District, the Development Authority may consider maximum building height relaxations for development proposals for industrially oriented uses on the site, including proposed General – Industrial Light uses. This would be to allow for development of an industrial building product that is in keeping with current industry conventions for these types of developments, thereby preserving the industrial utility of these lands.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) and parking study were not required for the proposed land use. At the time of redevelopment, Transportation Planning will determine the requirements and scope of the TIA. Two existing driveways provide access to the parcel from Manning Road NE.

The area is served by Calgary Transit via route 27, located approximately 65 metres south on Manning Road NE, 200 metres south on Centre Avenue, and 120 metres north on Manning Road NE.

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.

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 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.

**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,
LOC2018-0070**

Administration did not receive any comments from residents by the CPC report submission date, and there is no community association for this area.

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, according to Schedule C: South Saskatchewan Regional Plan Map of 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 (MDP) (Statutory, 2009)

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

The Industrial-Employee Intensive Area is intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. They can be new business parks located in newly planned areas (i.e. Greenfield Industrial typology), or they could also occur as part of redevelopment and intensification of the Standard Industrial Areas, at transit stops and along corridors served by the Primary Transit Network.

Based on an ongoing evaluation of public data including the 2016 Civic Census Place of Work Survey, Administration believes that there are certain uses within the proposed I-C District that are likely to generate greater employment intensities than others, including, office and retail and consumer uses. This is not to suggest, however, that only these higher employment generating uses may be considered as being acceptable for the site, as the area as a whole must be considered with regard to its ability to meet these MDP minimum job intensity targets. In recognition of these MDP job intensity objectives and the anticipated population activity increases in the area as a result, all development proposals for the site, regardless of use, shall incorporate key elements of urban design to achieve high quality development of the site and of the area as a whole.

There is no local area plan for Mayland.

Airport Vicinity Protection Area (AVPA)

The parcel is located within Noise Exposure Forecast (NEF) 30-35 of the Airport Vicinity Protection Area (AVPA) Regulation. The Calgary Airport Authority has no objection to the proposal. Notwithstanding, certain uses such as medical clinic are prohibited on the site unless an exemption is received from the Province. The applicant is aware of these use limitations and has indicated that this will not cause a problem for future tenants of the site.

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**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,
LOC2018-0070**

Social, Environmental, Economic (External)

The proposal has the potential to continue to allow for, and further support, light industrial uses in Mayland.

No environmental issues have been identified at this time.

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.

REASONS FOR RECOMMENDATIONS:

The proposed land use redesignation is consistent with applicable policies identified in the *Municipal Development Plan* and with the intent of the Industrial – Commercial (I-C) District of *Land Use Bylaw 1P2007*.

ATTACHMENTS

1. Applicant's Submission
2. Waste and Recycling Services Comments

Applicant's Submission

This application is for a proposed Land Use Redesignation in the Community of Mayland, from Industrial – General (I-G) to Industrial – Commercial (I-C), to provide increased flexibility in showroom, display and office areas.

The site is located at 220 Manning Road NE and has a total area of approximately 2.17 acres. The site, currently vacant, is located to the East of Deerfoot Trail and North of Memorial Drive on Manning Road. The developed sites to the North, South and West across Manning Road NE are designated Industrial – Business (I-B) and include office and self-storage uses. Development is primarily industrial to the East to Barlow Trail NE and South to Memorial Drive NE. The low density residential of Mayland Heights begins within 200m to the North of the subject site, buffered by a green belt.

The subject site is identified within the Municipal Development Plan as Industrial – Employee Intensive, which provides for a mix of industrial uses including warehousing and mixed industrial/office development and is intended for a higher labour concentration than typical industrial areas.

The intent of this application is to provide increased flexibility in showroom, display and office areas, while retaining the industrial designation. Industrial businesses often require these areas to be larger than the Industrial – General (I-G) rules allow. Showroom and display areas are particularly restricted, and negotiating relaxations at the development permit stage creates uncertainty and hurdles for new tenants. We recognize the intent of these rules may be to avoid the erosion of industrial land use into other forms of land use, and as such, are providing a concurrent development application with this proposal.

The proposed Industrial - Commercial land use redesignation is in keeping with the industrial intent of the area and is intended to provide additional flexibility to the operational requirements of a variety of businesses in what is intended to be a quality multi-tenant development. As such, we would respectfully request your support of this application.

Waste and Recycling Services Comments

Consent Pending Additional Information from Applicant. This parcel (220 Manning Rd NE) and the associated building(s) are located within the MGA SDR Landfill Setback from both the East Calgary Landfill.

Should the development(s) being proposed with LOC2018-0070 contain a restricted use and a variance is required under the Municipal Government Act (MGA) Subdivision and Development Regulation (SDR), WRS, as the adjacent land owner/operator of the East Calgary Landfills, MAY be able to provide a letter of consent.

Any additional information to be reviewed by WRS and ESM can be forwarded through a circulation process.

Please contact Melanie Matwie in WRS for further conversations and information (including a dated map) related to LOC2018-0070 and the associated Landfill Setback and the extent of the landfill.

April 10, 2018 MM

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through the eyepiece of a transit instrument mounted on a tripod. The surveyor is holding a pencil in their right hand. The transit instrument is a complex mechanical device used for measuring angles in geodesy and engineering.

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Item 6.04

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2018 June 14

ISC: UNRESTRICTED
CPC2018-0698
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**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 – 36 Street SE,
LOC2017-0359**

EXECUTIVE SUMMARY

This application was submitted by Kellam Berg Engineering & Surveys on 2017 December 01 on behalf of the landowner Dawid Borys and Joanna M Swacha-Borys. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed on this site (e.g. secondary suites, Single Detached, Semi-detached and Duplex Dwellings);
- 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 Residential – Grade-Oriented Infill (R-CG) District.

A map amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan is required to change the policy area from “Low Density Residential/Conservation” to “Low Density Multi-Dwelling” is required to accommodate the proposed land use redesignation. The proposal conforms to the Area Redevelopment Plan as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Forest Lawn-Forest Heights/Hubalta 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 ± (0.14 acres ±) located at 2228 – 36 Street SE (Plan 3457GT, Block 12, Lot 16) 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.

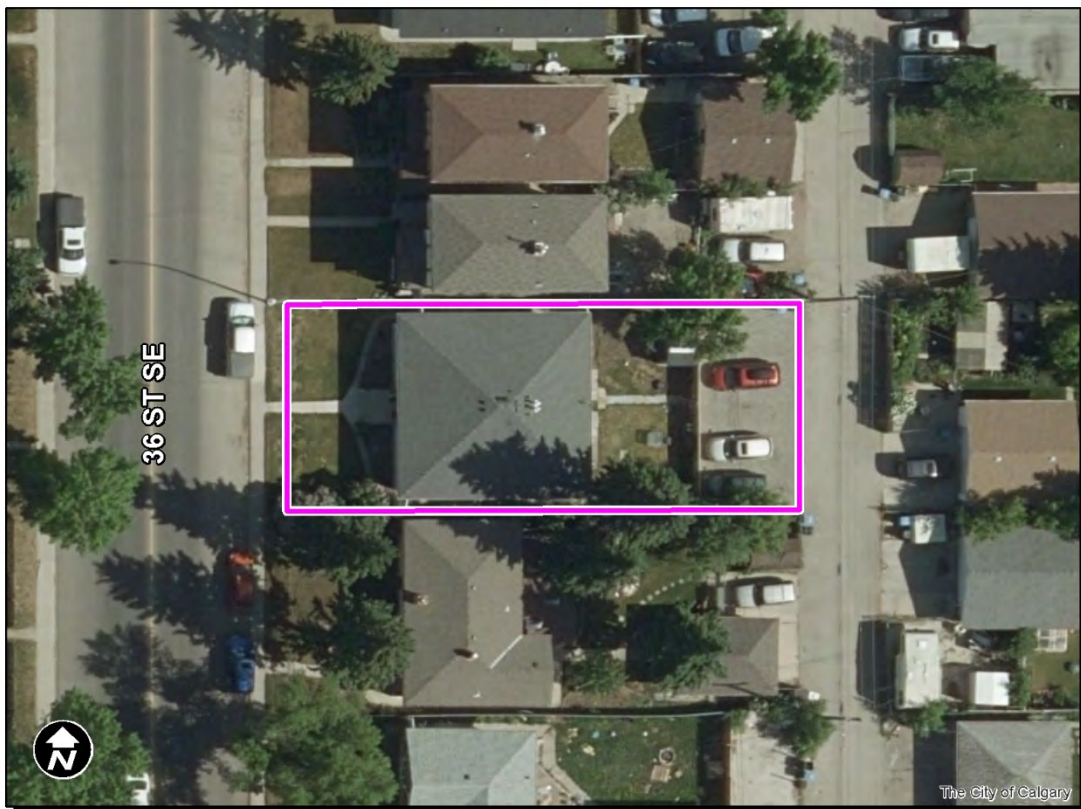
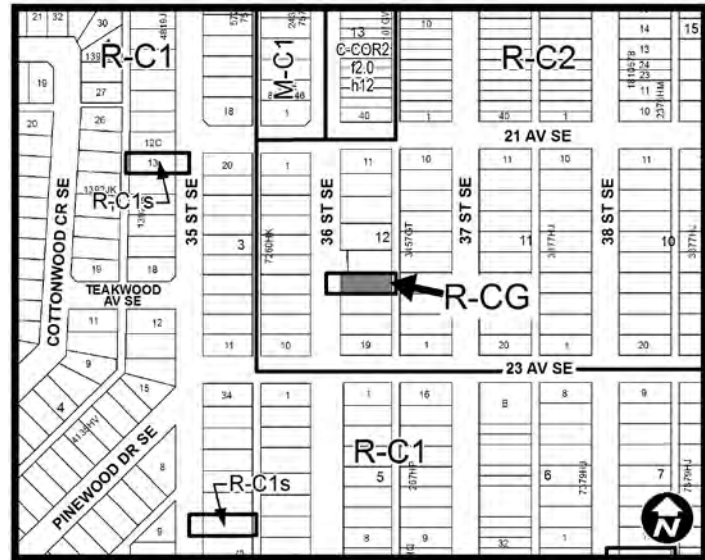
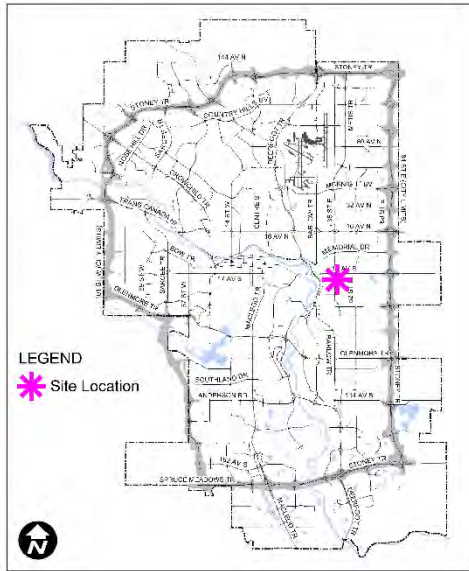
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,
LOC2017-0359

BACKGROUND

Location Maps



Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE, LOC2017-0359

Site Context

The subject site is located in a low density residential R-C2 setting in the community of Forest Lawn north of 23 Avenue SE and west of 36 Street SE. The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 37 metres and is developed with a one-storey Semi-detached Dwelling. The site has a parking pad accessed from the rear lane. Single Detached Dwellings exist to the north, south and west of the site.

The population of Forest Lawn has experienced a population decline from its peak in 1982, as indicated in *Figure 1* below.

Figure 1: Community Peak Population

Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2017 Current Population	7,772
Difference in Population (Number)	-1,136
Difference in Population (Percent)	-14%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation will allow for a range of building types that are compatible with the established built form for the neighbourhood.

Though a minor amendment to the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* 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 Dwellings. 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.

The proposed R-CG District allows for grade-oriented development in the form of Rowhouses, Duplexes, Semi-detached and Single Detached Dwellings. The maximum building height is 11 metres. At the maximum permitted density of 75 units per hectare, this site could potentially accommodate up to four dwelling units.

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,
LOC2017-0359**

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) is also allowable in R-CG development. Secondary suites are not counted towards the permitted density and do not require motor vehicle parking stalls if the size of the suite is less than 45 square metres.

Infrastructure:

Transportation Networks

Vehicular access and parking for the proposal should be via the lane. Currently, the existing lane is paved. The site is located approximately 20 metres from bus stops for routes 23, 26, 73. The closest BRT station is located 500 metres from the subject parcel on 17 Avenue SE. On-street parking adjacent to the site is unregulated. No Transportation Impact Assessment or parking study will be required.

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. A storm sewer extension may be required as part of the development permit application process.

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, the date of the Public Hearing will be advertised.

The proposal was circulated to the Forest Lawn Community Association. No comments were received by the CPC report submission date.

Administration did not receive any letters objecting to the application.

Engagement

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

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,
LOC2017-0359**

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 the site, the proposal meets the policies on Land Use Patterns.

Municipal Development Plan (MDP) (Statutory, 2009)

The subject parcel is located within the Developed Residential Area - Inner City typology of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the inner city areas in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to multi-residential development, within close proximity to transit service and will allow for a greater variety of housing forms in the area.

Notwithstanding the above, the MDP states that Local Area Plans in existence prior to the approval of the MDP are recognized as policies providing specific direction for the local context.

Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP) (Statutory, 1995)

The subject site is located within the "Low Density Residential/Conservation" policy area of the *Forest Lawn-Forest Heights/Hubalta ARP*. Within this policy area, the intent is to retain the existing neighbourhood quality and character while permitting redevelopment to occur that is compatible with the surrounding streetscape.

In order to bring this land use amendment proposal into alignment with the Forest Lawn-Forest Heights/Hubalta ARP, a minor amendment to Map 3: Land Use Policy Areas will be required to identify the site as "Low Density Multi-Dwelling" policy area (APPENDIX II). The proposed R-CG District would comply with the intent of this policy area, which is to permit dwelling units such as townhouses, triplex and fourplex dwellings at a low density range.

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

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other multi-residential developments. 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.

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,
 LOC2017-0359**

The subject parcel meets four of the location criteria such as having lane access and is located within close proximity of a transit stop (20 metres) and primary transit stop (500 metres), and fronting a collector roadway. Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

LOCATION CRITERIA	MEETS CRITERIA?
1. On a corner parcel	No
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing or planned primary transit stop	Yes
4. On a collector or higher standard roadway on at least one frontage	Yes
5. Adjacent to existing or planned non-residential development or multi-unit development	No
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	No
8. Direct lane access	Yes

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.

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**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,
LOC2017-0359**

REASON(S) FOR RECOMMENDATION(S):

This proposal conforms to the relevant policies of the *Municipal Development Plan* and the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* with proposed amendments. The proposed R-CG District was designed to be implemented in proximity, or directly adjacent, to low density residential development. The proposal represents a modest density increase and allows for a development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the subject parcel is fronting a collector roadway, is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan

Applicant's Submission



R.G.KELLAM, P.ENG.
W.E.BERG, A.L.S.

April 11, 2018

Our File: 3557
City of Calgary: LOC2017-0359

The City of Calgary
Calgary Municipal Building
800 MacLeod Trail S.E.
Calgary Alberta T2P 2M5

Attention: Jihad Bitar:

Re: NOTICE OF INTENT TO REVISE PROPOSED LAND USE BYLAW AMENDMENT APPLICATION AFFECTING 2228 36TH STREET S.E | LOC2017-0359

In regards to the above noted Land Use Bylaw Amendment application, the landowner has opted to revise the original proposal to a different land use district. By way of this letter please amend the original proposal to redesignate the Subject Site from a *Residential – Contextual One/Two Dwelling (R-C2) district* to a *Residential-Grade Oriented Infill (R-CG) district*. The original application sought a redesignation to the *Multi-Residential – Contextual Low Profile (M-C1) district*. The R-CG designation would permit future development that would respect the development scale, scope and character of the existing neighbourhood.

The Subject Site is located in a predominantly residential neighbourhood with various types of housing forms. Under the current Land Use Bylaw the majority of the surrounding area is designated "Residential – Contextual One/Two Dwelling (R-C2)".

Considering the increased density and building height implications the M-C1 zoning could have posed in a wider neighbourhood context, we determined it is not appropriate at this location and at this time.

The Municipal Development Plan promotes neighbourhood infill & redevelopment policies that encourage growth and change in low density neighbourhoods through redevelopment that is similar in scale and built form of the surrounding area, while increasing the composition of housing types that could include secondary suites, row housing or other ground-oriented housing. Other guiding criteria used to determine redevelopment of an inner-city infill site include access existing infrastructure, public transit, etc.

While the proposed district does not fit into any of the Multi-family designations in the Land Use Bylaw, it does satisfy several criteria listed in the City's "Location Criteria for Multi-Family Infill (2016)" guidelines. For instance, a bus stop is readily available in front of the dwelling and it is within 600m of the planned Rapid Transit Bus route on 17th Avenue S.E. In terms of connectivity to the City's road way system, the site fronts onto a collector standard road (36th Street S.E) and has direct rear lane access with ample on-site parking to accommodate the two main floor units and the two basement suites. It is relatively close to existing non-residential developments such as the existing M-C1 and C-COR2 districts located north of 21st Avenue S.E. It is also located on the periphery of the 17 Avenue S.E. Area Redevelopment Plan boundaries.

If you require any additional information please do not hesitate to contact the undersigned.

Applicant's Submission

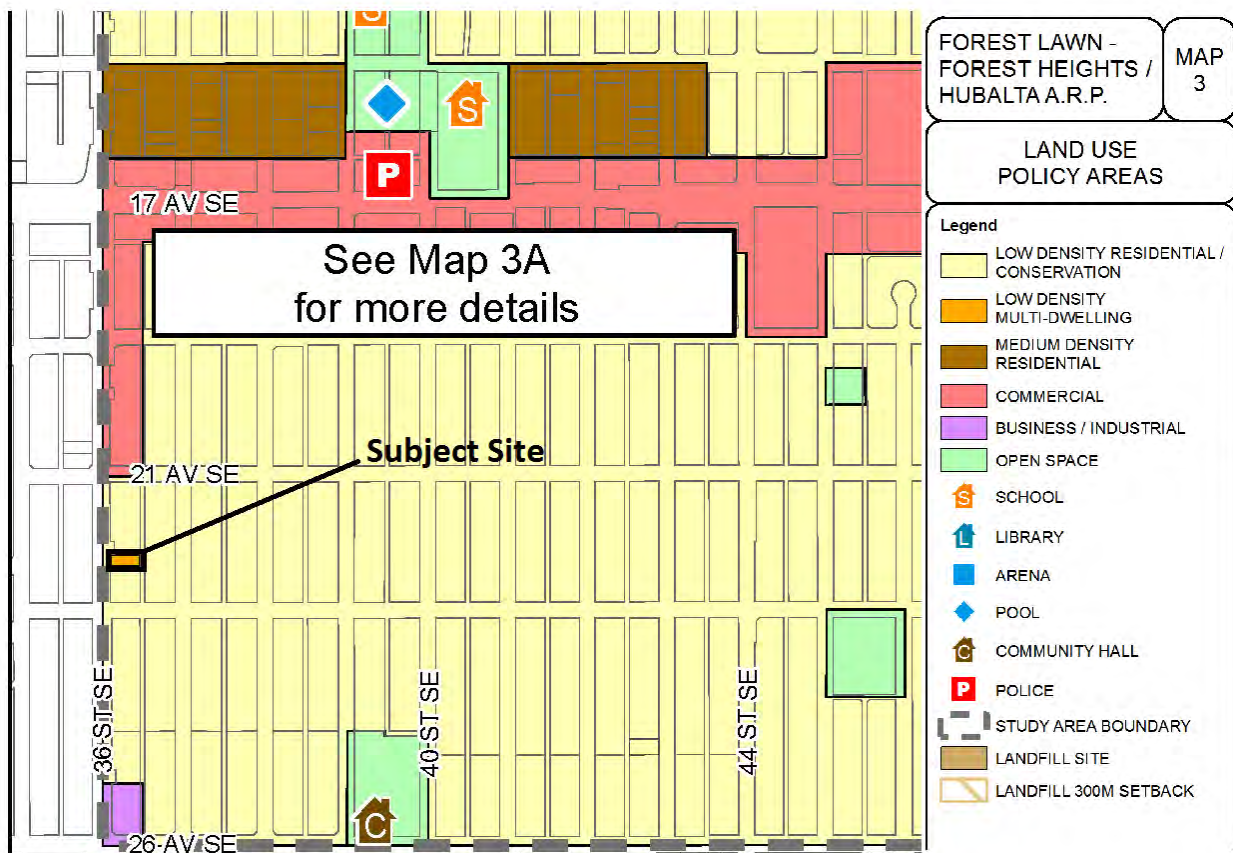
Page 2 of 2

Regards,
Kellam Berg Engineering & Surveys Ltd.

Terence Santiano
Planning Technician
E: tsantiano@kellamberg.com | O: (403) 640-0900 | F: (403) 640-0678

Proposed Amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan

1. Amend the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, being Bylaw 27P94, as amended, is hereby further amended as follows:
 - (a) Amend Map 3 entitled "Land Use Policy Areas" by changing 0.06 hectares \pm (0.14 acres \pm) located at 2228 – 36 Street SE (Plan 3457GT, Block 12, Lots 16) of Map 3 entitled "Land Use Policy Areas" from "Low Density Residential/Conservation" to "Low Density Multi-Dwelling" as generally shown in the sketch below.



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 June 14" is overlaid on the image.

Calgary Planning Commission 2018 June 14

Item 6.05

Land Use Amendment in Renfrew (Ward 9) at 1107 – 8 Avenue NE, LOC2018-0058

EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on 2018 March 12 on behalf of the landowner, Renfrew1107 Ltd. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed on this site (e.g. single detached, semi-detached, duplex homes, and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG District.

This proposal is in keeping with applicable policies of the *Municipal Development Plan* and aligns with the *North Bow Design Brief*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1107 – 8 Avenue NE (Plan 8150AN, Block 157, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential Grade – Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

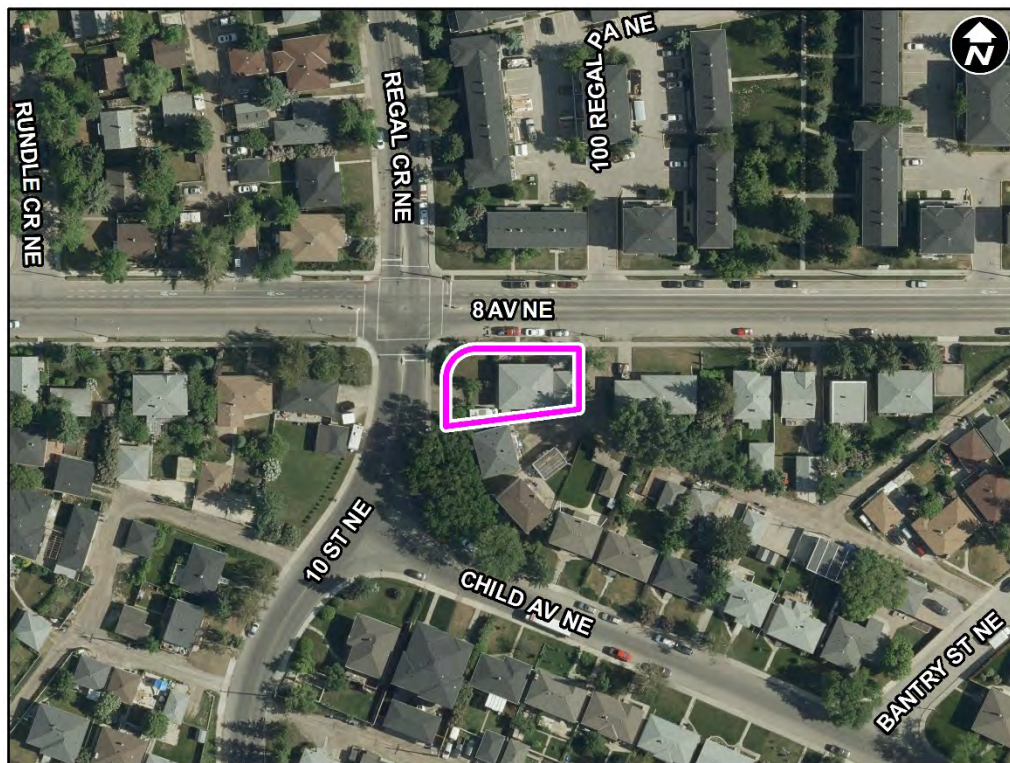
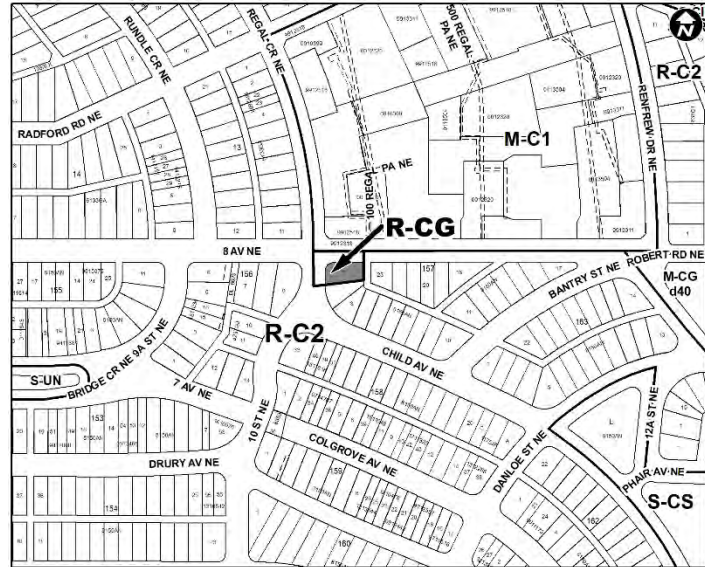
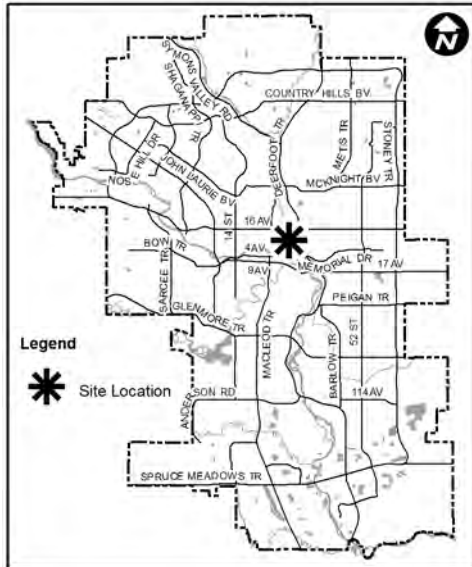
BACKGROUND

The current R-C2 District is intended to accommodate residential development in the form of single detached, semi-detached, and duplex dwellings in developed areas of the City. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

A development permit (DP2018-1067) was submitted separately for the redevelopment of subject site that proposes a two-storey, four unit rowhouse building and a detached four-car garage. This application is currently under review by Administration. As such, a land use redesignation application is necessary to allow for the proposed rowhouse development to be realized. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058

Location Maps



Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058

Site Context

The subject site is located in the community of Renfrew at the southeast corner of 8 Avenue NE and 10 Street NE. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, with the exception of a large multi-residential development to the north, known as Regal Park, designated under the Multi-Residential – Contextual Low Profile (M-C1) District. Surrounding development to the east, south and west of the subject site, consists of a mixture of single and semi-detached dwellings.

The subject site is approximately 0.06 hectares in size with approximate dimensions of 17.5 metres by 33.5 metres. The site has lane access along the east property line, accessed from 8 Avenue NE. The site is currently developed with a one-storey single detached dwelling and a two-car garage accessed 8 Avenue NE. The site also has a two-car parking pad accessed from 10 Street NE.

As identified in *Figure 1*, the community of Renfrew reached its peak population in 1968 with 8,019 residents. The current population for the community is 6,397 residents, a decline of 1,622 residents (-20 percent) from peak population.

Figure 1: Community Peak Population

Renfrew	
Peak Population Year	1968
Peak Population	8,019
2017 Current Population	6,397
Difference in Population (Number)	-1,622
Difference in Population (Percentage)	-20%

Source: The City of Calgary 2017 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that have the ability to be compatible with the established built form for the neighbourhood. The proposal 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 intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached, semi-detached, and duplex dwellings. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four 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 towards density and do not require motor vehicle parking stalls in the R-CG District provided they are below 45 square metres in size.

Implementation

Administration is reviewing an associated development permit (DP2018-1067) application for the redevelopment of the subject site. The development permit proposes a two-storey, four unit rowhouse building and a detached four-car garage. Administration's review of the development permit will determine the building design, number of units and site layout details, such as parking, landscaping and site access. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from 8 Avenue NE, 10 Street NE and the rear lane. The area is served by Calgary Transit bus service Route 17 Renfrew / Ramsay with a bus stop within approximately 100 metres walking distance of the site on 8 Avenue NE. On-street parking adjacent to the site is unregulated.

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.

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 landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058

The Renfrew Community Association identified by email correspondence on 2018 April 13 that they had no objections to this proposed land use redesignation application.

No citizen comments were received by Administration regarding the proposed redesignation.

In addition to Administration's standard practices, the applicant, CivicWorks Planning + Design, also met with the Community Association's Planning & Development Committee in 2018 February to discuss the proposed land use redesignation and associated development vision. The applicant also installed supplementary on-site signage, and hand delivered information postcards to ensure surrounding area neighbours were aware of proposed changes to the subject site. Details into the applicant's supplementary engagement efforts are outlined in Attachment 1 of this report.

Engagement

No public meetings were held by the applicant or Administration in association with this application.

Strategic Alignment

Calgary International Airport Vicinity Protection Area Regulation (2009)

The subject site falls within the Airport Vicinity Protection Area (AVPA) Regulation area and is located within the 25-30 Noise Exposure Forecast (NEF) contour. Residential uses are not considered prohibited uses within this NEF area.

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP). The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the proposal is consistent with the policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject site is located within the Residential - Developed - Inner City area, according to the Urban Structure Map (Map 1) of 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.

Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058

North Bow Design Brief (Non-statutory, 1977)

The subject site falls within the plan boundaries of the *North Bow Design Brief*. The *North Bow Design Brief* identifies the subject site as located within a Low Density Residential area. While this application was evaluated primarily against current MDP policies, this non-statutory document outlines guidelines to consider for land use redesignations that are relevant to this application. This Design Brief indicates that redesignations of this nature may be permitted in areas where there are adequate transportation, shopping, cultural, education and recreation facilities. Further, it also identifies that land use redesignations may be permitted in contexts where a parcel fronts on to major or collector roads and are adjacent to transit. The proposed land use redesignation application is consistent with these guidelines as it promotes sensitive and compatible infill redevelopment along a collector road (8 Avenue NE) and in close proximity to transit and community amenities.

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

While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other multi-residential developments.

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 MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject site meets the majority of the location criteria, including:

- on a corner lot;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned primary transit stop;
- on a collector or higher standard roadway on at least one frontage;
- adjacent to existing or planned non-residential development or multi-unit development;
- and
- direct lane access.

Moderate intensification in this location has a minimal impact on adjacent sites, 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.

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CPC2018-0675
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Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058

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 investments and therefore there are no growth management concerns at this time.

Risk Assessment

There are no known risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is in keeping with applicable policies of the *Municipal Development Plan* and the *North Bow Design Brief*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development, while allowing for a range of building types that have the ability to be compatible with the surrounding built form of the existing neighbourhood. The proposal also assists in better accommodating the evolving range of housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter

Applicant's Submission



440 - 8119 Elbow Drive SW P 403 201 5360
Calgary Alberta T2V 1H4 F 403 201 5344

MARCH 12, 2018

City of Calgary
Planning and Building
800 MacLeod Trail SW
Calgary AB T2P 2M5

RE: Land Use Redesignation from R-C2 to R-CG: 1107 - 8 Avenue NE | Lot 1, Block 157, Plan 8150AN

The subject parcel is located in the community of Renfrew and consists of 0.0570ha of privately owned land. Eagle Crest Construction has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a four-unit Rowhouse Building with front doors facing 10 Street and 8 Avenue NE. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits this parcel to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District.

Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The intent of the R-CG District is to; accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allow Secondary Suites and Backyard Suites with new and existing residential development; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

The subject lands do not fall within the boundaries of any Local Area Plans and are governed by higher level, city-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 10 Street and 8 Avenue NE with grade-oriented unit entrances.

Direct Lane Access: The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 10 Street and 8 Avenue NE.

Collector Road: The subject site is located along a Collector standard road, ensuring both ease of access and traffic capacity for future residents.

Proximity To Transit: The subject site is ~45m / ~95m from two primary transit stops (Route 17, 19 & 45), and is adjacent to the 8 Avenue NE Primary Transit Network corridor. Calgary's Primary Transit Network provides communities with daily reliable public transit service, with a frequency of every 10 minutes or less, 15 hours a day, 7 days a week.

Proximity To Multi-Residential Development: The subject site is proximate to an existing large scale multi-residential development (Regal Park), which is sited directly across 8 Avenue NE.

Pre-Application Community Association Support: As part of a pre-application engagement process, the project team met with Renfrew Community Association's Planning & Development Committee on February 5, 2018. After a discussion about the preliminary design concept and land use change, the Committee expressed support for the land use redesignation.

2

Applicant's Submission



CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

COMMUNITY ENGAGEMENT

Eagle Crest Construction is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Eagle Crest Construction and the project team have undertaken a community engagement process in support of this application to ensure a clear and transparent process for all stakeholders. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications.

As part of a pre-application engagement process, Eagle Crest Construction and members of the project team met with Renfrew Community Association's Planning & Development Committee on February 5, 2018 to discuss the proposed land use redesignation and associated development vision. The team shared preliminary architectural concepts and received feedback on a number of topics including street orientation, materials and screening. The committee's comments were taken under advisement and integrated where possible into the refinement of the development concept. The associated Development Permit application reflects these key changes. Overall, the Committee expressed support for the land use redesignation.

In addition to pre-application discussions with the Communicant Association, other key elements of our engagement process include:

On-site Signage | To be installed on-site at time of submission

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, Eagle Crest Construction and the project team deploy on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via a dedicated email inbox. All inquiries, questions and comments are received, compiled, and responded to by the project team in a timely manner.



Proposed Land Use Change

Hello neighbour!
We are proposing a land use change at this address:
1107 - 8 Avenue NE | R-C2 to R-CG

The proposed land use redesignation will contribute to the continued vibrancy and vitality of Calgary's inner-city neighbourhoods and facilitate a development vision that will add a four-unit Rowhouse Building with front doors facing 8 Avenue and 10 Street NE. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings. Like R-C2, the R-CG (Residential - Grade-Oriented Infill) District is a low density residential district that facilitates street-oriented development, with flexible parcel dimensions and building setbacks. The R-CG District allows for a diversity of housing choices and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

If you have any questions, comments or concerns, email us at: engage@civicworks.ca



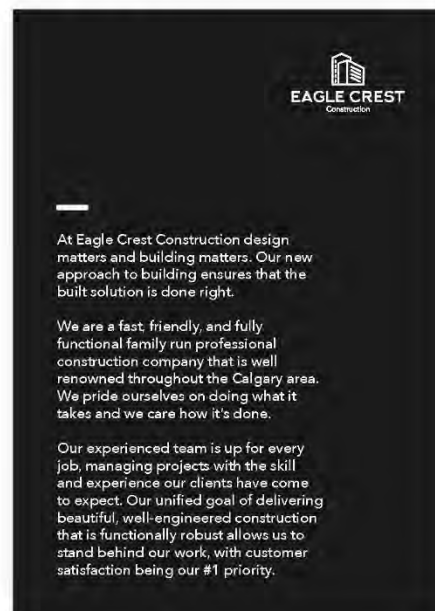
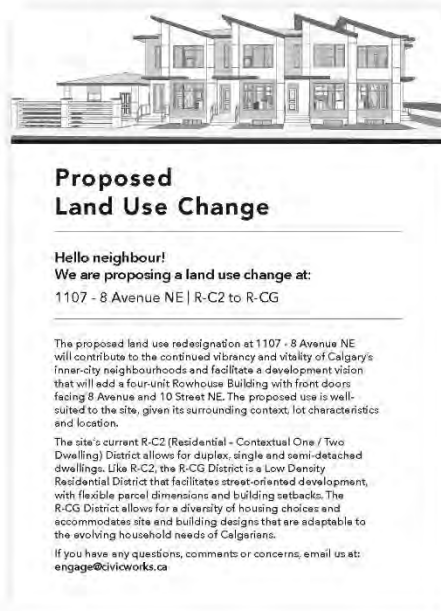
Applicant's Submission



Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated development vision.

The postcards outline the proposed land use change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated email inbox. All inquires, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that will introduce new and innovative housing options for Calgarian looking to live in inner-city communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Should you have any questions, comments, or concerns, please contact me at 403-889-4434 or boris@civicworks.ca.

Sincerely,

Boris Karn, Planner
B.HSc., M.Plan.



Community Association Letter

April 13, 2018

Hi Fraser,

Thanks for following up about this item. The Renfrew Planning Committee, on behalf of the Renfrew Community Association, has no objection to changing this site's land use from R-C2 to R-CG.

Thanks,
Nathan Hawryluk
Director, Planning and Traffic
Renfrew Community Association

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 June 14

Item 6.06

Planning & Development Report to
Calgary Planning Commission
2018 June 14

ISC: UNRESTRICTED
CPC2018-0661
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Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 – 36 Street SE and 3725 – 10 Avenue SE, LOC2018-0076

EXECUTIVE SUMMARY

This application was submitted on 2018 April 09 by HomeSpace Society with authorization from the owners, the City of Calgary. The application proposes to redesignate the subject parcels from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- Multi-Residential Developments (e.g. apartment building);
- a maximum building height of 16.0 metres (an increase from the current maximum of 10.0 metres);
- a maximum floor area ratio (FAR) of 2.5; and
- the uses listed in the proposed M-C2 designation.

A minor map and text amendment to the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP) is required to support this application. The proposal is generally in keeping with applicable policies of the *Municipal Development Plan* and the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP), as amended.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 1104 – 36 Street SE and 3725 – 10 Avenue SE (Plan 2700AH, Block 25, Lots 18, 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

In 2016 July, Council approved “Foundations for Home”, Calgary’s Corporate Affordable Housing Strategy, which identified “Leverage City Land” as 1 of 6 objectives and included a target to dispose of five parcels per year of City land at below-market value for non-market housing projects in 2017 and 2018.

At the 2017 April 24 regular meeting of Council, Council provided Administration with authorization to target market seven parcels of City owned land to the affordable housing sector, including the subject parcel.

**Planning & Development Report to
Calgary Planning Commission
2018 June 14**

**ISC: UNRESTRICTED
CPC2018-0661
Page 2 of 9**

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 -
36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076**

A full process of submission, evaluation, awarding and sale authorization was undertaken for each of the parcels. Applicants were evaluated on several different criteria, including their experience in operating affordable housing, experience in developing affordable housing in the past, capital funds in place, development timeline and potential partnerships. HomeSpace Society was selected as the successful applicant for the subject site with the sales authorization approved by the Management Real Estate Review Committee on 2018 February 08.

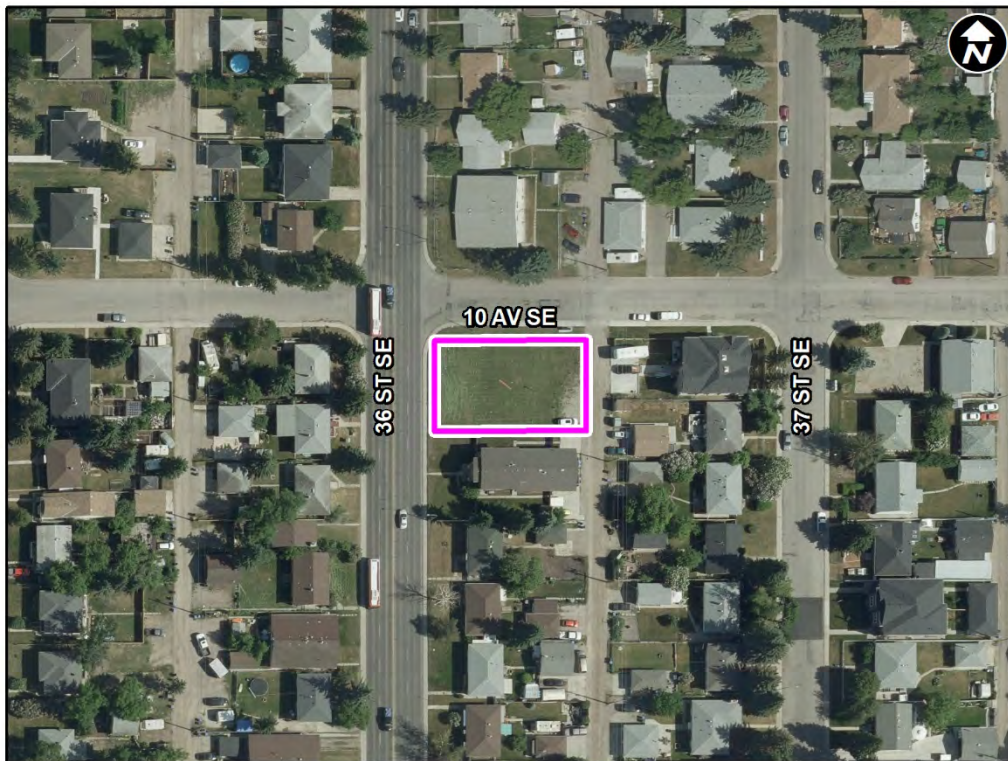
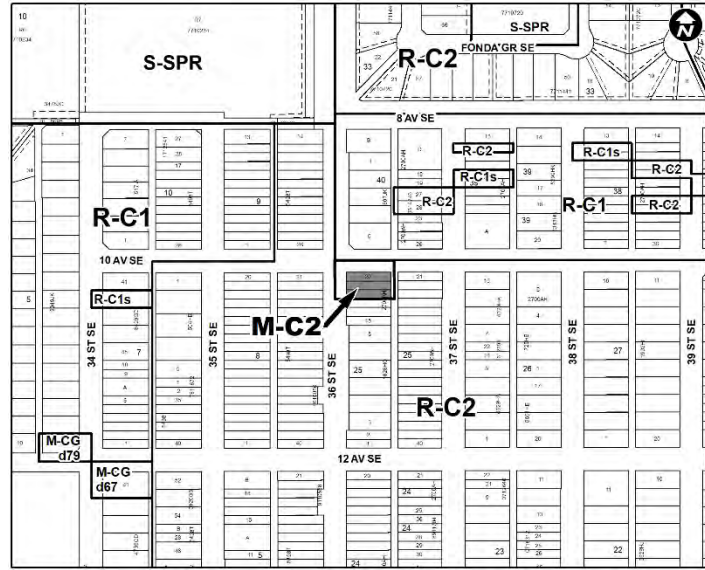
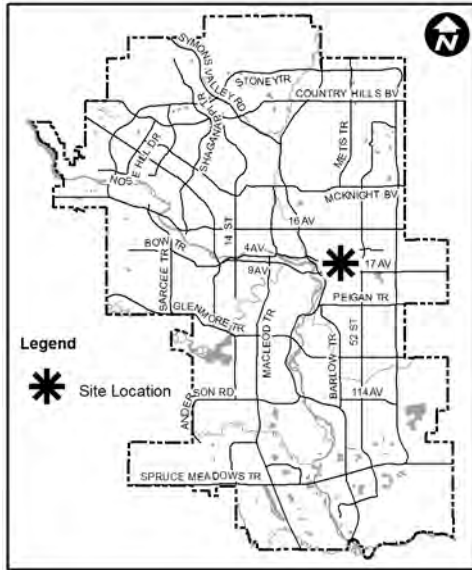
BACKGROUND

The current R-C2 District is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City. The district allows for a maximum of two dwelling units and a maximum building height of 10.0 metres. Assisted Living is allowed in the R-C2 district, but only to a maximum of 10 residents. The applicant is proposing an Assisted Living development for 38 residents/units. As such, a land use redesignation application is necessary to allow for the proposed development.

A development permit application (DP2018-1392) was submitted on 2018 April 09 and is currently under review by Administration. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 -
36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076**

Location Maps



Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 - 36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076

Site Context

The subject site is located in the southeast community of Forest Lawn, on the southeast corner of 36 Street SE and 10 Avenue SE. The site comprises two parcels and is approximately 23 metres wide by 38 metres in length and is currently vacant. There is lane access on the eastern boundary.

The site is surrounded to the south, east and west by existing R-C2 residential uses. To the north there is a combination of R-C1 and R-C2 uses. There are two recently designated Multi-Residential – Contextual Grade-Oriented (M-CG) sites to the south west along 34 Street SE and 12 Avenue SE.

There are a variety of retail and service amenities located in close proximity along 8 Avenue SE and Marlborough Mall to the north, and to the south along 17 Avenue SE. The Father Lacombe Senior High School is located to the north of the parcel.

As identified in *Figure 1*, the community of Forest Lawn reached its peak population in 1982 with 9,088 residents. The current population for the community is 7,772 residents, a decline of 1,316 residents (-14 percent) from peak population.

Figure 1: Community Peak Population

Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2017 Current Population	7,772
Difference in Population (Number)	-1,316
Difference in Population (Percentage)	-14%

Source: The City of Calgary 2017 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed M-C2 district allows for moderate intensification of the site. The application is compatible with the uses and developments in the surrounding area and meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This application seeks to redesignate two undeveloped parcels from a Residential – Contextual One / Two Dwelling (R-C2) District to a Multi-Residential – Contextual Medium Profile (M-C2) District.

Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 - 36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076

The proposed M-C2 District is intended to facilitate multi-residential development of medium height and medium density within the developed area of the City. The district rules allow for varied building height and front setback areas in a manner that considers the immediate context and is intended to be applied to sites in close proximity or adjacent to low density residential development. The maximum permitted building height is 16.0 metres, with contextually sensitive rules that further restrict building height within proximity of low density residential districts and public streets.

As part of the review of this land use amendment application, Administration considered alternative land use districts, including the Multi-Residential – Contextual Low Profile (M-C1) District. However, based on a review of this district and its development rules including a maximum building height of 14.0 metres and the contextually sensitive rules that restrict building height within proximity of low density residential districts and public streets, Administration considers the proposed M-C2 district to be appropriate and will enable compatible development on this parcel.

Implementation

The proposed land use redesignation is intended to accommodate a comprehensive redevelopment of the subject parcel. Administration is reviewing an associated development permit application (DP2018-1392) for this parcel which proposes a new four storey Assisted Living development comprising 38 units/residents.

Administration's review of the development permit will determine the building design, height and site layout details such as parking, landscaping and site access. The development permit is currently under review, and a decision on the development permit will not be made until Council has made a decision on this land use redesignation.

Infrastructure

Transportation Networks

The site is located on the Primary Transit Network (36 Street SE), with several bus stops located within 50 to 100 metres of the property, along both 36 Street SE and 8 Avenue SE. 36 Street SE is classified as an arterial street type and connects two major roads (17 Avenue SE and Memorial Drive SE) and two transit systems (Northeast LRT and the 17 Avenue SE BRT).

A parking study has been submitted for DP2018-1392 based on a standardized scope for the proposed specialized Assisted Living use. This study, along with details of access and related loading services will be reviewed and determined at the development permit stage.

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.

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 -
36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076**

As part of the development permit application process, a sanitary servicing study may be required in order to determine whether upgrades to the public sanitary sewer system is required.

The subject site is within the boundary of the Western Irrigation District drainage catchment and subject to stormwater volume control measures.

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. Information was also included in the Planning and Development Map (PD Map), which is an online tool accessible by the public that includes relevant information on land use amendment applications.

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.

No citizen's comments were received by the CPC report submission date. The Forest Lawn Community Association did not comment by the CPC report submission date.

Engagement

In March 2018, prior to the submission of the land use amendment application, an open house was held by the applicants, with invites sent to the Forest Lawn Community Association and the adjacent Forest Heights and Radisson Heights/Hubalta Community Associations. The applicants also sent a mail-out letter to over 3,800 residential and business owners inviting them to the open house. Twelve individuals attended the open house, with only 1 resident raising concerns.

Reasons stated for opposition:

- Concerns with potential occupants of the new building and the impact on the community.

No other objections were received.

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 Efficient Use of Land Principles, which encourage compact infill development at higher densities and in locations that best utilize existing infrastructure.

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 -
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Municipal Development Plan (Statutory, 2009)

The subject site is located in the Residential-Developed-Inner City Area as identified on Map 1, Urban Structure of the *Municipal Development Plan* (MDP). The Inner City Area land use policies allow for a range of intensification strategies including parcel-by-parcel intensification to larger more comprehensive approaches. Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated as higher density (i.e., Neighbourhood Corridor) or if the intensification is consistent and compatible with the existing character of the neighbourhood. In this case, the subject site is located within 500 metres of the 17 Avenue SE Main Street, and the proposed M-C2 district would allow for a development that has the ability to be compatible with the existing character of the neighbourhood.

The proposal also aligns with the MDP's city-wide policies that encourage the efficient use of land, transit-supportive land uses, housing diversity and choices and complete communities policies. Section 2.3.1 (a) (1) of the MDP notes that diverse neighbourhoods include a range of housing choices in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups. In addition, section 2.3.1 (g) encourages integration of care facilities within residential and mixed-use communities to provide for a broad range of specialized accommodation and care in order to meet a diverse array of city-wide and community's needs, including transitional facilities.

Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan*) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.

Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Statutory, 1995)

The parcel is located within a Low Density Residential/Conservation policy area within the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP). Within the Residential/Conservation policy area the intent is to keep the existing neighbourhood quality and character while permitting redevelopment to occur that is of a lesser scale than that proposed in this land use amendment application. As such, an ARP amendment is required to facilitate support of this application, as the apartment form of housing allowed in the M-C2 district does not comply with the intent of the Residential/Conservation policy area in the ARP.

In order to bring this land use amendment proposal into alignment with the ARP, it will be necessary to make a minor amendment to Map 3 and provide a new policy 3.1.4 (c) to ensure that the two parcels the subject of this land use amendment application can be included in the Medium Density policy area. Within the Medium Density policy area, the intent is to have dwelling units located adjacent to collector or major roads. The proposed M-C2 district would comply with the intent of this area.

In considering the appropriateness of the proposed ARP amendments, it is important to consider the overall objectives of the plan, broader city-wide land use policy and the site specific context. In this regard, the proposed ARP amendments will support the objectives for

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 -
36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076**

residential development articulated in policy 3.1.3 of the ARP, including providing for a variety of housing types and supplying non-profit housing or assisted housing to low income individuals and families in the community. Furthermore, the proximity to transit services and significant commercial amenities nearby support its candidacy for multi-residential development.

Location Criteria for Multi-Residential Infill (Non-statutory, 2016)

Council adopted the *Location Criteria for Multi-Residential Infill* to assist with the evaluation of land use amendment applications when considering multi-residential developments in low density residential areas. The proposed land use aligns with the majority of the criteria. The site is on a corner parcel; within 400 metres of a transit stop; within 600 metres of an existing or planned primary transit stop; on a collector or higher standard roadway on at least one frontage; along or in close proximity to an existing or planned corridor or activity centre and has direct lane access.

Planning Principles for the Location of Care Facilities and Shelters (Statutory, 2011)

Care facilities, including Assisted Living, are an integral part of complete communities where being part of the residential community is important for the clients' wellbeing and are critical to meeting the growing need for a diverse range of specialized accommodation and care in the city. Sites considered for redevelopment into care facilities should be within walking distance to public transit and close to local neighbourhood commercial and other support uses.

The site is located on 36 Street SE (part of the Primary Transit Network), with a bus stop within 50 metres, which will facilitate the mobility needs of staff, clients, and visitors. The site's location will also contribute to the facility being able to successfully integrate into the community due to its proximity to commercial development and community open spaces.

Social, Environmental, Economic (External)

The proposed land use amendment will allow for a range of housing choices to accommodate the housing needs of diverse age groups, lifestyles and demographics. The proposal allows for efficient use of land by allowing moderate intensification of the site.

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.

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**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 -
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Current and Future Capital Budget:

The proposed 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 the applicable policies of the *Municipal Development Plan* and the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan*, with proposed amendments. Situated on a corner parcel, the site's location is ideal for moderate density increase due to its close proximity to transit, major corridors, transportation networks and commercial development. Further, the recommended M-C2 land use district would allow for a development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendments to the Forest Lawn-Forest Heights/Hubalta 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.

Introduction

HomeSpace Society (HomeSpace) is submitting an application for a Land Use Amendment for a 0.88 hectare (0.216 acre) Parcel in the community of Forest Lawn. The subject site is municipally known as:

- 3725 10th Avenue SE (East portion: Lot 18-20, Block 25, Plan 2700AH)
- 1104 36th Street SE (West portion: Lot 18-20, Block 25, Plan 2700AH)

The proposed Land Use Amendment (LUA) is to change from the existing R-C2 (Residential Contextual One / Two Dwelling District) to M-C2 (Multi-residential Contextual Medium Profile District) which will accommodate a sensitively integrated medium profile, multi-residential building to be constructed by HomeSpace.

HomeSpace was created to grow the capacity of the affordable housing sector and significantly advance community-based planning and delivery of housing options in our City. This development will support HomeSpace's initiative to increase access to safe, appropriate and affordable housing for vulnerable Calgarians. As a charitable real estate developer, rental housing owner and property manager, HomeSpace works closely with communities to build affordable, specialized, permanent housing in order to continually add to the housing stock in our City.

HomeSpace's potential developments are approached with care and through direct consultation with the local community, with a focus on fostering long term collaborative relationships with neighbours and the broader community. HomeSpace has a strong history of well-designed and well-managed homes seamlessly integrated into many of Calgary's finest neighbourhoods, and this development is envisioned to be the same.

This LUA application is being submitted to facilitate the development of the proposed building form. The LUA application will run concurrent with a Development Permit (DP) application and will also involve a minor ARP amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP).

Land Use Context

The subject site is a flat, well-positioned corner lot that faces 36th Street SE, a collector street. It enjoys a flanking frontage on 10th Ave SE and benefits from access to a laneway on the east boundary. The site is framed on the south by existing R-C2 residential uses as well as to the east across the rear lane. To the west across 36th Street SE are R-C2 uses with R-1 uses farther west. To the north, there is a combination of R-C2 and R-1.

A variety of retail and service amenities are located in close proximity along 8 Avenue SE to the north and to the south along 17th Avenue SE or straight north to Marlborough Mall - all easily accessible via transit.

The site offers quick access to Memorial Drive to the north and 17th Avenue to the south and is conducive to higher density residential uses that can already be found to the north and south along the 36th Street SW corridor. Given the City's current Main Streets initiative and a focus on existing corridors for revitalization and intensification, this segment of 36th Street acts as a strong spine that possesses some of the key attributes that can support thoughtful intensification.

Transit Supportive

The subject site fronts onto 36th Street, which is a transit route. Bus stop locations are within easy walking distance along 36th Street (as identified in the Parking Addendum) or a short walk to the north and south along 8th and 14th Avenues SE for east-west connections. The 36th Street SE spine also offers links (via foot or bus) to the LRT system at Marlborough Station to the north and to the BRT System to the south along 17th Avenue SE. Residents in this area can readily access the broader city through these systems from this site.

ISC: Protected

Applicant's Submission

PL 1263 (R2017-09)

Servicing/Infrastructure

Servicing capacity for the site currently exist and will require minimal to no investment or upgrades to facilitate the proposed development. This represents a logical and desired optimization of existing infrastructure.

Assisted Living Apartments

HomeSpace provides permanent, supported assisted living rental apartments in over 20 communities throughout Calgary. These apartments are designed with common amenity space throughout intended for resident and support agency use, offices for staff that are located on site 24/7, and a community kitchen space that provides an opportunity for residents and agency staff to gather for holiday celebrations and community gatherings. These buildings are designed to encourage resident integration into the community. HomeSpace partners with a social agency that provides supports to residents as needed. Supports include guest management and concierge services for the front entrance, life skills training as needed, assistance in getting to appointments in the community and other human services interactions as required. A full listing of HomeSpace's partner agencies can be found on their website at: <http://www.homespace.org/get-involved/partner-with-us/>

Community Engagement

HomeSpace has reached out to local community organizations, including speaking directly with the International Avenue BRZ, the Forest Lawn Community Association, the Radisson Heights/Albert Park Community Association, the Forest Heights Community Association and has met with Councillor Carra to discuss their intended development plans, provide information on the programming that will take place in the Assisted Living Apartment building and request feedback on building design. HomeSpace also conducted door knocking for immediate neighbours of the site and held a community open house on March 27, 2018. Invitations were sent through Canada Post to over 3,000 addresses within an approximately 750-meter radius and a dozen community members attended on the night of the open house. The proposed submission is informed by the results of these engagement initiatives.

HomeSpace and their residents are committed to becoming productive members of the communities in which they own and operate, and as they own their properties in perpetuity, they are committed to maintaining an open and accessible relationship with community members for the long-term.

Neighbour – 1108A-B 36 Street SE

HomeSpace Society sent letters directly to the owners of the property located to the south of the proposed development. HomeSpace was able to speak directly to one of the registered owners on April 4, 2018 and provide information about their proposed development, including plans to change the zoning to M-C2. The owner informed HomeSpace that they intended to sell their building in the spring and asked if HomeSpace was interested in purchasing as well. The owner did not mention any concerns with the proposed development to HomeSpace at the time of the phone call.

Summary

Overall, given the proposed development's location along a collector street connecting two significant arterials and transit system, as well as its proximity to key amenities, the subject sites are conducive to sensitive residential intensification and the proposed Land Use Amendment.

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

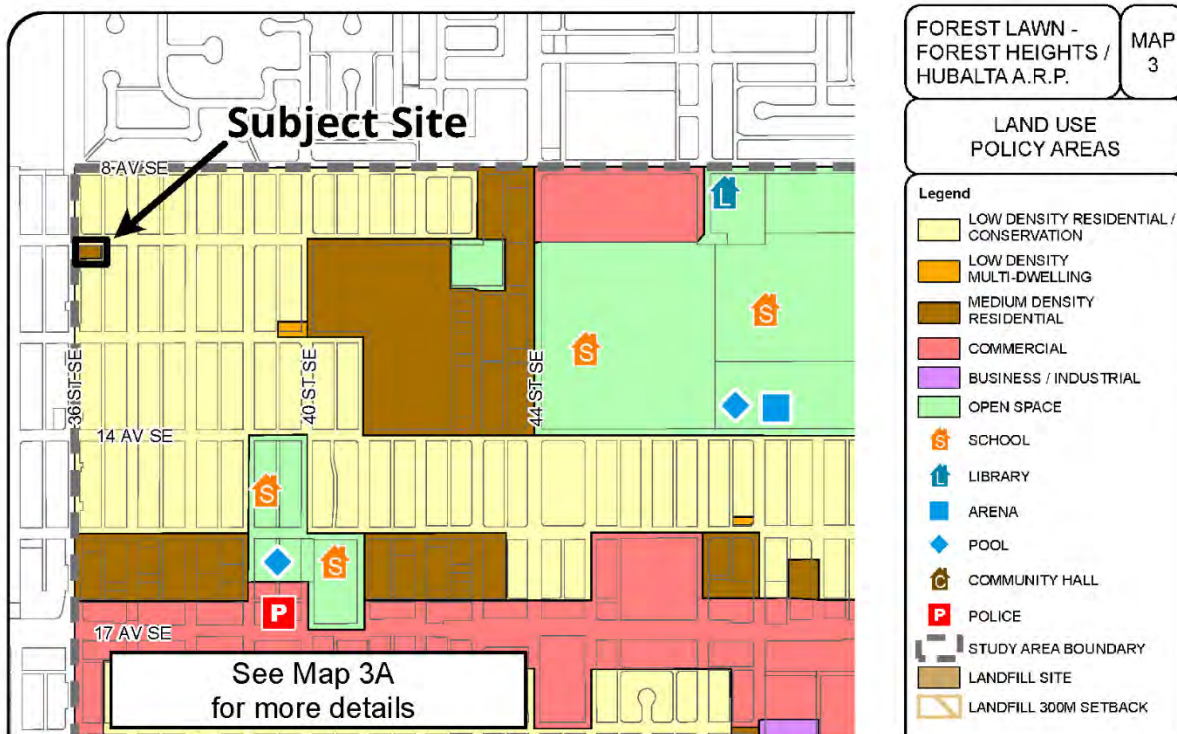
Proposed Amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan

1. Amend the South Calgary/Altadore Area Redevelopment Plan, being Bylaw 13P86, as amended, is hereby further amended as follows:
 - (a) Delete policy 3.1.4.c in its entirety and replace with the new policy 3.1.4.c to read:

“c. A medium density policy is retained for those areas designated RM-4, RM-5 and DC (with residential guidelines). The purpose of this policy is to provide a variety of housing types in low and medium profile building forms at a maximum density of 148 units per hectare (60 units per acre) with the exception of:

 - i. The existing low profile apartment building located at 1728 38 Street SE, which will have a maximum density of 206 units per hectare (83 units per acre); and
 - ii. The parcels located at 1104 36 Street SE and 3725 10 Avenue SE, which will have a maximum floor area ratio (FAR) of 2.5.

Dwelling units in the medium density residential policy area should be located adjacent to collector or major roads (Maps 3 and 3A).”
 - (b) Amend Map 2 entitled ““Land Use Policy” by changing 0.09 hectares ± (0.22 acres ±) located at 1104 – 36 Street SE and 3725 – 10 Avenue SE (Plan 2700AH, Block 25, Lots 18, 19 and 20) of Map 3 entitled “Land Use Policy Areas” from “Low Density Residential/Conservation” to “Medium Density Residential” as generally shown in the sketch below.



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.

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Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005

EXECUTIVE SUMMARY

This land use amendment application was submitted by Sara Karimiavval on 2018 January 10 on behalf of the landowner Zdzislaw Butkiewicz. This application proposes to change the designation of this property to allow for a Secondary Suite (e.g. basement suite) or discretionary use of Backyard Suite (e.g. carriage house, garage suite) under a different land use district and regulations than the existing DC Direct Control District.

The proposed Residential – Narrow Parcel One Dwelling (R-1N) District is a residential designation in developing areas that is primarily for single detached homes that may include a secondary suite on narrow or small parcels.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 25 Elgin Meadows Green SE (Plan 0812876, Block 60, Lot 7) from DC Direct Control District **to** Residential – Narrow Parcel One Dwelling (R-1N) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

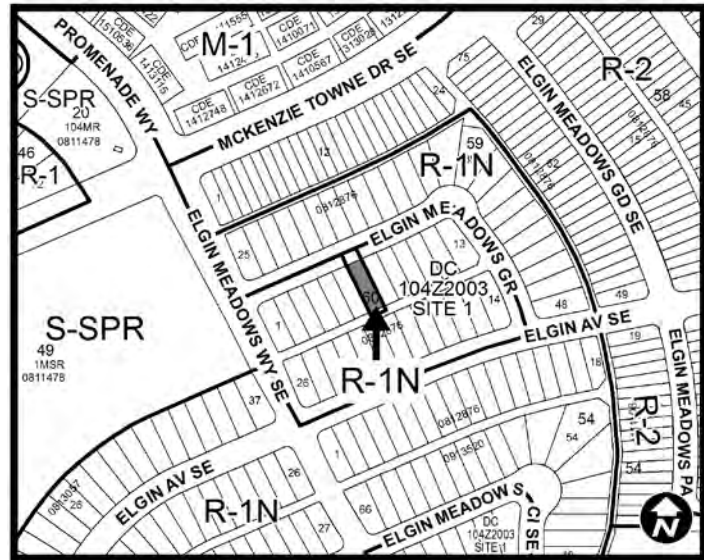
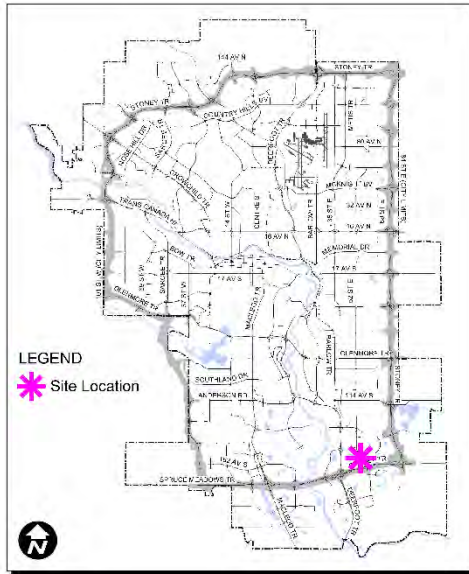
The community of McKenzie Towne is subject to the policies of the *Revised East McKenzie Area Structure Plan (ASP)* which provides direction on the development of McKenzie Towne, New Brighton, and Copperfield.

A development permit (DP2017- 4481) application for a Studio Suite was submitted on 2017 October 02. The development permit proposes a Backyard Suite that does not meet the regulations for a Studio Suite within the existing DC Direct Control District, but does meet the regulations for Backyard Suites within the Residential – Narrow Parcel One Dwelling (R-1N) District. A previous development permit for a Studio Suite was refused in 2015.

Administration's review of the development permit (DP2017-4481) will determine the final building design, and site layout details such as parking and amenity space. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

**Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green
SE, LOC2018-0005**

Location Maps



Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005

Site Context

The subject site is located in the southeast community of McKenzie Towne. Surrounding development consists of low-density residential to the north, east, south and west of the site, including two existing Backyard Suites south of the site across the rear lane. A Municipal School Reserve site (S-SPR) is located east of the parcel across Elgin Meadows Way SE. The site is approximately 10 metres by 34 metres in size and is developed with a two-storey single detached dwelling that is accessed from the rear lane.

As identified in *Figure 1*, McKenzie Towne has had a stable population from its peak in 2016.

Figure 1: Community Peak Population

McKenzie Towne	
Peak Population Year	2016
Peak Population	18,124
2017 Current Population	18,106
Difference in Population (Number)	-18
Difference in Population (Percent)	0%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows single detached homes that may include a Secondary Suite or Backyard Suite on narrow or small parcels, under the Land Use Bylaw 1P2007 rules.

Land Use

The existing DC Direct Control District is a residential designation for single detached, semi-detached and duplex homes with the additional use of Studio Suite. Specific development guidelines are included for Studio Suites. While the DC district allows for semi-detached and duplex homes, the lot width of the parcels within the district do not meet the minimum width requirement of 15 metres for these uses.

The original land use amendment application proposed a redesignation to the Residential – One Dwelling (R-1s) District. The parcels surrounding the subject site are designated Residential – Narrow Parcel One Dwelling (R-1N) District. Thus, through the application review process it was recommended to the applicant to amend the application to the R-1N district to better reflect the surrounding context.

Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005

The proposed Residential – Narrow Parcel One Dwelling (R-1N) District is a residential designation in developing areas that is primarily for single detached homes that may include a Secondary Suite or Backyard Suite on narrow or small parcels. The rules for suites are contained within the General Rules for Low Density Residential Land Use Districts of Land Use Bylaw 1P2007.

A chart summarizing the differences between the rules for Studio Suites and Backyard Suites in the existing DC Direct Control District and the proposed Residential – Narrow Parcel One Dwelling (R-1N) District is below.

LUB Requirements	Existing DC	Proposed R-1N
min. parcel width	11 m	9 m
min. parcel depth	33 m	22 m
min. parcel area	363 m ²	233 m ²
min. rear yard	1.5 m	1.5 m
min. side yard	1.2 m	1.2 m
max. building height	9 m	7.5 m
max. floor area	70 m ²	75 m ²
min separation from principle dwelling	5 m	3 m
min. outdoor amenity space	25 m ² *	7.5 m ² **

*no dimension less than 5 m

**no dimension less than 1.5 m

The applicant has provided a building massing diagram comparing the allowable built form for a Studio Suite and Backyard Suite within the existing DC and proposed R-1N districts respectively (Attachment 2). The diagram demonstrates that while more building mass is allowable between the Backyard Suite and the principle dwelling in the R-1N district, this is balanced by the lower allowable height. Overall, the potential increase in impact from building mass on neighbouring parcels from a Backyard Suite under the proposed R-1N district compared to the existing DC district is minimal.

Implementation

The landowner is interested in developing a Backyard Suite on the site. Administration's review of the development permit (DP2017-4481) will determine the final building design, and site layout details such as parking and amenity space. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Elgin Meadows Green SE and the rear lane. On-street parking adjacent to the site is unregulated. The area is served by Calgary Transit bus service with stops located approximately 250 metres walking distance on McKenzie Towne Drive SE.

Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005

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 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 McKenzie Town Community Association was circulated, and provided no formal comments in response to the proposal. Administration followed-up with the association on 2018 February 27 to confirm that the circulation was received. It was confirmed that the circulation was received and that the association has no comments.

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

- potential impact on property value;
- potential parking conflicts in the rear lane;
- potential encroachments into the rear lane from additional waste and recycling bins; and
- concerns with past renters of the existing property and that the issues may increase with the addition of a Backyard Suite.

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.

Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005

Municipal Development Plan (Statutory – 2009)

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

Revised East McKenzie Area Structure Plan (Statutory – 2001)

The site is located within the “Residential” area as identified on the Land Use Concept Map (Map 3) of the *East McKenzie Area Structure Plan* (ASP). The ASP makes no specific reference to this site, but this proposal is consistent with the Residential Area policies (subsection 5.1.2.1 and 5.1.2.2) which call for a predominant land use of low and medium density residential development and a diversity of housing forms.

Social, Environmental, Economic (External)

This proposal has the potential to improve the 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 budget 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 risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

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

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**Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green
SE, LOC2018-0005**

ATTACHMENT(S)

1. Applicant's Submission
2. Building Massing Diagram

Applicant's Submission

Applicant: Sara Karimiavval

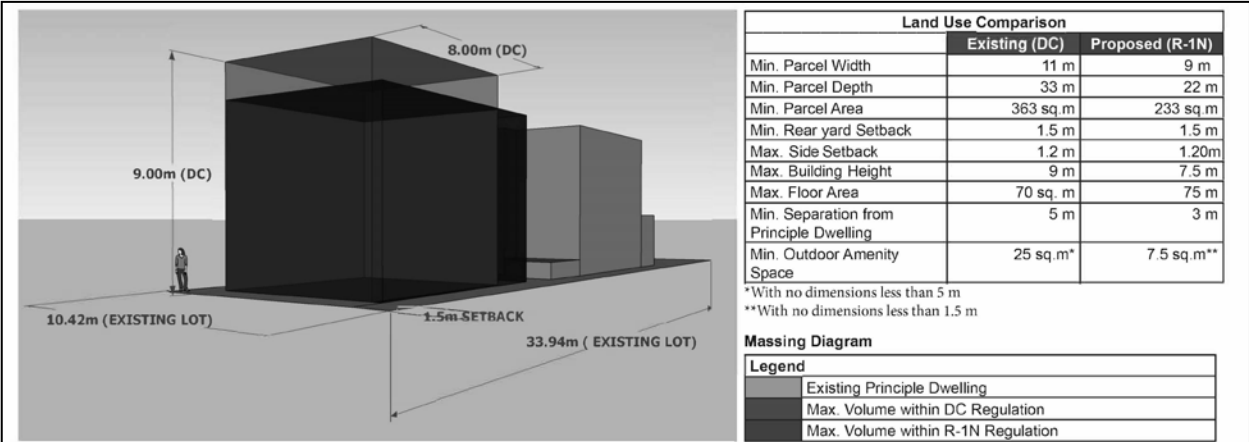
Date application was submitted: January 10, 2018

Date application was amended to R-1N: April 17, 2018

We would like to have a backyard suit on the top of the garage.

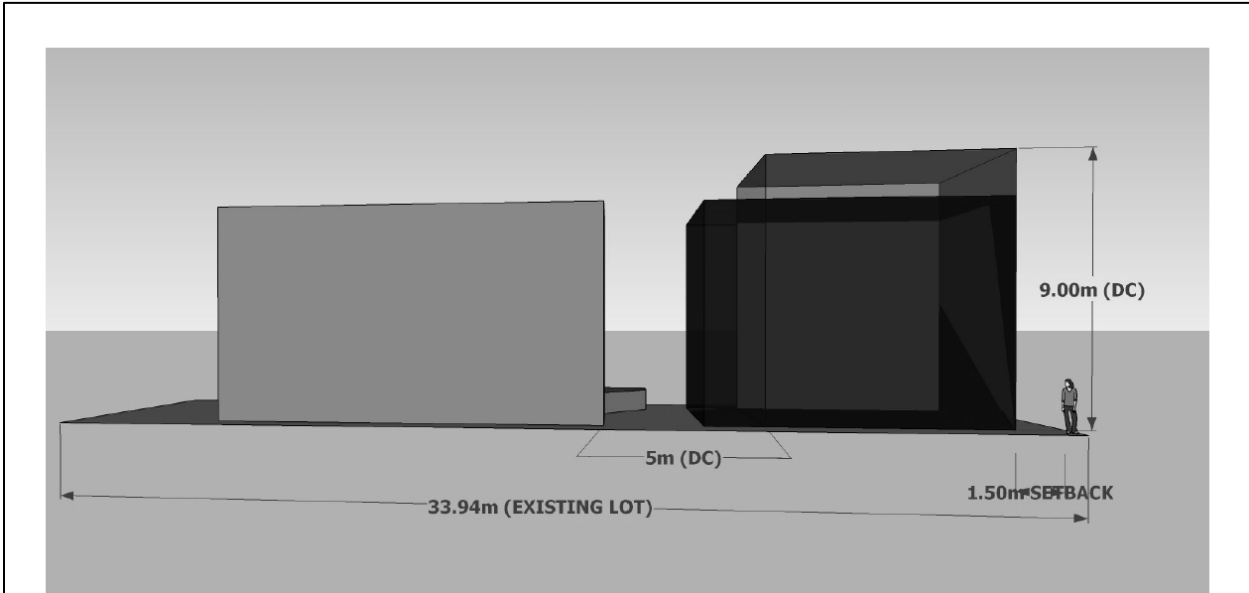
Because this parcel width and area doesn't meet the rules, and based on DC zoning there is no relaxation in this case. We would like to change the zoning from DC to R-1N to have a legal back yard suite.

Building Massing Diagram

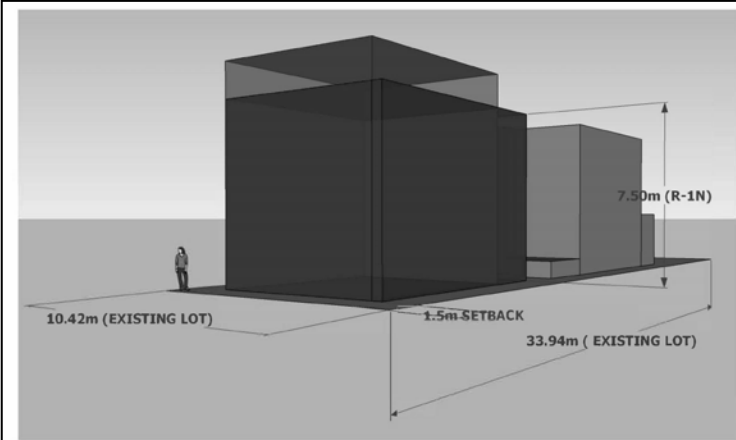


East View (Indicating DC Dimensions)

Pictures of Existing Yard



West View (Indicating DC Dimensions)



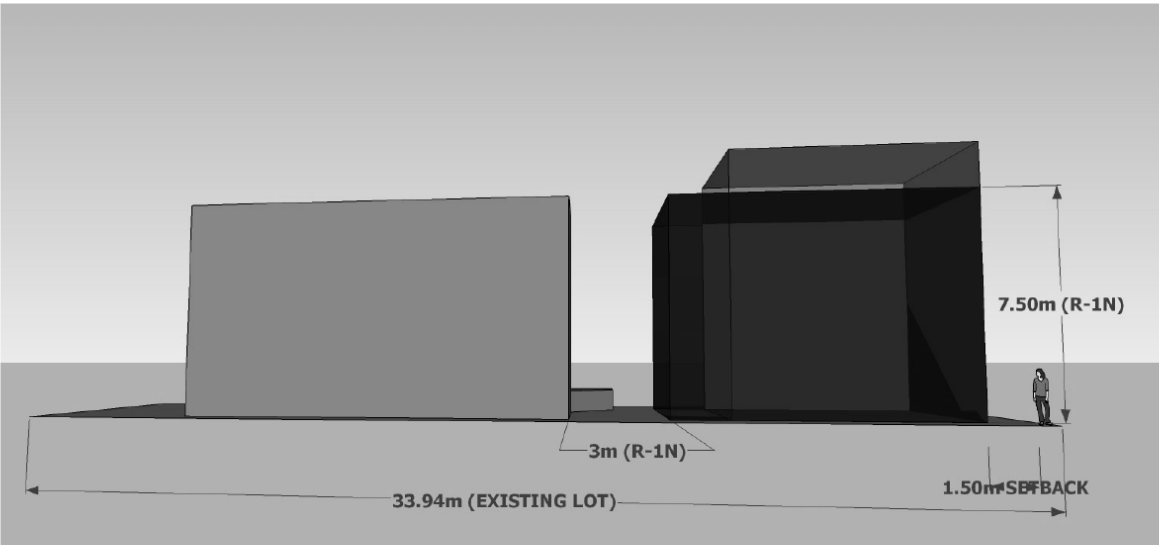
East View (Indicating R-1N Dimensions)

Land Use Comparison		
	Existing (DC)	Proposed (R-1N)
Min. Parcel Width	11 m	9 m
Min. Parcel Depth	33 m	22 m
Min. Parcel Area	363 sq.m	233 sq.m
Min. Rear yard Setback	1.5 m	1.5 m
Max. Side Setback	1.2 m	1.20m
Max. Building Height	9 m	7.5 m
Max. Floor Area	70 sq. m	75 m
Min. Separation from Principle Dwelling	5 m	3 m
Min. Outdoor Amenity Space	25 sq.m*	7.5 sq.m**

*With no dimensions less than 5 m
**With no dimensions less than 1.5 m

Massing Diagram	
Legend	
	Existing Principle Dwelling
	Max. Volume within DC Regulation
	Max. Volume within R-1N Regulation

Pictures of Existing Yard



West View (Indicating R-1N Dimensions)

Massing Diagram	
Legend	
	Existing Principle Dwelling
	Max. Volume within DC Regulation
	Max. Volume within R-1N Regulation

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 June 14" is overlaid on the image.

Calgary Planning Commission 2018 June 14

Item 6.08

Planning & Development Report to
 Calgary Planning Commission
 2018 June 14

ISC: UNRESTRICTED
 CPC2018-0719
 Page 1 of 7

Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 April 26, by Jenkins Architecture, on behalf of the landowner Dan Jenkins. The application proposes to redesignate the subject parcel from DC Direct Control District to Mixed Use – Active Frontage (MU-2-f2.0h10) District to allow for:

- mixed-use development on Bridgeland-Riverside's 1 Avenue NE main street;
- a maximum floor area ratio (FAR) of 2.0;
- a maximum building height of 10.0 metres; and
- a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 911 General Avenue NE (Condominium Plan 0512856) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f2.0h10) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

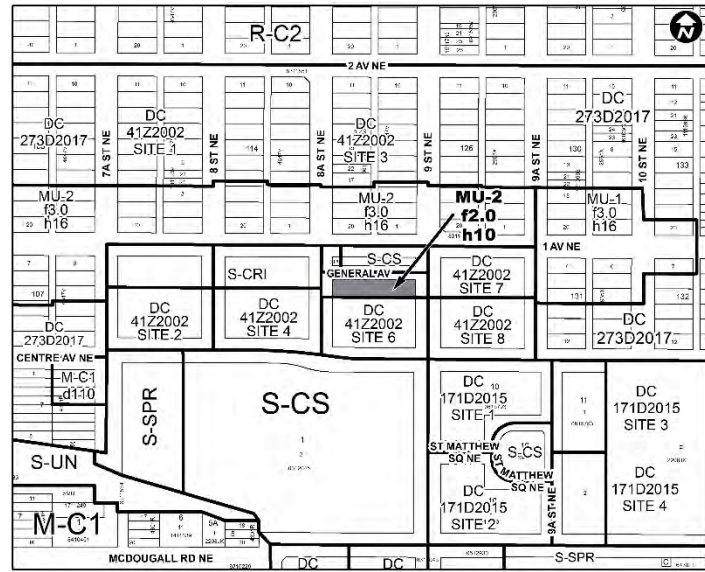
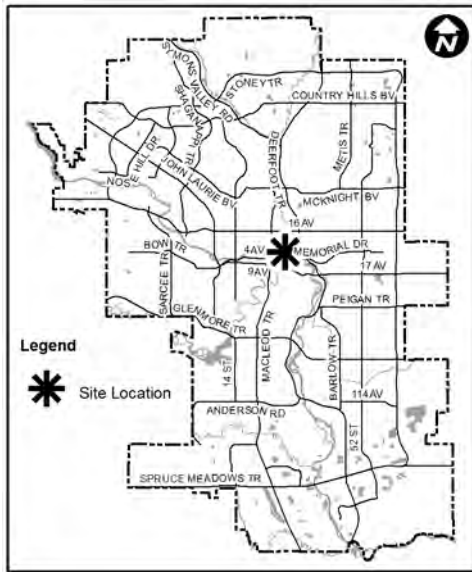
None.

BACKGROUND

The applicant is contemplating the future use of a Cannabis Store and is seeking the redesignation to provide flexibility for future redevelopment. At this time, the applicant is not considering demolition and redevelopment of the site, but rather the allowable uses within the land use district.

Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue
NE, LOC2018-0091

Location Maps



Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091

Site Context

The subject site is located along the south side of General Avenue NE, adjacent to the historic main street and commercial heart of Bridgeland-Riverside. The 1 Avenue NE main street contains a wide variety of retail stores, residential and other commercial developments. The majority of the main street, from 11A Street NE to Edmonton Trail NE, is designated Mixed Use – Active Frontage (MU-2). Lands south of the site are part of the Bridges Development and are designated the same DC Direct Control District or are park spaces. A public plaza is located north of the site along 1 Avenue NE. The Langevin School is located more than 370 metres to the west of the site. The site is developed with a two-storey mixed-use development with ground floor commercial and 9 dwelling units above. Underground parking exists on site with 24 stalls accessed from the rear mutual access area, and an additional 24 on street parking stalls.

As identified in *Figure 1*, Bridgeland-Riverside's peak population was in 2017, reaching 6,332 residents.

Figure 1: Community Peak Population

Bridgeland-Riverside	
Peak Population Year	2017
Peak Population	6,332
2017 Current Population	6,332
Difference in Population (Number)	0
Difference in Population (Percentage)	0

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for mixed-use development on Bridgeland-Riverside's 1 Avenue NE main street. 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 DC Direct Control District (Bylaw 41Z2002) to Mixed Use – Active Frontage (MU-2f2.0h10) District. The subject site is identified as 'Site 5' within the existing DC. The existing DC from 2002 restricts automotive uses, and includes uses intended for a mixed-use development with commercial and residential uses such as those of the current development on the site. The existing DC allows for buildings of a maximum of two storeys and up to 10 metres in height. The original height and density modifiers of 16 metres and 3.0 FAR included in the circulation and notice posting for the application was reduced in response to comments received from the community association and citizens. Thus,

Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091

the proposed amendment is not requesting changes to the height from what is currently allowed. The proposed MU-2f2.0h10 District is intended to:

- promote development with storefronts along a continuous block face on General Avenue NE;
- allow a maximum floor area ratio (FAR) of 2.0; and
- allow a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

Implementation

The applicant's submission indicated they are interested in using the existing building for a cannabis retail use. On 2018 April 05, Council approved a new definition for cannabis retail in Land Use Bylaw 1P2007. This new use is called Cannabis Store and is proposed within specific land use districts, including the MU-2 District. Cannabis Store is not contemplated in any pre-1P2007 Bylaw DC Districts. The existing DC from 2002 is based on Bylaw 2P80 and is 'frozen in time', which means no new uses can be added to the existing DC, as Bylaw 2P80 is not being updated. A land use amendment is required to allow Cannabis Store in the district. A discretionary development permit is also required for change of use, subject to Council's decision on this land redesignation and contingent on Cannabis Store being added to the MU-2 District in Bylaw 1P2007. A development permit application (DP2018-1665) is currently under review.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) and parking study was not required as part of this land use amendment. At the development permit stage, site access, parking and loading is intended to continue as per the existing site conditions approved in 2003. First Avenue NE is classified as a Neighbourhood Boulevard street type. The parcel is well served by Transit with Route 90 directly adjacent the development on 1 Avenue NE. The parcel is also located within 500 metres walking distance to the Bridgeland – Memorial LRT station.

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.

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 online.

Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091

Following Calgary Planning Commission, notifications for the 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 Bridgeland-Riverside Community Association indicated their objection to the proposed land use redesignation in a letter received on 2018 May 29 (Attachment 2).

Administration also received fifteen letters in response to the notice posting. Three letters stated support for the proposal, one letter was neutral, and eleven letters objected to the land use redesignation.

Reasons stated for opposition:

- Concerns with the location of a cannabis store in close proximity to a playground zone and along a route that children use to walk to and from school;
- Concern that a cannabis store in this specific location along 9 Avenue NE, with a public plaza in front of the building, will attract activities that will make the gathering space unfriendly for families;
- Concerns locating a Cannabis Store in a mixed-use area with residences;
- Concern that if redevelopment were to occur the higher height of 16 metres would result in greater building mass and negatively impact the pedestrian experience in the public plaza in front of the building;
- Concern with proximity between a potential cannabis store and existing liquor stores;
- Concerns regarding the number of proposed Cannabis Stores in Bridgeland-Riverside;
- Concerns regarding the impacts of a Cannabis Store on crime in Bridgeland – Riverside;
- Concerns regarding locating Cannabis Stores in Bridgeland – Riverside given the proximity to the Calgary Drop IN & Rehab Centre;
- Concerns with the impact of a cannabis store on existing retailers and the retail environment in Bridgeland; and
- Opposition to a cannabis store in Bridgeland - Riverside given existing community challenges with crime and less than desirable activities.

Reasons stated for support or neutrality:

- Concerns that the community association does not represent all members of Bridgeland-Riverside;
- Trust in the planning process and Planning and Development staff to make well-considered decisions;
- The proposed location is not too close to schools or playgrounds;
- The potential for the use to add vibrancy and traffic to the area around the plaza;
- The proposal does not contravene the land use regulations for cannabis stores; and
- General support for the Cannabis Store use within Bridgeland-Riverside to make it easier for medical cannabis users to access their prescriptions.

**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue
NE, LOC2018-0091**

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 'Neighbourhood Main Street' as identified on Map 1: Urban Structure Map in the *Municipal Development Plan (MDP)*. Neighbourhood Main Streets provide a strong social function and typically support a mix of uses within a pedestrian friendly environment.

The proposed redesignation to MU-2 would allow for mixed-use development that is pedestrian oriented and is in keeping with the above MDP policy.

Bridgeland-Riverside Area Redevelopment Plan (Statutory, 1980)

The site is located within the 'Community – Mid Rise' area as identified on Figure 3: Generalized Land use in the *Bridgeland-Riverside Area Redevelopment Plan (ARP)*. Additionally, the site is within the area of the ARP where the Developed Areas Guidebook applies. The proposed redesignation to MU-2 would allow for mixed-use development that is pedestrian oriented and is in keeping with the Developed Areas Guidebook policies for the *Community – Mid Rise* land use building block.

The site is also located within the 'Local Commercial and Mixed Use' area as identified on Figure 19: Conceptual Land Use Plan in the *Bow Valley Centre Concept Plan, Part 6* of the ARP. The proposed redesignation to MU-2 would allow for mixed-use development that is in keeping with applicable policies within Part 6 of the ARP, which calls for at grade retail development with two storeys of residential development above.

The ARP is currently being updated. The proposed land use amendment is in line with the draft ARP.

Social, Environmental, Economic (External)

The recommended land use district will help to implement policy goals of providing more compact, compete communities with a diversity of housing and a variety of shops and services that meet daily needs. The district will help promote high quality walking environments along the main street, which serve as a focal point for neighbourhood activity. The district also allows for a

**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue
NE, LOC2018-0091**

broad range of uses, supporting a variety of neighbourhood shops and services and increasing the market viability of the commercial space.

No environmental issues have been identified at this time.

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 consistent with the applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*. The site is located within close proximity to the Bridgeland – Memorial LRT station and is within the Neighbourhood Main Street intended to support a greater mix of uses to serve changing community needs.

ATTACHMENT(S)


1. Applicant's Submission
2. Community Association Letter

Applicant's Submission

Applicant: Jenkins Architecture

Date of submission: 2018 April 26

0091



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.

Our existing Land Use District (LOC2001-0027, DC 41Z2002, Site 5 - Referencing Commercial Districts in Section 33/2P80) falls under the 2P80 Bylaw and therefore was not included in the addition of Cannabis Stores to the allowed uses listed in the current 1P2007 Bylaw. The purpose of this re-designation is to bring our existing site up to date by adding Cannabis Stores to the discretionary uses.

There are no variances required, we are currently zoned for liquor stores and the non-DC parcels around our site have all been updated to include Cannabis Stores. Our proposed location is in the Piazza building, the Heart of Bridgeland and is the ideal location within the Bridges and Bridgeland Community.

There is abundant short term parking along the General Avenue as well as along 1st Avenue and the flanking streets (9th Street NE and 8A Street NE). Additionally there are 13 parking stalls in the underground parkade available for commercial tenants. General Avenue is notable from the viewpoint of being a short term parking area for the many Piazza retailers who require short term parking - notably the Piazza Wine & Spirits Shop, the Tobacco & Cigar Outlet, Charm Drycleaners and Starbucks Coffee.

ISC: Protected

Community Association Letter



Planning Committee
917 Centre Avenue NE Calgary AB T2E0C6
brcacalgary.org

22 May 2018

Circulation Control
Planning, Development & Assessment #8201
The City of Calgary
PO Box 2100 Station M
Calgary AB T2P2M5

Attn: CPAG.Circ@calgary.ca
cc: Kate VanFraassen, File Manager (kate.vanfraassen@calgary.ca)
Ali McMillan, BRCA Planning Director (planning@brcacalgary.org)

To Whom It May Concern:

RE: LOC2018-0091 (911 General Ave NE)

Thank you for the opportunity to comment with respect to the application for a Land Use Amendment affecting land 911 General Ave NE (LOC2018-0091).

This Land Use Application was discussed at a meeting of our Planning Committee convened 22 May 2018. Notice of that meeting was given to neighbours adjacent to the subject parcel and by posting in the general plaza. Approximately 4 neighbours attended (2 from the same building, 2 concerned about cannabis in this location of general plaza who live 2 blocks away), as did many regular Planning Committee members. The applicant was also invited to the meeting, and did attend. This matter has also been the subject of very significant discussion in the neighbourhood more generally, and also specifically at the level of BRCA's Board of Directors. This letter consolidates all such relevant feedback of which the Planning Committee is aware. It has not been uncommon for members of our Planning Committee to have heard people simply talking about this issue in General Plaza during the period of the sign having been posted.

The application is seeking a new land use designation for the site of DC to MU-2 to allow for a Cannabis Store. BRCA is strongly opposed to such re-designation by means of this application for several reasons:

- a. This location is the central gathering place for the community – the General Plaza. The commercial area already contains a tobacco outlet and a liquor store – both of which have window wraps. We are promoting active frontages and family uses for this location in the heart of the community. These existing non-family / non-active uses are already tending to dominate the plaza area that we would prefer to see develop more active uses, in keeping with original rationales. This strip is already saturated with adult uses of liquor and tobacco. The “come and go traffic” of drop off and pick up uses are not conducive to creating a “sticky street” or public plaza where people linger and provide vibrancy.

Please see also the language in our community's existing ARP (currently under reconsideration) on Pg. 23: "4. Active frontages are required for developments along 1 Avenue as specified below: a) between ... 7A and 9A Street NE all development shall provide active frontages along 1 Avenue NE" (note: in a practical sense, General Avenue effective "fronts" 1 Avenue NE, a fact of which all would have been well aware at the time of the Bow Valley Lands update that was made to create The Bridges area in the (otherwise dated) Bridgeland-Riverside ARP.)

- b. The location is one block removed from the Community Center, where there are daycare and school uses and a central community playground. Although we recognize that the location does not technically fall afoul of the "minimum distance" requirements established by new Guidelines, we believe it is nevertheless important to take a purposive approach to understanding those requirements. In particular, according to the Guidelines, setbacks exist "to ensure Cannabis Stores are not located too close to public and private schools in order to limit convenient access and lower the profile and visibility of cannabis to young persons." The point here about "lowering the profile and visibility" for young persons is key. The proposed location is very much at the heart of our community. It is a "short" one-block walk to our community association building, adjacent to a playground. In practice, General Avenue and those community-centre and playground lands tend to function together (e.g. parents and tots visit Starbucks, then wander the block to the playground). It is actually difficult to imagine a location that would, in our community, result in a Cannabis Store having greater profile and visibility for young persons that this one would have. We have, additionally, even received comments from pre-adult members of our community strongly opposed to the use in this location, precisely for this reason.
- c. There are many cannabis applications presently affecting the community. Further to the comments immediately above, we feel there are better locations suited to this use due to the competing planning merits / diversity of uses in those other locations. We understand, in particular, that there are three other locations being applied for in close proximity to this one. We feel that a maximum of one approved location would be appropriate in this radius, and the clear preference will be for a different location away from the central square/ General Plaza. Despite the desire by many to have this be simply another "use" in the community there is significant push back from residents about this specific location due to proximity to family amenities and public space. This might be no different if it were another liquor store or tobacco application. In any event, BRCA feels that it is wrong to approach the multitude of competing applications presently in front of us simply with a "first come first served" mentality, when the reality is that this is a one-time legal transition that Canada and Alberta will be experiencing in 2018. While in future (as with any other proposed "change of use") a "first come first served" approach may best reflect issues of private enterprise and commerce, in 2018 as these new Guidelines are being implemented for the first time, it would be wrong in our estimation to ignore that a multitude of Cannabis Shops will not be approved as "uses" within the same area. This is in keeping with the Guidelines: "To avoid the potential for negative perceptions that may be created about a community when there is an over concentration or clustering of Cannabis Stores along a main street or in a community." To avoid such overconcentration in our community—with many applications pending—it will be necessary and appropriate to approve some and deny others. And surely the basis for doing that ought to be based upon sound planning principles applied without any particular reliance upon "first come first served" when there are several applications currently pending, others of which are more responsive to concerns expressed by the community.

- d. The DC was created as part of a comprehensive development with a list of uses we are satisfied with. We do not see a need to change it. The City's own process obviously reflects the reality that the terms of Direct Control districts reflect a bespoke approach to defining uses for particular areas (e.g. as posted on the City's guidance page for land use: "A Direct Control District MAY NOT allow for cannabis businesses. Please contact the Planning Services Centre at 403-268-5311 for more information and to get more information on cannabis uses in Direct Control Districts." We think the hurdle ought to be greater in the case of a proposed use for a Cannabis Shop in a Direct Control district than elsewhere, and especially where the diversity of uses apparently expressed by the existing Direct Control rules has resulted in the (over) expression of inactive frontages (liquor, tobacco, dental offices, pizza take-out) and "adult-oriented" uses (liquor, tobacco). This area is intended to be a General PLAZA—a place of congregation, of community socializing, and of interaction. The proposed use facilitates none of that.
- e. The proposed land-use change further (if only theoretically, for the time being) would allow for the possibility for a much higher building to be constructed (or somehow renovated into existence?) at this location in future. Several residents have brought forward this issue. Though we appreciate that this is the result of the applicant choosing a district type to suit its needs, in the result we nevertheless must express concern as well about the theoretical maximum height of this proposed land-use amendment. (Buildings do burn down or experience damage, for example.). Please consider, among other things, that this site is only 1.5 blocks away from the lands affected by the current Bucci proposal to build to a 15-storey height within The Bridges.
- f. Please see our comments on related DP2018-1665.

In conclusion, BRCA recognizes that one or more Cannabis Shops are very probably coming to our community as a result of applications currently pending. Not everyone is happy about that change in public-policy but BRCA is not so motivated. The issue here is only a planning issue. As an oversimplification, but only a very slight one, the only neighbourhood comments we have received that are supportive of this application are ones that express support not as a matter of planning (*i.e.* whether this spot is suitable and/or better than another nearby spot) but only as a sort of sentiment in support of the broader public-policy issue that involves legalization *per se*. As stated above, BRCA has no interest in fighting against settled public policy through the guise of planning objections. The key here is: picking the right suitable spot(s) for what will be happening soon. This is not a suitable spot at all, and certainly not the best of those currently being proposed.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors
Planning Committee

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 is holding a pencil in their right hand. The background is white.

Calgary Planning Commission 2018 June 14

Item 6.09

Planning & Development Report to
Calgary Planning Commission
2018 June 14

ISC: UNRESTRICTED
CPC2018-0679
Page 1 of 7

Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R – 55 Avenue SW, LOC2017-0367

EXECUTIVE SUMMARY

This application was submitted by Kasian Architecture Interior Design and Planning Ltd. on 2017 December 06 on behalf of the landowner 2025876 Alberta Ltd. (Darrell Winch) and The City of Calgary. This application proposes to change the designation of three residential properties and a residual parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- multi-residential buildings (i.e. an apartment building);
- a maximum building height of 11 metres where adjacent to a shared property line or 16 metres otherwise (an increase from the current R-C2 maximum of 10 metres);
- a maximum building floor area of 4,500 square metres \pm (48,438 square feet \pm), based on the District's floor area ratio (FAR) of 2.5; and,
- the uses listed in the M-C2 District.

This application does not conform to applicable policies of the *Municipal Development Plan* nor to the *Location Criteria for Multi-Residential Infill*.

ADMINISTRATION RECOMMENDATION:

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

1. **REFUSE** the proposed redesignation of 0.18 hectares \pm (0.45 acres \pm) located at 720, 724, 728 and 728R – 55 Avenue SW (Plan 4606GN, Block 24, Lot 4; Plan 1693AF, Block 24, Lot B; and Plan 1559EO, Block OT) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
2. **ABANDON** the proposed Bylaw.

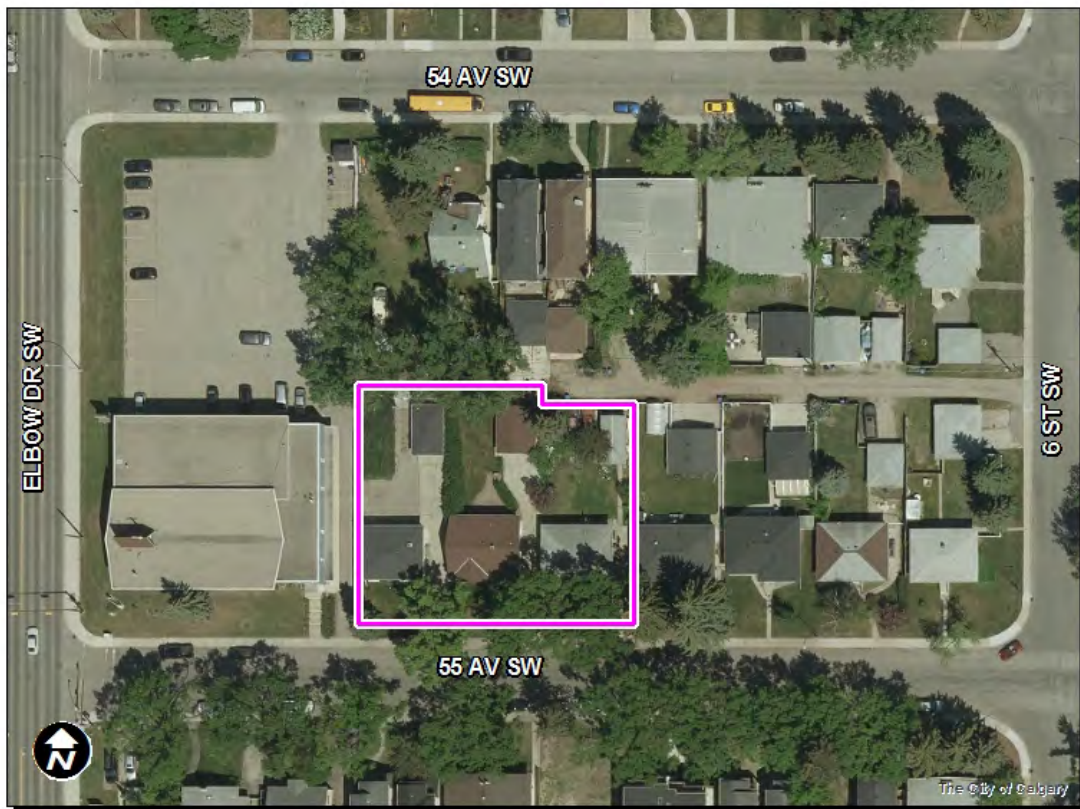
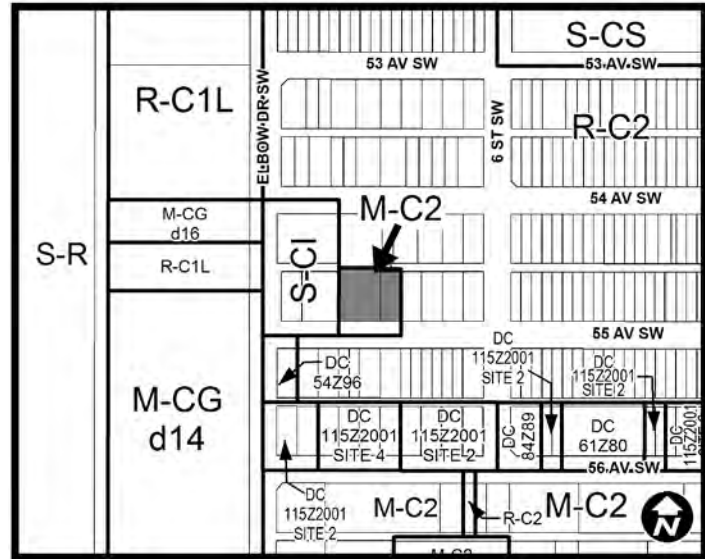
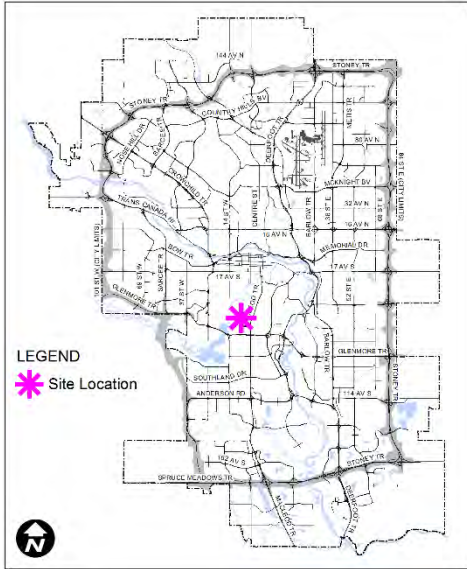
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55
Avenue SW, LOC2017-0367

BACKGROUND

Location Maps



**Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55
Avenue SW, LOC2017-0367**

Site Context

The subject site is located in the community of Windsor Park, five blocks south of the 50 Avenue SW Neighbourhood Main Street and east of Elbow Drive SW. Windsor Park's population peaked in 2015 at 4,501 residents and since that time has decreased in population by 150 residents (-3%). A site with a place of worship, designated Special Purpose – Community Institution (S-CI) District is located to the west of the subject site. Single detached dwellings and duplexes exist to the north, east and south of the subject site on R-C2 designated parcels. Many of the older dwellings are one-and-a-half storeys above grade, while newer dwellings are three stories above grade.

The subject site's total area is approximately 0.18 hectares ± (0.45 acres ±). It is predominately flat with a slight slope down to the south and it is currently developed with three single detached dwellings.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application would facilitate the development of a five storey apartment building. This application does not meet the policy direction of the Municipal Development Plan and the Location Criteria for Multi-Residential Infill. This application represents an abrupt change in height and massing from the adjacent low-density residential in an area where there is no local area plan to support the proposed form of development.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District designation of the subject site is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings.

The proposed land use district is the Multi-Residential – Contextual Medium Profile (M-C2) District. M-C2 provides for Multi-Residential Development in a variety of forms at medium height and medium density. It may be applied in close proximity to, or adjacent to, low density residential development (if policy is supportive) and is intended for locations at community nodes or transit and transportation corridors and nodes. M-C2 does not limit density based on the number of dwelling units, but rather limits density through building form with a maximum floor area ratio of 2.5. The proposed district would allow for approximately 4,500 square metres of floor area to be developed under the 16 metre height limit.

Implementation

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

Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55 Avenue SW, LOC2017-0367

Infrastructure

Transportation Networks

A Transportation Impact Assessment was not required for this land use amendment application. Access to the property is provided from 55 Avenue SW and the lane to the north. Calgary Transit bus route 3 runs along Elbow Drive SW, and the closest bus stop is located 125 metres from the site.

Utilities and Servicing

The subject development can be serviced with water, and sanitary from adjacent streets. A storm sewer extension may be required 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 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.

Refer to Attachment 1: Applicant's Submission for details on the engagement undertaken by the applicant.

Administration received eight letters of opposition representing ten individuals. The main concerns raised in the public submissions were the following:

- Height and mass of the proposed building: There were concerns about the density of the proposed development given the low density context of the site.
- Traffic: There were concerns expressed about site access (for vehicles and waste removal) and parking.
- Shadowing impacts: There were concerns that the building would shade the adjacent homes and gardens.

The Windsor Park Community Association is in opposition to this application. The concerns are similar to the ones raised in the public submissions and also express concerns about the applicant's engagement process and that the type of units being built will not accommodate any families. See Attachment 2 which contains the Windsor Park Community Association's full response.

Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55 Avenue SW, LOC2017-0367

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)

Map 1: Urban Structure of the *Municipal Development Plan (MDP)* identifies the subject site as being located within the Developed – Established area. There is a design brief for the area but no statutory local area plan. Section 3.5 of the MDP addresses Developed Residential Areas and encourages modest redevelopment of the Established Areas (Section 3.5.3). The following policies are relevant:

3.5.1 General – Developed Residential Area Policies

- a. Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.
- b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:
 - i. Appropriate transitions between adjacent areas; and,
 - ii. A variety of multi-family housing types to meet the diverse needs of present and future populations.

Administration considers this application to be inconsistent with MDP policy and incompatible with the context. The subject site is not within an MDP typology that would support this such as a Main Street or activity centre. A 4-5 storey building adjacent to single detached houses at a mid-block location represents significant intensification and a height difference that is considered incompatible in this context.

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

Council adopted '*Location Criteria for Multi-Residential Infill*' to be used as a guideline for the review of land use amendment applications seeking to allow for multi-residential developments in low density residential areas.

Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55 Avenue SW, LOC2017-0367

Subject Site	Comments	Compliance
On a corner parcel.	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>	No The site is located mid-block
Within 400m of a transit stop.	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>	Yes Approximately 110m from the #3 route.
Within 600m of an existing or planned Primary Transit stop station.	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>	Yes Elbow Drive SW is intended to be a part of the Primary Transit Network, but service is not at that level yet.
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	No 55 Avenue SW is a local street.
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.	Yes However, the adjacent place of worship has a lower floor-area ratio than what's proposed.
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.	No Windsor Park School is 270 m away and Windsor Park is 290 m away.
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.	No The Neighbourhood Main Street is along 50 Avenue SW.
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	Yes

Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55 Avenue SW, LOC2017-0367

Overall, the proposal does not meet the *Location Criteria for Multi-Residential Infill Guidelines*. The criteria were developed to identify sites where the impacts of intensification would be minimized and where multi-residential development would be most appropriate. The subject site is not considered appropriate for greater density considering its mid-block location.

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 as a result of this application 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):

This application does not meet the policy standards of the *Municipal Development Plan* and the *Location Criteria for Multi-Residential Infill*. This application represents an abrupt change in height and massing from the adjacent low-density residential in an area where there is no local area plan to support the proposed form of development.

ATTACHMENT(S)

1. Applicant's Submission
2. Letter from the Windsor Park Community Association

Applicant's Submission

To Members of Calgary Planning Commission:

Rationale for Land-use Redesignation

Introduction

The subject site is located at 720, 724 and 728 55th Avenue SW (3 lots). The site is separated from Elbow Drive by an existing church and parking lot.

Currently there is no ARP to reference, however this area is undergoing a significant revitalization with many new side by side dwelling units being constructed. The Municipal Development Plan (MDP) encourages redevelopment in established areas. This is supported by two higher density projects that have recently been approved at the intersection of Elbow Drive and 50th Avenue. One building is primarily office with retail at grade and the second project is a 6-storey mixed use with residential, office and retail. There are several other projects being developed on the Elbow Drive corridor.

The Site is currently zoned R-C2 Contextual One/Two Dwelling Residential. Under bylaw 1P2007 and we propose with this submission to change the zoning to **M-C2 Contextual Medium Profile District (M-C2) as a base district and providing a maximum height on 16M.**

The subject site does not fall into a TOD district with the closest station being Chinook Centre located on 61st Avenue. There is transit service located within 110M of the subject site.

Site context

The area surrounding this site has a diverse mix of uses and built form. As noted there are several new developments located to the north of the project including mixed use, office, commercial, seniors housing and religious facilities. There are several new side by side dwelling units located in the immediate proximity and within a four-block radius of the planned development. To the south of the subject site there are many older multi-residential structures ranging in height from 3 to 5 stories and densities that reflect M-C2 zoning. The Chinook shopping centre is also within walking distance of the subject site.

Urban Design

From an urban design perspective, the proposed development will provide an increased residential density by introducing a mid rise concept. The proposed building will be stepped east to west to with the higher portion of the building backing onto the existing church site. Vehicular access and servicing will be provided at the rear of the site mitigating conflict with the existing sidewalk located on 55th Avenue. The design of the project has also respected the mature trees which currently exist along 55th Avenue.

The proposed design reflects sensitivity in terms of massing and scale. We believe the built form and increased density can be achieved while mitigating the impact of height on the community.

As noted above, transportation impact will be minimal on 55th Avenue with the emphasis to provide access from the existing rear lane. Provisions have also been made for on site visitors

Applicant's Submission

parking. Consideration has also been given to waste and recycling storage and a full underground parkade for resident parking.

Increasing the density of residential development on the subject site should be supported given the location and relationship to the Elbow Drive corridor, 50th Avenue upgrades and medium and higher densities located to the south. We propose to step the building from 2 stories to a maximum of 16 metres bordering the adjacent church site. This cascading approach has been envisioned to reflect the sensitivity of adjacent home owners to the east and north. The design respects the pedestrian flow and mature trees located along 55th Avenue.

As the program is developed, our team will present additional material to support the proposed design. The planned medium density building will also compliment the adjacent developments to the west and south of this site by providing a transition to the existing zoning in this general area.

If you have any questions regarding our proposal for the site, please do not hesitate to contact any one of our team members to discuss further.

Stakeholder Engagement, Research and Communication

Engagement Undertaken by the Applicant:

December 19, 2017:

- Meet with Councillor Farkas to present LOC documents

March 7, 2018 - Community Association Meeting #1

- First meeting to inform Community Associations of the upcoming project.
- Windsor Park Community Association representatives present.
- Presented preliminary concepts.

May 11, 2016 - Community Association Meeting #2

- Memo sent to President of Windsor Park Community Association to request 2nd meeting
- The applicant spoke to the President of the WPCA and he urged we conduct an open house to present material for the proposed Land Use Redesignation.

May 27 and 28 - Door to door canvas of primary neighbourhood (500M radius):

- THS Consulting Calgary conducted a door to door canvas of the immediate neighborhood to present the proposed Land Use Redesignation of the property. Approximately 160 residences were approached.
- Although many residents were not home on the weekend, many of the residents (approximately 35) we met were supportive of the project.
- Only 3 residents were opposed.

The concerns of the residents we spoke to were the same 3 issues:

- Parking on the street; Britannia and Windsor Park are already very congested, people were worried about losing even more street parking to mainly the Visitors to the new development. Those fears were allayed with the assurance that parking will be underground.
- Increased Traffic to the side streets surrounding the development; people are very concerned about more traffic, especially concentrated around the park and existing

Applicant's Submission

playground zones. I addressed this with the traffic study and provided a copy to those whom asked for it.

- Price of the units in the development and concerns about the type of buyer or renter; people are wanting higher-end developments to bring in a higher standard of living to the area and more professional families. Concerns over more renters in the area.



Gerry Garvin | Senior Associate

Member CSC

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Windsor Park Community Association Letter

Windsor Park Community Association

5403 – 6th Street SW, Calgary, Alberta T2V 1E2

January 8, 2018

Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
Calgary, Alberta

Re: LOC 2017- 0367

Attention: Mr. Chris Wolfe

As president of the Windsor Park Community Association I wish to express the collective concerns of many of the residents of Windsor Park regarding the subject Land Use Amendment and to inform you that this particular land use amendment is **not an acceptable development**.

In 1999/2000, the City of Calgary and the then residents of Windsor Park worked collaboratively over an extended period to develop the Windsor Park Transition Zone policy. We draw your attention to the supplement report of the of the Jun 2000 56 Ave Transition Area Review CPC report where the Community's proposal which clearly states a preference that the **"rest of Windsor Park will remain securely R-2 far into the future."** (copy attached). We also draw your attention to the December 04, 2000 Council Meeting Minutes where in the "Revised Windsor Park Transition Area Policy Statement" Purpose where it is clearly stated **"to establish the area north of the Transition Area to 50th Avenue as an R-2 conservation area discouraging redesignations which could allow multi-unit development in the community."** Copy attached). Clearly the wishes of the residents of Windsor Park, even prior to this policy in 2000 for the area north of the Transition Zone, was to remain R-2 which was acceptable to City Council and the Administration then and a community character has developed from that position. If the City Administration were to conduct a survey of homeowners today, it would find that this character has taken hold and the residents do not want multi-unit developments. The community has been evolving in keeping the referenced statements with the understanding that these multi-unit developments would be discouraged.

There are a number of issues that a development of this magnitude raises.

1. Height

At 16 metres, this standalone building will be almost 50% higher than all adjacent buildings including the church. Most new home construction in Windsor Park is between 10 and 11 metres. There are a number of near 5 storey existing apartments in Windsor Park but they are all less than 16 metres in height. This building if approved would be the tallest structure in the community beyond the two new buildings at 50th Ave and Elbow Drive.

2. Parking

The proposed development at 40 units would require a minimum of 46 spaces at 1.15 spaces per dwelling. A simple drive down 56th and 57th avenues, where apartments already exist and the minimum requirements at the time were 1.25 stalls per dwelling, would quickly show that 46 stalls would be insufficient and would put additional strain on a community that already has serious parking issues.

Windsor Park Community Association Letter

3. Traffic

The current plan calls for rear access where these 40 plus vehicles would all be accessing and egressing through a single lane alley. This will inevitably result in significant congestion during the morning and evening rush hours.

Access into or exiting from Windsor Park, where crossing Elbow Drive is required, will result in significant issues during rush hours. Also it should be noted that 55th Ave. is the primary access for emergency vehicles to access Elbow Drive. If these vehicles are delayed due to access being blocked, lives and property would be at risk

4. Building Mass

The conceptual building layout is somewhat misleading. It provides a floor line for the second floor but with the 3rd floor being even larger; it implies that the floor line will extend beyond the 2nd floor. This development will result in a significant shadow on adjacent lots to the north and the east for 6 months a year

Windsor Park and its residents have been supportive of rental units and multi-family developments based on Calgary's demographic surveys. The neighborhood has been and is supportive of increased densification via existing RC-2 zoning and the 50th Avenue SW ARP.

The community is aware of City's desire for increased densification and as a result has worked with the City, Elboya and Britannia to develop the 50th Avenue ARP to ensure there was appropriate development that increased development in the buffer areas of 50th Avenue. This is already occurring with a 115 apartment/townhouse complex, 19 unit townhouse complex and a 4 unit townhouse along 50th Avenue as planned. The Community is not supportive of this extra densification working further into areas that are still single family, including infills and likely to remain so.

The Developer has made no attempts to discuss its proposed development with some the immediate neighbours and has not reached out to the community association. Poor engagement by both the developer and Administration with Windsor Park, a community that Administration should know cares deeply about their community and participates actively in development issues might be considered disrespectful by both parties. Windsor Park has worked collaboratively with both developers at the corner of Elbow Drive and 50th Ave. These collaborations were started very early in the process and the community is pleased with the outcomes.

This development is also precedent setting in that one success will inevitably lead to more applications for rezoning, secure in the knowledge that the wishes and concerns of the homeowners and residents of Windsor Park will be over ridden and ignored. This will result in chopping up of the neighbourhood affecting its evolving character supporting families living in detached and semi-detached infills.

I sincerely hope that during your review of this application you will take into consideration the fact that this Land Use Amendment 20176-0367 has no significant, if any, support within the community of Windsor Park and should be reject it in its entirety.

Yours truly

Windsor Park Community Association

Philip Polutnik – President Windsor Park Community Association

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

Calgary Planning Commission 2018 June 14

Item 6.10

Planning & Development Report to
Calgary Planning Commission
2018 June 14

ISC: UNRESTRICTED
CPC2018-0673
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Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014

EXECUTIVE SUMMARY

This application was submitted by McKinley Burkart on 2018 January 19 on behalf of the landowner Richard Fedoruk. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to allow for:

- multi-residential buildings (e.g. townhouses, fourplexes);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units), based on a density of 75 units per hectare; and
- the uses listed in the proposed M-CGd75 designation.

This redesignation is concurrent with a development permit application for a four-unit residential building. An amendment to the *South Calgary/Altadore Area Redevelopment Plan (ARP)* is required to allow for both the land use and development permit.

The proposal conforms to the ARP as amended, aligns with applicable policies of the *Municipal Development Plan*, and meets five of eight *Location Criteria for Multi-Residential Infill*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1940 – 29 Avenue SW (Plan 4479P, Block 23, Lots 19 and 20) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential –Contextual Grade-Oriented (M-CGd75) District; and
4. Give three readings to the proposed bylaw.

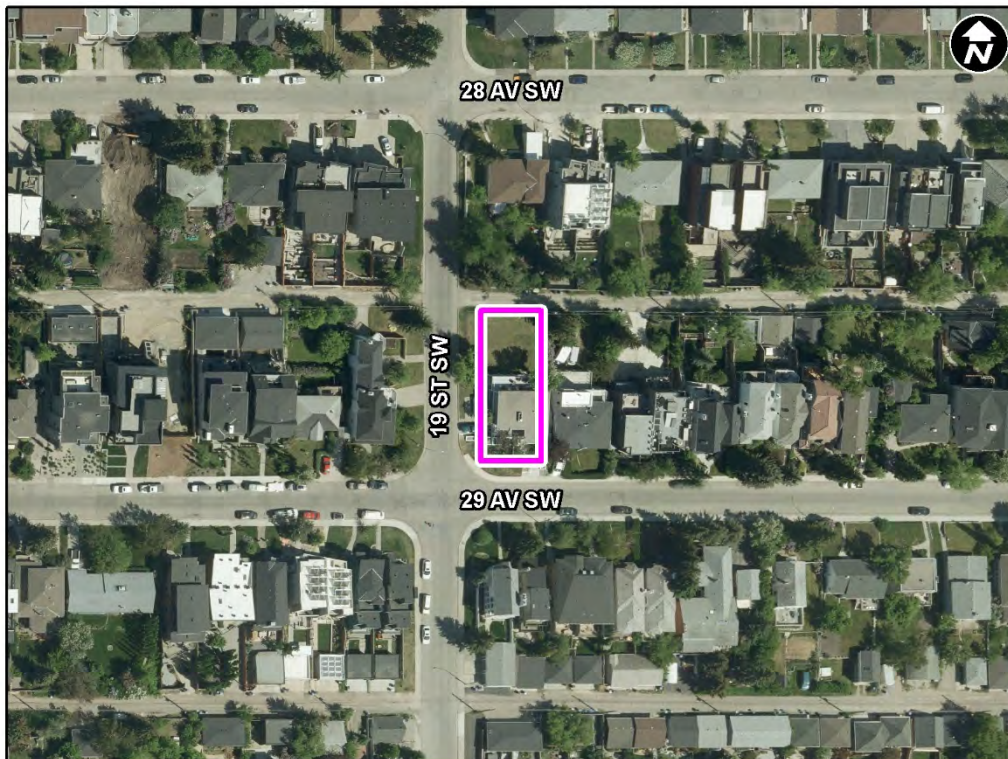
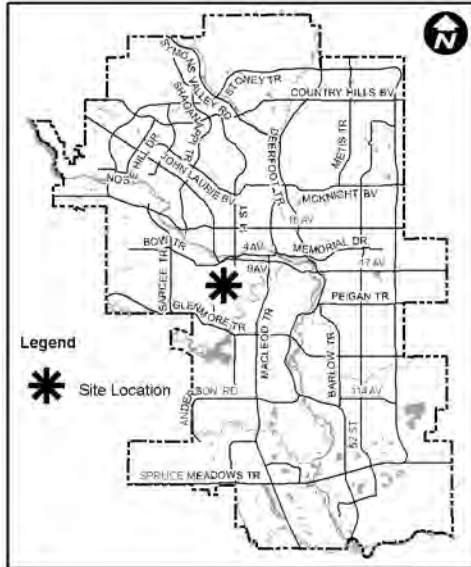
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014

BACKGROUND

Location Maps



Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014

Site Context

The subject site is located in the inner-city community of South Calgary at the northeast corner of 29 Avenue and 19 Street SW. Surrounding development is a mix of single and semi-detached housing. The immediate area is predominantly designated R-C2 District, though one block east the land use transitions to primarily M-C1 District. Two parcels located a block north have recently been redesignated to R-CG District.

The parcel is approximately 0.06 hectares in size with dimensions of 15 metres wide by 38 metres deep. The property is currently developed with a walk-out bungalow dating to the early 1950s, featuring an attached side garage with vehicular access to 19 Street SW. The site features a substantial slope down to the north, with the rear property line approximately 7 metres below the front property line at an average slope of 18 percent.

As identified in *Figure 1*, the community of South Calgary reached its peak population in 2016. From 1968 to 1985 the community's population decreased by 32 percent but it has since recovered and surpassed its 1968 peak. Much of this population growth over the past 30 years is associated with unit construction – from 1985 to 2017 the total number of occupied dwelling units has increased by 35 percent.

Figure 1: Community Peak Population

South Calgary	
Peak Population Year	2016
Peak Population	4,118
2017 Current Population	4,038
Difference in Population (Number)	-44
Difference in Population (Percent)	-2%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application represents a modest increase in density and allows for development that is compatible with the massing, layout and use of other buildings in the neighbourhood. The proposal aligns with planning policy in the area as discussed in the Strategic Alignment section of this report.

Application Review

The applicant requested a pre-application enquiry (PE2017-01068) with Administration on 2017 August 03 to discuss a four-unit residential development. Given the slope of the site and desire to construct a different type of low-density infill housing, the applicants envisioned a four-plex rather than a rowhouse. Parking would be accessed from the lane in attached drive-under garages which would run the length of the building.

Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014

Because the garages would cross underneath multiple units, the development could not be considered as a Rowhouse use, and could only be considered as a Multi-Residential Development. This use is not listed in the R-CG District, but is listed as a discretionary use in the M-CG District.

Administration was supportive in principle of an increase in residential density and advised the applicants to bring forward a design that was grade-oriented and street-oriented. Because the M-CG District would allow more intense forms of development compared to what would be allowed by the R-CG District, the applicant agreed to a density cap of 75 units per hectare (allowing no more than four units), and to comply with the more restrictive bylaw requirements of the R-CG District (for height, setbacks, parcel coverage, etc.).

The applicant submitted a concurrent land use redesignation and development permit application on 2018 January 19. The development permit (DP2018-0230) is for a discretionary use Multi-Residential Development. The permit has been reviewed by Administration and CPAG has recommended approval to the Development Authority. CPAG also supports several relaxations. In particular, the building is over the maximum height due to a terraced design as it steps down to the north in response to the grade. A relaxation is supported, as is a relaxation to the landscaping requirement as the applicant proposes a green roof for stormwater management. The opinion of the Development Authority is that the design responds to its context and the impact of these relaxations to adjacent properties is minimal.

Land Use

The subject property is currently designated Residential – Contextual One/Two Dwelling (R-C2) District, which is intended for development in the form of single detached, semi-detached and duplex dwellings in developed areas of the city. The district allows for a maximum of two dwelling units and a building height of 10 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District is intended for low-height and low-density grade-oriented multi-residential developments where the façade of some or all dwelling units face a public street. The proposed district allows for a maximum building height of 12 metres and is proposed with a density modifier of 75 units per hectare. The intent of the density modifier is to reflect the applicant's intention to develop a four-unit development and to encourage a form that is compatible with the adjacent low-density residential development.

Infrastructure

Transportation Networks

Pedestrian access to the site is available from 29 Avenue SW and the rear lane, however there is no public sidewalk connecting the two along 19 Street SW due to the steep grade. The area is served by Calgary Transit bus service with an inbound Route 6 stop 300 metres to the north and an inbound Route 7 stop 400 metres south. Vehicular access is currently provided from both frontages and on-street parking adjacent to the site is not restricted.

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue
SW, LOC2018-0014**

Utilities and Servicing

Water, sanitary and sewer services are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time. The applicant intends to pursue a green roof for stormwater management, subject to the approval of Water Resources.

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.

The applicants distributed information packages to nearby residents that outlined the intent of the proposal, architectural renderings, next steps and contact information. An information session was held by the applicant on 2018 February 28 at the Flames Community Arena in Altadore. Eight people attended representing adjacent properties, and the Planner-File Manager was in attendance to answer questions.

The Marda Loop Community Association was circulated on this application. After considering both the land use and development permit application and after conferring with residents at the information session, the Association responded with a letter strongly opposed to the project (Attachment 2).

Administration also received 14 letters of opposition from members of the public. Reasons stated for opposition are summarized as follows:

Redesignation

- M-CG is inconsistent with existing R-C2;
- the subject lot is not big enough for the maximum height and densities allowed by M-CG;
- M-CG allows for greater massing and parcel depth that will be more visually dominating than an R-C2 structure;
- the proposal is not compatible with surrounding dwellings because it is multi-residential;
- the community is delicately balanced between higher and lower density and this change would upset that balance;
- rezoning the property breaks the neighbours' reasonable expectation of ongoing continuity;
- prime inner-city properties nearby are valuable because they are quiet, private, and have available on-street parking and would be devalued by this change;
- rezoning will set an unwanted precedent for future applications;
- amenities are quite a distance away;
- higher density development means more transient population of renters, who may not have as vested an interest in the community as the existing higher socio-economic population in new R-C2 buildings in the area;

Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014

Four-plex Development

- a new structure would block views north to downtown and morning sun from the east;
- a rooftop patio would encourage all-night partying and cause noise pollution;
- would rather see two single infills on the site;
- more traffic and noise, which would reduce privacy and quality of life;
- lack of rear yard space will not attract families with children;
- rear-access garages will not adequately serve the actual parking demand, which will spill on to 29 Avenue due to both volume and convenience;
- increase in parcel coverage dramatically changes the community fabric and rhythm and makes this one site an undesirable anomaly that is out of context with R-C2;
- amenity spaces for two units are oriented directly at the unit across the street, reducing privacy;
- increase in units means an increase in waste bins – how would they function?

Transportation

- on-street parking is congested on 29 Avenue as-is due to infills and secondary suites;
- steep slope of 19 Street is extremely dangerous, especially in the winter;
- alley access is sometimes blocked by snow and ice, making a downhill approach from the south difficult and unsafe;
- no sidewalk on 19 Street;
- lack of major transportation access to and capacity on 17 Avenue and 14 Street;

Other

- persistent resident concerns around infill suggest that The City is not doing anything to address problems caused by infill and is not listening to the public;
- other inner-city communities like Scarboro and Mount Royal are unfairly protected from density increases and do not bear an equal burden of accepting change; and
- traffic enforcement is not happening at the same time violations are happening.

Administration considered the relevant planning issues specific to the proposed redesignation. Issues with the height, massing, and parcel coverage are mitigated by the slope of the site, which necessitates the building be stepped down away from 29 Avenue. The proposed redesignation does allow for a larger structure than a new single or semi-detached infill, but not unreasonably so. A structure permitted under M-CG would not have a significantly higher impact in terms of massing than those permitted under R-C2.

Several objections state that a building with four units is inappropriate next to buildings with one or two units, or that a multi-residential district should not be in the heart of a lower-density area. The City's current direction is to support such applications under the premise that it is entirely appropriate for inner-city communities to feature mixed densities and structure types within individual blocks.

From a transportation perspective, the slope of 19 Street SW is too steep for a City sidewalk. The approach towards the alley coming down the hill from the south is dangerous in winter conditions, however the southwards approach from 28 Avenue SW is manageable. The applicant's intent to provide two parking stalls for each unit (with room for a third on the

Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014

driveway) is deemed sufficient for the property, with plenty of available curb space for public parking within a half block along 19 Street SW south of 29 Avenue SW.

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.

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 of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of these communities, particularly in close proximity to areas of higher density or if the intensification is consistent and compatible with the existing character of the neighbourhood. The proposal is in keeping with relevant MDP policies as the rules of the M-CGd75 District provide for development form that is sensitive to existing residential development in terms of height, built form and density.

South Calgary/Altadore Area Redevelopment Plan (Statutory – 1986)

The subject site is located within the classification of Residential Conservation area of the *South Calgary/Altadore Area Redevelopment Plan* (ARP), as identified in Map 2. In order to support the proposed land use redesignation, Map 2 needs to be amended first to reclassify this site as Residential – Medium Density.

Policies for the proposed area encourage multi-family development in the area to be attractively landscaped, similar in scale to its surroundings, varied in terms of housing types, and suitable for families. The proposed land use district allows for development that complies with these development guidelines.

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

The *Location Criteria for Multi-Residential Infill* is a tool for review of redesignation applications in the developed areas. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue
SW, LOC2018-0014**

The proposed land use aligns with five of the eight criteria. The site is on a corner parcel with a lane and is within 400 metres walking distance of transit service, future Primary Transit service, and the Main Street at Marda Loop. Criteria not met include being adjacent to non-residential or multi-residential development, being adjacent to a park or other amenity, and being located on a collector.

While these criteria lay out the ideal location for more intensive multi-residential development, the modest scale of this infill project does not require that all criteria be met.

Social, Environmental, Economic (External)

The proposed M-CGd75 District allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change would diversify housing stock in the community allowing it to meet the 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 current and future operating budgets at this time.

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATIONS:

The proposal conforms to the *South Calgary/Altadore Area Redevelopment Plan* as amended and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Multi-Residential –Contextual Grade-Oriented (M-CGd75) District allows for more intensive use of land at a similar height and density to the R-CG District, but provides more flexibility in building layout that can address the slope.

ATTACHMENTS

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. Development Permit Information

Applicant's Submission

South Calgary Townhouse – Land Use Redesignation

to:	The City of Calgary Planning Implementation Development & Building Approvals 800 Macleod Tr. S.E. Calgary, Alberta	date:	2018-01-09
attn.:	Adam Sheahan, Planner 2	file reference:	3.7.1 Land Use Redesignation
project:	South Calgary Townhouse	pages:	3
project no:	17037		
re:	<u>Project Rationale: Land Use Amendment</u>		

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On behalf of Tollo Group Inc. and Richard Fedoruk, McKinley Burkart Architects is pleased to submit a proposal for the re-designation and redevelopment of 1940 29 Avenue SW with the intention of constructing a contextual grade-oriented multi-residential townhouse project which is designed to be compatible with the goals and purpose of the South Calgary Area Redevelopment Plan.

The land parcel is listed below in Table 1:

Table 1: Parcel for Redesignation

<u>Civic Address</u>	<u>Legal Address</u>
1940 29 Avenue SW	Lots 19 + 20; Block 23; Plan 4479 P

Application References

Pre-Application Enquiry:	PE2017-01068
Concurrent Development Permit Application:	DP2018- 0230

While respecting the current land use context and understanding the general desire to retain neighbourhood stability through appropriate redesignation, the proposed development is seen as introducing a new multi-dwelling model for inner-city neighbourhoods in Calgary, that will appeal to a variety of family sizes and types.

The Lands are situated within the community of South Calgary and are neighbored by the community of Richmond across 20 Street SW to the west and are governed by the South Calgary - Altadore Area Redevelopment Plan (ARP), which guides in both policy direction and contextual design for the development.

Applicant's Submission

This proposed development is designed to provide a high quality and aesthetically sensitive multi-residential dwelling that is aimed at appealing to a variety of family types and sizes. The application is for a three-and-a-half storey townhouse building containing four grade-oriented units that share a common corner. Each unit contains three bedrooms and private tandem-parking garages accessed from the existing lane. Contextually, the proposed mass, density, and height are all appropriately scaled to the adjacent land uses of low-density residential and multi-family developments. The design intent is to deviate from the commonly implemented rowhouse model, which typically results in the main living spaces and outdoor amenity spaces for 3-4 units facing directly on to the adjacent property, thus compromising the existing owner's privacy.

Redevelopment of the site: Context and Identity

This land use application is to permit the proposed development by approving land use and development permit changes. (Refer to Table 2 for current and proposed land uses for the Lands). This adjustment to the current R-C2 (Low Density Residential District) zoning will allow for a new low density residential model that is compatible with the ARP in preserving and enhancing the character and scale of the neighbourhood through conservation, and low density residential and grade-oriented medium density residential infill developments.

Table 2: Proposed Redesignation of Parcel

<u>Civic Address</u>	<u>Current Zoning and Use</u>	<u>Proposed Zoning</u>
1940 29 Avenue SW	R-C2 Single Family Residence	M-CG d75 with R-CG Development Outcome

Considering land use policy guidance thus far, and indicated through pre-application discussions with the City of Calgary, it is believed that the M-CG (Multi-Residential – Contextual Grade-Oriented District) land use zoning with a density modifier and an R-CG (Residential – Grade-Oriented Infill District) development outcome is well suited to responsibly accommodate urban design and architectural intentions for the proposed site. As indicated in Table 2, the proposed change to the M-CG land use zoning would be the adjustment of the site density from 111 units per hectare to 75 units per which is consistent with the R-CG land use and the maximum density under the ARP.

The rationale during the pre-application stage was that the M-CG district with a density modifier would be more appropriate than the R-CG district due to the lack of the latter having townhouses listed as a permitted or discretionary use. The proposed development is not seeking to increase density or height limitations – it merely provides an alternative configuration of units that are more considerate to the adjacent property. Contextually, the lands are located within several blocks of various other M-CG and R-CG districts, as well as situated on a block immediately adjacent to a large M-C1 district. These zonings support a variety of similar developments including semi-detached duplexes, rowhouses, and townhouses.

The proposed development is on a corner parcel with a dramatic slope, a common site condition for this area. Unique programmatic distribution, massing, and resolution of policy and building pragmatics ensures that this project responds to and augments an already vibrant neighbourhood. It will activate 29 Avenue SW, 19 Street SW, and the existing lane alike, while maintaining the privacy of the immediately adjacent neighbour by pulling all outdoor amenity spaces to the front, rear, and 19 Street facades of the parcel.

Applicant's Submission

Conclusion

South Calgary exists as an established stable and vibrant neighbourhood within the city. Together, with the support of the community and the adjacent neighbour, the developer, and the city, we hope to provide a high quality, thoughtful development that enhances the current character of the surrounding area. The proposed land use redesignation seeks to align with the Area Redevelopment Plan and further evolve and enliven the identity of South Calgary.

per: 

david jenista, architect
aaa b.envd. m.arch. mraic

End of document.

Community Association Letter



3130 16 Street SW
Calgary, AB, T2T 4G7

March 8, 2018

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

Attn: Derek Pomreinke, derek.pomreinke@calgary.ca

SENT BY EMAIL

Dear Mr. Pomreinke;

RE: Community Association Feedback for LOC2018-0014

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

It is our understanding that this application proposes a redesignation from Residential – Contextual One/Two Dwelling (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CGd75), however, it must also comply with the Residential – Grade-Oriented Infill (R-CG) bylaws with the exception of the use. The MLCA has also been circulated on the concurrent Development Permit application DP2018-0230. A separate letter will be submitted by the MLCA providing comments on the DP application.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments proactively, prior to application. Proactive communication allows time for facilitating constructive dialogue. The MLCA has been part of the following engagement with the applicant to date:

- The applicant provided a project information pdf and link to a project website to post on the MLCA's website.
- The applicant attended the MLCA Planning & Development Committee meeting on February 12, 2018.
- The applicant hosted an information session on February 28, 2018.

The MLCA appreciates that you have attended the above noted engagement sessions. We feel that the presence of City Administration has been beneficial to the process.

Community Association Letter

To date, the Committee has received written objections from 9 community residents regarding the application. Concerns expressed by neighbours include (but are not limited to):

- Lack of contextual fit
- Location does not meet the Location Criteria for Multi-Residential Infill
- Massing impacts due to the increased allowable lot coverage (including shadowing and loss of views)
- Safety considerations pertaining to the severe slope on 19th Street SW at this location
- Reduction in home values
- Loss of privacy
- Increased density
- Parking

At the information session held on February 28th, attending residents expressed that the applicant's 4-plex style design was preferred over a typical 4-unit rowhouse design, therefore, reducing this application to an R-CG district would not improve the outcome for the neighbours.

The Committee has concerns that this type of development does not fit contextually within the surrounding "residential conservation" area of the community of South Calgary as identified in the South Calgary/Altadore ARP. Furthermore, this parcel does not meet The City's Location Criteria for Multi-Residential Infill. While this location may be on a corner parcel (Criteria 1), is within 400 metres of a transit stop (Criteria 2), and has direct lane access (Criteria 8), failure to achieve the purpose statements of any of the remaining five criteria suggests that this location is not suitable for multi-residential infill.

- Criteria 3 (within 600 metres of an existing or planned primary transit stop): A SW BRT stop is not planned near these locations, nor do the #7, #107, or #13 transit routes operate at frequencies of 10 minutes or less for extended time periods.
- Criteria 4 (on a collector or higher standard roadway on at least one frontage): 19th Street SW and 29th Avenue SW are local roads at this location. As such, multi-residential development here would increase traffic on local residential streets.
- Criteria 5 (adjacent to existing or planned non-residential development or multi-unit development): This development would not serve as a transition of height and massing between lower density uses and larger buildings as there are no larger buildings in the immediate vicinity.
- Criteria 6 (adjacent to or across from an existing or planned open space, park or community amenity): The visual impact of the increased massing of this development will not be reduced by an open space or improve the safety of a park.

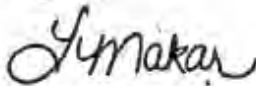
Community Association Letter

- Criteria 7 (along or in close proximity to an existing or planned corridor or activity centre): This development is not in close enough proximity to the 33rd Avenue SW or 14th Street SW Main Streets to act as a transition and/or buffer between lower and higher density development.

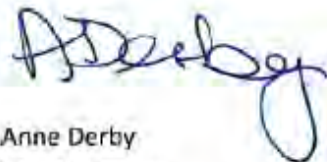
Based on the above, it is the position of the MLCA to strongly oppose this land use redesignation application. As South Calgary continues to re-develop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of the community is appropriate.

If you have any questions regarding these comments, please contact Lauren Makar at your convenience. Thank you in advance for considering these comments when assessing the merits of this application.

Regards,



Lauren Makar
Director - Planning & Development
Marda Loop Communities Association
development@mardaloop.com



Anne Derby
Vice President
Marda Loop Communities Association
vp@mardaloop.com

cc: Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan

1. Amend the South Calgary/Altadore Area Redevelopment Plan, being Bylaw 13P86, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled ““Land Use Policy” by changing 0.06 hectares \pm (0.14 acres \pm) located at 1940 – 29 Avenue SW (Plan 4479P, Block 23, Lots 19 and 20) of Map 2 entitled “Land Use Policy” from “Residential Conservation” to “Residential Medium Density” as generally shown in the sketch below.

Map 2

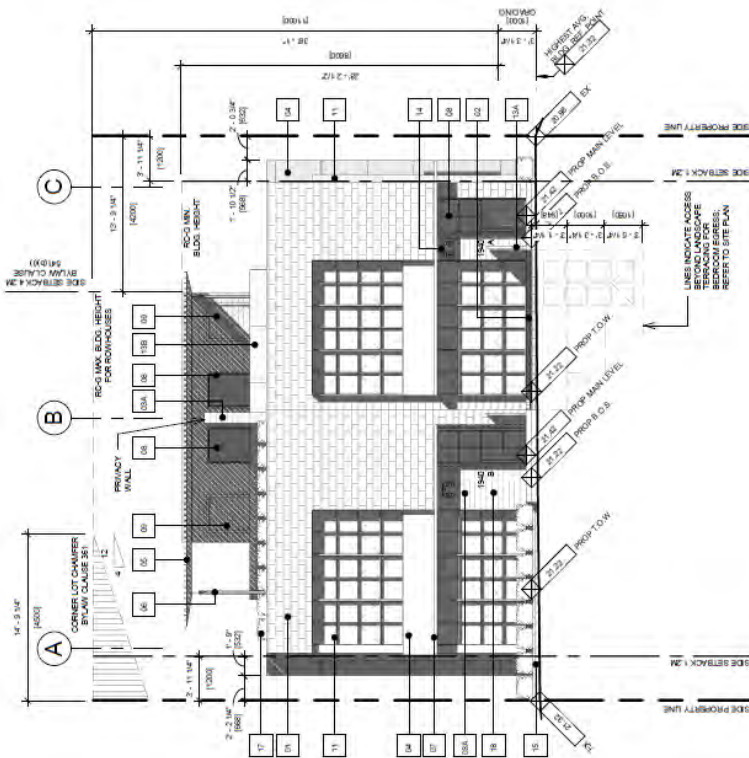
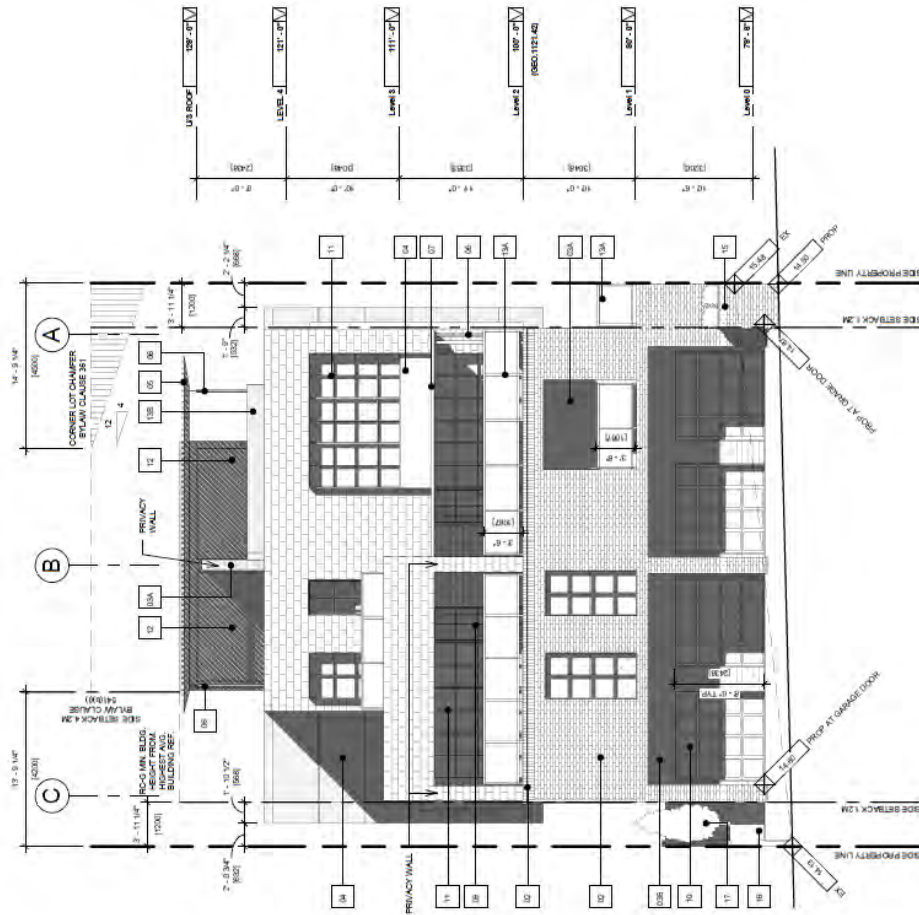
Land Use Policy





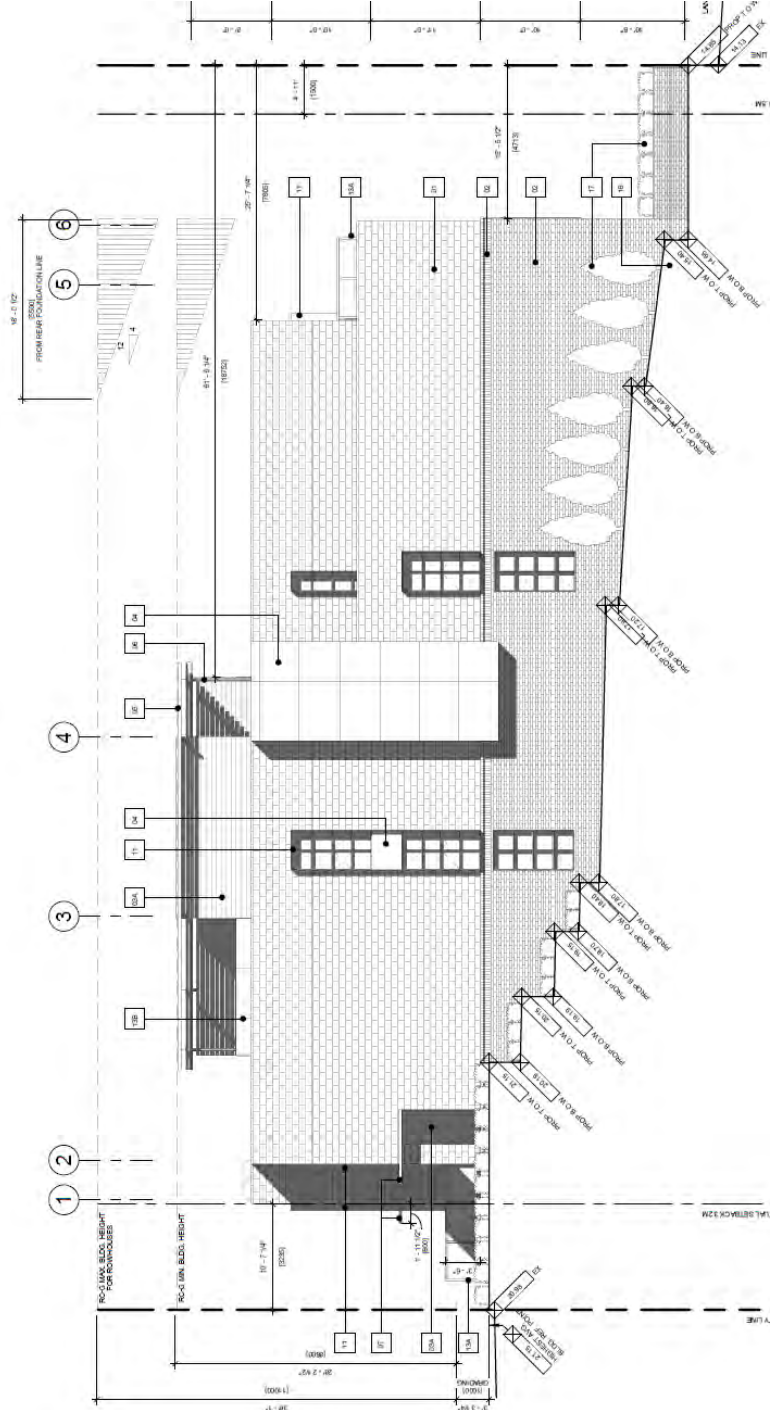
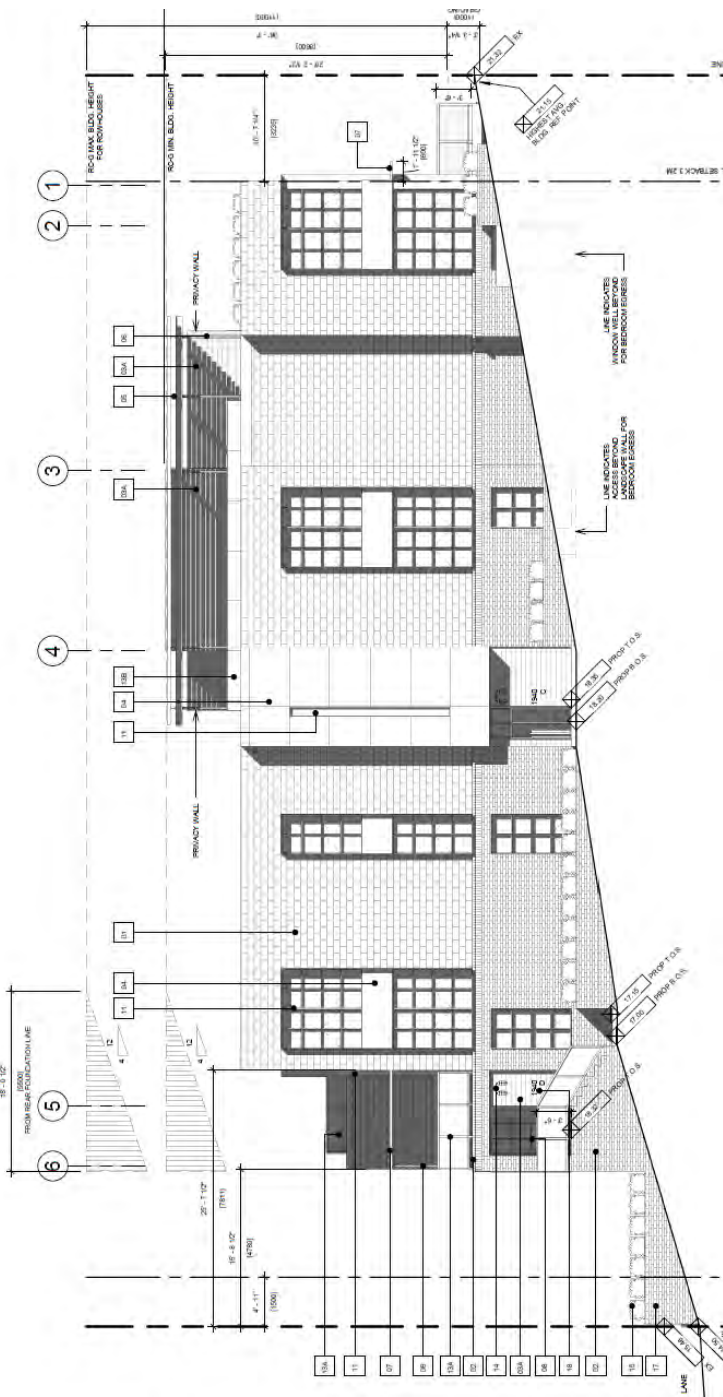
Development Permit Information

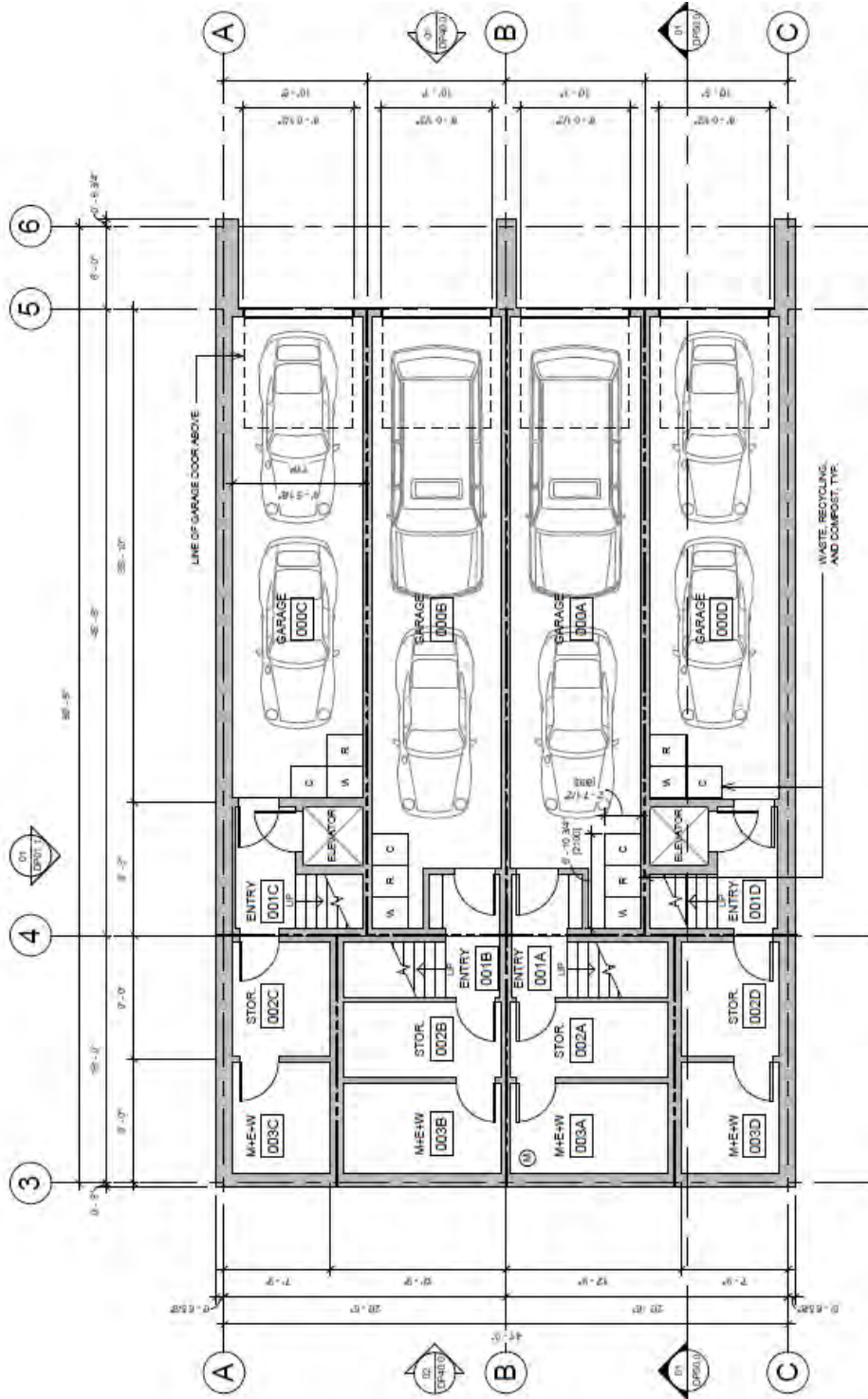
CPC2018-0673
Attachment 4



Development Permit Information

CPC2018-0673
Attachment 4





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 legs are visible, and they appear to be wearing gaiters or tall boots. The entire scene is rendered in a flat, dark gray color against a white background.

Calgary Planning Commission 2018 June 14

Item 6.11

Planning & Development Report to
Calgary Planning Commission
2018 June 14

ISC: UNRESTRICTED
CPC2018-0702
Page 1 of 7

**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 – 25A Street SW,
LOC2018-0007**

EXECUTIVE SUMMARY

This application was submitted by Max Tayefi Architect on 2018 January 10 on behalf of the landowner, Bhajan Singh Johal and Harwinder Johal. The application proposes to amend the land use designation of this property from DC Direct Control District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

The proposed R-CG District is a residential designation intended to accommodate grade-oriented development in the form of rowhouse buildings, duplex dwelling, semi-detached dwellings and cottage housing clusters.

A minor map amendment to the *Richmond 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 amendment to the Richmond 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 ± (0.14 acres ±) located at 2040 – 25A Street SW (Plan 5661O, Block 14, Lots 21 and 22) from DC Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

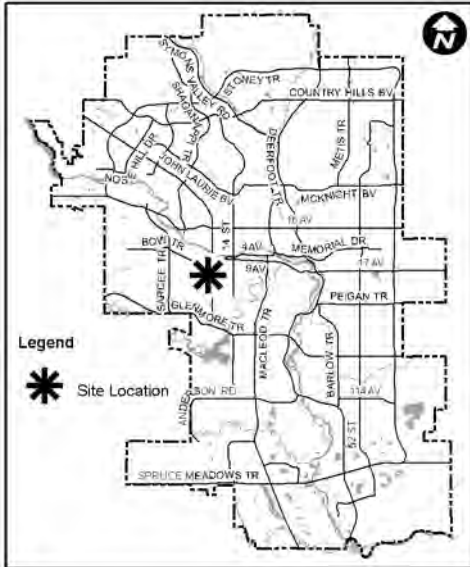
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,
LOC2018-0007

BACKGROUND

Location Maps



Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW, LOC2018-0007

Site Context

The subject parcel is located in the community of Richmond, on the northeast corner of 21 Avenue SW and 25A Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Direct Control District and Residential - Contextual One/Two Dwelling (R-C2) District, with the exception of R-CG land uses along 19 Avenue SW. The subject site is located on a corner parcel, across from an existing open space (Glengarry Park), and has a direct lane access to the east.

The site is 0.06 hectares (0.14 acres) in size with approximate dimensions of 15 metres by 38 metres. The site is currently developed with a single detached dwelling and a rear detached garage that is accessed from 21 Avenue SW.

As identified in *Figure 1*, the community of Richmond reached its peak population in 1968 with 5,080 residents. The current population for the community is 4,781, a decline of 299 residents from peak population.

Figure 1: Community Peak Population

Richmond	
Peak Population Year	1968
Peak Population	5080
2017 Current Population	4,781
Difference in Population (Number)	-299
Difference in Population (Percent)	-6%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Richmond](#) 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 *Richmond Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Land Use

The subject property is currently designated under a DC Direct Control District (Bylaw 30Z91) which is based on the R-2 Residential Low Density District in Land Use Bylaw 2P80. The existing land use district is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the community. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,
LOC2018-0007**

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where the façade of each dwelling unit must directly face a public street. At the maximum permitted density of 75 units per hectare, this site could accommodate up to four dwelling units.

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, when proposed in the R-CG district, provided they are below 45 square metres in size.

Infrastructure

Transportation Networks

The parcel is located within 700 metres of the Shaganappi Point LRT Station and approximately 300 metres from transit stops. Routes 18, 29 and 112 offer service to the Downtown Core, Heritage, University and Sunalta LRT Stations. Vehicular access is available from the existing rear lane. A traffic impact assessment was not required as part of this application.

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 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 Richmond/Knob Hill Community Association was circulated on this application. The Association responded with a letter of opposition for the redesignation, on 2018 February 15 (Attachment 3).

11 letters of opposition were submitted including the following comments:

Policy-related comments:

- The proposed application deviates away from the Richmond Area Redevelopment Plan.

**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,
 LOC2018-0007**

- The proposal cannot be supported without overall consideration and plan of infrastructure capacity (transportation, utility, retail, etc.) for the area.
- Rowhouse development should be towards 17 Avenue SW, Crowchild Trail SW and 33 Avenue SW.
- A proposed increase in density will significantly and adversely affect numerous adjacent residents and will detract from the character of the neighbourhood, which did not anticipate this amount of density to be tagged at the end of a lower density residential block. Should zoning for rowhousing be allowed in this locale, a terrible precedent will be set; opening the door for considerable additional density not anticipated or supported by community residents.

Parking-related comments:

- Continuous on-street parking problems may worsen with multi-residential units being proposed.
- The proposal would add more cars parking close to the corner and will reduce visibility for pedestrians.

Development-related comments:

- The proposed land use redesignation does not fit the existing context (semi-detached and single detached buildings) and create over density.
- Concerns around the additional one meter of height and the amount of sunlight that would be blocked for all surrounding neighbors.
- Concerns around the increase in traffic directly next to a park within a playground zone.
- The proposed development is located directly across from a park/playground and the increased density will dramatically increase traffic congestion and endanger the park users.
- Proposal to proceed with 4 units and building orientation will affect privacy of surrounding neighbours.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal conforms to relevant policies of the *Municipal Development Plan* for moderate intensification of developed areas to accommodate a broader range of housing types.

Engagement

Prior to the application submission, the applicant had a meeting with the Richmond/Knob Hill Community Association and presented the proposal.

The applicant provided a letter to respond the comments provided by the Richmond/Knob Hill Community Association and adjacent neighbours (Attachment 4). This letter was forwarded to the Community Association by Administration.

Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW, LOC2018-0007

The applicant also held a public information session at the Good Companions 50 Plus Club on 2018 May 24. Members of Administration were present to provide clarification on the proposal and process-related questions. The applicant has provided a summary of their public engagement with the community (Attachment 5).

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 of 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 development form that may be sensitive to existing residential development in terms of height, built form and density.

Richmond Area Redevelopment Plan (Statutory, 2008)

The subject parcel is located within the Conservation/Infill on Map 2 of the *Richmond Area Redevelopment Plan (ARP)*. The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures containing no more than two units. To accommodate this proposed R-CG District, a minor amendment to Map 2 of the ARP is required to change the land use category of the subject site to Low Density Residential (Attachment 2).

The proposed amendments to the ARP are deemed appropriate given the intent and contextual nature of the proposed R-CG District.

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

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other "multi-residential" developments.

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 MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,
 LOC2018-0007**

The subject parcel meets five of eight of the location criteria in that it is located on a corner parcel, on a street across from a park, serviced by direct lane access, located within 600 metres of primary transit, and within 400 metres of a transit stop.

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 wider range of housing types than the existing DC Direct Control 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 conforms to the *Richmond Area Redevelopment Plan* as amended and 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 represents a modest density increase of inner-city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Richmond Area Redevelopment Plan
3. Richmond/Knob Hill Community Association Comments
4. Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments
5. Summary of Applicant-led Community Engagement

Applicant's Submission

MT-Arch
Max Tayefi Architect Inc.

6607

Land use redesignation
2040 – 25a Street SW

To whom it may concern:

We are proposing to rezone this property to R-CG – residential – grade-oriented infill district in order to build a 4 unit rowhouse with detached 4 car garage. This type of development already exists in the neighborhood and, as such, we believe that the building type is suitable for this property. The units will be two storeys high, which is the same allowable height as any single family or duplex dwelling. Each unit will have direct access from the sidewalk and feature front patios and landscaping which is street-oriented.

Please review the drawings and provide comments as you deem necessary.

Regards
Max Tayefi,

Elveden Centre, Iveagh House
Suite 1450, 707-7th Ave SW
Calgary AB T2P 3H6

P: (403) 608 0646
E: info@mt-arch.ca
w: www.mt-arch.ca

Max Tayefi
Architect, AAA, MBA, LEED^{AP}

Proposed Amendment to the Richmond Area Redevelopment Plan

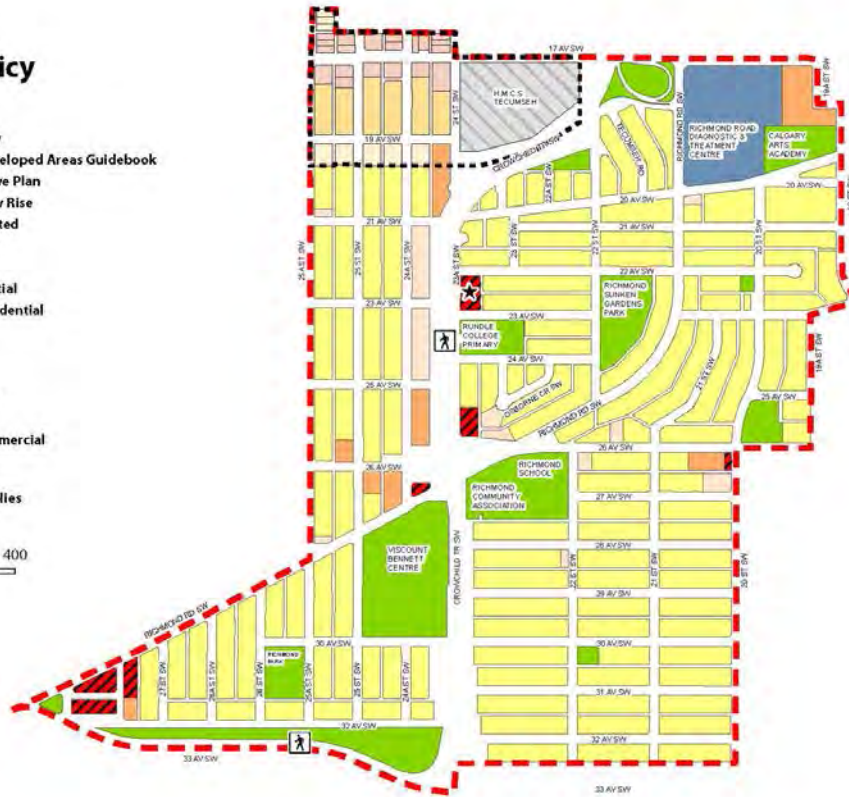
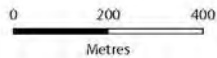
- (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", as follows:

Map 2

Land Use Policy

Legend

- Study Area Boundary
- Main Street Area Developed Areas Guidebook
- Future Comprehensive Plan
- Neighbourhood - Low Rise
- Neighbourhood Limited
- Community Mid Rise
- Conservation/ Infill
- Low Density Residential
- Medium Density Residential
- High Density
- Open Space
- Institutional
- General Commercial
- Local Commercial
- Restricted Local Commercial
- Pedestrian Bridge
- Transition Policy Applies



Richmond/Knob Hill Community Association Comments



Richmond/Knob Hill Community Association

February 15, 2018

Attention: Ms. Yuping Wang
Planning & Development
City of Calgary
PO Box 2100 Station M
Calgary AB T2C 8Z1

Re: Community Association Comments – LOC2018-0007 – 2040 25A ST SW

We understand that you are the File Manager for the captioned application to change the land use designation of a corner parcel located at 2040 25A Street SW (the "Subject Parcel") from DC Direct Control (based on R-2) to R-CG Residential - Grade-Oriented Infill, to allow for a 4-unit row house development to be constructed thereon (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association (the "Association") has reviewed the Application and advises that it opposes the Application for the following reasons:

- 1) Although Richmond/Knob Hill ("RKH") falls within the Developed Residential Area – Inner City, being an area in which the Municipal Development Plan ("MDP") generally supports moderate intensification that respects the community context and contributes to a greater variety of housing types overall, and encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities and transit, it should be noted that the MDP also provides that such intensification is to take place in accordance with Local Area Plans established through community planning processes. In this regard we refer you to:
 - a) MDP Section 2.3.1.b.iii -- Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by including supportive land use policies and development strategies in the Implementation Guidebooks and/or in Local Area Plans that encourage the provision of a broader range of housing affordable to all income levels (emphasis added);
 - b) MDP Section 2.3.1.d -- Promote methods to efficiently use or adapt the city's existing housing stock to enable changing households to remain in the same home or neighbourhood for many years. Strategies may include allowing accessory units in low-density areas and other methods determined through community planning processes (emphasis added); and

Richmond/Knob Hill Community Association Comments

- 2 -

- c) MDP Section 2.3.2.d -- Ensure that the preparation of Local Area Plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.
- 2) The Local Area Plan applicable to the Subject Parcel is the Richmond Area Redevelopment Plan (the "Richmond ARP"), which provides for the following residential land use policies:
 - a) Conservation and Infill, which allows for single detached dwelling, semi-detached dwelling and duplex developments;
 - b) Low Density, which allows multi-dwelling infill developments, such as townhouses and stacked townhouses, not exceeding 75 units per hectare;
 - c) Medium Density, which allows townhouse, stacked townhouse and apartment developments not exceeding 210 units per hectare; and
 - d) High Density, which includes apartment developments not exceeding 321 units per hectare.

As the Application seeks a redesignation from DC (based on R-2) to R-CG to allow the construction of a 4-unit row house development, to be supported by the Richmond ARP the Subject Parcel would need to be located in an area designated as Low Density or Medium Density. However, the Subject Parcel is located in an area designated as Conservation and Infill (see attached ARP map – Attachment 1), and the Application is therefore not supported by the Richmond ARP.

As the Richmond ARP dates back to 1986, and has not been materially updated since then, consideration should be given to whether its designation of the Subject Parcel as Conservation and Infill is still appropriate, or whether a different designation would better address "local character, community needs and appropriate development transitions within" RKH.

- 3) The "Location Criteria for Multi-Residential Infill" implemented by City Council in 2014 set out certain criteria for assessing the appropriateness of applications seeking redesignation to allow multi-residential infill development in a low density area. Those criteria, and their application to the Subject Parcel, are as follows:

Is the Subject Parcel:

- a) A corner parcel – YES, the Subject Parcel is a corner parcel;
- b) Within 400m of a transit stop – YES, the Subject Parcel is located within 400m of transit stops on 17 Avenue SW and Crowchild Trail S;
 - i) In this regard, with transit routes on 17 Avenue SW, 26 Avenue SW, Crowchild Trail S and portions of 33 Avenue SW, it should be noted that there are transit stops within 400m of every low density residential parcel ("LDR Parcel") in RKH (see attached map – Attachment 2;

Richmond/Knob Hill Community Association Comments

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- c) Within 600m of a transit stop on the Primary Transit Network – YES, the Subject Parcel is within 600m of transit stops on 17 Avenue SW and Crowchild Trail S, both of which are part of the Primary Transit Network;
 - i) In this regard, as 17 Avenue SW, 33 Avenue SW and Crowchild Trail S are all part of the Primary Transit Network, it should be noted that there are Primary Transit Network transit stops within 600m of every LDR Parcel in RKH (see attached map – Attachment 3);
- d) On a collector or higher standard roadway on at least one frontage – NO, the Subject Parcel is not located on a collector or higher standard roadway;
 - i) The Subject Parcel has frontages on 25A Street SW and 21 Avenue SW, neither of which is classified as a collector or higher standard roadway (see attached map – Attachment 4);
 - ii) The only roads within or bordering onto RKH that are classified as collectors are:
 - (1) 19 Street SW north of 19 Avenue SW);
 - (2) 19 Avenue SW (between 24 Street SW and 25A Street SW);
 - (3) 19/20 Avenue SW (between 19 Street SW and Richmond Road SW)
 - (4) 20 Street SW (south of 26 Avenue SW);
 - (5) 24 Street SW (between 17 Avenue SW and Crowchild Trail);
 - (6) 25 Street SW (between 26 Avenue SW and Richmond Road SW);
 - (7) 26 Avenue SW; and
 - (8) Richmond Road SW;
- e) Adjacent to existing or planned non-residential development or multi-unit development – NO, the Subject Site is surrounded by other DC (based on R-2) parcels and developments which are consistent with that designation;
- f) Adjacent to or across from an existing or planned open space, park or community amenity – YES, the Subject Site is across the street from a community park, but is otherwise surrounded by other DC (based on R-2) parcels and developments which are consistent with that designation;
- g) Along or in close proximity to an existing or planned corridor or activity centre – NO, the Subject Site is surrounded by other DC (based on R-2) parcels and developments which are consistent with that designation, and is 2 blocks away from the nearest neighbourhood corridor, being 17 Avenue SW; and
- h) Served by direct lane access – YES, the Subject Parcel is served by direct lane access
 - i) In this regard, as RKH is a laned community, it should be noted that virtually all of its LDR Parcels are served by direct lane access.

The Subject Parcel therefore satisfies only 5 of the 8 criteria, and 4 of those 5 “satisfied” criteria would be satisfied by virtually every other corner LDR Parcel in RKH, and 3 of those 5 “satisfied” criteria would be satisfied by virtually every LDR Parcel in RKH. Accordingly, if these results are considered sufficient to conclude that the Subject Parcel is an appropriate location for multi-residential infill development, and therefore that its designation under

Richmond/Knob Hill Community Association Comments

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the Richmond ARP should be upgraded from Conservation and Infill to Low Density, then that would suggest that every corner LDR Parcel in RKH, and possibly every LDR Parcel in RKH, should be similarly upgraded. If a change is to be made to the Richmond ARP that has the potential to have ramifications of that magnitude, then it should only be done through a comprehensive community engagement process that determines not only the need for such a change, but also widespread community support for such a change, as was recently done to update the Area Redevelopment Plans for the NW communities of Banff Trail and Capitol Hill.

- 4) It is not apparent to the Association that there is either a need to open up RKH's non-collector LDR Parcels, whether corner or interior, to multi-residential infill development, nor widespread community support for such a change. With respect to the issue of need, RKH's population stopped declining back in 1988 and since then has grown by 31%, and is expected to surpass its previous 1968 peak within the next year or two (see attached chart – Attachment 5). Over the same period the number of residential units in RKH has increased by 33%. Much of this increase in population and number of units has taken place within the R-C2 portions of RKH's Conservation and Infill areas, where older wide-lot bungalows have been subdivided and replaced with 2 narrow lot detached or semi-detached infills. Opportunities exist for significantly more population and unit count growth:
- a) Within the Richmond ARP's existing Conservation and Infill areas, as to date only around half of RKH's DC (based on R-2)/R-C2 parcels have been redeveloped;
 - b) Within the Richmond ARP's existing Low Density and Medium Density areas, which to date have also only been partially redeveloped;
 - c) Along and in the vicinity of RKH's two "Main Streets", being:
 - i) 17 Avenue SW, the westmost portion of which recently underwent a major Main Streets community engagement process that culminated in City-initiated upzoning, including of many DC (based on R-2)/R-C2 parcels to R-CG (including several parcels at the north end of the block face upon which the Subject Parcel is located), and amendments to that portion of the Richmond ARP – we anticipate a similar process being initiated for RKH's remaining portion of 17 Avenue SW in the near future; and
 - ii) 33 Avenue SW, for which a new "activity centre" Area Redevelopment Plan was enacted in 2014 and a Main Streets community engagement process is just getting underway, and where over 200 new apartment-style units are either currently under construction or in the planning approval process;
- In this regard, and in anticipation of the City-initiated upzoning that is likely to result from the 33 Avenue SW Main Streets community engagement process, the Association recently responded favourably to an R-C2 to R-CG upzoning application for the corner parcel at 2403 32 Avenue SW, which backs onto a Marda Loop business district property on the north side of 33 Avenue SW (LOC2017-0238);

Richmond/Knob Hill Community Association Comments

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- d) Along RKH's collector roads, where to date the Association has responded favourably to all applications to upzone LDR Parcels, including:
- i) in 2014, applications to upzone:
 - (1) each of the interior parcel at 2235 26 Avenue SW and the adjacent corner parcel at 2239 26 Avenue SW (both of which are located along the 26 Avenue SW collector road) from R-C2 to M-CG (LOC2014-0096); and
 - (2) the corner parcel at 2104 Richmond Road SW (located at the intersection of the 20 Avenue SW and Richmond Road SW collector roads) from R-C2 to R-CG (LOC2014-0154);
 - ii) in 2015, applications to upzone:
 - (1) the corner parcel at 2840 25A Street SW (located along the Richmond Road SW collector road) from DC (based on R-2) to M-CG (building height modifier was requested -- LOC2015-0166); and
 - (2) the interior parcel at 2220 26 Avenue SW (located along the 26 Avenue SW collector road) from R-C2 to M-CG (LOC2015-0182); and
 - iii) In 2017, applications to upzone:
 - (1) the corner parcel at 2803 25 Street SW (located along the 26 Avenue SW collector road) from DC (based on R-2) to R-CG (LOC2017-0125);
 - (2) the corner parcel at 2804 25A Street SW (located along the 26 Avenue SW collector road) from DC (based on R-2) to R-CG (LOC2017-0172); and
 - (3) the interior parcel at 2224 26 Avenue SW (located along the 26 Avenue SW collector road) from R-C2 to M-CG (LOC2017-0252).

In this regard it should be noted that on several occasions the Association has also taken the position that a DP application for a low density development on an R-C2 parcel located along one of RKH's collectors should be denied on the basis that a higher density development would be more appropriate in that location, in one case even going so far as to include that argument in an appeal of an approved DP to the Subdivision and Development Appeal Board (SDAB2017-0017).

- e) On the Viscount Bennett school site, which the Association understands is likely to become available for redevelopment in the near future.

Based on the above, there would appear to be plenty of opportunities for both further population growth and increased "missing middle" development within RKH without having to open up its non-collector LDR Parcels, whether corner or interior, to multi-residential infill development.

- 5) With respect to the issue of community support, based on the feedback that the Association has received from RKH residents over the last few years, including through:
- a) a 2010 community engagement process as part of the development of the Association's Residential Development Design Guidelines, which referenced a willingness to consider upzoning applications for parcels along RKH's collectors/corridors;
 - b) a 2014 Winterfest community engagement event;

Richmond/Knob Hill Community Association Comments

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- c) a 2015 Community Visioning project in which the Association partnered with the Federation of Calgary Communities, the University of Calgary Urban Studies group and the Killarney Glengarry Community Association; and
- d) regular interaction with RKH residents both generally and in relation to specific development proposals,

it has become quite clear to the Association that there is reasonably widespread support among RKH residents for further intensification, but only to the extent either contemplated by the Richmond ARP or located along our collectors and Main Streets. We have not detected any groundswell of support for having our non-collector LDR Parcels, whether corner or interior, opened up to multi-residential infill development.

Based on the above, the Association requests that the Application be denied, and that the applicant be encouraged to redevelop the Subject Parcel in accordance with its existing DC (based on R-2) land use designation.

Thank you.

Richmond/Knob Hill Community Association
c/o 2126 28 Avenue SW
Calgary AB T2T 1K5
development@richmondknobhill.ca

Dennis Cant
Director, Development

Doug Roberts
Development Committee Chair

Attachments (5)

Richmond/Knob Hill Community Association Comments

Attachment 1



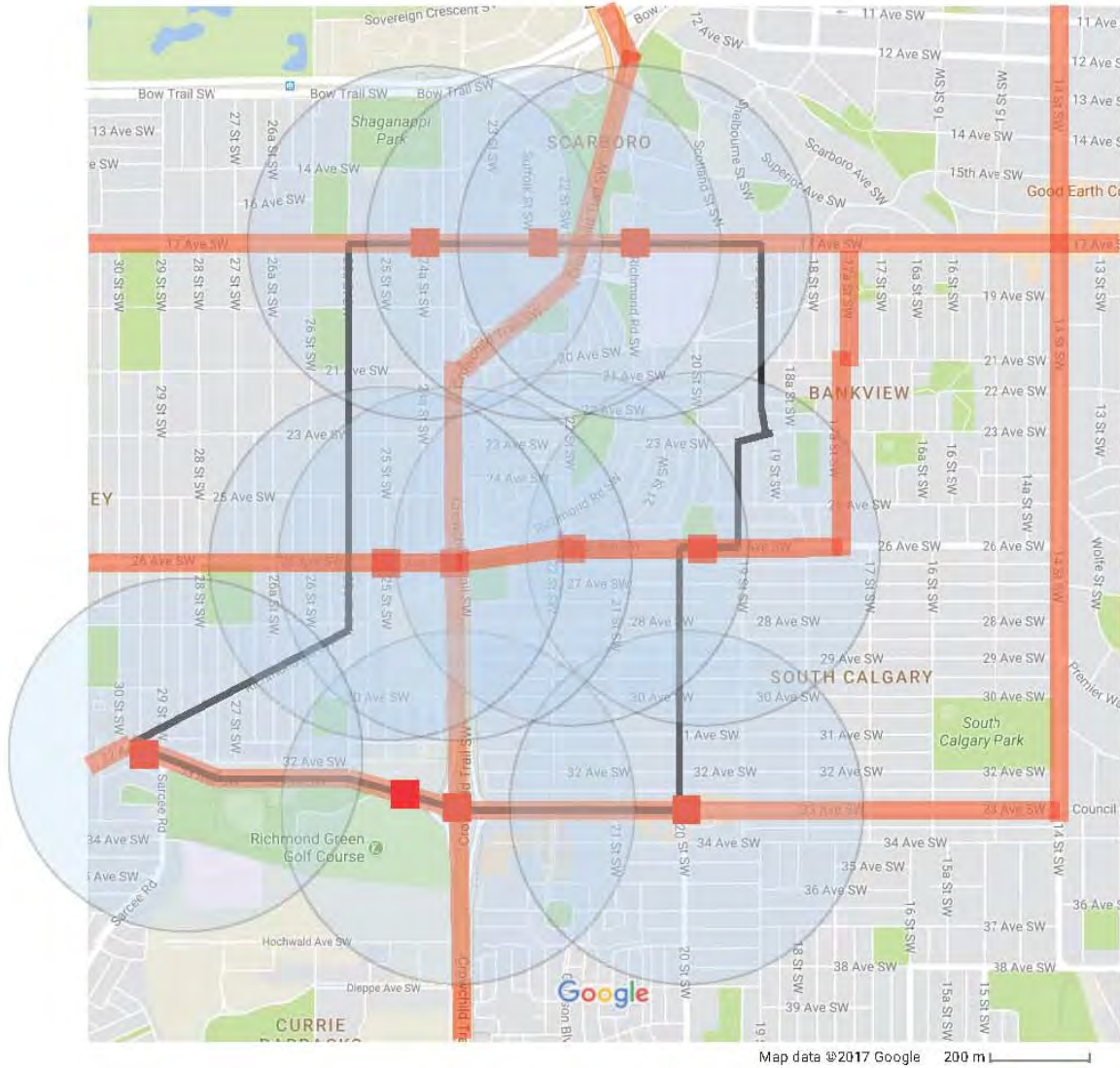
Approved: 17P85
Amended: 15P2017

Richmond/Knob Hill Community Association Comments

RICHMOND/KNOB HILL

Attachment 2

AREA WITHIN 400M OF TRANSIT STOP



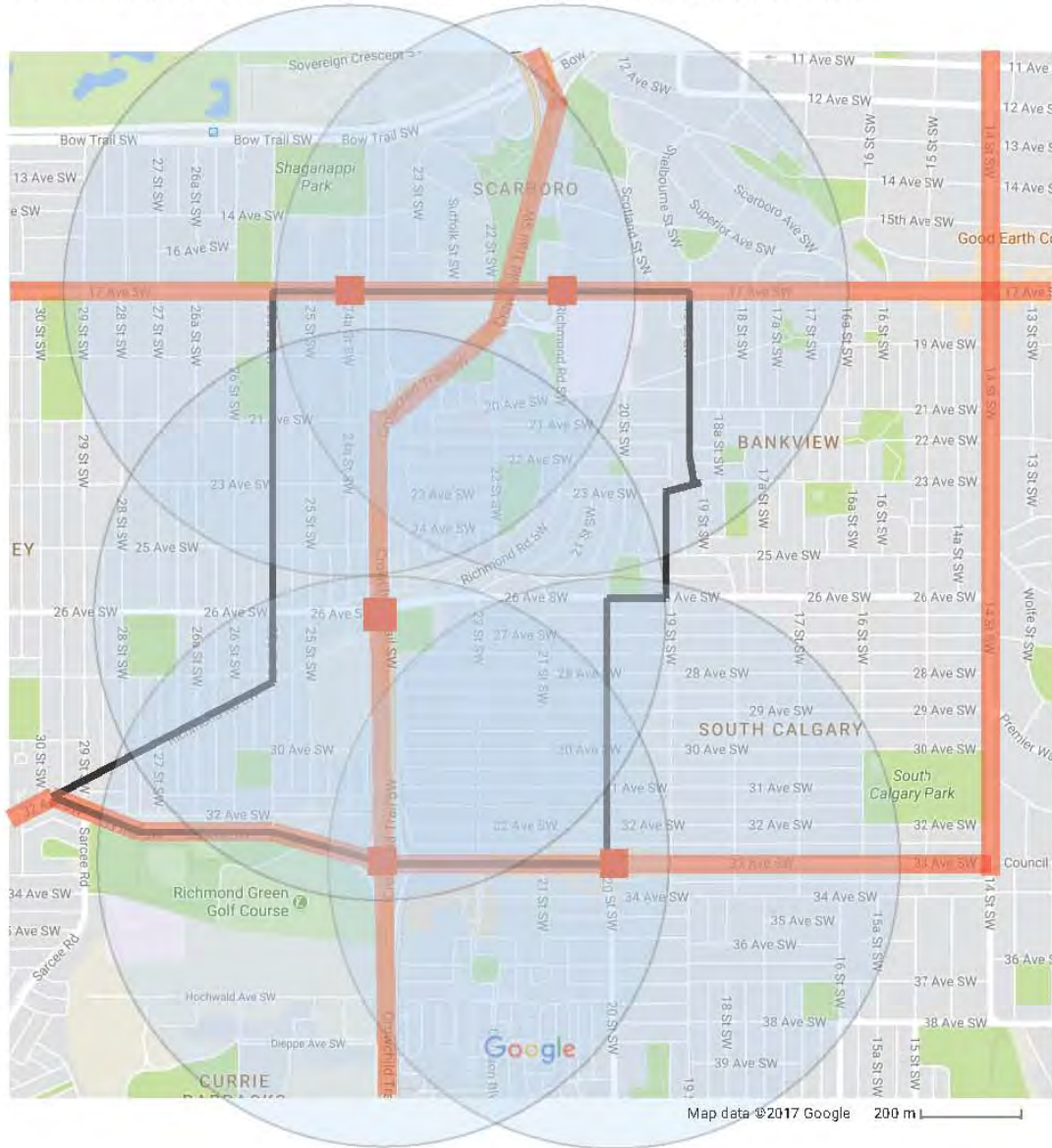
-  Transit Route
-  Transit Stop
-  RKH Community Boundary

Richmond/Knob Hill Community Association Comments

RICHMOND/KNOB HILL

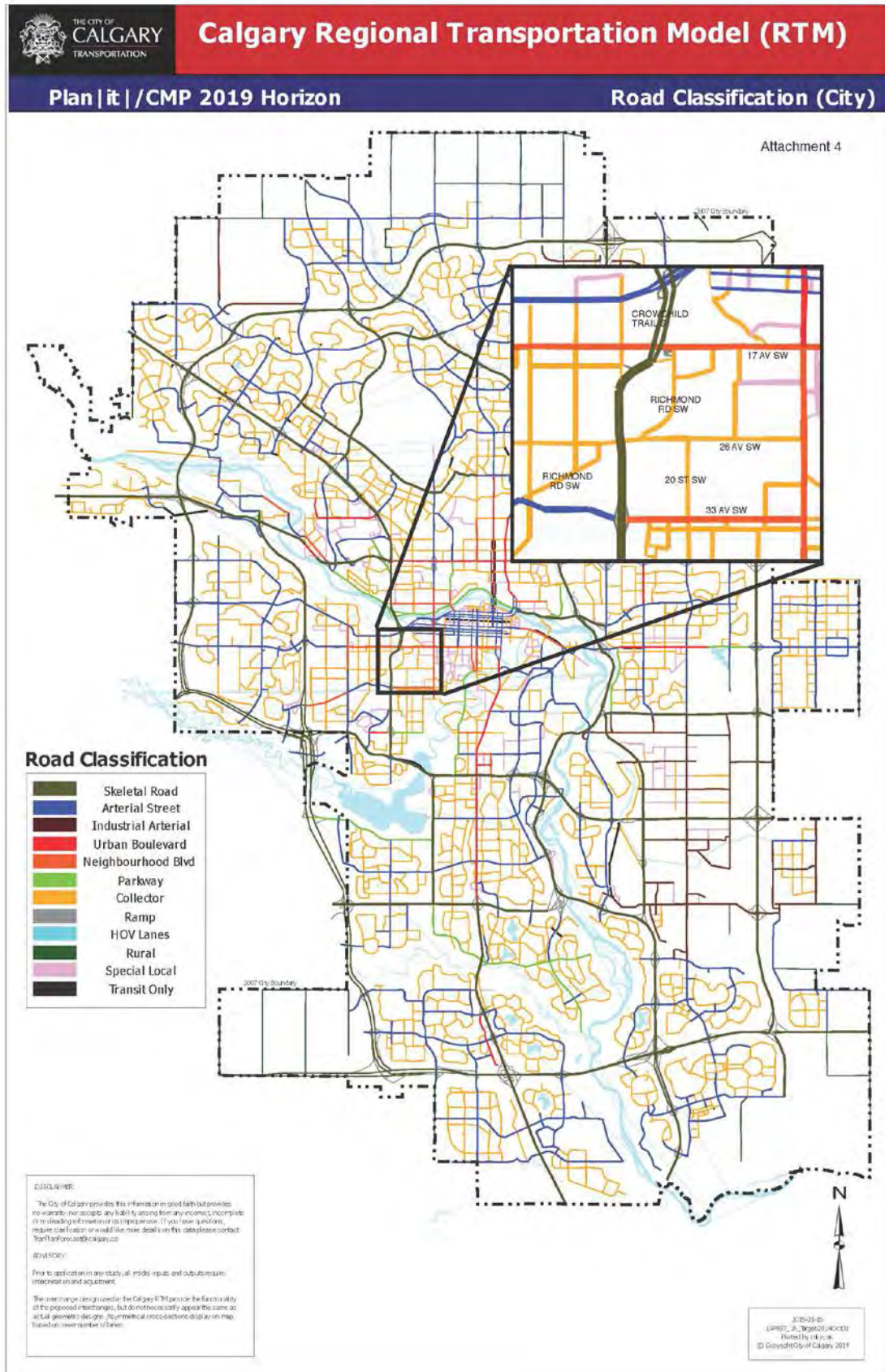
Attachment 3

AREA WITHIN 600M OF TRANSIT STOP ON PRIMARY TRANSIT NETWORK



-  Primary Transit Network
-  Transit Stop
-  RKH Community Boundary

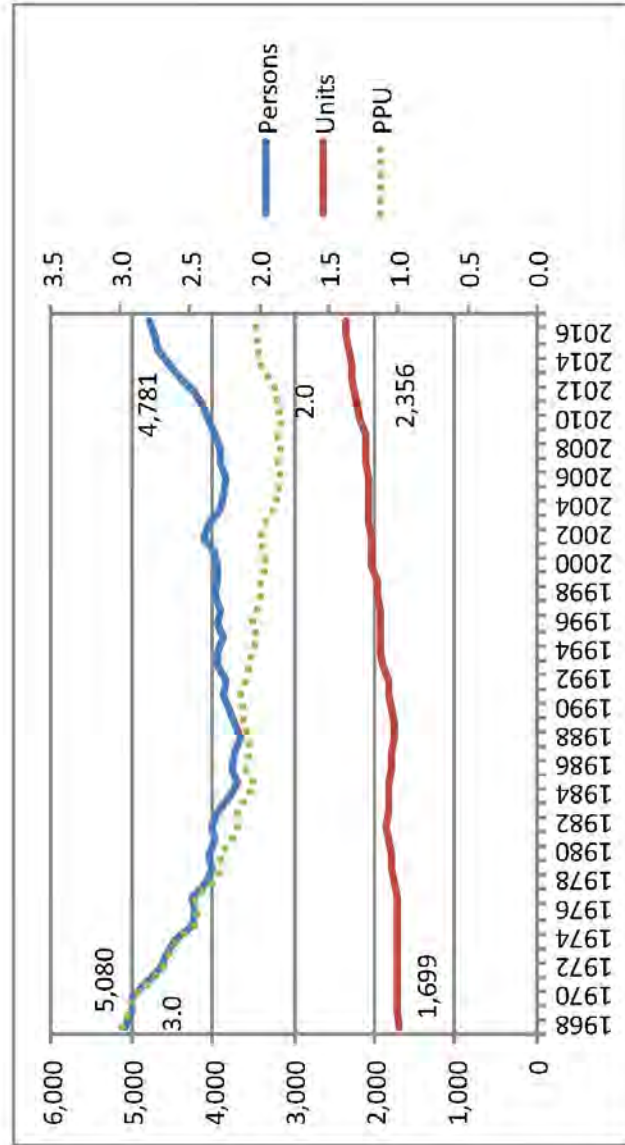
Richmond/Knob Hill Community Association Comments



Richmond/Knob Hill Community Association Comments

Attachment 5

RICHMOND/KNOB HILL Historic Census Data 1968-2017



Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



Land use re-designation LOC2018-0007 2040 – 25a Street SW

The property:

We are proposing to rezone this property to R-CG – residential – grade-oriented infill district for purposes of building a 4-unit rowhouse with detached 4-car garage. This type of development already exists in the neighborhood and, as such, we believe that the building type is suitable for this property. The units will be two storeys high, which is the same allowable height as any single family or duplex dwelling. Each unit will have direct access from the sidewalk and feature front patios and landscaping which is street-oriented.

CPC key points:

CPC recommends approval of the proposed Policy Amendment and Land Use Amendment

The proposed Local Area Plan amendment and Land Use amendment are in keeping with the relevant goals and policies of the Municipal Development Plan and serve to accommodate future development that enable a moderate increase in density while maximizing the use of existing infrastructure. Moreover, the proposed re-designation seeks to accommodate a development that meets the City's "Location Criteria for Multi-Residential Infill" as outlined in the report to council PUD2016-0405.

Legislation and policy:

South Saskatchewan Regional Plan (SSRP)

The proposed re-designation complies with the overall goals of the provincial plan including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (MDP)

This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5), and the Housing Diversity and Choice policies (subsection 3.2.1).

The proposed R-CG District allows for development that is sensitive to the existing context and conform to the relevant policies of the MDP. The subject site is located on a corner parcel and will allow for a greater variety of housing forms in the area. The proposed re-designation is found to comply with the general goals of the MDP.

Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



Richmond Area Redevelopment Plan (ARP)

The re-designation of the parcel to R-CG requires a site specific minor amendment from "Conservation and Infill" to "Low Density Residential". This allows for townhouse development.

Location Criteria for Multi-Residential Infill

The subject parcel meets 5 of the 8 location criteria for multi-residential infill. The three criteria which the subject parcel does not meet are not deemed to be critical in appropriately accommodating infill residential in the scale that can be accommodated by the proposed redesignation (see comments further below)

Transportation networks:

The subject parcel is a corner lot, lane accessible, with street parking available on adjacent streets. The nearest transit stop is 250 m from the parcel, additional transit is available along Crowchild Trail and the SW BRT route.

Utilities and servicing:

There are no upgrades of existing services required for this development.

Also:

R-CG is not a multi-family designation – it is a low-density grade-oriented development, designed to integrate into the existing fabric and allow alternative forms of housing for various incomes – the "missing middle".

This proposed development is consistent with city-wide goals and policies of the Municipal Development Plan, which encourages the development of more housing options in established communities, more efficient use of existing infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

Responses to community citizen concerns:

1. Deviates from applicable Richmond ARP:
it is consistent with the intent of the ARP and follows the more recent MDP
2. Infrastructure capacity for the area:
DTR comments indicate no utility upgrades required
3. Does not fit (with) the existing context (detached/semi-detached) and create(s) over density:

Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



Zoning allows for 2 units on this site - we are proposing 4. The overall height will be 2 storeys – the same as allowed contextually, except site coverage is up from 45% to 60%. This is not a big jump in density compared to multi-family type developments. There is no provision for future secondary suites. Density is the same as a semi-detached with secondary suites.

4. On-street parking problems may worsen with multi-residential units proposed:
The City transportation department is not concerned with this issue, present neighborhood does not require on-street parking permits.

5. More cars parking close to the corner and will reduce visibility for pedestrians:
Studies show that increases in on-street parking, especially at corners, act as traffic calming – cars slow down.

6. Additional one meter in height and amount of sunlight that would block all surrounding neighbors:
Height limits for rowhouses are potentially 11.0 m. Our proposal is two storey only – the same as the neighborhood context.

7. Concerns around the increase in traffic directly next to a party within a playground zone:
There will be 2 additional cars for 2 additional units; this would be the same if we built a duplex with secondary suites. Traffic issues only arise with multi-family developments – increases of 10 or more vehicles.

8. Located directly across from a park/playground and increased density will dramatically increase traffic congestion and endanger the park users:
Two extra cars are not allot (see comments above); also increasing density next to a park increases the usage of the park and make the proposed units more desirable for young families; it is one of the location criteria for increased density

9. Building orientation will affect the privacy of surrounding neighbors:
Again, this is a two storey building – the same as any house. Building code and land-use bylaw limitations on windows on side elevations, in this case, will reduce the north elevation windows facing the neighbor. The east unit adjacent to the neighbors back yard will have major windows facing east (own back yard) and south as per the other units.

10. Rowhouse development should be towards 17th ave SW and Crowchild Trail and 33 ave. SW:
We acknowledge that greater density should be along major collectors. This development is a minor increase in density and blends in with the context.

Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



11. Proposed increase in density will significantly and adversely affect numerous adjacent residents and will detract from the character of the neighbourhood, which will not anticipate this amount of density to be tagged at the end of a low density residential block. . . a terrible precedent will be set . . .

The city is totally in favour of increased density in inner city neighborhoods – planning policy dated back to 2014 has been public. This development represents a slight increase in density. The precedent is for lots at block ends only, the advantages are higher population with more activity in area, better utilization of local retail, existing infrastructure. Two storey building with multiple frontages engages the street and makes block end more dynamic and active.

Responses to RKHCA concerns:

1. MDP policies encourage the provision for a broader range of affordable housing. To meet MDP goals, a grade-oriented R-CG district was introduced in 2014 to facilitate a wide range of low density ground-oriented housing, sensitive integration, provide communities with certainty regarding form and scale of housing. R-CG is one of the low density zoning options (not multi-family).

The ARP was written in 1986 and had a stated shelf life of 10-15 years. Today, much there is greater priority on the more recent MDP, the CTP Calgary Transportation Plan and the Developed Areas Guidebook. The Richmond ARP is directly informed by the Inner-City Plan from 1979. Although this plan is outdated, the goals are similar “a low-density policy is intended to improve existing neighbourhood residential quality and character, as described in the conservation and infill policy, while providing for low profile family-oriented redevelopment . . . maximum density should not exceed 75 per hectare.

The community has been engaged at the beginning of this development process, corresponding with a request for re-zoning. Letters were distributed to neighbors outlining our intent.

2. An amendment in the ARP from “conservation and fill” to low-density is not supported by the community association. The city planning department, however, does support this change.

3. The “Location criteria for Multi-residential infill” implemented by the City council in 2014 to assess the appropriateness of of multi-residential infill development in low density areas are as follows:

A – corner parcel – yes

B – within 400m of transit stop – yes

C – within 600m of a transit stop on the primary transit network – yes

Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



D – on a collector or higher standard road – no (see below)

E – adjacent to existing or planned non-residential development or multi-unit development – no

F – adjacent to or across from an existing or planned open space, park or community amenity – yes

G – along, or in close proximity to, an existing or planned corridor or activity centre – no, subject parcel is, however, close to 19th avenue.

H – served by direct lane access – yes

Regarding item D: There is widespread support for further intensification but only to the extent either contemplated by the ARP or located along collector roadways and Main Streets. The subject parcel does not front on a collector road; the resultant traffic generation and parking demand is likely to be minimal. The distinctly residential form and appearance created by the R-CG district's steady rhythm of doors and porches adds visual interest to the neighbourhood streetscape, calming local traffic and enhancing pedestrian safety and experience along adjacent sidewalks. Meanwhile, location along a collector or higher order road may be especially well-suited to higher intensity multi-residential districts like M-CG, M-C1 and M-C2 which have a higher order of traffic generation and parking demand.

Location criteria are not intended to be treated as a set of requirements, checklist or scorecard for appropriateness, but rather as an additional tool for Administration to highlight some of the preferred site characteristic that may make a site more suitable for redevelopment.

4. Potential precedent of increasing density for every corner lot in the entire neighborhood – this is not acceptable, also would require comprehensive community engagement process. There is precedent for increased density along community edges and collector roads (encouraged by community), no need to increase density within the community:

As stated above, this land-use re-designation is considered low-density. There is a minor increase in lot density which is the same as would be allowed for a semi-detached (duplex) dwelling with secondary suites.

Further points:

5. The subject site benefits from a corner location, direct lane access, proximity to primary and local transit, proximity to an existing open space, park or community amenity, and proximity to a main street

6. Regarding height and shadow concerns: the proposed building is two storeys with pitched roof, the same as allowed in existing R-C1 or R-C2 zoning.

Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



7. Setbacks: the land-use bylaw allows for and encourages moving buildings towards the corner and away from neighboring property – deducing privacy concerns.

8. Secondary suites: are not part of this proposal; are not possible in the future without expensive renovations due to building code limitations, and new Development Permit application.

9. Traffic and parking: this proposal is for 4 units with 4 private garages and one visitors stall – increases of traffic and parking requirements on local streets is minimal. There are no current parking restrictions, so available parking is not a problem.

10. Density and neighbourhood character: the proposal presents a modest increase in density, while providing more flexible and affordable inner-city housing options for Calgarians looking to live in communities with direct and easy access to transit, shopping, schools, amenities, open spaces, and community services.

Conclusion:

The risk of simply maintaining the land-use status quo is highlighted in RKHCA's letter of support for the R-CG district:

"we estimate that our community is approximately 50% redeveloped, and to date that redevelopment has consisted almost exclusively of older bungalows on R-C2 parcels being demolished and replaced with a pair of 2-storey or 3-storey detached or semi-detached dwelling units. Our concern is that if this development pattern continues Richmond/Knob Hill will end up being a slightly denser but still excessively homogeneous residential community, with too little demographic or economic diversity – fewer rental, starter or senior-friendly housing options."

The proposed land use re-designation at 2040-25a street SW will contribute to the continued vitality of Calgary's inner-city neighbourhoods and facilitate a development vision that addresses the "missing middle"- a form of housing that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Regards
Max Tayefi.

Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



Land use Map

Map 2
Land Use Policy



Attachment 1

Proposal massing



Summary of Applicant-led Community Engagement



2040 - 25a street SW Open House Report:

An open house was held on May 24, 2018 to present the proposed application to the neighbours, and the invitation was extended to the community association and the city of Calgary planning team. Representative from both the association and the City, and also 10 to 12 people from community residents were in attendance at the open house.

During the open house, a Q&A session was held that took almost two hours, and the neighbors, community association, City planners and the applicant's representative (MT-Arch) were engaged and discussed the questions and concerns that were presented.

The following is the highlight and areas of concerns that were brought up by some of the neighbors and the community association during the Q&A period:

location criteria

- if one RCG is built, is there more likelihood that one will be approved next to it?

rezoning

- this site is outside the line of denser development along 17th avenue, therefore should not be rezoned - there should be guidance from the City

- Richmond has taken on significant densification load already. has Richmond taken on enough densification - City doesn't know

process

- concern that DP application is permitted use - no advertising
- how much impact does community opinion impact decisions at City

waste and recycling

how do you handle 12 bins on one property

parking

- how do you handle parking, existing park is going to be redeveloped
- not convinced there will be one car per owner on proposed site

privacy

- concerns about privacy - especially back yard, are there rules in place?

design

- design is too cold, not enough warmth

landscaping

- can we protect mature trees on the site?
- will there be boulevard planting?

Summary of Applicant-led Community Engagement



The following are the responses and feedback provided by the City planners and/or the applicant's representative (MT-Arch):

Location criteria:

- At this point there is very little likelihood for this concern since this type of zoning and development is only suitable for corner units and not the middle of blocks.

Rezoning:

- City has criteria guidelines for the areas with older ARPs such as this community that the city planners will follow and determine the suitability of each application on a case by case following the criteria approved by the City of Calgary.
- The statistics were not presented in the session, however the debate that which community is taken more progress on the city of Calgary densification benchmarks is also driven by the market and developers' interests.

Process:

- Any application with discretionary use or noncompliance rules will be advertised, furthermore the Architect has provided means of engagement during design development for interested parties to provide comments.

Waste and recycling:

- The number of bins per unit is a city wide challenge and with good design there will be storage areas as per the City of Calgary rules and staging area for the time of pick up. This minimizes the impact of having the bins exposed on the lane all the time.

Parking:

- The requirement for the development will be 4 cars which will be provided by garages accessing from the lane. This is equal to having two double garages if this was to be developed as a semidetached development.

Privacy:

- At the DP stage the privacy will be provided by following the City of Calgary planning and building rules including size of the window and obscure glazing, fence height, visually obstructive balcony panels, etc.

Design:

- Through means of engagement during design development comments of community in large will be discussed and addressed.

Landscaping:

- Such as any other type of development the mature trees are unlikely to be possible to retain, however the City of Calgary rules for this zoning will permit

Summary of Applicant-led Community Engagement



and may mandate to install additional trees on the city boulevard along the property line which will provide ample new vegetation that enhances the street scape and the neighborhood.

The material that were presented at the open house beyond the previously circulated material are attached.

Attachments: (total 8 files)

- Open house invitation letter
- Open house sign
- Presentation boards (four 24"x36" boards)
- Presentation notes
- Comments form

Summary of Applicant-led Community Engagement



Invitation to open house

Re: 2040 - 25a Street SW – Application for Re-zoning

We would like to invite you to an information session regarding our application to the City of Calgary proposing to rezone the 2040 -25a street lot to R-CG residential zoning, allowing it to be designed as a 4 unit row house with detached garages.

The opinions of our neighbors are important to us. As such, we would like to share the proposal with all of you to get your feedback and approval. The meeting will introduce the project and then a Q/A session will be held to address any questions or concerns you might have. We are expecting that a City of Calgary planner familiar with this application will also be in attendance.

We are holding the gathering on Thursday May 24 at 7:00 pm at the Good Companion 50 plus club (address below). Should you be unable to attend the gathering, please feel free to contact us at 403-608-0646 or email at mtayefi@mt-arch.ca regarding any questions you might have about the project.

Thank you kindly,

Venue Address:
Good Companion 50 plus club
Main floor meeting room
2609 19 Ave SW, Calgary, AB T3E 0E9

Time:
Thursday May 24, 2018 7:00 pm

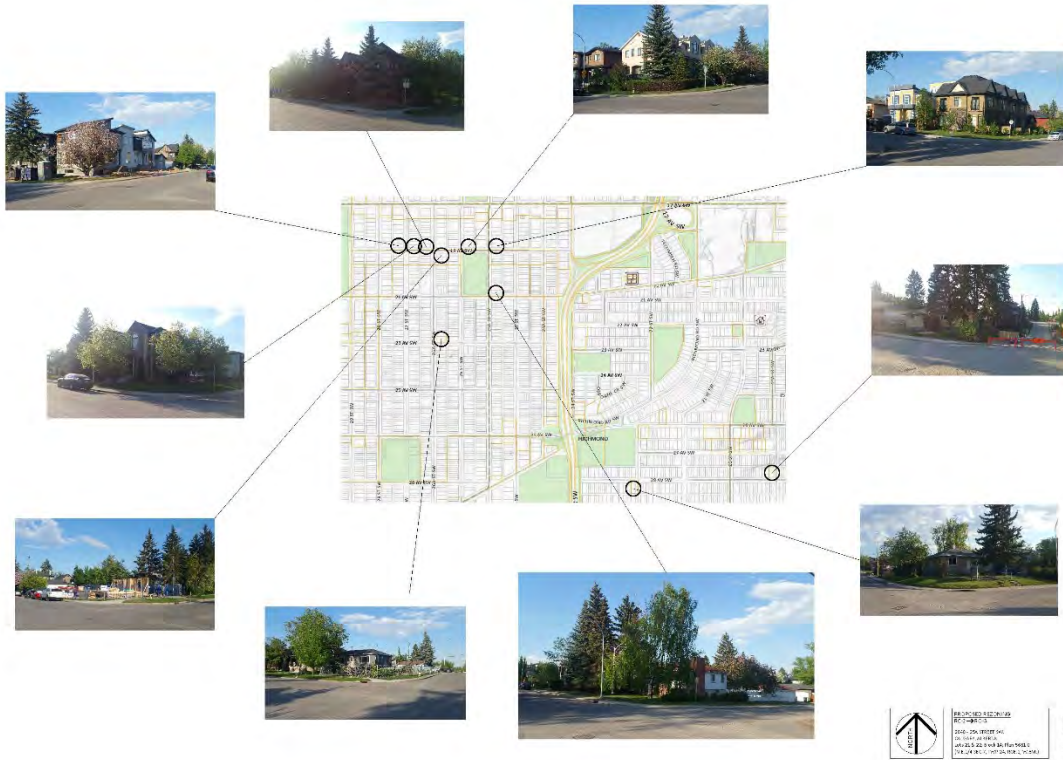
Summary of Applicant-led Community Engagement

Open House

**Proposed Rezoning
2040 21 Ave SW**

**Location:
Good Companions 50 Plus Club
Meeting Room
Upstairs**

Summary of Applicant-led Community Engagement



Summary of Applicant-led Community Engagement

4020-25a STREET SW
PROPOSED APPLICATION BASIC INFORMATION:

<u>CATEGORY</u>	<u>PROS:</u>	<u>CONS:</u>
DENSITY	- 4 UNIT VS. 2 UNITS + 2 SECONDARY	- NO SECONDARY SUITES
PERMITTED HEIGHT	- 11.0 M (POTENTIAL 3 STOREYS)	- 8.6 M OR 10M (CONTEXTUAL) (2 STOREYS OR 3 STOREYS IF CONTEXTUAL)
BUILDING MASS	- INCREASE FROM 45% TO 60%	- EQUIVALENT TO ONLY ONE TOWNHOUSE
FRONT SETBACK	- 1.8 M INSTEAD OF 5 M FOR CONTEXTUAL (RELAXATION WILL BE REVIEWED AT DP STAGE)	- ACTIVE FRONTAGE WITH PORCHES, LANDSCAPING, BOULEVARD TREES
PROXIMITY TO PARK	- POTENTIAL INCREASED TRAFFIC	- INCREASED USAGE OF PARK, - TRAFFIC LEVEL MAY NOT CHANGE IF ACCOUNTED FOR SECONDARY SUITES
PARKING REQUIRED	- INCREASE TO 4 FROM 2 +2 (SECONDARY)	- DUPLEX WITH SECONDARY SUITE REQUIRES 4 - ALL REQUIRED PARKING WITHIN PROPERTY
LOCATION	- POTENTIAL INCREASED DENSITY	- PARCEL AT BLOCK END PROVIDES MORE STREET FRONTAGE - MINOR INCREASE IN DENSITY - PROVIDES ALTERNATIVE HOUSING TYPE



Summary of Applicant-led Community Engagement



SITE PLAN



SITE PLAN OPTION



Summary of Applicant-led Community Engagement



CONCEPT DESIGN



CONCEPT



VISUALIZATION



PROPOSED DEVELOPING
REQUIREMENTS
FOR THE DEVELOPMENT OF
A COMMUNITY CENTRE
IN THE CITY OF MISSISSAUGA

MTArch
Mississauga, Ontario
ARCHITECTS

Summary of Applicant-led Community Engagement



2040 - 25a street SW PRESENTATION TO NEIGHBOURS

The property:

- We are proposing to rezone this property to R-CG - residential - grade-oriented infill district for the purposes of building a 4-unit row-house with a detached 4-car garage.
- this type of building development already exists in the neighbourhood and, as such, we believe that the building type is suitable for the property.

The design:

- 4-units, each with access from the street (21st ave.), at least one with access from 25a street - takes advantage of corner lot location
- two storeys - same general height as any house as permitted in RC1/RC2 zoning
- pitched roof, mix of cladding materials, lap siding, panels, stone or brick, asphalt shingles - typical residential appearance
- detached 4 car garage, plus concrete pad visitors parking within the property - all lane accessible

Background:

- Historically CPC has been in favour of similar re-zoning.
- proposal is in keeping with the relevant goals and policies of the Municipal Development Plan and serve to accommodate future development that enable moderate increase in density while maximizing the use of existing infrastructure

Areas of concern:

- increased density:
 - this development falls under the category of low-density residential; not multi-family, mid- or high-density
 - 4 units with no option for secondary suites = 2 units with secondary suites
- location criteria:
 - meets 5 of 8 location criteria – the other three are deemed not critical for the type of development proposed, they more appropriate for multi-family development [corner parcel, within 400m of transit stop, within 600m of primary transit network, adjacent to existing open space (park), served by lane access]
 - R-CG is a low-density grade-oriented development, designed to integrate into the existing fabric and allow alternative forms of housing for various incomes - the "missing middle". This is part of city-wide initiative to provide more housing options in established communities.
 - does not fit with existing context, creates too much density:
 - current zoning allows for 2 units, we are proposing 4, furthermore, zoning already allows for 2 units + 2 secondary suites = 4 units..
 - too much building mass:
 - the site coverage goes from 45% to 60% - essentially, the only increase is the building mass from one unit. New zoning has potential height of 11.0 m, our proposal is two storeys with a pitched roof, the same as any typical detached house..
 - deviates from applicable Richmond ARP:
 - it is consistent with the intent of ARP and follows more recent MDP encouraging minor increases in density.

Summary of Applicant-led Community Engagement



- privacy issues:
 - the city encourages moving the building towards the street and away from neighbouring property; and minimizing windows overlooking the neighbour's back yard
- parking:
 - all required parking is within the parcel, street parking is available in front of the parcel on two sides, it does not interfere with the neighbours' frontages
- parking near park:
 - studies show that increases in on-street parking, especially at corners, slow cars down (traffic calming).
 - parking for this park is available on the park frontage on all 4 sides, there is no need to park in front of residences.
 - increasing density adjacent to park increases its utilization
- utilities:
 - no upgrades to existing infrastructure required
- urban street frontage:
 - not as intrusive as infill duplexes with double front driveways and garages.
 - maintain green frontage with walk up to front doors, not rows of stairs.

Analysis:

	R-C2	R-CG	proposal
Density	2 units	4 units	4 units
Coverage	45%	60%	56.5%
Height	9.6 m	11.0 m (townhouse)	8.6 m

Summary of Applicant-led Community Engagement



Re: Proposed Rezoning application for "2040 25a street SW Calgary AB"

Comments:

Please provide any other comments you would like to share with us. Thank you
(You can drop off this form at the end of session or email to the address at the bottom of the page by May 25, 2018)

Name: (optional)

Email: (optional)

City of Calgary
1000 - 12th Street SW
Calgary, Alberta T2P 1C1

Phone: (403) 243-7200
Fax: (403) 243-7201
www.cityofcalgary.ca

Max Tayeh
1000 - 12th Street SW
Calgary, Alberta T2P 1C1

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 June 14

Item 6.12

Planning & Development Report to
 Calgary Planning Commission
 2018 June 14

ISC: UNRESTRICTED
 CPC2018-0693
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**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29 Street SW,
 LOC2018-0078**

EXECUTIVE SUMMARY

This application was submitted by Kelvin Hamilton Architecture on 2018 April 10 on behalf of the landowners, Gregory Ball and Marvis Olson. The application proposes to change the designation of 2639 – 29 Street SW from the Residential – Contextual One/Two Dwelling (R-C2) District to the Commercial – Neighbourhood 1 (C-N1) District to allow for:

- small scale commercial developments;
- opportunities for residential uses to occur on upper floors;
- a maximum building height of 10 metres (no changes from current maximum height);
- building that is in keeping with the scale of nearby residential areas; and
- the uses listed in the proposed C-N1 designation

The proposed C-N1 District is a commercial designation intended to accommodate small scale street oriented commercial development with opportunities for residential uses to occur on upper floors while keeping with the scale of the established neighborhood.

A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The proposal is in conformance with the local area redevelopment plan 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 amendment to the Killarney/Glengarry Area Redevelopment Plan, in accordance with Administration's recommendation (Attachment 3); and
2. Give three readings to the proposed Bylaw.
3. **ADOPT** by bylaw the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 2639 – 29 Street SW (Plan 1855W, Block 1B, Lot 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District; and
4. Give three readings to the proposed Bylaw.

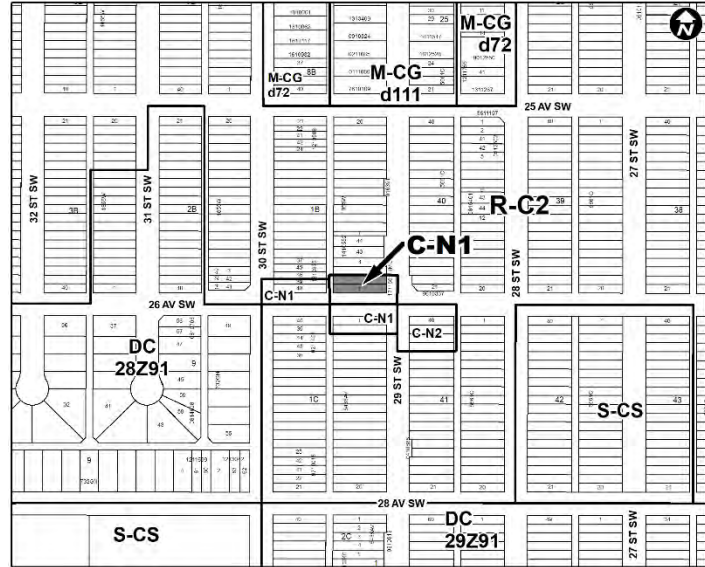
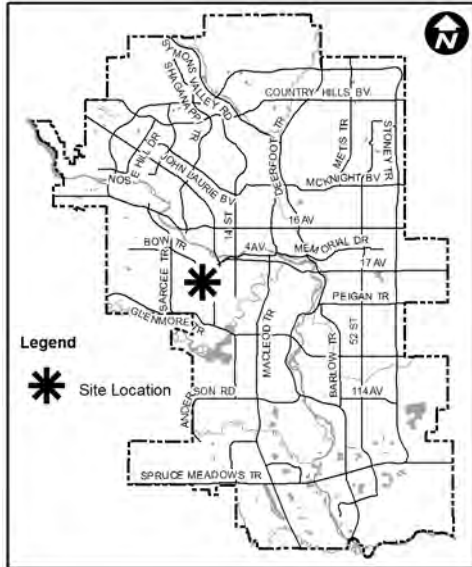
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29 Street SW,
LOC2018-0078

BACKGROUND

Location Maps



**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29 Street SW,
 LOC2018-0078**

Site Context

The subject parcel is located in the community of Killarney/Glengarry at the northwest corner of 26 Avenue SW and 29 Street SW. Surrounding development consists of low-density residential in the form of single detached and semi-detached dwellings, and local commercial in the form of retail and consumer services.

The area is largely designated under the R-C2 district, though a variety of districts including M-CG, C-N1, C-N2 and S-CS exist within one block of the site. The subject parcel is approximately 230 metres northwest of the community association building with open space and 400 metres northeast from the Killarney Elementary School. Neighborhood commercial developments are across the street and lane from the site.

The site has an area of 0.07 hectares (0.17 acres) with approximate dimensions of 15 metres in width by 45 metres in length. The site is developed with a single detached house with the detached garage accessed from the rear lane.

As identified in *Figure 1*, the community of Killarney/Glengarry reached its peak population in 2015 with a total of 7,677 residents. The current population is 7,423, a decline of 254 residents from peak population.

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)	-3.3%

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 proposed redesignation would ensure the parcel supports a mix of neighbourhood commercial uses while being compatible with the scale of the surrounding residential areas that maintain the objective of the Commercial section outlined in the *Killarney/Glengarry Area Redevelopment Plan*. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29 Street SW,
LOC2018-0078**

Land Use

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas intended for single detached, semi-detached and duplex housing. The district allows for maximum of two dwelling units and a maximum building height of 10 metres.

The proposed Commercial – Neighbourhood 1 (C-N1) District is a neighbourhood commercial designation intended for street oriented small scale commercial development with opportunities for residential units in the upper floors of a building. The district is limited to parcels with less than 1.2 hectares in site area. The maximum building height of 10 metres and a maximum floor area ratio of 1.0 ensures compatibility with adjacent residential developments.

Other land use districts such as MU-1, MU-2 and M-X1 were considered but ruled out due to height and scale. MU-1 and MU-2 are typically intended for development with 4 to 10 storeys located in commercial streets and M-X1 allows a maximum building height of 14 metres (approximately 4 storeys).

Development in a C-N1 District typically takes the form of small scale neighbourhood commercial on the main floor with dwelling units on the upper floor, vehicular access from the lane, and landscape screening for site abutting low-density residential.

Infrastructure

Transportation Networks

The subject site is located at the corner of two collector roads with designated bicycle lanes available along 26 Avenue SW.

The site is located approximately 445 metres from primary transit service at Richmond Road SW. Route 6 bus stop, that offers services to the downtown core and the Westbrook LRT station, is located next to the site. Vehicular access is available from the rear lane and street parking is restricted along 26 Avenue SW.

Utilities and Servicing

Water, sanitary and storm sewer main are available from 29 Street SW and 26 Avenue SW. Existing infrastructures can accommodate the potential development without the need for off-site improvements at this time.

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.

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29 Street SW,
LOC2018-0078**

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 Killarney/Glengarry Community Association was circulated and it provided a letter of support to the proposed land use designation with comments related to development permit and the new area redevelopment plan currently being developed.

Administration also received one letter of support and one letter of opposition citing the following reasons:

Comment in Support:

- Appropriate location for a commercial with residential development as it faces the corner of 2 busy intersections (29 Street and 26 Avenue SW).

Comments in Opposition:

- Setbacks, privacy, massing and shadowing concerns;
- Notice posting on their site is having a negative impact on my property;
- No one wants to live next to a commercial site; and
- Will support M-CG rowhouse instead of C-N1

Administration considered all comments received and has determined the proposal to be acceptable. The design of the site, including provision of on-site parking, shadow, setbacks and the commercial uses will be reviewed through the development permit.

Engagement

The applicant engaged the Killarney/Glengarry Community Association and discussed the land use application and future development prior to formal submission. No public meetings were held in association with this application.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

This site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map. 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 falls within the Inner City area as identified on Map 1 of the *Municipal Development Plan* (MDP). There are several MDP policies which support the proposed area redevelopment plan amendment and land use redesignation. These include policies regarding the development of complete communities, creating neighbourhood commercial in close proximity to residential developments, revitalization of local communities by adding population

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29 Street SW,
LOC2018-0078**

and a mix of commercial and service uses, and ensuring a mix of land uses surrounding in close proximity to transit

Killarney/Glengarry Area Redevelopment Plan (Statutory, 1985)

The subject site is identified as a Conservation/Infill on Map 2 – Land Use Policy in the area redevelopment plan. The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures.

To accommodate the proposed C-N1 District, a minor amendment to Map 2 is required to change the land use category of the subject site to Local Commercial. The purpose of the category is to accommodate commercial development that is compatible with the scale of the surrounding neighbourhoods. The proposed amendment to the ARP is deemed appropriate given the intent of the proposed C-N1 District.

It should be noted that Administration is currently undertaking a renewal of the ARP – as approved by Council in the 2018 Planning and Development work program. The new area redevelopment plan is in the early stage of gathering input from community and stakeholders to better assess policy direction.

Social, Environmental, Economic (External)

The recommended land use allows for a wide range of street oriented neighbourhood commercial development and the ability for residential units on the upper floors. As such, the proposed district provides opportunity that may better accommodate housing needs of different age groups, lifestyles and demographics while providing local amenities for community residents.

No environment site assessment was 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 application.

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**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29 Street SW,
LOC2018-0078**

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with applicable policies of the *Municipal Development Plan*. The proposed C-N1 District is intended for small commercial developments that are in keeping with the scale of nearby residential areas. The proposal allows for limited use sizes and types of development that has the ability to provide dwelling units on the upper floors while being compatible with the established neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Killarney/Glengarry Community Association Comments
3. 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.

City of Calgary
Planning and Development
800 Macleod Trail SW
Calgary AB. T2P 2M5
April 10, 2018

Re: Land Use Re-designation from R-C2 to C-N1: 2369 29th Street SW: - Plan 1855W, Block 1, Lots 1&2

The parcel is located in the community of Killarney (Land area = 0.0699ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a mixed-use development consisting of commercial units at grade, with condo units above. We believe our proposal will be a great asset to the Killarney community's revitalization program.

RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate to request that it be rezoned to C-N1 land use, which will help facilitate the development of new compact, sustainable and affordable homes along with the support of new small businesses in the area.

Corner Lot: The site occupies a prominent corner lot, which allows the proposed development to enhance the neighbourhood's streetscape by addressing both 26th Avenue and 29th Street SW with grade-orientated commercial unit entrances as well as the entrance to the apartments on the levels above.

Collector Road: Both 26th Avenue and 29th Street SW are collector roads that encompass the subject site; each road ensures the ease of access and traffic capacity for future residents and businesses.

Direct Lane Access: The proposed site enjoys direct lane access, facilitating a development that provides vehicle access to the back lane, creating uninterrupted, pedestrian-friendly streetscape interface along 26th avenue and 29th street SW.

Proximity to Transit: There is a primary bus stop directly outside of the subject property on 26th Avenue SW and within 100m across the road from another primary bus stop. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency of every 10minutes.

Adjacent to Existing Commercial Development: The subject site is directly adjacent to existing commercial developments, which makes it all the more natural to allow the proposed land use re-designation be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric.

Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

Applicant's Submission

COMMUNITY ENGAGEMENT

Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction (AHJ), we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (Legal Description: Plan: 1855W – Block: 1B – Lot: 1&2).

Killarney/Glengarry Community Association

KHA has already reached out to the Killarney/Glengarry Community Association Team to introduce our vision for the above-mentioned property. We have submitted a copy of our rationale document, which has provided a detailed outline of our plans. This was followed up with a meeting with the KGCA Team on the 5 February 2018, where we presented our plans as a slide presentation format and tabled questions and concerns relating to the development. On the 12 February 2018, KHA received written feedback from the KGCA Team confirming support for the land rezoning to accommodate commercial on the main floor of the development and condo units above as per our proposal for the community.

Ward 8 Councilor Office

KHA reached out to Cllr Woolley's Office in order to introduce the rationale concerning the land rezoning for the subject property. We submitted the Rationale document for their review and comments. Through emails and telephone conversations, the feedback was supportive towards rezoning the land to be either C-N1 or M-X1. On this premise, KHA wishes to pursue on behalf of the Landowner the land use designation C-N1 as it is the more favorable designation to host our vision for the site.

Conclusion

The proposed plan to re-designate the land use at 2639 29th Street SW provides many benefits to the community as well as the city at large. These benefits includes:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards more choice in the community
- Removing the pressure to encroach on open space in order to provide more affordable housing
- The proposed rezoning will be within 400m of a transit stop, which allows for greater transit use, providing more mobility options
- The land is adjacent to existing C-N1 and C-N2 developments, which helps to create an appropriate transition between low density and more intensive land use.
- The proposed development has direct lane access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Therefore, based on these factors, we recommend that the AHJ support our plan to apply for Land Use re-designation from R-C2 to C-N1.

Killarney/Glengarry Community Association Comments



May 9, 2018

File Manager
LOC2018-0078
City of Calgary
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5
Attn: Calvin Chan

Dear City Council,

I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2018-0078, currently under review for a land use amendment at 2639 29 Street SW. The KGCA is looking to ensure that Killarney-Glengarry is developed in a manner that aligns with our core values (safe, vibrant, and inclusive). As such, these items are front of mind when reviewing the proposals of project proponents.

As part of our Terms of Reference, a Land Use Change falls as a Level 3 for commentary. For Level 3 items we considered the following 4 points:

1. SUGGESTIONS THAT ALIGN TO KGCA VALUES (safe, vibrant, inclusive)

While presenting earlier this year, Kelvin has provided preliminary development plans for the site showing commercial on the main floor, along with condo units on the 2nd and 3rd floors of the building. We are conceptually supportive of this proposal, because it lends to a more vibrant frontage on a main road and introduces mixed affordability to the community which makes it a more inclusive build. We were also interested in the proponent's creative intention to create roof top gardens in lieu of removing all the greenery at street level as part of the build.

2. ENGAGEMENT INITIATIVES/EFFORT:

We had the opportunity to meet with the project proponent earlier this year, in advance of their application to the City and are appreciative of their proactive engagement. We believe that pre-emptive engagement by proponents helps ensure better outcomes for all parties involved, specifically when larger scale changes are being applied for (such as R-C2 to C-N1). We suggested to the proponent that they should do some engagement with nearby property owners to understand any potential concerns they may have with the project and address any issues raised, where reasonable. We have not been made privy to the outcomes of this exercise.

3. IDENTIFY PARTIES AFFECTED:

At this time, we are only aware of the developer and home owner. We have not heard from any residents directly on this proposed land use change.

Killarney/Glengarry Community Association Comments



4. SUMMARIZE ISSUES:

The community does have some minor concerns that we would like to see addressed as this process progresses:

- Given the current proposed zoning is C-N1, and the wide array of potential uses for the site if zoned C-N1, we would like to see the potential uses narrowed to those which would allow for the development Kelvin has proposed. Alternatively, we would be supportive of the progression of the Land Use Amendment and Development Permit concurrently to alleviate these concerns. This ensures that economic or market conditions do not lead to the development of a site that does not conceptually align with what was originally proposed.
- In regards to the proposal at hand, the KGCA wonders if the suggestion from the City to apply for a zoning that mirrors the commercially zoned properties on the South side of the intersection reflects the likelihood of changes to 26th Ave that may occur as part of the ARP review. In regards to the proposal itself, the KGCA believes that there is interest in, and an opportunity for, the creation of a more unified vision along 26th Ave. We believe that mixed use commercial developments could play a role in making the street more cohesive and vibrant than it is currently. Our hope is that this vision can be clarified with a better understanding of the opportunities afforded by mixed use zones, along with feedback from stakeholders as part of the new ARP.
- Our final concern relates to the usage of automated car parking; While the proponent is confident that it will be a workable solution for the building, the KGCA would like a better understanding from the City whether this is an acceptable solution, both logistically, and in regards to potential noise impacts on adjacent residents. This will ensure that a zoning change is not completed on a property that may not be able to meet its parking requirements.

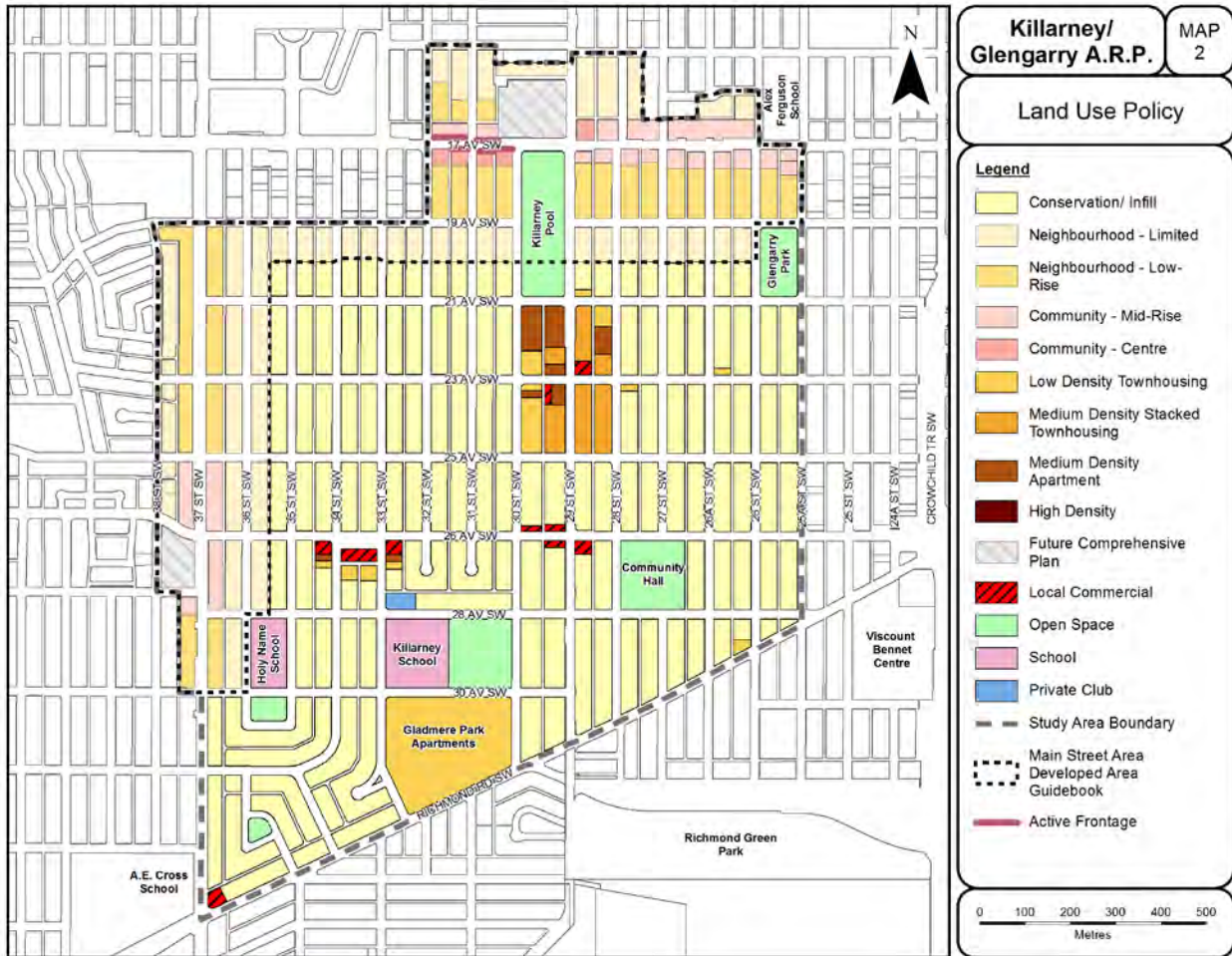
The KGCA is not opposed to increased density in the community, but is sensitive to ensuring developments are contextual and appropriate in scale. We recommend that the developer continues engagement efforts with both residents and the KGCA Development Committee to ensure the character and context of the build are suitable.

Sincerely,

Cale Runions
Director - Development
Killarney-Glengarry Community Association

Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

- (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", as follows:



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 June 14

Item 6.13

Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Inertia on 2018 March 23 on behalf of the landowner Xin Jiang. The application proposes to change the designation of this property from the Residential – Contextual One/Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

A minor amendment to the *South Calgary/Altadore 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 South Calgary/Altadore 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 ± (0.14 acres ±) located at 1840 – 32 Avenue SW (Plan 4479P, Block 49, Lots 19 and 20) from the Residential – Contextual One/Two Dwelling (R-C2) District **to** the Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

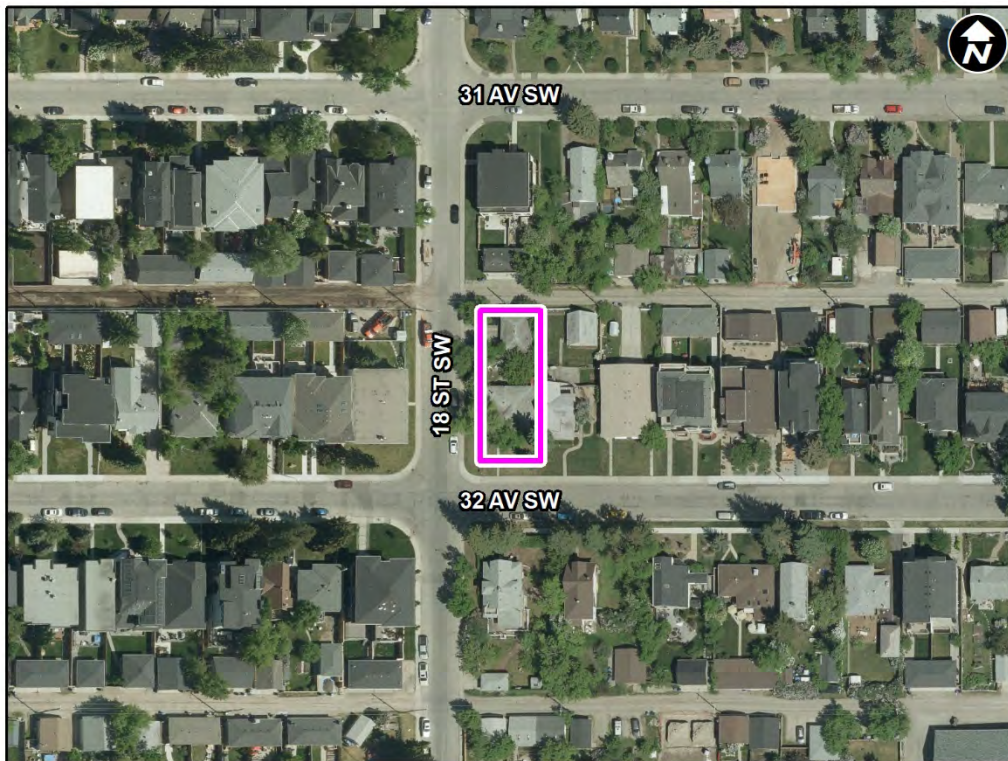
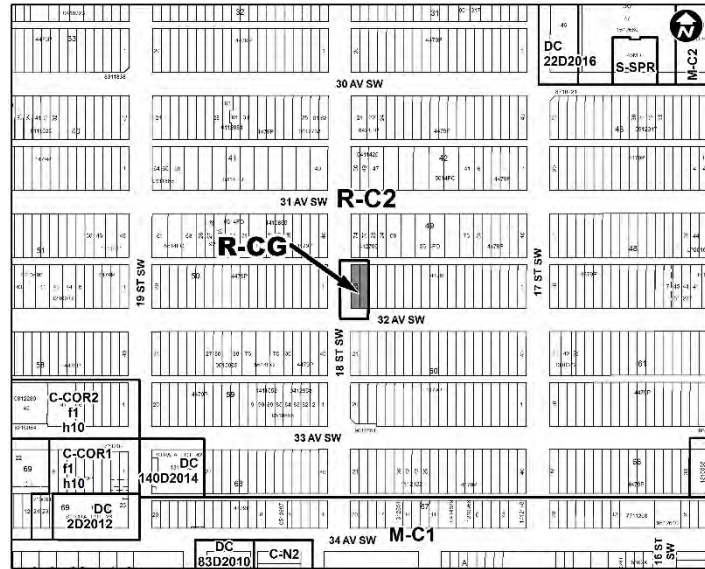
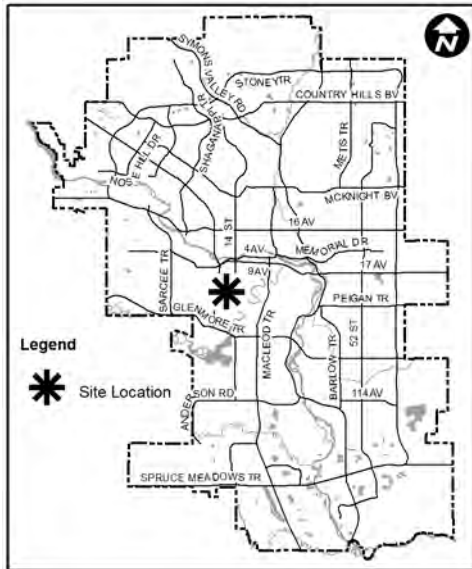
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068

BACKGROUND

Location Maps



Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068

Site Context

The site is located at the corner of 32 Avenue SW and 18 Street SW in the community of South Calgary. Single detached and semi-detached dwellings dominate the streetscape as the surrounding lands are all designated R-C2 Residential– Contextual One / Two Dwelling District.

The site is approximately 0.06 hectares in size and has a rear lane.

As identified in *Figure 1*, the community of South Calgary's population has seen population growth over the last several years reaching its population peak in 2016. In the last year, the community declined in population by 80 residents.

Figure 1: Community Peak Population

South Calgary	
Peak Population Year	2016
Peak Population	4,118
2017 Current Population	4,038
Difference in Population (Number)	-80
Difference in Population (Percent)	-1.9%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest density increase and for building types that are 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 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.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum 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 (4) dwelling units on the subject site.

Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068

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 they are below 45 square metres in size.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from 32 Avenue SW, 18 Street SW and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 125 metres walking distance on 33 Avenue SW providing service to the Centre City. 33 Avenue SW is also identified as part of the primary transit network.

Utilities and Servicing

Water, storm 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. 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 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, the date of the Public Hearing will be advertised.

The application was circulated to the Marda Loop Community Association. Their written response is included as Attachment 2. The community association's objections are based on the proposal's inability to meet key criteria in Location Criteria for Multi-Residential Infill, as well as the lack of a coordinated approach on where density in the neighbourhood should be located.

5 letters of objection were received from individual residents. The objections centred on the potential impacts of more units on the availability of on-street parking, and that the proposed increased density would be more appropriate on the neighbourhood's main streets.

The applicant met with the Community Association and local residents at an information session on 2018 May 14. No further comments arising out of the meeting were received by the report submission date.

Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068

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 of 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 development form that may be sensitive to existing residential development in terms of height, built form and density.

South Calgary/Altadore Area Redevelopment Plan (Statutory, 1986)

The subject parcel is located within the Conservation/Infill on Map 2 of the *Richmond Area Redevelopment Plan* (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures containing no more than two units. To accommodate this proposed R-CG District, a minor amendment to Map 2 of the ARP is required to change the land use category of the subject site to Low Density Residential (Attachment 3).

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

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments.

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 MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The proposed land use aligns with four of the criteria. The site is a corner parcel. It is located 200 metres of both a transit stop and the Primary Transit Network located on 33 Avenue SW. The site also has lane access.

Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing RC-2 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 current or 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 conforms to the *South Calgary/Altadore Area Redevelopment Plan* as amended and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near 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. Marda Loop Community Association comments
3. Proposed Amendment to the South Calgary/Altadore 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.

1840 32 Avenue 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 South Calgary / Altadore and consists of 0.058ha. We are proposing a four-unit rowhouse development with front doors facing 32 AV SW and 18 ST 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 a block North of 33 Avenue SW, designated as Main Streets in the City of Calgary Main Streets program.
- The site is less than 5 minutes' walk to South Calgary park
- It is less than 5 minutes' walk from local shopping and other commercial uses on 33 Avenue 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.

South Calgary / Altadore Area Redevelopment Plan (ARP)

The ARP recommends that this site be of a Conservation/ Infill use. Given that 32 AV SW is a Neighbourhood Boulevard which is only a block away from 33 Avenue SW (designated as Main street, the ARP designation of Residential Low Density would be more appropriate. The ARP states:

The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be conserved, while structures in poor repair should be rehabilitated or replaced. Narrow lot (7.5 metres/25 foot) infill dwellings should be of a design that would encourage families with children to move into them.

Our proposal for four units on this site has a density of only 68.96 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 South Calgary 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

Marda Loop Community Association Comments



Marda Loop Communities Association

3130 16 Street SW
Calgary, AB, T2T 4G7

May 2, 2018

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

Attn: Dino Civitarese, dino.civitarese@calgary.ca

SENT BY EMAIL

Dear Mr. Civitarese;

RE: Community Association Feedback for LOC2018-0068

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments. To date, the MLCA has not been contacted by the applicant nor are we aware of any community engagement regarding this application. The MLCA has not been contacted by any residents regarding this application.

We recognize that there has been discussion about whether The City's Location Criteria for Multi-Residential Infill should apply to the R-CG district. Based on the feedback received from community members on R-CG applications to date, the MLCA feels the criteria do have merit when considering which locations are appropriate for this type of development. While it is our opinion that this location does meet some of the criteria, because it is not on a collector or higher standard roadway on at least one frontage (Criteria 4) and based on the current land use districts in the vicinity it does not serve as a transition (Criteria 5 and 7), we do not feel it is suitable for the R-CG district. The Committee also has concerns that this type of development does not fit contextually within the surrounding "residential conservation" area of the community of South Calgary as identified in the South Calgary/Altadore ARP.

The 33rd Avenue SW Main Streets Land Use Planning Initiative is currently underway, however, to date we have not been privy to what, if any, redesignations are being proposed along 32nd Avenue SW. We are aware that there is the potential for this location to be redesignated as part of the Initiative and look forward to participating in the proactive planning of our communities.

[Marda Loop Communities Association Vision:](#)

[An evolving, vibrant, urban community that is engaged, connected, and desirable.](#)

Marda Loop Community Association Comments

Community Association Feedback for LOC2018-0068
Page 2 of 2

Based on the unsuitable location of the proposed development and absence of community engagement by the applicant, it is the position of the MLCA to oppose this land use redesignation application.

As South Calgary continues to re-develop at a fast pace, there are ongoing concerns regarding the lack of a comprehensive review of how and where increasing the density of the community is appropriate. We would therefore prefer to see an update to the South Calgary/Altadore ARP, in consultation with the community, to proactively include the R-CG district.

Continuing the current pattern of implementing this district on an ad hoc basis as corner lots become available for redevelopment is causing extreme frustration and uncertainty in the community. Additionally, debating and engaging on the land use for each and every application requires valuable time and resources for all parties involved including community members, MLCA volunteers, applicants, City Administration, Calgary Planning Commission, and City Council. With the increasing rate of these applications, this does not seem like a sustainable approach.

If you have any questions regarding these comments, please contact Lauren Makar at your convenience. Thank you in advance for considering these comments when assessing the merits of this application.

Regards,



Lauren Makar
Director - Planning & Development
Marda Loop Communities Association
development@mardaloop.com



Doug Fraser
President
Marda Loop Communities Association
president@mardaloop.com

cc: Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

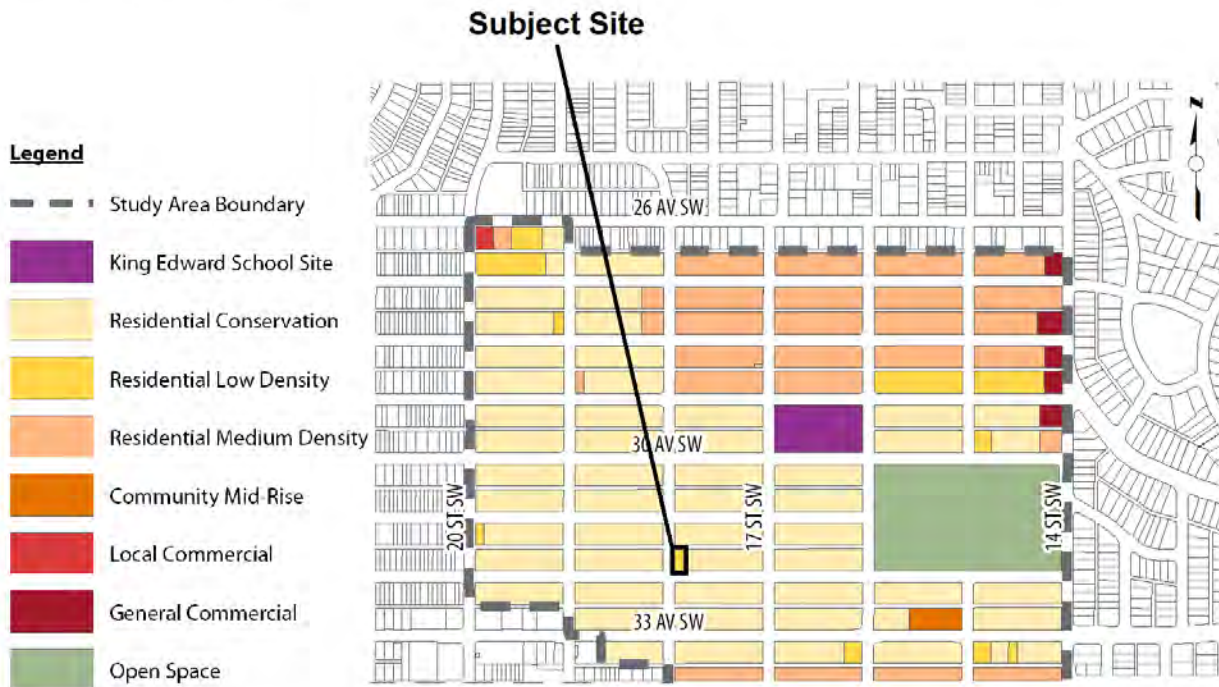
Marda Loop Communities Association Vision:
A welcoming, vibrant, urban community that is engaged, connected, and desirable.

Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan

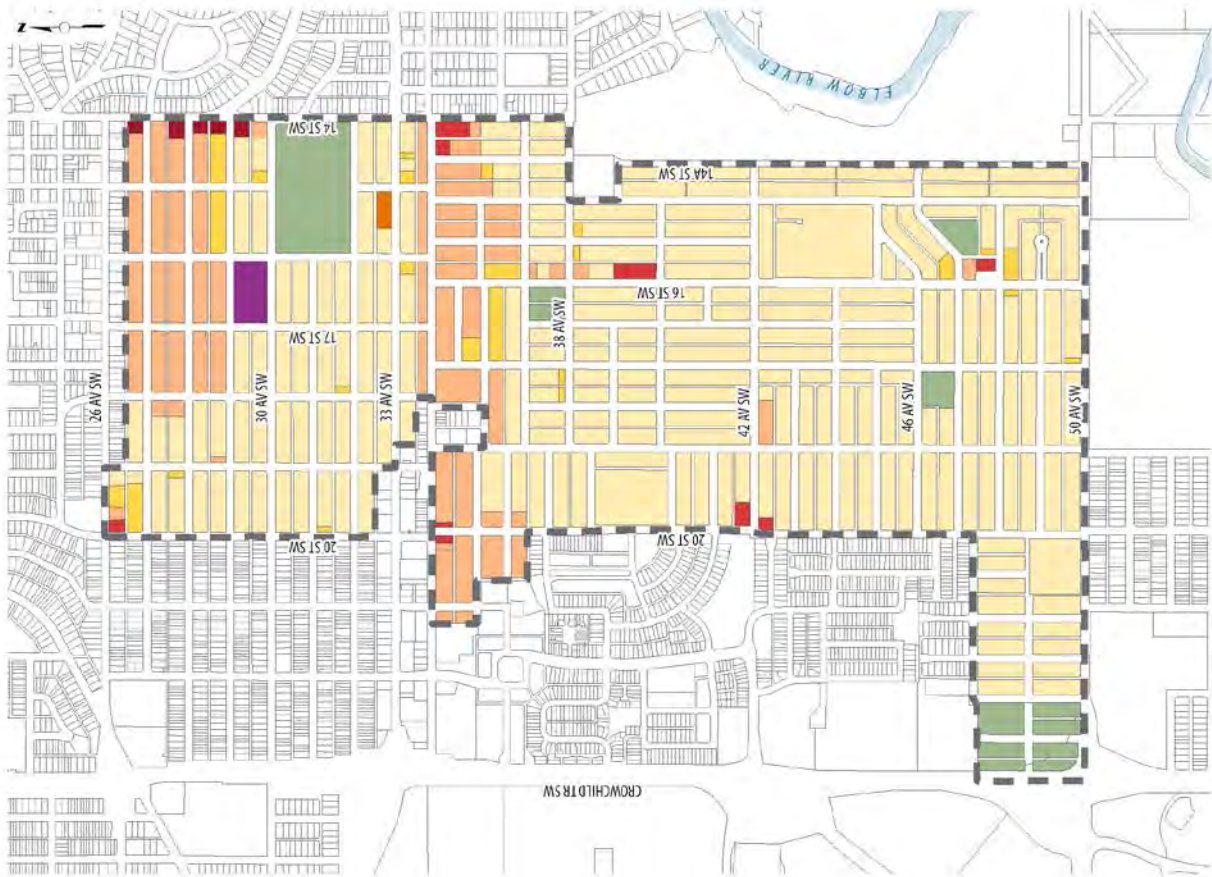
1. Amend the South Calgary/Altadore Area Redevelopment Plan, being Bylaw 13P86, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled ““Land Use Policy” by changing 0.06 hectares \pm (0.14 acres \pm) located at 1840 – 32 Avenue SW (Plan 4479P, Block 49, Lots 19 and 20) of Map 2 entitled “Land Use Policy” from “Residential Conservation” to “Residential Low Density” as generally shown in the sketch below.

Map 2

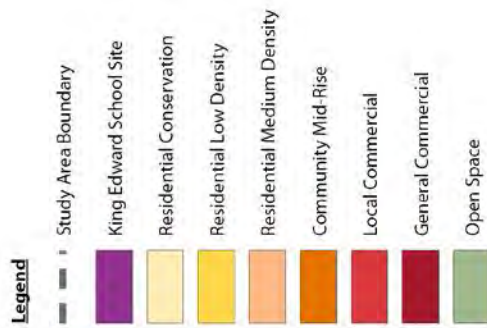
Land Use Policy



Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan



Map 2
Land Use Policy



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

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 June 14

Item 6.14

**Planning & Development Report to
Calgary Planning Commission
2017 June 14**

**ISC: UNRESTRICTED
CPC2018-0694
Page 1 of 7**

Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2017 December 14 on behalf of the landowner, Trinity Development Group.

This application provides the planning approval mechanisms for the developer to construct a private bridge above Canada Olympic Drive SW, to connect the east and west sides of the Gateway commercial area for Medicine Hill. The bridge will be located in the closed road right-of-way (air envelope), and the bridge will be maintained in perpetuity by the developer/owner.

This application is a land use amendment to change the designation of the air envelope above Canada Olympic Drive SW from undesignated road right of way to a site specific DC Direct Control District and a road closure to close a portion of the air envelope above Canada Olympic Drive SW.

Canada Olympic Drive SW will not be physically closed by this application and will be retained in the City of Calgary's ownership as a road right of way.

This application, together with the approved development permit for cell B, allows for construction of a private bridge over a road right of way which contributes to a more accessible, efficient and convenient method of access between cells B and A in the gateway district in the Medicine Hill community

The proposal is deemed appropriate and in keeping with applicable policies identified in the *Municipal Development Plan* and the *Canada Olympic Park and Adjacent Lands Area Structure Plan*.

Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed strata road closure of 0.07 hectares \pm (0.17 acres \pm) of strata road (Plan 1811054, Area A) adjacent to a portion of Canada Olympic Drive SW, adjacent to 2200 Na'a Drive SW and 8395 Canada Olympic Drive SW with conditions (Attachment 3)
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) adjacent to a portion of Canada Olympic Drive SW, adjacent to 2200 Na'a Drive SW and 8395 Canada Olympic Drive SW (Plan 1811054, Area A) from Undesignated Road Right-of-Way to DC Direct Control District to accommodate a private bridge above a public road and signage and utilities on or adjacent to a bridge structure, with guidelines (Attachment 2).
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

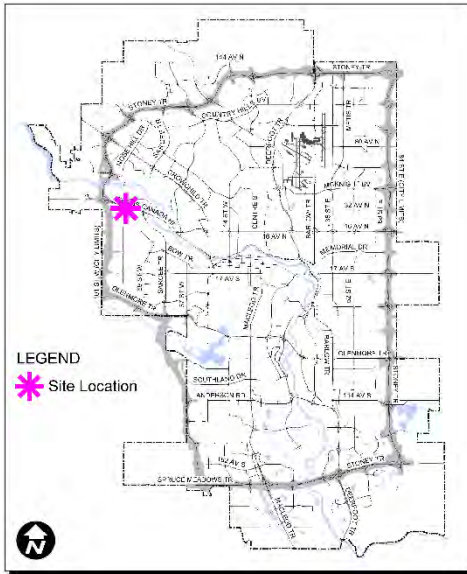
A private bridge between cells A and B (see attachment four the cell arrangement in the approved Outline Plan) above Canada Olympic Drive SW was originally proposed as part of the approved outline plan for the Medicine Hill community.

The development permit for cell B proposed 4 buildings with various uses - including retail and consumer services, fitness centre, liquor store, outdoor cafes and various restaurants (DP2017-2343). The development permit was approved by Calgary Planning Commission on January 25, 2018.

As part of the review of the development permit for cell B the applicant provided details of the bridge including the bridge dimensions and appearance, phasing and construction timing. Administration reviewed the development permit for cell B and considered the details and phasing provided to be acceptable and subsequently required a land use and road closure (through development permit conditions) to provide the legal mechanisms for the applicant to construct a private bridge over a City owned public right of way.

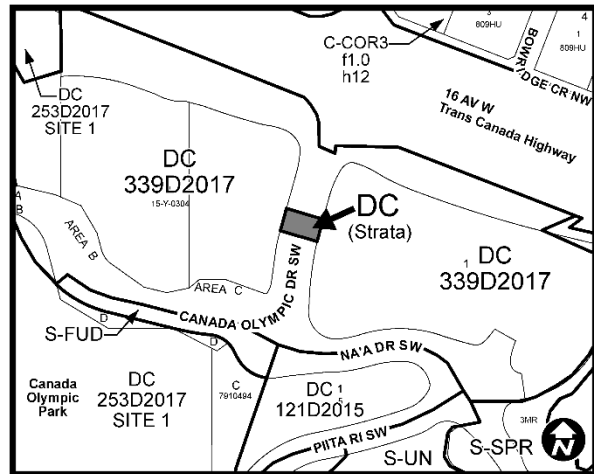
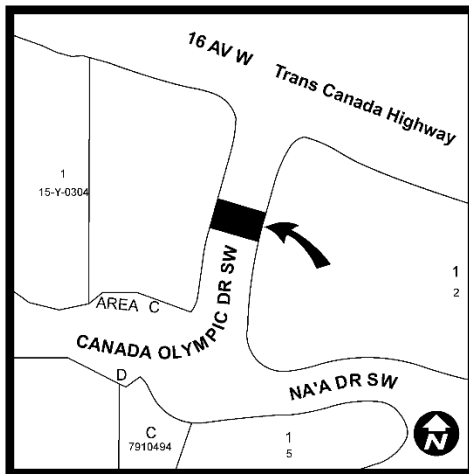
Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388

Location Maps



Road Closure Map

Proposed Land Use Map



Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388

Site Context

The subject site is located in the new community of Medicine Hill and comprises the air envelope above Canada Olympic Drive SW.

Bowfort Road Junction and the Trans-Canada Highway lie to the north, with undeveloped parcels to the east and west which have been stripped and graded and are owned by the applicant. Immediately to the south is a traffic circle with additional undeveloped parcels owned by the applicant to the south.

The subject site's total area is approximately 0.07 hectares \pm (0.17 acres \pm) in size.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

This application is a land use amendment and road closure to change the designation of a portion of air envelope above Canada Olympic Drive SW and to close a portion of the air envelope. The application provides the planning mechanisms for the developer to construct a private bridge above Canada Olympic Drive SW, which the developer will maintain in perpetuity.

A site specific Direct Control District is required to allow for signage in the proposed air space. The signage could be located adjacent to the bridge or attached to the bridge.

The circumstances warrant a direct control district to be able to limit the uses within the parcel to be created. Administration deliberately did not create a new use of "bridge" for the bridge structure as the bridge was considered to be ancillary to the uses approved as part of the development permit for cell B.

Infrastructure

Transportation Networks

The approved outline plan for the Medicine Hill community allows two points of access into and out from the development - from Bowfort Junction / Trans-Canada Highway and Sarcee Trail. As part of the development permit for cell B the access point and bridge details (design specifications, clearance and loading requirements) were reviewed and considered to be satisfactory.

Through this land use amendment review CPAG Transportation ensured there will be satisfactory clearance between the base of the proposed bridge and Canada Olympic Drive SW which will be beneath it.

The road closure conditions ensure there are appropriate agreements in place (including sale of the air rights above Canada Olympic Drive SW) to Transportation's satisfaction. The City will review construction drawings and maintenance plans for the bridge and has the right to maintain or close the bridge if deemed necessary.

Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388

No transportation impact assessment was required as part of this land use amendment application.

Utilities and Servicing

Utilities and servicing were not relevant to this land use amendment application as they were considered as part of the previous outline plan, subdivision and development permit applications for cell B.

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.

In accordance with the Canada Olympic Park and Adjacent Lands ASP and the East Paskapoo Slopes Joint Advisory Committee (JAC) Terms of Reference, Administration provided the direct control district to the JAC and convened a JAC meeting to discuss this application on March 21, 2018.

No members of the JAC attended the JAC meeting on 2018 March 21.

As no members of the JAC attended the JAC meeting, Administration encouraged comments on the application to be made in writing. As of the date of writing this report one comment has been received from a member of the JAC who had no objection to the application and considered the road closure application to be an enhancement to the site (based on the elevation details of the bridge provided to the JAC).

In accordance with planning policy in the Canada Olympic Park and Adjacent Lands ASP, Administration circulated this application to:

- Coach Hill/ Patterson Height Community Association;
- Valley Ridge Community Association;
- East Paskapoo Preservation Society;
- Edworthy Park Heritage Society;
- Society of Bowness Residents; and
- Bowness Community Association.

Administration received correspondence from the Bowness Community Association with no comments on this application.

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

Planning & Development Report to
Calgary Planning Commission
2017 June 14

ISC: UNRESTRICTED
CPC2018-0694
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Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388

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) and Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP) (Statutory – 2017)

The subject site is located within the Residential - Developing - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 of the *Municipal Development Plan (MDP)* and within the Gateway District and Commercial Main Street in Map 2 Land Use Concept of the Canada Olympic Park and Adjacent Lands ASP.

This land use amendment and road closure application does not conflict with any of the overarching policies in the MDP or ASP. This application, together with the approved development permit for cell B, allows for construction of a private bridge over a road right of way which contributes to a more accessible, efficient and convenient method of access between cells B and A in the gateway district in the Medicine Hill community.

The proposed bridge will create a fitting entrance and exit into the Medicine Hill community and will contribute to place making in line with sound planning principles.

Social, Environmental, Economic (External)

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.

Planning & Development Report to
Calgary Planning Commission
2017 June 14

ISC: UNRESTRICTED
CPC2018-0694
Page 7 of 7

**Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada
Olympic Drive SW, LOC2017-0388**

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan* and the Canada Olympic Park and Adjacent Lands Area Structure Plan.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control District Guidelines
3. Road Closure Conditions
4. Approved Outline Plan (LOC2014-0080)

Applicant's Submission

The purpose of the road closure is to facilitate the construction of a private bridge structure that spans over Canada Olympic Drive S.W. south of the Bowfort Road/Trans-Canada Highway interchange. The intent is to build an open bridge that provides vehicular, bicycle and pedestrian access between the two commercial development sites on either side of the road. This bridge is being proposed in order to encourage pedestrian movements, improve connectivity and pedestrian safety, and provide an alternative route for vehicles and bicycles between the sites.

The road closure is not intended to physically close the road but instead to enable the creation of a Strata title for the air space above Canada Olympic Drive S.W. The area of closure modestly exceeds the anticipated dimension of the bridge to allow for building error, modest design amendments, directional signage and maintenance access.

There will be no impact on existing utilities running within the road right-of-way as the bridge abutments will lay entirely within private property. The road closure will not impede the movement of vehicles, cyclists or pedestrians accessing WinSport or other adjacent properties.

For these reasons we respectfully request approval of this road closure for the air rights above a portion of Canada Olympic Drive S.W. between the Bowfort Road/Trans-Canada Highway interchange and the roundabout at Na'a Drive S.W.

Proposed Direct Control District Guidelines

Purpose

- 1 This Direct Control District is intended to provide:
 - (a) the opportunity for a private bridge above a public road to accommodate pedestrian, cyclists and vehicle traffic to enable commercial traffic between two **parcels**;
 - (b)
 - (c) the opportunity for signage and utilities on or adjacent to a bridge structure that do not create any traffic safety issues or concerns in a manner that is consistent with a public thoroughfare.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The following **uses** are **permitted uses** in this Direct Control District:
 - (a) **Sign – Class A;**
 - (b) **Sign – Class B;**
 - (c) **Utilities.**

Discretionary Uses

- 5 The following **uses** are **discretionary uses** in this Direct Control District:
 - (a) **Community Entrance Feature;**
 - (b) **Sign – Class C;** and
 - (c) **Sign – Class D;**

Road Closure Conditions

1. When the airspace that is required to accommodate the private vehicular and pedestrian structure that is proposed to be located directly over a public road right-of-way (Canada Olympic Drive SW), is sold by the City to the developer, an easement and maintenance agreement shall be executed and registered on the title of the airspace, to the satisfaction of the Directors, Transportation Planning, Roads, and Transportation Infrastructure and the City Solicitor.

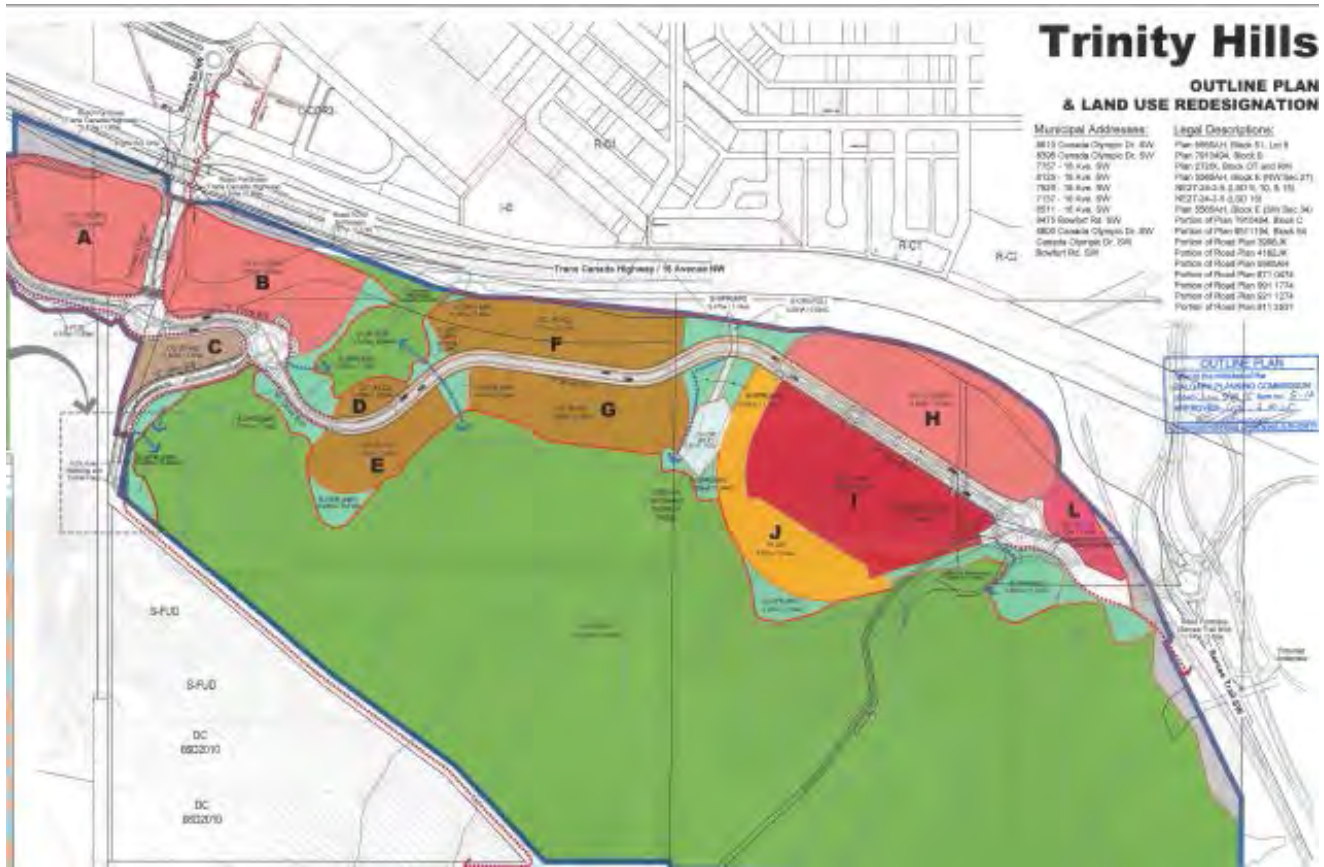
Said agreement shall ensure that:

- I. There will be no storm water that will fall from the structure onto public lands located directly below or adjacent to said structure;
- II. There will be no debris that will fall from the structure onto public lands located directly below or adjacent to said structure;
- III. The owner of the airspace will be responsible for maintenance and liability for the private vehicular and pedestrian structure located over public lands;
- IV. The owner of the airspace will indemnify, defend, and save harmless the City to the satisfaction of the Directors, Transportation Planning, Roads, and Transportation Infrastructure and the City Solicitor;
- V. The owner of the airspace will maintain insurance policies to the satisfaction of the Directors, Transportation Planning, Roads, and Transportation Infrastructure and the City Solicitor;
- VI. The owner of the airspace will provide construction and maintenance plans (including ongoing maintenance documentation) for the structure to the City to the satisfaction of Directors, Transportation Planning, Roads, and Transportation Infrastructure;
- VII. The City will have the right to maintain or close the bridge if deemed necessary by Directors, Transportation Planning, Roads, or Transportation Infrastructure;
- VIII. Signage requirements on the bridge for The City and the Owner are as per the following framework:
 - a. Signage to serve the adjacent developments shall be permitted upon the bridge deck only. This signage is not for users of Canada Olympic Drive SW which is a public right-of-way having specific signage requirements and restrictions.
 - b. The City reserves the right to install traffic signage;
 - c. Bridge substructure (underside);
 - i. No signage shall be installed.
 - d. Bridge sides:
 - i. No signage shall be installed on the bridge sides without approval by the Director of Roads.
 - ii. The City reserves the right to install traffic signage on the south side of the bridge.
 - iii. It is understood that the Owner intends to install a Community Entrance Feature on the north side of the bridge.
 - e. Bridge deck (top):
 - i. The Development Permit process will be used for signage upon the bridge deck that affects users of the bridge and adjacent

Road Closure Conditions

- developments.
- ii. At no time shall bridge deck signage cause conflicts for users of Canada Olympic Drive SW which is public road right-of-way.
2. When the airspace be sold to the developer (area which is required to accommodate the private vehicular and pedestrian structure above Canada Olympic Drive SW), the subject parcels shall be consolidated onto a single title. The consolidation would include parcels at Plan 5565AH, Block 51, Lot 8 and Plan 7910494, Block B (cell A) and **Plan 1612946, Block 1, Lot 2 (cell B)** and the airspace area.
 3. 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 Director, Roads. All work performed on public property shall be done in accordance with City standards.
 4. 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 Director, Roads, 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.
 5. Unless otherwise agreed in writing by the Director, Transportation Infrastructure, the Developer shall use an approved City of Calgary vendor (Engineering) for all bridge design and construction work, including construction supervision and contract administration.
 6. The framework for the design and construction of the bridge is as follows:
 - I. The bridge will be designed to support a minimum 38,556 kg (85,000 lbs) load;
 - II. The design will adhere to the City of Calgary's *Design Guidelines for Bridges & Structures* and the *Canadian Highway Bridge Design Code, CSA S6-14*;
 - III. The City maintains the right to review QA/QC documentation during construction.
 7. That all costs associated with the closure be borne by the applicant;
 8. That protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards;
 9. Any utility right-of-ways are to be provided to the satisfaction of the Development Authority and the City Solicitor

Approved Outline Plan



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 tucked into their belt. The background is plain white.

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ISC: UNRESTRICTED
CPC2018-0690
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**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,
LOC2018-0079**

EXECUTIVE SUMMARY

This application was submitted by Dialog on 2018 April 12 on behalf of the landowner 3934381 Canada Inc (Hydro-Québec). The application proposes to change the land use of the subject site from DC Direct Control District (2P80) to Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District to allow for:

- the permitted and discretionary uses listed in the proposed C-C2 designation;
- a greater variety of commercial uses;
- a greater range in use area restrictions;
- a maximum building height of 23 metres (no change proposed); and
- a maximum floor area ratio of 2.0 (no change proposed).

No changes to the existing development have been proposed, and the land use amendment has been requested to allow additional commercial uses, with more flexible use area restrictions.

The proposal allows for a land use district that is compatible with surrounding development and in alignment with the 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 redesignation of 1.14 hectares ± (2.82 acres ±) located at 600 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 21) from DC Direct Control District to Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District; and
2. Give three readings to the proposed bylaw.

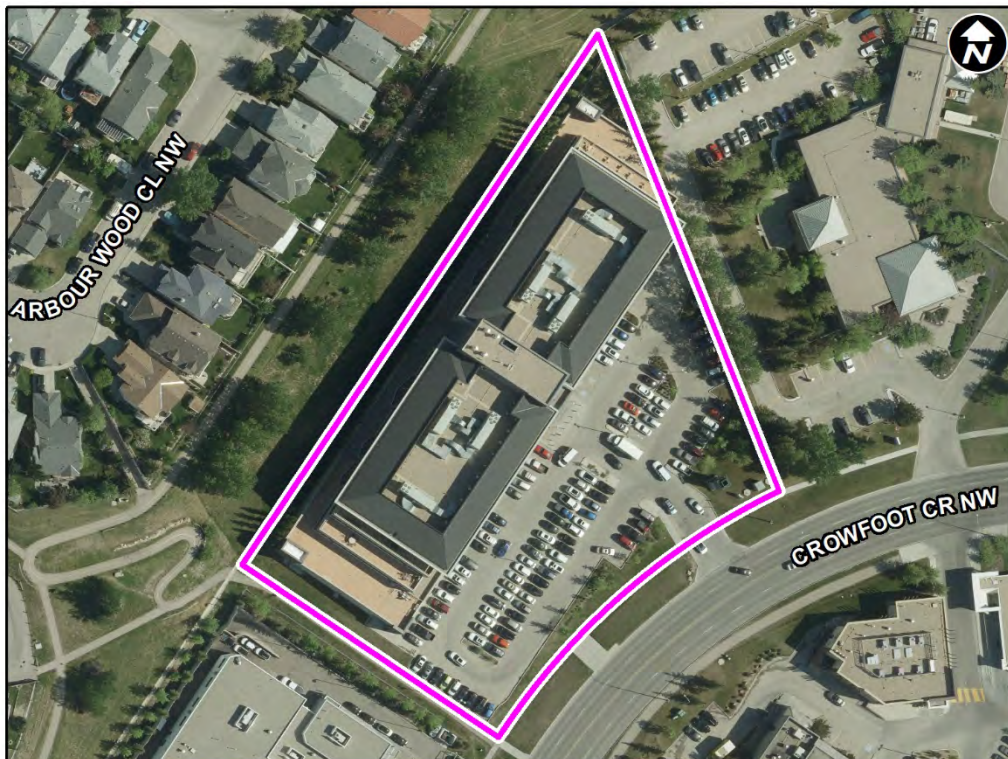
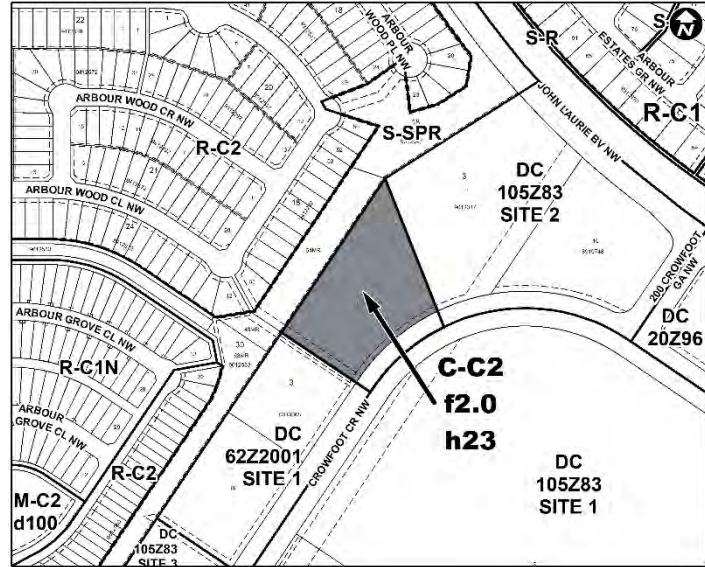
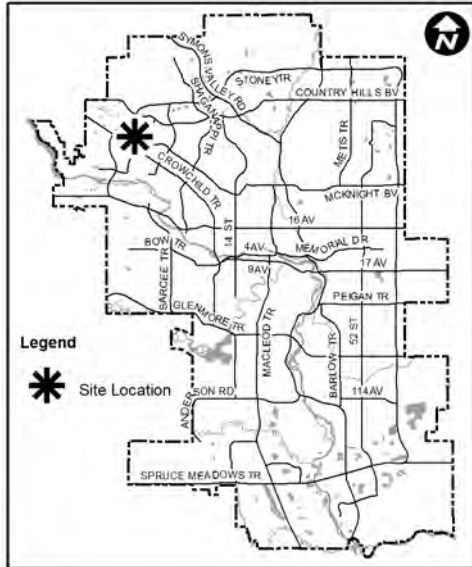
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,
LOC2018-0079

BACKGROUND

Location Maps



**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,
LOC2018-0079**

Site Context

The subject site is located in the northwest community of Arbour Lake, north of Crowchild Trail NW and west of Nose Hill Drive NW. Lands to the north, south and east are commercially designated, while those lands west are low density residential and are separated from the subject site by a strip of land designated as Special Purpose – School, Park, and Community Reserve (S-SPR) District.

The site is approximately 1.14 hectares (2.82 acres) in size, and is developed with a four-storey, approximately 10,929 square metre (117,640 square foot) commercial building. Parking for the existing building is provided by a surface parking and an underground parkade which, together, are able to accommodate 355 vehicles.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application proposes to redesignate the parcel from DC Direct Control District based on a 2P80 land use district to Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District. The C-C2 district allows for a wide array of commercial uses and provides for greater flexibility of use areas.

Land Use

The subject site is currently designated as DC Direct Control District, and is based on the C-2 General Commercial District guidelines from the Land Use Bylaw 2P80. The purpose of this district is to provide for a wide variety of retail commercial and personal service uses at moderate intensity which serve areas beyond the surrounding community. The DC Direct Control District guidelines provides restrictions around uses and use areas. All uses in the DC District are discretionary, and are limited to the following:

- Offices;
- Retail stores;
- Personal service businesses;
- Medical clinics;
- Restaurant – food service only;
- Restaurant – Licensed;
- Child care facilities;
- Financial institutions;
- Laboratories

In the existing DC Direct Control District (Bylaw 2P80), individual personal service businesses and retail stores are restricted in area to 280 square metres (3,014 square feet), while the total area for all of those commercial uses combined is limited to 2,000 square metres (21,528 square feet).

The proposed Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District (1P2007) is characterized by large commercial developments that are on the boundary of several

**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,
LOC2018-0079**

communities. These developments have a wide range of use area sizes and types and have a slightly higher maximum building height than nearby low density residential areas. The district has a floor area ratio modifier of 2.0 and a maximum height of 23 metres. Both of these values are set to match the existing building as the building is only eleven (11) years old and no redevelopment is being contemplated as part of this application.

The uses listed under the proposed Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District are similar in scope to the uses listed in the C-2 General Commercial District (2P80) upon which the existing DC Direct Control District is based. The use area for most individual uses is limited to 6,000 square metres (64,583 square feet).

Infrastructure

Transportation Networks

The subject site is located adjacent to transit stops for several bus routes on Crowfoot Crescent NW as well as 850 metres walking distance from the Crowfoot LRT Station. Vehicular access is available from Crowfoot Crescent NW. A Traffic Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential new uses and use area changes on the subject site without the need for off-site improvements at this time.

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 on-line.

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 did not receive comments from the Arbour Lake Community Association by the Calgary Planning Commission report submission date

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

Engagement

No public meetings were held by the applicant or Administration.

**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,
 LOC2018-0079**

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 identified as a Major Activity Centre according to Map 1 – Urban Structure of the *Municipal Development Plan (MDP)* and is in close proximity to primary transit. Major Activity Centres (MACs) provide for the highest concentration of jobs and population outside of the Centre City area. The MDP states that MACs should be developed to function as an “urban centre” for a sub-region of the city and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

Social, Environmental, Economic (External)

The proposal continues to allow for and further supports a mix of commercial uses in Arbour Lake and provides local amenities for community residents

No environmental issues have been identified and 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 proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan*. The proposed Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District integrates well with the existing commercial development while also allowing for greater flexibility of uses and use rules.

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**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,
LOC2018-0079**

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

The site, located at 600 Crowfoot Crescent NW, is currently zoned DC 23Z2008. This zoning was applied by the City of Calgary with the adoption of the current Land Use Bylaw. Currently the site is occupied by a four storey building. The approximately 117,640 SF building is a mixed use of Retail / Personal Service Businesses on the first floor and office space on the upper floors. The previous retail financial CRU on the SW corner is being proposed for landlord re-demise to a variety of smaller CRU units and an expansion of an existing optometry tenant.

The current Land Use is appropriate for the site, with the exceptions of permitted and discretionary uses, and use area restrictions for the main floor Retail and Personal Service Businesses.

To provide flexibility for future leasing considerations and in recognition of the existing tenant use area, we ask that the bylaw be redesignated to C-C2 of the current Land Use Bylaw.

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 is holding a pencil in their right hand. The background is plain white.

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CPC2018-0704
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Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 9020 - 36 Street NE, LOC2017-0193

EXECUTIVE SUMMARY

This application has been submitted by Seika Architecture, on 2017 July 06, on behalf of the land owners Paragon Commercial Ltd. This land use amendment application seeks to redesignate a 1.55 hectare parcel in the Saddle Ridge Industrial area from the Special Purpose – Future Urban Development (S-FUD) District to the Commercial – Corridor 2 (C-COR2f2.5h18) District for future development of the site as a commercial node servicing the industrial area, including:

- small to mid-scale commercial with opportunities for mixed-use developments;
- a maximum building height of 18 metres;
- a maximum, cumulative building floor area of approximately 38,000 square metres, based on a building floor to parcel area ratio (FAR) of 2.5;
- the uses listed in the C-COR2 land use designation.

An amendment to the *Saddle Ridge Area Structure Plan* is required in order to accommodate this land use redesignation. No development permit has been submitted for this site at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Saddle Ridge Industrial Area Structure Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 1.55 hectares ± (3.83 acres ±) located at 9020 - 36 Street NE (Plan 5390AM, Block W) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Corridor 2 f2.5h18(C-COR2f2.5h18) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)
at 9020 - 36 Street NE, LOC2017-0193**

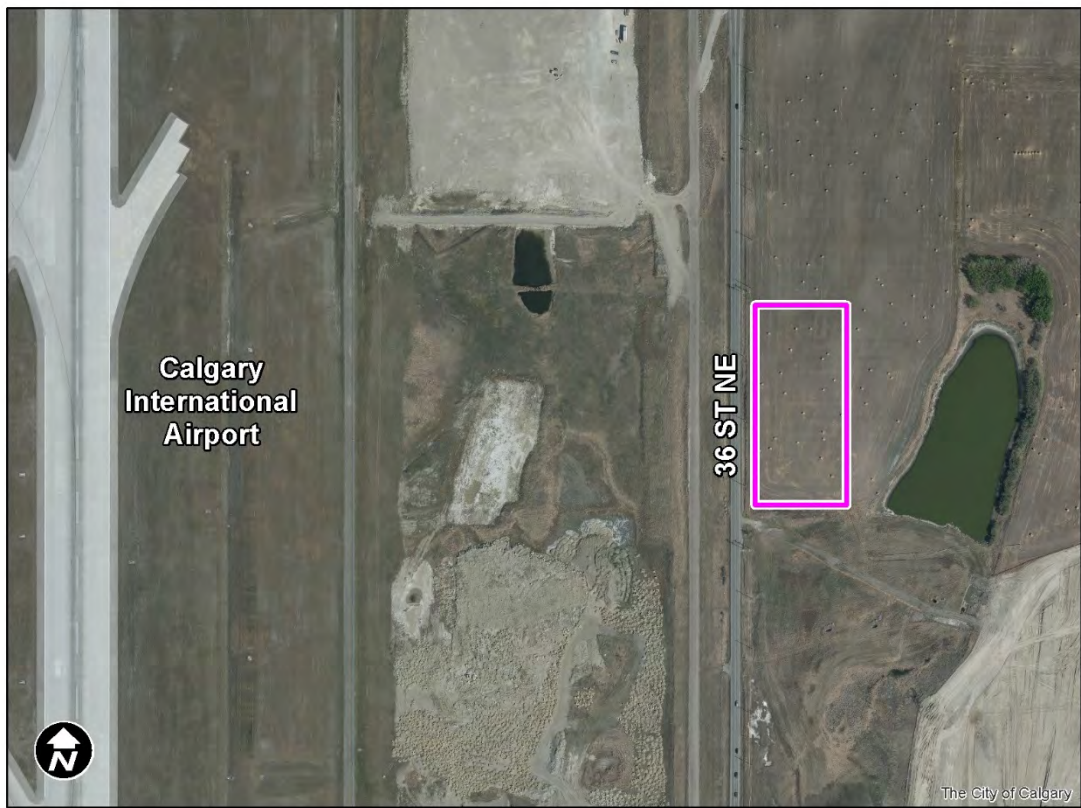
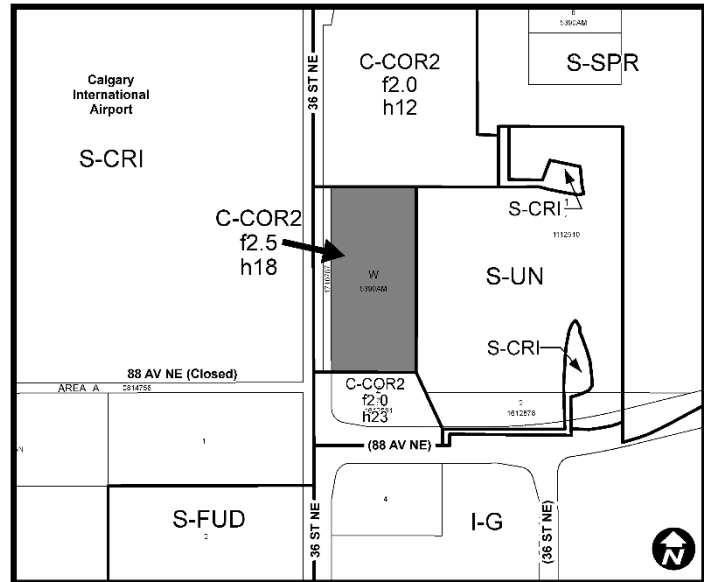
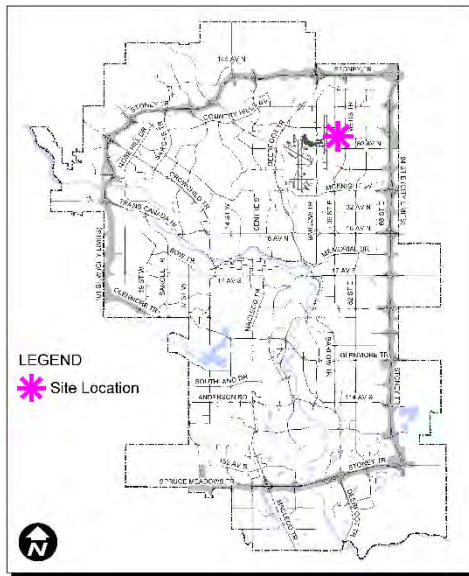
BACKGROUND

The Saddle Ridge Industrial area is subject to policies of the *Saddle Ridge Area Structure Plan* (ASP).

In 2014, a land use and outline plan was approved on the adjacent parcels to the subject site. This land use and outline plan saw the parcels adjacent to the site on the north and the south side along 36 Street NE redesignated to the Commercial – Corridor 2 (C-COR2) District.

**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)
at 9020 - 36 Street NE, LOC2017-0193**

Location Maps



Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 9020 - 36 Street NE, LOC2017-0193

Site Context

The subject site is located in the northeast community of Saddle Ridge Industrial along 36 Street NE, between Airport Trail NE and 80 Avenue NE. The immediate area is predominantly undeveloped with commercial land uses designated to the north and the south of the subject site. The site directly to the east is a natural area with a wetland. The Calgary International Airport is close by with the east runway approximately 600 metres to the west.

The site is relatively flat with no significant vegetation or wetland bodies.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment would allow for a mix of commercial uses to serve the developing industrial area of Saddle Ridge Industrial.

Land Use

This application proposes to redesignate the subject parcel from the Special Purpose – Future Urban Development (S-FUD) District to the Commercial – Corridor 2 (C-COR2f2.5h18) District with an FAR of 2.5 and a maximum height of 18 metres. The C-COR2 district is intended to accommodate commercial developments of varying sizes and distance from the street.

Implementation

As noted, the proposed redesignation is intended to accommodate the completion of a developing commercial node by joining the commercial land use areas located on the north and south of the subject site. The ultimate vision for the area is a serviced industrial area for which local services for the employees could be derived from this commercial node.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) was submitted in support of the land use redesignation application. An updated TIA and parking analysis will be required at the development permit stage in order to confirm trip generation and parking requirements based on the development permit site plans.

Access to 36 Street NE will be restricted to right-in / right-out only. Additional access to 88 Avenue NE could be considered through an access easement agreement.

A future upgrade of 36 Street NE to a divided arterial standard is necessary to support full development in this area.

The Martindale LRT station is located approximately 2000 metres from the site. As the area develops, future local Transit service is anticipated on 36 Street NE and on 88 Avenue NE, with stops less than 100 metres away from the site.

**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)
at 9020 - 36 Street NE, LOC2017-0193**

Utilities and Servicing

Sanitary, storm water and water services are available to service the subject site.

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, the date of the Public Hearing will be advertised.

Engagement

No public meetings were held for this proposal.

No comments were received from citizens and there is no community association for this area of the city. A letter was sent to the adjacent community association - Saddle Ridge Community Association with no response at the time of writing this report.

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 Standard – Industrial area of the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage industrial uses as the primary use with uses that support the function of the area and cater to the day-to-day needs of area businesses and their employees also supported in key locations as a limited supply.

Saddle Ridge Area Structure Plan (Statutory, 1984)

The subject parcel is located within Cell F as identified in the *Saddle Ridge Area Structure Plan (ASP)*. Cell F is identified as one of the major employment areas of the ASP. This Cell limits any land north of 80 Avenue NE to strictly fully serviced industrial uses. An amendment to the ASP is required to allow for this application to redesignate to a commercial district.

**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)
 at 9020 - 36 Street NE, LOC2017-0193**

Airport Vicinity Protection Area (Statutory, 1979)

The Airport Vicinity Protection Area regulation identifies the subject site as within the 35 - 40 Noise Exposure Forecast (NEF). This NEF contour lists prohibited uses which include: residences, schools, day cares, medical facilities, halls and auditoriums, places of worship, outdoor exhibition and fairgrounds, outdoor spectator entertainment/sports facilities, and campgrounds.

Social, Environmental, Economic (External)

The proposal has the potential to allow for and further support a mix of uses in Saddle Ridge Industrial and provide local commercial services for the local employee population and reduce travel time between employment and services.

No environmental issues were identified for the subject site throughout the review by Administration.

Financial Capacity

Current and Future Operating Budget:

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

Risk Assessment

The intent of this land use amendment is to allow for a change in the package of uses on the subject site to the same uses as the adjacent sites to the north and the south. Given the nature of allowable building forms and uses in the proposed C-COR2 District, there are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *Saddle Ridge Area Structure Plan* as amended and is keeping with applicable policies of the *Municipal Development Plan*. The proposed C-COR2 District will provide necessary local commercial services to an otherwise predominantly industrial area. The proposal allows for a range of uses that are compatible with adjacent uses and will work to connect an otherwise fragmented commercial node in an industrial area.

ATTACHMENT(S)

1. Proposed Amendment to the Saddle Ridge Area Structure Plan
2. Applicant's Submission

Proposed Amendment to the Saddle Ridge Area Structure Plan

- (a) In “4.5 Major Employment Areas,” under “4.5.1 Industrial,” add to the existing text of point “1” to read “with the exception of the parcel located at 9020 - 36 Street NE which is appropriate for commercial uses.”

Applicant's Submission

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

LOC 2017-0193
App. Sub.

Land use Re-designation site at 9020 36Street N.E. Calgary.

Existing land use designation- Future Urban Development (S-FUD) July 5th 2017
Proposed land use designation- Commercial Corridor 2- C-COR2

Site context based on land use designation.

The area adjacent and close to the subject site consists of lands that are zoned commercial.

Site Context-

The total land area is 4 acres. The north and south side of the land faces future commercial development lands. East side of the land faces pond. The west side of the land faces city of Calgary airport land. 36 street nNE designated as future four lane collectors, offering special exposure to the commercial lands proposed in this Land Use.

Site Layout

The proposed development will include commercial & office. Majority of the buildings have a commercial area for the podium level and office floors above.

Site Access & Traffic

The site access will be on 36 street N.E..

Market study

The market study conducted by Colliers confirms a strong need for commercial space as proposed. This is further enforced by the strong interest through formal reservation for commercial and office space in this development.

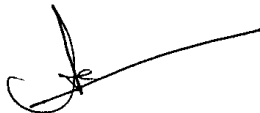
Parking

The parking planned is surface parking for commercial & office uses.

Site servicing for utilities

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time.

Regards



Ajith Karunasena
Architect AAA, and Urban Designer
B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

651 MacEwan Drive, N.W. Calgary, Alberta, T3K 3R1

Tel- 403 210 5085

Fax- 403 210 5085

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through the eyepiece of a transit instrument. The instrument 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.

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CPC2018-0652
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**Land Use Amendment in Highland Park (Ward 4) at 304 – 32 Avenue NW,
LOC2018-0067**

EXECUTIVE SUMMARY

This application was submitted by TC Design and Consulting on 2018 March 23 on behalf of the landowner Manpreet Nahil. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to the Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed on this site (e.g. secondary suites, single-detached, semi-detached and duplex homes);
- 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 Residential – Grade -Oriented Infill (R-CG) District.

There is no local area plan that covers this area of the city. The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 304 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed Bylaw.

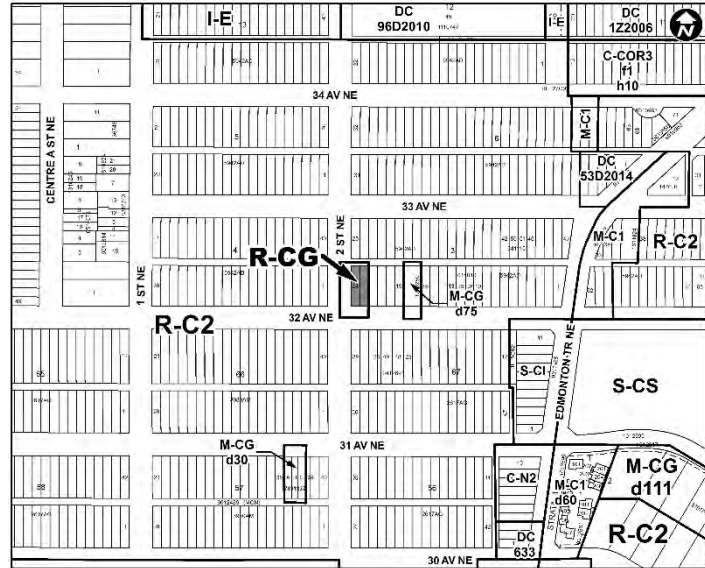
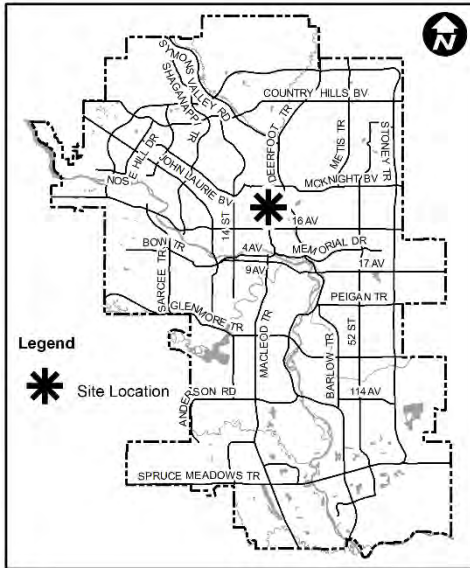
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Highland Park (Ward 4) at 304 – 32 Avenue NW,
LOC2018-0067

BACKGROUND

Location Maps



**Land Use Amendment in Highland Park (Ward 4) at 304 – 32 Avenue NW,
 LOC2018-0067**

Site Context

The subject site is a corner lot located in the community of Highland Park north of 32 Avenue NE and east of 2 Street NE. The site is approximately 0.05 hectares in size with approximate dimensions of 15 by 35 metres. A rear lane exists to the north of the site. The property is currently developed with a single detached building with a detached garage that is accessed from 2 Street NE. Surrounding development consists predominately of a mix of single and semi-detached housing to the north, west and south. There is multi-residential development three lots to the east on 32 Avenue NW.

The population of Highland Park has experienced a population decline from its peak in 1969, as indicated in *Figure 1* below.

Figure 1: Community Peak Population

Highland Park	
Peak Population Year	1969
Peak Population	4,875
2017 Current Population	3,998
Difference in Population (Number)	-877
Difference in Population (Percent)	-18%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Highland Park](#) 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. 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 per lot.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four (4) dwelling units on the subject site.

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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, when proposed in the R-CG district, provided they are below 45 square metres in size.

Implementation

On 2018 March 22, a development permit (DP2018-1163) application for the redevelopment of this parcel was submitted and is currently under review. The development permit proposes a two-storey, four-unit rowhouse building. Administration's review of the development permit will determine the building design and site layout details such as parking, landscaping and site access. No decision will be made on the development permit until Council has made a decision on this redesignation application.

Infrastructure

Transportation Networks

The subject site is located on the corner of 32 Avenue NE and Second Street NE. Thirty-Second Avenue is classified as a collector street in this area. The site is also approximately 230 metres from transit stops for several bus routes on Edmonton Trail NE as well as approximately 400 metres from BRT stops along Centre Street. Vehicular access is available from the existing rear lane. A Traffic Impact Assessment was not required as part of this application or the associated development permit application.

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 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 on-line.

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 Highland Park Community Association was circulated as part of this application. An email was submitted (Attachment 2) indicating that they do not support the redesignation for the following reasons:

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- The subject site is located on a minor residential street on the periphery of the community with all adjacent properties being zoned R-C2;
- Traffic concerns;
- Parking concerns;
- Specific road and pedestrian conditions are not suitable for this proposal; and
- No existing Area Redevelopment Plan.

Following the receipt of the Community Association letter, the applicant revised their application to R-CG from the original proposal of Multi-Residential – Contextual Grade-Oriented (M-CG) District. The Community Association has been advised of the change, however the Community Association has not provided additional comments on the land use amendment application.

One letter of objection was received from the current tenant living in the single-detached dwelling on the subject parcel who had concerns regarding future eviction. No other letters were received by neighbours.

Engagement

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to the site, the proposal meets the policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

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

The proposal is in keeping with relevant *Municipal Development Plan* 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.

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

While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments.

The guidelines are not meant to be applied in an absolute sense but are to be 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 following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned Primary Transit stop station;
- on a collector or higher standard roadway on at least one frontage;
- direct lane access; and
- along or in close proximity to an existing or planned corridor or activity centre.

The following criteria were not met:

- adjacent to or across from existing or planned open space or park or community amenity.

The proposed amendment includes moderate intensification, generally consistent with the location criteria for multi-residential infill development, the proposal 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.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal generally is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access – all of which are consistent with the *Location Criteria for Multi-Residential Infill* development.

ATTACHMENT(S)

1. Applicant's Submission
2. Highland Park Community Association Letter

Applicant's Submission

0067



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.

#304 32nd AVE. NE

The Purpose of the rezoning is encouraging more families to move into the area, increasing the density, and bringing a build form that will enhance the corner parcel with entrances on both street faces. The build form intended could be row-house or cluster type form with lane garages which meets criteria 8 of (Location Criteria for Multi-Family residential Infill). The intended number of units will be 4 units. The units will provide a 2 bedrooms and 3 bedrooms. This type of building form adds to the residential appearance of side street and allows to keep design patterns prevalent in the neighborhood.

We feel that The proposed re-designation meets some or most of the MDPs and ARPs policies, as well as Location Criteria for Multi-Family residential Infill.

Community Association Letter

To: Sabrina Brar
City of Calgary Planning Department

Re: Highland Park Community Association Comments on LOC2018-0067
Ms. Brar,

The Community of Highland Park thanks you for the circulation of LOC2018-0067 the proposed land use redesignation for 304 32 Ave NE from R-C2 to M-CG. The Community has several concerns about this proposed land use redesignation and believes that this should not be approved.

The location of this rezoning is a minor residential street on the periphery of the community with all adjacent properties also having the R-C2 zoning and located on a road that is used as a connector route between Centre Street and Edmonton Trail NE. 32nd Avenue also sees a large amount of pedestrian traffic by students heading to and from George P. Vanier School. The location is also well located for access to public transit with the #3, #4, #5, #69 bus routes being within easy walking distance. In general this location is where the Community would like to see the proposed M-CG zoning and an increase in density. While we believe that adding density within established communities can generally be a benefit we still need to be sensitive to the location.

The issue with this location is the narrowness of 32nd Avenue NE. Parking, in general, is very limited on this avenue and often times it functions as a single lane, where vehicles must pull into open on-street parking stalls to allow for oncoming traffic to pass. Any large vehicle such as a school bus or a 3-5 tonne cube van cannot traverse this street without oncoming traffic pulling into a parking stall in order to provide enough space to allow them to pass. The applicant has not mentioned what they will provide in terms of off-street parking, but it is safe to assume that the move from single family residence to four families at this location will see an increase in vehicles contending for parking upon this avenue.

This location also is located at the bottom of a small valley, seeing 32nd Avenue rise to meet Centre Street and Edmonton Trail. Over the last winter with the large snowfall Calgary received there have been multiple times where pedestrians have been forced onto the streets due to icy sidewalks which are also on an incline. Obviously, the choice to walk on the road is the pedestrian's choice and snow removal is an issue with the property owners, but this does not negate the fact that this is an ongoing issue at this location. Anything that can be done to improve 32 Avenue NE for pedestrians would be beneficial to the community, however adding additional vehicles contending for on-street parking on a narrow street is not viewed as a positive.

The Highland Park Community Association is supportive of continued densification within our community that allows for a varied demographic. However, the community feels the proposed land use at this location, due to the specific road and pedestrian conditions outlined above make

Community Association Letter

this location unsuited for the proposed land use changes. We hope that the upcoming ARP will support redevelopment that serves more than just densification interests, but rather the building of more complete communities.

Thank you for your consideration.

Paul Engler
On Behalf of the Highland Park Community Association