



AGENDA

CALGARY PLANNING COMMISSION

TO BE HELD 2018 JUNE 28 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



INDEX OF PLANNING ITEMS

ITEM NO.: 6.01 Madeleine Krizan

COMMUNITY: Killarney/Glengarry (Ward 8)

FILE NUMBER: LOC2018-0084 (CPC2018-0786)

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

PROPOSED REDESIGNATION: From: DC Direct Control District

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

MUNICIPAL ADDRESS: 2715 – 28 Avenue SW

APPLICANT: RNDSQR

OWNER: Wendy Malcolm

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.02 Adam Sheahan

COMMUNITY: Downtown Commercial Core (Ward 8)

FILE NUMBER: LOC2018-0113 (CPC2018-0658)

PROPOSED REDESIGNATION: From: DC Direct Control District

To: DC Direct Control District to protect the distinct
character-defining exterior heritage elements
and support the adaptive reuse of an existing
building

MUNICIPAL ADDRESS: 610 – 8 Avenue SW

APPLICANT: Gibbs Gage Architects

OWNER: 1402801 Alberta Ltd. (Isaac Beall)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.03
COMMUNITY: Albert Park/Radisson Heights (Ward 9)
FILE NUMBER: LOC2018-0093 (CPC2018-0750)
PROPOSED REDESIGNATION: From: Residential – Contextual One/Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District
MUNICIPAL ADDRESS: 1126 and 1128 - 35 Street SE
APPLICANT: TC Design and Consulting
OWNER: Atousa Samie
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.04
COMMUNITY: Kingsland (Ward 11)
FILE NUMBER: LOC2018-0045 (CPC2018-0749)
PROPOSED REDESIGNATION: From: Special Purpose – School, Park and Community Reserve (S-SPR) District and Commercial – Corridor 3 f1.0h12(C-COR3 f1.0h12) District
To: Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District based on Multi-Residential – High Density Low Rise (M-H1) District to accommodate opportunities for mixed-use multi-residential development with commercial and office uses
MUNICIPAL ADDRESS: 7711 Macleod Trail SW and 7710 – 4A Street SW
APPLICANT: O2 Planning and Design
OWNER: Trico Homes
The City of Calgary
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.07 Sabrina Brar

COMMUNITY: Capitol Hill (Ward 7)

FILE NUMBER: LOC2018-0073 (CPC2018-0778)

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

MUNICIPAL ADDRESS: 1521 - 20 Avenue NW

APPLICANT: Formed Alliance Architecture Studio

OWNER: Robert R. Scott
Stacey A. Scott

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 6.08 Sabrina Brar

COMMUNITY: Mount Pleasant (Ward 7)

FILE NUMBER: LOC2018-0086 (CPC2018-0779)

PROPOSED POLICY AMENDMENTS: Amendment to the North Hill Area Redevelopment Plan

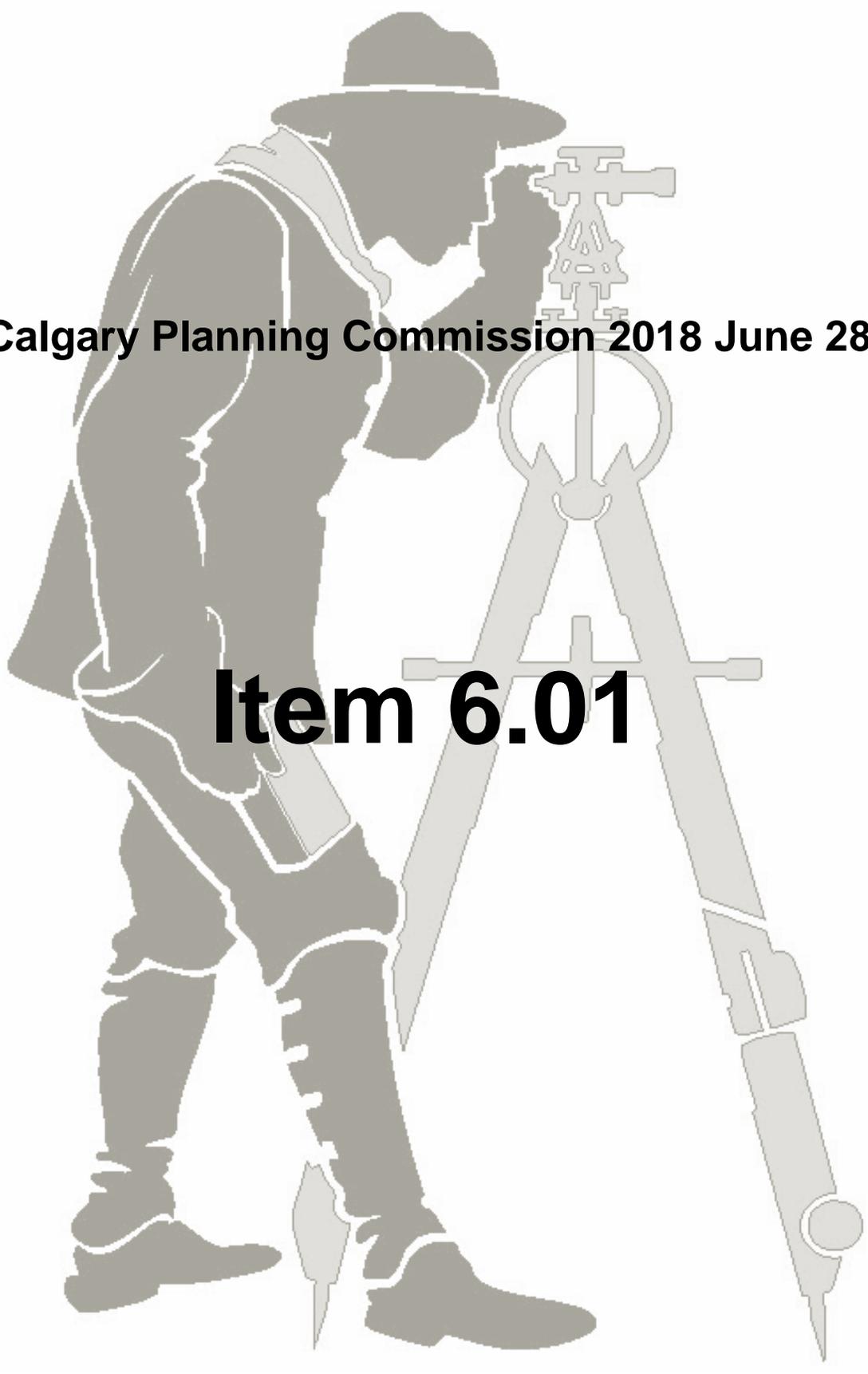
PROPOSED REDESIGNATION: From: Residential – Contextual One/Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District

MUNICIPAL ADDRESS: 640 - 20 Avenue NW

APPLICANT: Fraser Landeen

OWNER: Fraser Landeen

ADMINISTRATION RECOMMENDATION: APPROVAL

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 June 28" is overlaid on the image.

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Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2715 – 28 Avenue SW, LOC2018-0084

EXECUTIVE SUMMARY

This land use redesignation application was submitted by RNDSQR on 2018 April 18 on behalf of the landowner Wendy Malcolm. The application proposes to change the designation of this property from DC Direct Control District (Bylaw 29Z91) to 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);
- 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 R-CG designation.

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

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2715 – 28 Avenue SW (Plan 5661O, Block 51, Lots 33 and 34) from DC Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

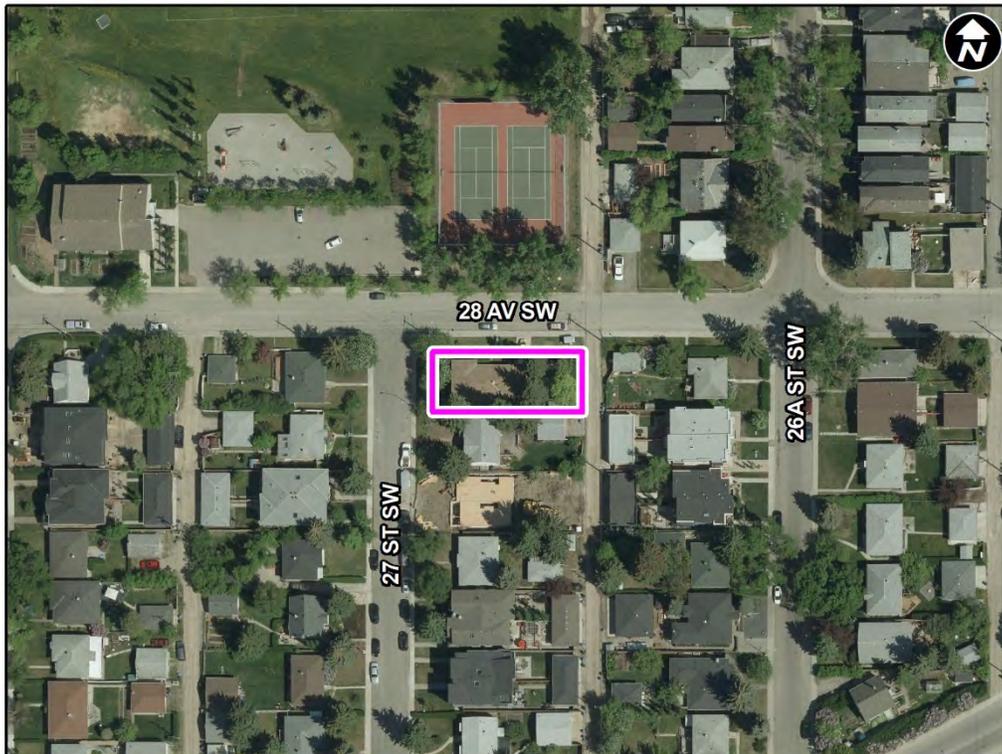
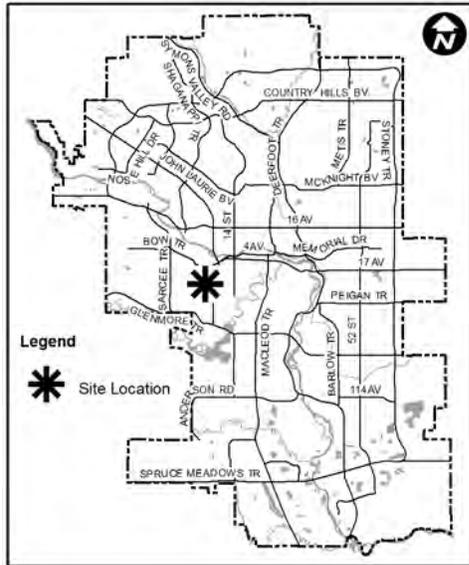
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2715 - 28
Avenue SW, LOC2018-0084

BACKGROUND

Location Maps



Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2715 - 28 Avenue SW, LOC2018-0084

Site Context

The subject site is located in the community of Killarney/Glengarry at the intersection of 28 Avenue SW and 27 Street SW. Surrounding development is characterized by a mix of single and semi-detached homes, with the Killarney/Glengarry Community Association immediately to the north. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District and DC Direct Control District (Bylaw 29Z91) based on the 2P80 Land Use Bylaw R-2 Residential Low Density District, which is comparable to R-C2.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 by 38 metres. A rear lane exists to the east of the site. The property is currently developed with a one-storey single detached dwelling with an attached single-car garage accessed from 28 Avenue SW.

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

Figure 1: Community Peak Population

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

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

Land Use

The existing DC Direct Control District (Bylaw 29Z91) is based on the 2P80 Land Use Bylaw R-2 Residential Low Density District that is primarily for single detached, semi-detached and duplex homes. The district allows for a maximum building height of 10 metres and a maximum of two dwelling units.

Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2715 - 28 Avenue SW, LOC2018-0084

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.

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 28 Avenue SW, 27 Street SW and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 200 metres walking distance on 26 Avenue SW providing service to downtown and the Westbrook LRT station. On-street parking adjacent to the site is non-restricted. A Transportation 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 landowners and the application was advertised online.

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

Administration received comments from the Killarney/Glengarry Community Association (Attachment 2), pertaining to design considerations that they would like the applicant to explore as part of a development proposal.

Administration received four letters in opposition and one letter in support of the application. Reasons stated for opposition are summarized below:

- increase in height and density;
- obstruction of views to park for residents south of 28 Avenue SW;

Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2715 - 28 Avenue SW, LOC2018-0084

- will set a precedent for the area and change the character of the neighbourhood;
- should be on a collector road; and
- parking is already an issue, this will only exasperate it.

Reasons for support:

- smart use of land that contributes to the livability of the city.

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

Engagement

No public meetings were held by the applicant or Administration. The applicant posted supplementary signage on the subject site and completed a postcard drop to approximately 100 surrounding area neighbours notifying them of the land use redesignation application and directing the public to the applicant's website for additional information.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

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

Municipal Development Plan (Statutory, 2009)

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

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

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the *Killarney/Glengarry Area Redevelopment Plan* (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached,

**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2715 - 28
Avenue SW, LOC2018-0084**

and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 3).

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

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

The subject parcel meets half of the guideline criteria for consideration of multi-residential infill, including being on a corner parcel, within 400 metres of a transit stop, adjacent to open space/community amenity and direct lane access.

Moderate intensification in this location has 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 DC Direct Control District (Bylaw 29Z91) 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 Killarney/Glengarry (Ward 8) at 2715 - 28
Avenue SW, LOC2018-0084**

REASON(S) FOR RECOMMENDATION(S):

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

ATTACHMENT(S)

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

Applicant's Submission



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

P 403 201 5305
F 403 201 5344

MAY 15, 2018

APPLICANT SUBMISSION STATEMENT: Land Use Redesignation from DC-29Z91 to R-CG: 2715 - 28 AVE SW

The subject parcel is located in the community of Killarney/Glengarry and consists of 0.0580ha of privately owned land. RNSQR Inc. 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 28 Avenue and 27 Street SW, a four-bay garage structure and no provisions for secondary suites on site. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location. The site's current DC-29Z1 (Direct Control) District, which has the same Permitted and Discretionary uses of the R-2 Residential Low Density District, allows for residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings, and limits this parcel to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing DC-29Z1 (Direct Control) District to a R-CG (Residential – Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the Killarney/Glengarry ARP will also be required.

Like R-2, 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 fall within the boundaries of the Killarney/Glengarry Area Redevelopment Plan, a Local Area Plan approved in 1986, and are also 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 28 Avenue and 27 Street SW 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 28 Avenue and 27 Street SW.

Proximity To Transit: The subject site is ~300m from a transit stop (Route 6), and is also within ~800m of the Primary Transit Network along the Richmond Road SW 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 An Existing Open Space, Park or Community Amenity: The subject site allows future residents direct and easy access to a variety of community resources. The Killarney Glengarry Community Association, sports fields, tennis courts, and community gardens are directly adjacent to the site, and the Killarney School and Holy Name School are within short walking-distance—a 5 and 10-minute walk, respectively.

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: RNSQR is committed to working with surrounding community members and stakeholders throughout the application process. As part of that commitment, RNSQR and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it to ensure a clear and transparent application 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.

Community Association Letter



May 18, 2018

File Manager
LOC2018-0084
City of Calgary
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5
Attn: Madeleine Krizan

Dear City Council,

I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2018-0084, currently under review for land use redesignation at 2715 28 Ave 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 have considered the following 4 points:

1. Suggestions That Align to KGCA Values (safe, vibrant, inclusive)

Safe: The KGCA believes that having 'eyes on the street' helps make for a safer neighborhood. The addition of housing units across from one of Killarney-Glengarry's parks provides the opportunity to apply this concept in proximity to a site where safety paramount. We hope that during the design phase the developer ensures to include windows facing the greenspace with unobstructed views in order to ensure this concept is appropriately applied.

Vibrant: While the KGCA believes that new developments are a component of increasing the vibrancy of a neighborhood, simple or repetitive designs, or those that disregard the character of the community can significantly mute this opportunity. We hope that RNDSQR will be able to balance innovation with the existing character of Killarney-Glengarry, while utilizing intriguing landscaping to create an appealing streetscape.

Inclusive: The KGCA believes that a range of housing diversity will help create an inclusive neighborhood. While the typical rowhouse offers a lower price point than the typical detached/semi-detached residence, the cost can still be unattainable for many individuals. We believe an opportunity exists in the R-CG space to create units of varying sizes, thereby offering a range of housing products. This may allow the developer to capture roughly the same revenue for the development as a whole, while offering the smaller residences for a price

Community Association Letter



lower than traditional rowhouses. We hope that RNDSQR will consider doing so at 2715 28th Ave SW, and other developments in the future.

2. Engagement Initiatives/Effort

The KGCA believes the proponent's engagement strategy which included hand delivered post cards to approximately 100 surrounding area neighbors, coupled with additional signage on the property both leading to a project specific website, is appropriate given the scope and scale of the proposal. We hope that RNDSQR will outline in their submission the volume and types of comments, both positive and negative, they received. The KGCA also would like to see, where possible, RNDSQR identify how they will attempt to mitigate any concerns residents may have with this project. RNDSQR has been receptive to meeting and working with the KGCA on the vision for their portfolio of developments in the community.

3. Identify Parties Affected

At this time, we are only aware of the developer. We have not heard from any residents directly on this proposed land use change.

4. Summarize Issues

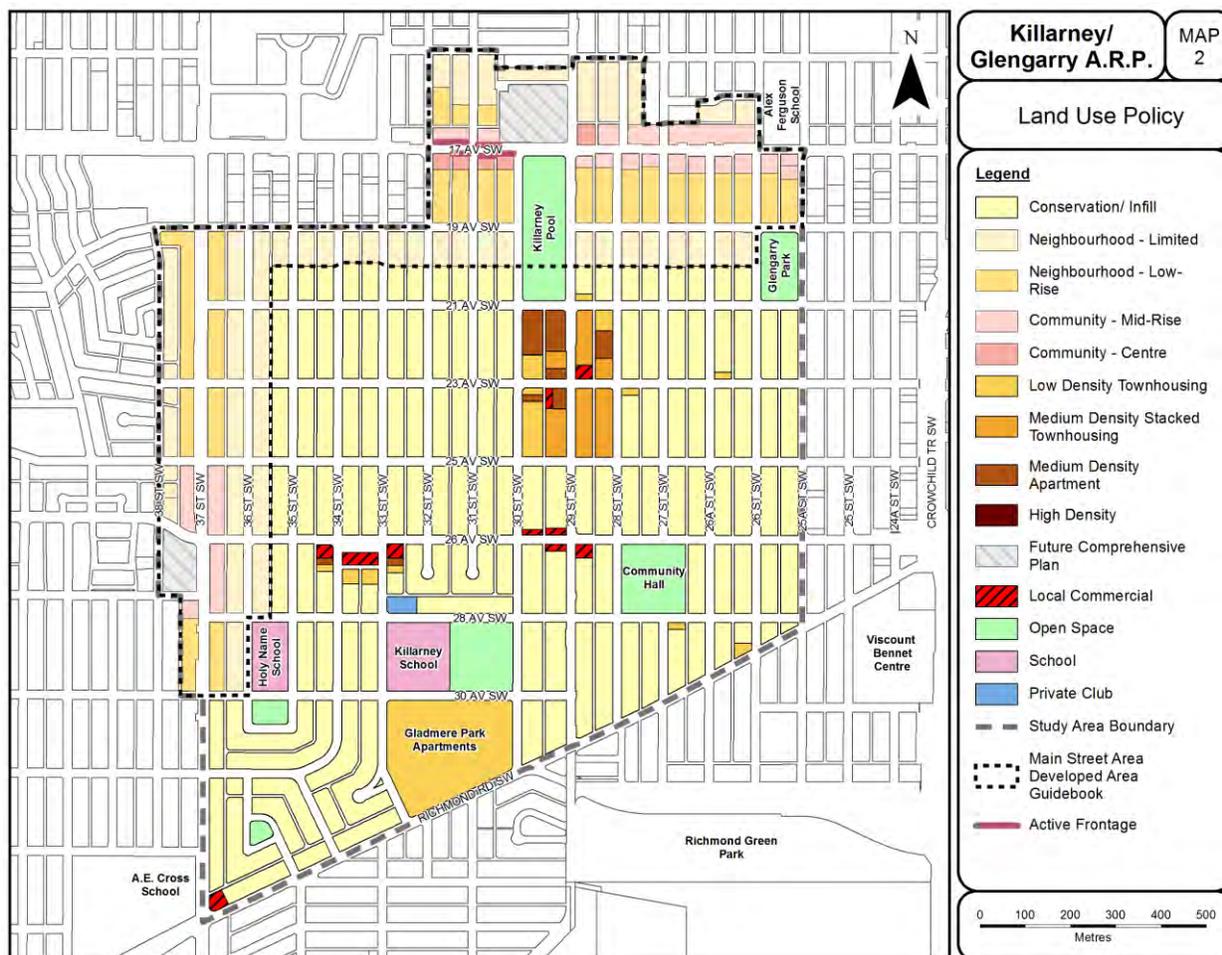
We recommend that the developer continue engagement efforts with both residents and the KGCA Development Committee to ensure the character and context of the build are suitable. We would also appreciate RNDSQR's serious consideration of the suggestions under item 1 of this letter.

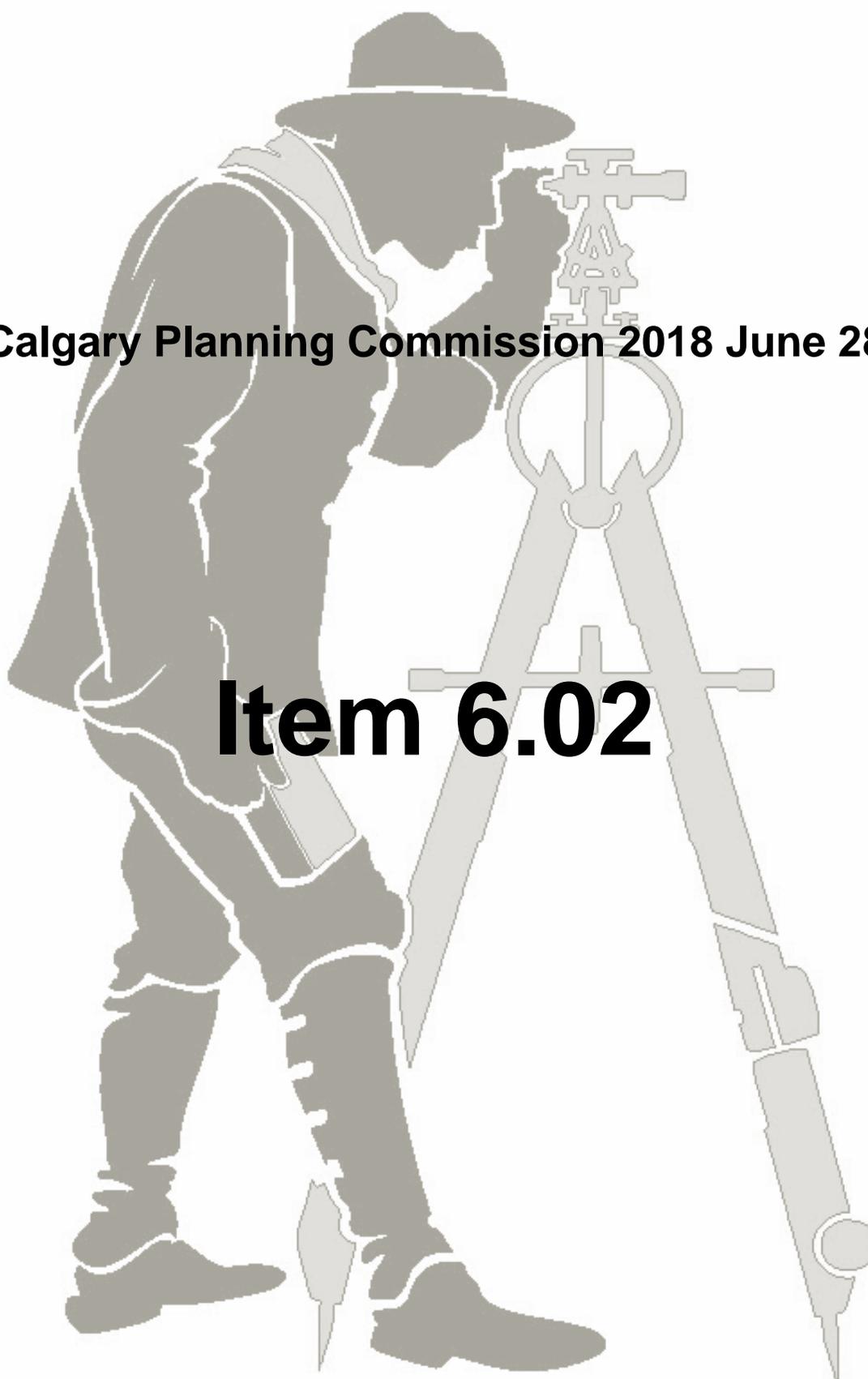
Sincerely,

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.

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Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 – 8 Avenue SW, LOC2018-0113

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Gibbs Gage Architects on 2018 May 14 on behalf of the landowner 1402801 Alberta Ltd. (Isaac Beall). The application proposes to change the redesignation of this property from DC Direct Control District to DC Direct Control District to protect the distinct character-defining exterior heritage elements and support the adaptive reuse of the Barron Building.

The proposed DC Direct Control District is necessary to revise the existing land use to align with a new development permit application for a mixed-use development currently under review by Administration. Critical elements necessary to preserve the distinct character of the Barron Building have been maintained in the DC Direct Control District. The proposed district also provides flexibility for future development on the remainder of the site, eastward up to the corner of 8 Avenue/5 Street SW.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.24 hectares ± (0.59 acres ±) located at 610 – 8 Avenue SW (Plan A1, Block 48, Lots 21 to 28) from DC Direct Control District to DC Direct Control District to protect the distinct character-defining exterior heritage elements and support the adaptive reuse of an existing building, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2015 June 15 Combined Meeting of Council, Council approved Bylaw 94D2015, which redesignated the subject parcel from Commercial Residential District (CR20-C20/R20) to DC Direct Control District (LOC2014-0193).

The Minister of Alberta Culture, Administration and the applicant agreed to the existing DC Direct Control District, rather than the historic designation of the Barron Building, as a mechanism to protect its historic character and progress a development permit application (DP2013-0215) for the site.

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BACKGROUND

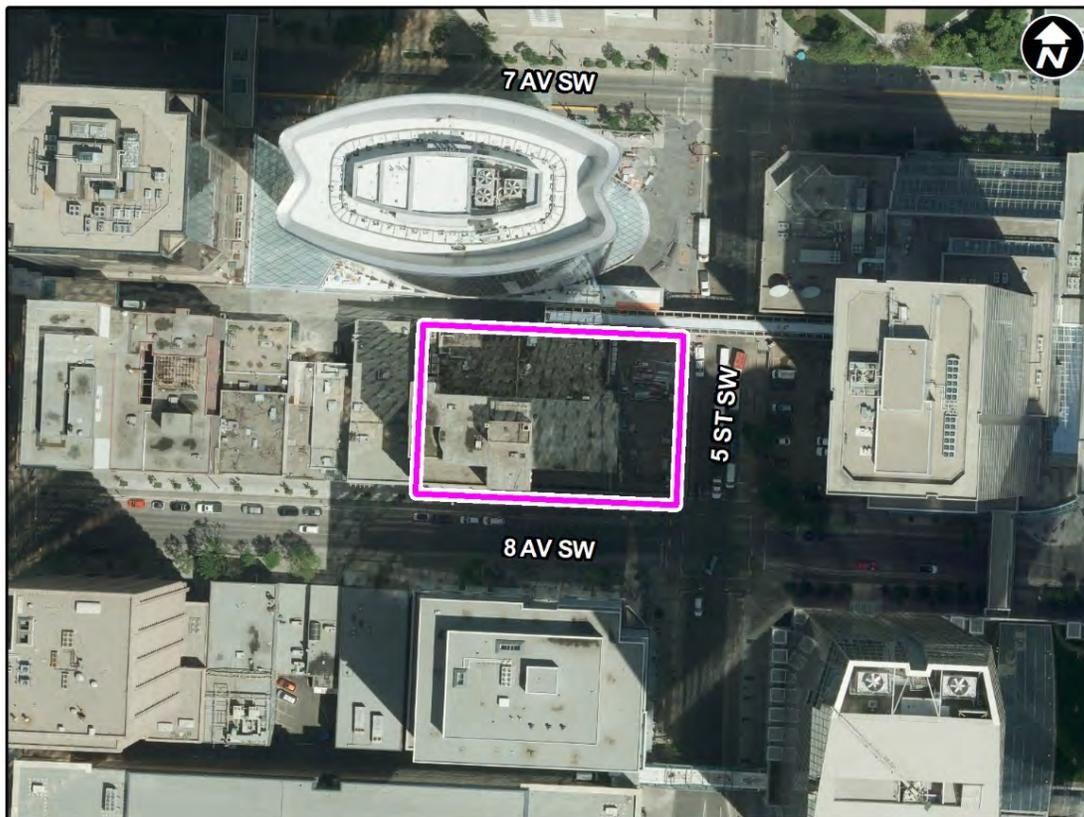
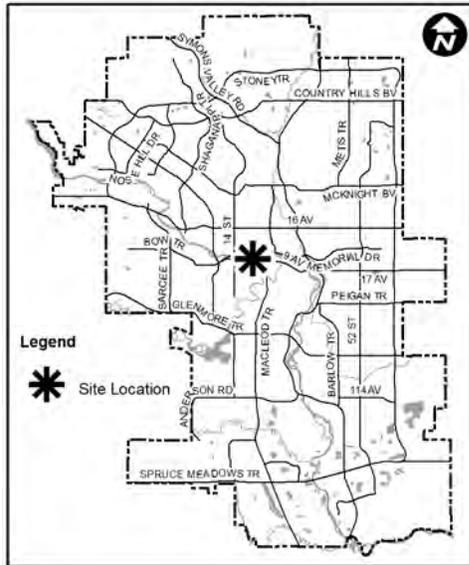
The site currently includes the 11 storey Barron Building, constructed in 1951 by J. B. Barron. According to The City's Inventory of Evaluated Historic Resources, the Barron Building is considered to be a Calgary landmark and the finest example of Art Moderne-style architecture in the city and among the best examples of its type in western Canada. Additional information about the Barron Building may be obtained online through the [Inventory of Historic Resources](#) database.

In April 2013, the Minister of Alberta Culture determined that pursuant to Section 37(2) of the Historical Resources Act, the applicant for development permit application DP2013-0215 was required to conduct a Historic Resources Impact Assessment for the Barron Building.

Following discussions between the applicant, Administration and the Minister of Alberta Culture, The City of Calgary was confident that a Ministerial Order to designate the Barron Building was not necessary and that the character-defining exterior elements, could be adequately preserved through a DC Direct Control District, subsequently approved by Council on 2015, June 15 (Bylaw 94D2015).

Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 - 8 Avenue
SW, LOC2018-0113

Location Maps



Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 - 8 Avenue SW, LOC2018-0113

Site Context

The subject site is located in the Downtown Commercial Core on the northwest corner of 8 Avenue SW and 5 Street SW.

The immediate area is characterized by a mix of restaurants, entertainment and office development. To the north of the site is the Manulife tower, to the east is a surface parking lot, to the south is a similarly scaled office development to the Barron Building and to the west is a 3 storey retail building. The predominant land use in this area is the Commercial Residential District (CR20-C20/R20).

Implementation

While the subject site is located within the Centre City Enterprise Area as illustrated on Map 2.1 of Bylaw 1P2007, the Barron Building is listed on the City inventory of potential heritage sites and therefore a change of use or addition to the building requires a development permit.

A development permit (DP2018-1591) application for the adaptive reuse of the existing Barron Building was submitted on 2018 April 20. The development permit proposes a mixed-use development with approximately 1,300 square metres of commercial uses at grade, approximately 1,100 square metres of co-working office space on the second level, 94 residential units on floors 3 to 11, and an amenity area at the mechanical penthouse level.

Administration's review of the development permit will determine the number of units, internal floor plan, and site layout details such as parking and site access. The development permit, which has been reviewed and is supported by Administration. No decision can be made on the development permit until Council has made a decision on the subject land use redesignation.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

The existing DC Direct Control District (Bylaw 94D2015) is based on the Commercial Residential District (CR20-C20/R20) and is tied to plans submitted with the previous development permit application (DP2013-0215). The development concept permitted under the existing DC Direct Control District contemplates an office development that preserves the distinct heritage elements and proposes a complementary contemporary addition on the north and east elevations of the existing Barron Building.

The existing DC Direct Control District also includes an amendment to the parking stall requirements of the Commercial Residential District (CR20-C20/R20), to address the site constraints which limit the potential parking footprint that is possible in this heritage building.

The proposed DC Direct Control District revises the existing DC Direct Control District to align with the current development permit application (DP2018-1591). The new concept eliminates the addition to the building previously approved and allows for a greater variety of current and future uses. Critical elements necessary to preserve the distinct heritage character of the

Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 - 8 Avenue SW, LOC2018-0113

existing building have been maintained in the proposed DC Direct Control District. The current DP also confirms the preservation of the distinct heritage character of the existing building.

The proposed district also provides for the possibility of future development on the remainder of the site, provided the protected heritage elements are maintained and the development aligns with the Commercial Residential District (CR20-C20/R20).

The proposed DC Direct Control District also includes direction to the development authority when considering parking relaxations given the existing building configuration and site constraints, and locational criteria.

The proposed DC Direct Control District is provided for information in Attachment 2.

Infrastructure

Transportation Networks

The subject site is located approximately 50 metres from LRT stops on 7 Avenue SW, adjacent to several bus routes and Bus Rapid Transit stops along 5 Street SW. 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, storm sewer and sanitary mains are available from 8 Avenue SW 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.

Administration and the applicant attended the Calgary Heritage Authority board meeting on 2018 June 08, which included a presentation of the project and a question-and-answer period. The Calgary Heritage Authority provided a letter of support in response to the proposal (Attachment 3).

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.

Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 - 8 Avenue SW, LOC2018-0113

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)

This application aligns with the *Municipal Development Plan* with respect to Centre City intensification and supports the conservation and protection of Calgary's historic resources. The plan identifies historic preservation as part of good city building and community identity, and encourages property owners to conserve Calgary's historic resources.

Centre City Plan (Non-Statutory 2007)

The *Centre City Plan* provides the policy framework for the downtown and provides overall guidance and direction for development. The plan recognizes that the downtown will remain the foundation of the Centre City because of the economic role that it plays for Calgary as a whole and that it has the potential to evolve substantially and contribute to the Centre City's overall vitality and livability.

The *Centre City Plan* also recognizes that the city's heritage is a precious resource that adds an immeasurable quality to a thriving Centre City and seeks to ensure that The City provides leadership in preserving and enlivening heritage resources.

Social, Environmental, Economic (External)

Development enabled by this application has the potential to allow more Calgarians to choose to live in a location well served by existing infrastructure and in close proximity to services, employment, community amenities and transit. Mixed-use development of the subject site has the potential to allow for population growth that will support local services and create a livable, diverse and high density urban community.

Further analysis of any on-site sustainability initiatives proposed in conjunction with this project will be undertaken as part of the development permit review process. No environmental issues were identified through the proposed 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 Downtown Commercial Core (Ward 8) at 610 - 8 Avenue SW, LOC2018-0113

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 land use amendment is to allow for the protection of the distinct character-defining exterior heritage elements and support the adaptive reuse of the existing Barron Building. While a development permit has been submitted, Council's decision on this land use amendment application may not result in the development considered under the associated development permit application being realized.

Given the inclusion of written and visual heritage preservation guidelines within the proposed DC Direct Control District, potential risks associated with loss of the distinct exterior heritage elements through a revised development concept are limited.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends approval of this application due to its alignment with relevant planning policy contained in the *Municipal Development Plan* and *Centre City Plan* by supporting high-density residential development and intensification within the Centre City, and support of the Calgary Heritage Strategy with respect to the retention and reuse of a historic resources.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control Guidelines
3. Calgary Heritage Authority's Submission

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.

The site included within this application houses the existing Barron Building, along with an adjacent single storey building located at the southeast corner of the parcel. The buildings represent two different municipal addresses: 610 8th Ave SW, Calgary AB, T2P 1G5 and 604 8th Ave SW, Calgary AB, T2P 1G4 respectively. The legal address for the parcel is Lots 21-28 Inclusive, Block 48, Plan A1.

Currently, the site is zoned under an existing Direct Control bylaw: 94D2015 - Amendment LOC2014-0193, with a base CR20 zone. We are proposing a land use redesignation to revise this existing Direct Control, in order to replace the architectural plans that are tied to the DC with an updated design that will allow more uses to be accommodated within the existing building (rather than the office-only use of the previous DC). A Direct Control zone is to remain in place with minimal revisions, as it's purpose is to achieve the protection of the distinctive heritage character of the existing building on the site, through the preservation of acknowledged character defining exterior elements. The proposed DC (as with the existing DC), only varies from the standard CR20 district through the specific recognition of these heritage building elements, and the requirement that they be maintained. The submitted land use drawings will be tied directly to the DC to ensure this requirement is met. Alternate parking requirements are also addressed in the DC, as the existing building restricts the possibility for increased underground parking, beyond the footprint of developable area.

We feel the included architectural plans improve upon the previously approved Land Use by maintaining more of the existing Barron Building, which helps to emphasize its significant design elements, while minimizing the impact on the existing DC.

A handwritten signature in black ink, appearing to read "Jessica Higson".

Jessica Higson
Gibbs Gage Architects

Proposed Direct Control District Guidelines

Purpose

- 1 This Direct Control District is intended to:
- (a) support the adaptive reuse of the existing **building** on the site;
 - (b) achieve the protection of the distinctive heritage character of the existing **building** on the site, through the preservation of acknowledged character defining exterior elements;
 - (c) recognize the historic value of the existing **building** by incorporating an interpretive display within the site; and
 - (d) address the existing on-site parking situation by accommodating parking solutions within the existing **building** configuration and site constraints.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 apply in this Direct Control District.

Additional Motor Vehicle Parking Stall Rules

- 7 In addition to the rules in Bylaw 1P2007, for all **uses** other than **Assisted Living, Custodial Care, Residential Care, Dwelling Unit** or **Live Work Unit**:
- (a) the maximum number of **motor vehicle parking stalls** required is 66;
 - (b) off-site transportation improvements in lieu of parking payment for the difference between the required number of **motor vehicle parking stalls** and the number of **motor vehicle parking stalls** provided must be made; and
 - (c) payments made under subsection (b) must be in accordance with **Council's** policy and calculated at the rate per **motor vehicle parking stall** established by **Council** at the time the payment is made.

Proposed Direct Control District Guidelines

Parking Relaxation Considerations

8 In addition to the rules in sections 122 and 124 of Bylaw 1P2007, the **Development Authority** may consider a relaxation to the minimum number of required **motor vehicle parking stalls** and **bicycle parking stalls** when:

- (a) the proposed **development** is an adaptive reuse or addition to the **building** existing on the effective date of this Direct Control District; and
- (b) in the opinion of the **Development Authority**, it would be difficult to provide the required number of **motor vehicle parking stalls** and **bicycle parking stalls** due to the **parcel** configuration, area of the **parcel** and protection of the distinctive heritage character of the existing **building** on the site.

Development Permit Requirements

- 9**
- (1) Approval of this Direct Control District does not constitute approval of a **development permit**.
 - (2) As part of the first **development permit** application, an interpretive display must be incorporated within the site to recognize the historic value of the existing **building**.
 - (3) Subject to subsection (4), a **development permit** application must preserve the character defining elements as identified in Schedule C and conform to the plans attached as Schedule D of this Direct Control District.
 - (4) Minor adjustments to the design of the **development** as shown in Schedule D may be considered by the **Development Authority** and may include:
 - (a) a change to architectural and exterior materials and finishes, that are not identified in Schedules C and D of this Direct Control District, or any portion of them, if in the opinion of the **Development Authority** the change does not significantly reduce the overall attractiveness or the heritage quality of the **development**; and
 - (b) a change to the **development** as the result of Building Code requirements or City specifications related to engineering and transportation standards.

Proposed Direct Control District Guidelines

SCHEDULE C

The following character-defining exterior elements must be preserved as per existing site conditions and in accordance with the development plans attached as Schedule D to this Direct Control District:

1 South Elevation (see Schedule D - Drawing No. LU20.05)

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 2 through 11;
- (c) flat roofs (terraces) where the building steps back at the 8 and 11 storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 4 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels, and aluminum-clad pilasters on central frontispiece rising from storey 2 to storey 10;
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners and in front of the columns from storeys 4 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 10;
- (i) concrete window sills in the façade of storeys 5 through 11;
- (j) honed Tyndall limestone window sills, copings, spandrel panels and ornaments for storeys 2 through 4; and
- (k) black granite cladding framing the 1 storey glazing (modified from the existing).

2 West Elevation (see Schedule D - Drawing No. LU20.06)

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 8 through 11;

Proposed Direct Control District Guidelines

- (c) flat roofs (terraces) where the building steps back at the 8 and 11 storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 3 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels and aluminum-clad pilasters on central frontispiece rising from the storey 8 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners from storeys 4 through 10;
- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 10; and
- (i) concrete window sills in the façade of storeys 4 through 11.

3 North Elevation (see Drawing No. LU20.07)

- (a) visual upper form of the original rooftop mechanical and elevator housing.

4 East Elevation (south of grid line B) (see Drawing No. LU20.08)

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 8 through 11;
- (c) flat roofs (terraces) where the building steps back at the 8th and 11th storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 3 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels and aluminum-clad pilasters on central frontispiece rising from the storey 8 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners from storeys 4 through 10;

Proposed Direct Control District Guidelines

- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 8;
- (i) concrete window sills in the façade of storeys 5 through 11;
- (j) honed Tyndall limestone window sills, copings, and ornaments on storeys 3 and 4; and
- (k) black granite cladding return at 1 storey (modified from the existing).

Proposed Direct Control District Guidelines

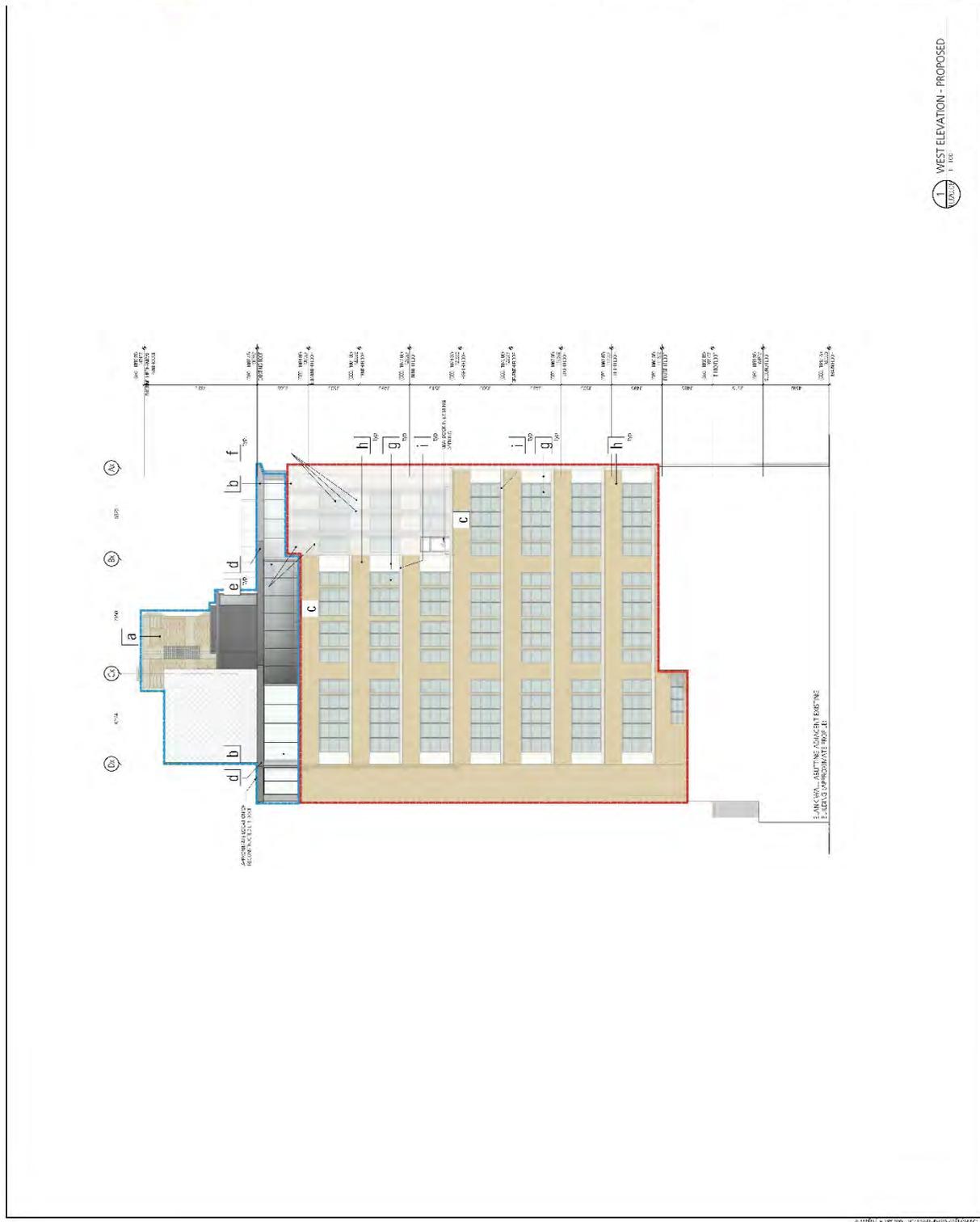
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1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
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PROPOSED ELEVATION - WEST

LU20.06

BARRON BUILDING REDEVELOPMENT

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WEST ELEVATION - PROPOSED

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Proposed Direct Control District Guidelines

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LEGEND:
1. EXISTING
2. PROPOSED
3. PROPOSED WITH REVISIONS

PRELIMINARY - NOT FOR CONSTRUCTION

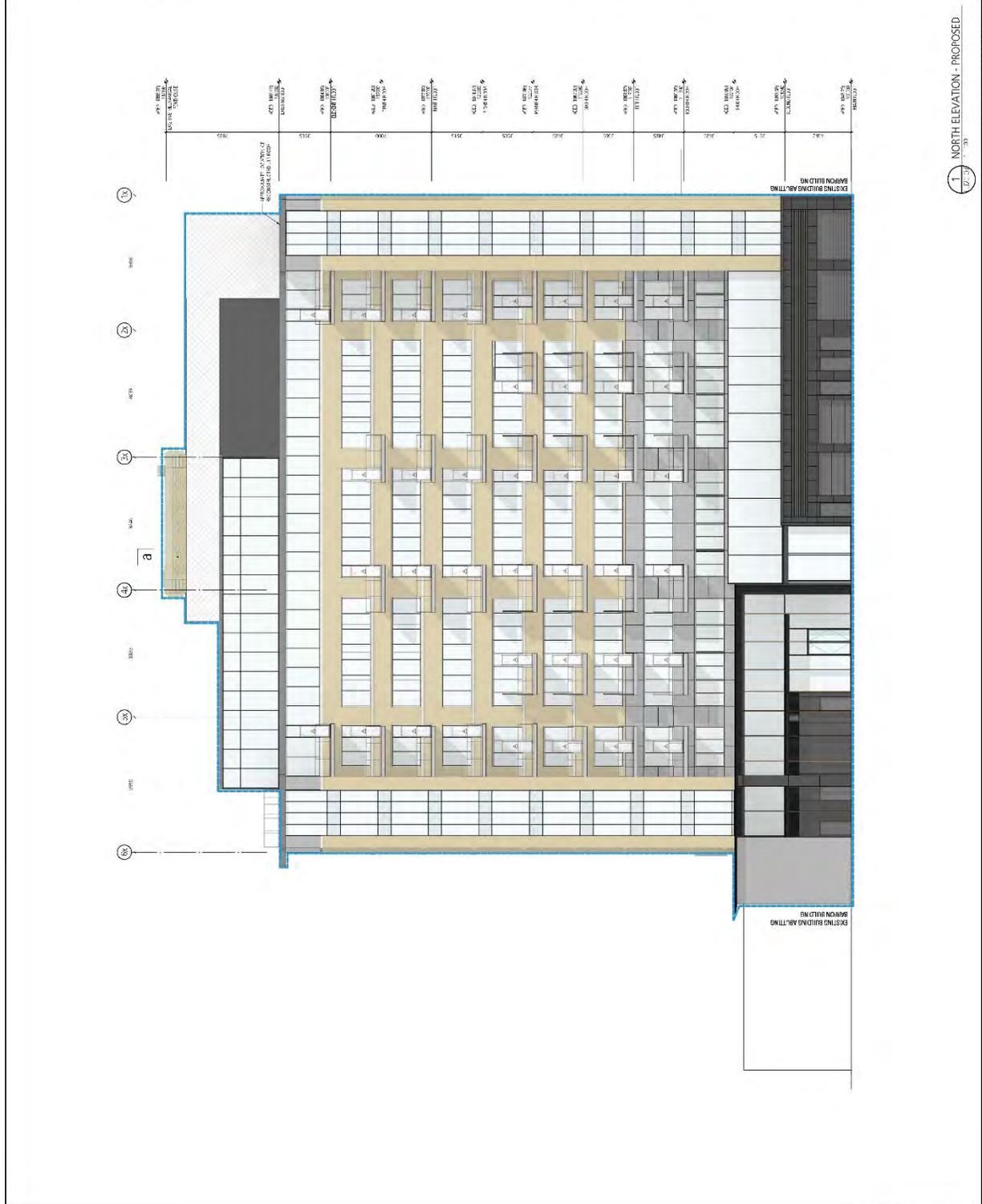
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Project Name: BARON BUILDING REDEVELOPMENT
Client: BARON BUILDING REDEVELOPMENT
Architect: GIBBS GAGE ARCHITECTS
Address: 1001 1/2 STREET OF OLYMPIA, WA 98501
Phone: 360.253.2500
Website: gibbsgage.com



Gibbs Gage
ARCHITECTS

Project Name	BARON BUILDING REDEVELOPMENT
Client	BARON BUILDING REDEVELOPMENT
Address	1001 1/2 STREET OF OLYMPIA, WA 98501
Phone	360.253.2500
Website	gibbsgage.com
Scale	AS SHOWN
Sheet No.	LU20.07
Revision	D



1 NORTH ELEVATION - PROPOSED

Calgary Heritage Authority's Submission



June 15, 2018

Adam Sheahan
Centre West | Community Planning
Planning & Development
P.O. Box 2100, Stn. M, #8075
Calgary, AB T2P 2M5

Dear Mr. Sheahan:

Subject: Barron Building LOC2018-0113 & DP2018-1591

Thank-you for taking the time to attend our most recent board meeting on Friday June 8 to give us an update on the development plans for the Barron Building.

The Calgary Heritage Authority (CHA) would like to provide comments on the above noted applications.

We are pleased to see that the east façade of the Barron Building will no longer be covered up as was proposed in the original plans. We would encourage the site owner to incorporate some commemorative signage into the public areas of the building and on the street.

We are also pleased to see that the Bank of Montreal (built c. 1954) will be retained.

Overall, we are very happy to see this project taking a sympathetic approach to maintaining the exterior of the building and its significance to the oil boom in Calgary.

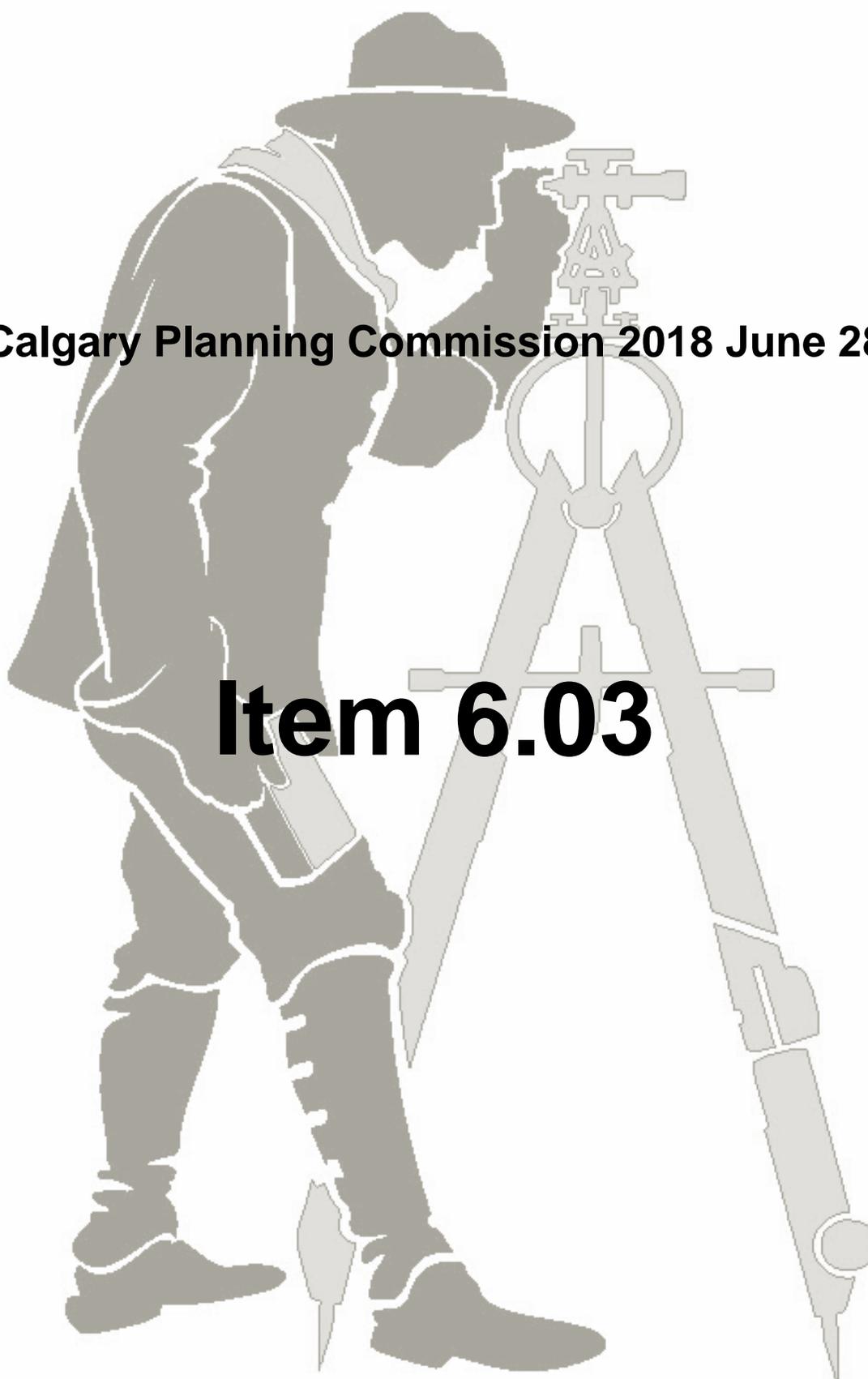
Sincerely,

Josh Traptow
Executive Director
Calgary Heritage Authority

Cc: Erin Van Wijk, Heritage Planner
Ken Toews, Strategic Group
Vincent Dods, Gibbs Gage Architects



CALGARY HERITAGE AUTHORITY, P.O. Box 75065 CAMBRIAN, CALGARY, AB T2K 6J8
INFO@CALGARYHERITAGEAUTHORITY.COM | WWW.CALGARYHERITAGEAUTHORITY.COM | 403-805-7084

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 28

Item 6.03

Planning & Development Report to
 Calgary Planning Commission
 2018 June 28

ISC: UNRESTRICTED
 CPC2018-0750
 Page 1 of 6

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1128 - 35
 Street SE, LOC2018-0093**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by TC Design and Consulting on 2018 April 25 on behalf of the landowner Atousa Samie. 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 secondary suites in an existing semi-detached development.

A development permit for a new semi-detached development was approved in 2017, which is currently under construction. The redesignation would allow for the additional use of two secondary suites, one for each side of the semi-detached dwelling.

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 ± (0.15 acres ±) located at 1128 - 35 Street SE (Plan 5498T, Block 8, Lot 7 and 8) 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.

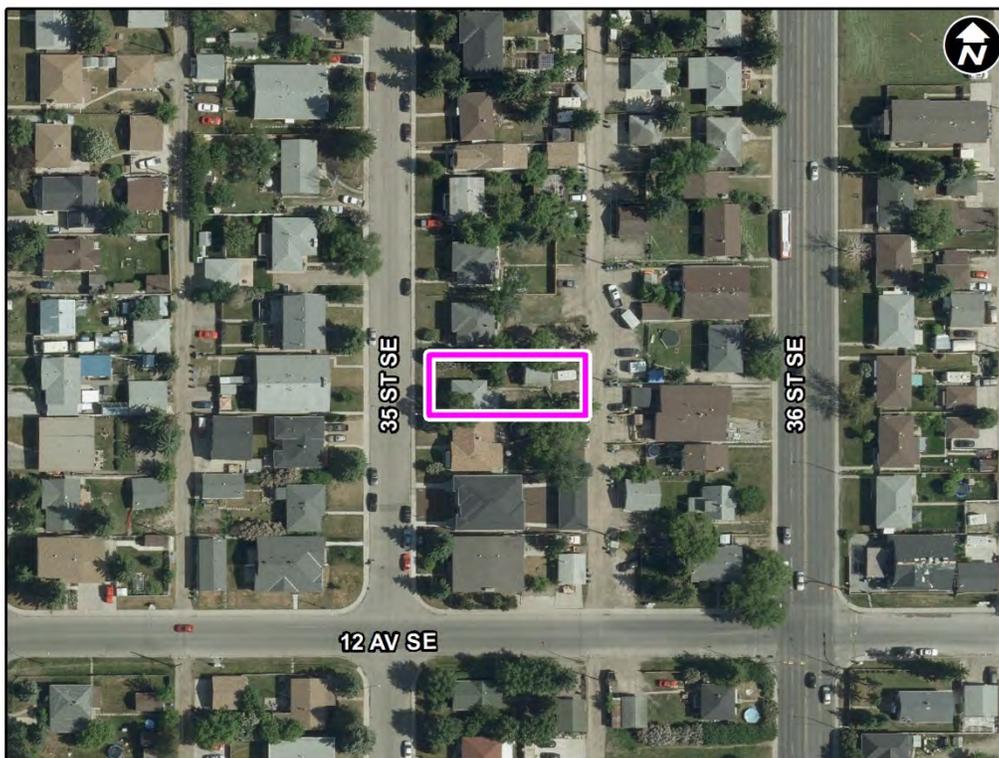
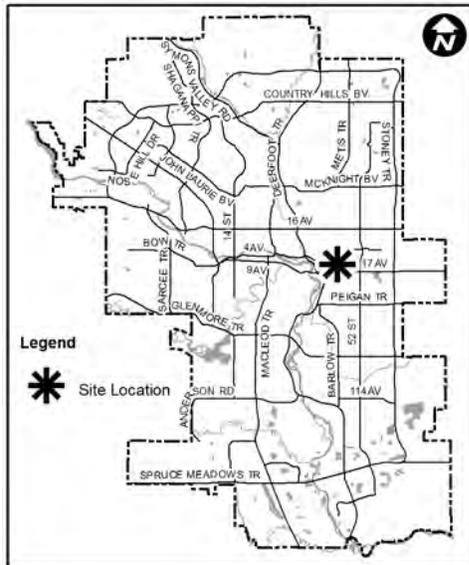
BACKGROUND

The community of Albert Park/Radisson Heights is subject to the policies of the *Albert Park/Radisson Heights Area Redevelopment Plan (ARP)* which provide direction for future redevelopment in the area.

In 2017, a development permit (DP2017-4950) was submitted and approved to allow for the construction of a new semi-detached dwelling and accessory building (garage). This is currently under construction.

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1128 - 35
Street SE, LOC2018-0093

Location maps



Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1128 - 35 Street SE, LOC2018-0093

Site Context

The subject site is located in the community of Albert Park/Radisson Heights north of 12 Avenue SE and west of 36 Street SE. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres wide by 40 metres long. A rear lane exists to the west of the site. The property is currently under construction for a semi-detached development with detached garage to be accessed from the rear lane.

As identified in *Figure 1*, Albert Park/Radisson Heights, the community's peak population was in 2017.

Figure 1: Community Peak Population

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

Source: *The City of Calgary 2017 Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for development that has the ability to be compatible with the established building form of the existing neighbourhood.

Land Use

This proposal would allow for secondary suites (one Backyard Suite or Secondary Suite per unit). 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

The proposed redesignation is intended to accommodate secondary suites on the parcel, which is currently under construction.

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1128 - 35
Street SE, LOC2018-0093**

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from 35 Street SE and the rear lane. The area is served by Calgary Transit bus service Route 23 Foothills Industrial with a bus stop within approximately 150 metres walking distance of the site at 36 Street SE. The site is also within 700 metres of the 17 Avenue SE Bus Rapid Transit (BRT) Route 1 Forest Lawn. 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 land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The Albert Park/Radisson Heights Community Association was circulated. No comments were provided. No letters in support or opposition were received.

No engagement was undertaken by Administration or the applicant.

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 – Established' area of the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage modest redevelopment that incorporates a mix of land uses and a pedestrian-friendly environment. 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.

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1128 - 35
Street SE, LOC2018-0093**

Albert Park/Radisson Heights Area Redevelopment Plan (Statutory, 1989)

The site is located within the *Albert Park/Radisson Heights Area Redevelopment Plan (ARP)*. The ARP makes no specific mention of the site, which is located in the low density residential area in the plan, but encourages compatible infill developments with the use of approved residential infill guidelines.

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 parcel does not meet the majority of the location criteria when considered on its own, however, the proposed redesignation would simply allow for the additional use of two secondary suites, one for each side of the semi-detached dwelling. This 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 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 known risks associated with this application.

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2018 June 28

ISC: UNRESTRICTED
CPC2018-0750
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**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1128 - 35
Street SE, LOC2018-0093**

REASON(S) FOR RECOMMENDATION(S):

The proposal land use redesignation conforms to the *Albert Park/Radisson Heights Area Redevelopment Plan* 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 would allow for the additional use of secondary suites on site.

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

0093



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.

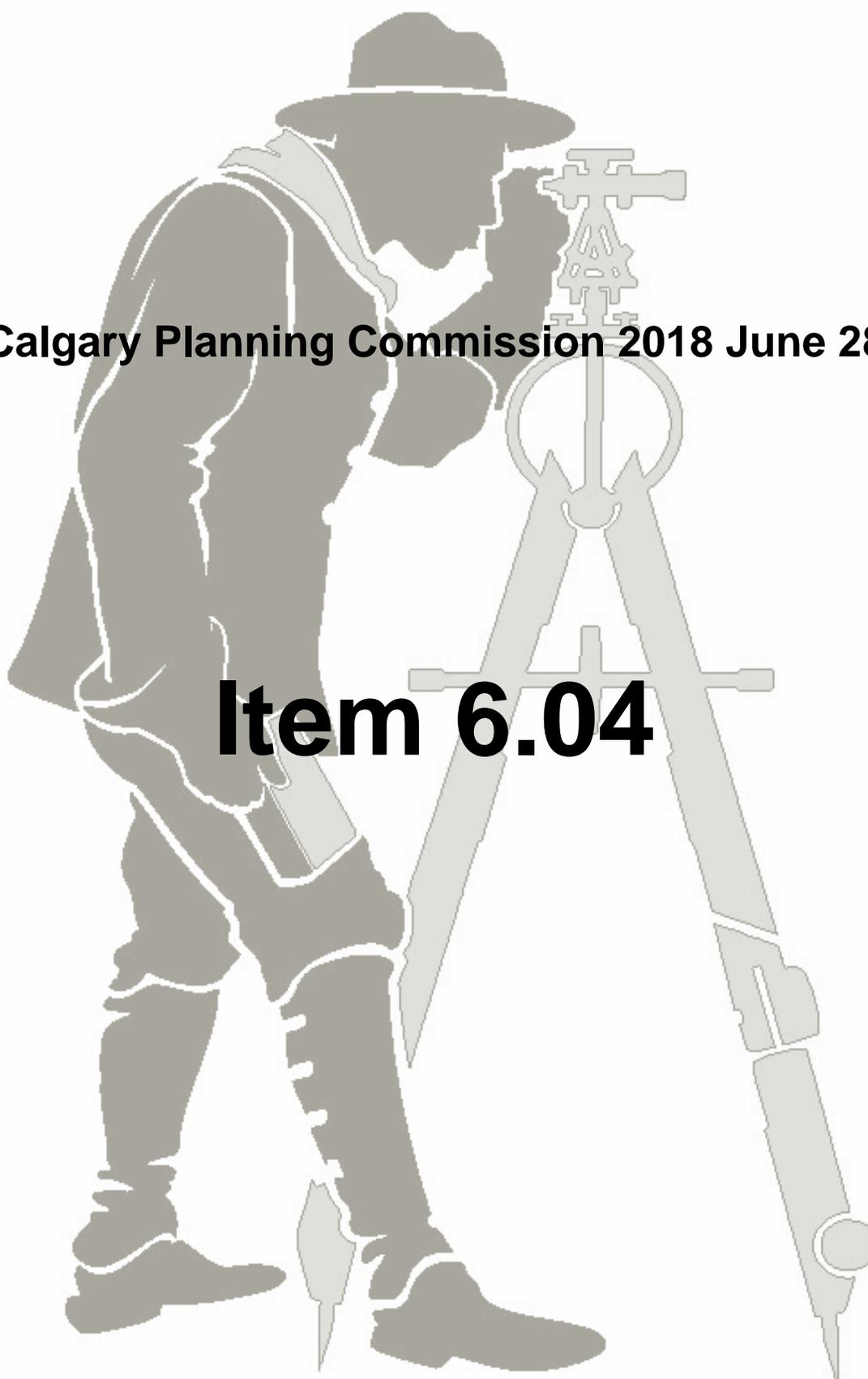
#1128 & 1126 35 STR. SE, Calgary

The Purpose of the rezoning is to allow the current Semi-Detached residential dwellings to have "Secondary Suites" at lower level that helps to increase the property value and achieve the MDP vision/policies, regarding secondary suites developments, such as (but not limited to):

- Enables extended family to live nearby by providing accommodations for elderly parents, children, or relatives,
- Boosts owners income and helps pay down mortgages and living expenses,
- Help in Increasing the places Calgarians can live and afford,
- Additional help to maintain a community's population with modest growth, and
- Improves safe rental stock,

Moreover, The current Semi-Detached units have 4 parking spaces at the Garage building, which insures that each unit will have min. of 1 parking space including the secondary suites.

ISC: Protected

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 28

Item 6.04

Land use amendment in Kingsland (Ward 11) at 7711 Macleod Trail SW and 7710 - 4A Street SW, LOC2018-0045

EXECUTIVE SUMMARY

This land use redesignation application was submitted by O2 Planning and Design on 2018 February 28 on behalf of Trico Homes and the City of Calgary. The application proposes to reconfigure and change the designation of two properties to allow for a range of multi-residential, commercial, office and public open space.

The application proposes to change the designation of these properties from Special Purpose – School, Park and Community Reserve (S-SPR) District and Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and a DC Direct Control District based on Multi-Residential – High Density Low Rise (M-H1) to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- mixed-use buildings (e.g. apartment buildings that may have office and/or commercial);
- a maximum building height of 26.0 metres;
- a maximum building floor area ratio of 4.0; and
- shifting and expansion of the S-SPR parcel.

This application is intended to accommodate the shifting of the park space to the south and a comprehensive redevelopment that will overlook and integrate with the new park space.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.77 hectares ± (6.84 acres ±) located at 7711 Macleod Trail SW and 7710 - 4A Street SW (Plan 9210959, Block A, Lot 1; Plan 1706HQ, Block B) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District based on Multi-Residential – High Density Low Rise (M-H1) District to accommodate opportunities for mixed-use multi-residential development with commercial and office uses (Attachment 3); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

**Planning & Development Report to
Calgary Planning Commission
2018 June 28**

**ISC: UNRESTRICTED
CPC2018-0749
Page 2 of 7**

**Land use amendment in Kingsland (Ward 11) at 7711 Macleod Trail SW and 7710 -
4A Street SW, LOC2018-0045**

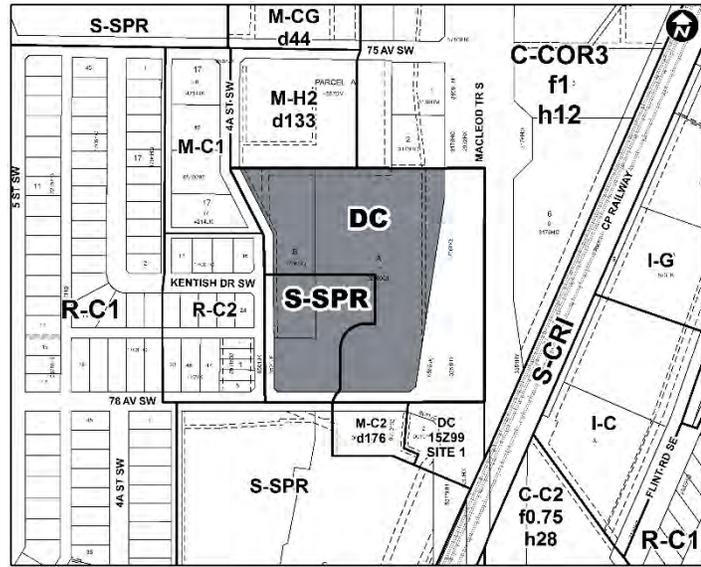
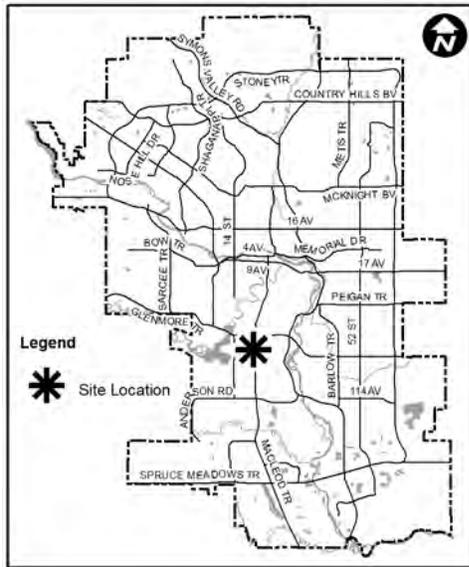
BACKGROUND

This land use is intended to accommodate the shifting of the park space to the south and a comprehensive redevelopment that will integrate with the reconfigured park space. The City-owned parcel, a park space, will be relocated to the SW corner of the properties, adjacent to 78 Avenue SW and 4A Street SW through a land swap.

On 2018 June 06, a development permit was submitted (DP2018-2692) for the privately-owned parcel. Subsequent to Administration's review, the development permit will be presented at Calgary Planning Commission for decision. A concept plan for the park space has been submitted by the applicant and is currently undergoing review by Calgary Parks.

Land use amendment in Kingsland (Ward 11) at 7711 Macleod Trail SW and 7710 - 4A Street SW, LOC2018-0045

Location Maps



Land use amendment in Kingsland (Ward 11) at 7711 Macleod Trail SW and 7710 - 4A Street SW, LOC2018-0045

Site Context

The application is located in the community of Kingsland, west of Macleod Trail S and north of 78 Avenue SW. Development to the west consists of residential single-detached dwellings and three storey multi-residential. The Kingsland Community Association and a four-storey multi-residential building are located to the south. A gas station and a two-storey as well as a 14 storey multi-residential building are located to the north of the application. The site is adjacent to the Macleod Trail right-of-way to the east.

The application consists of two parcels of land: an existing 0.62 hectare (1.53 acre) park space owned by The City of Calgary and a 2.1 hectare (5.3 acre) private parcel, which is currently home to The Market on Macleod.

As identified in *Figure 1*, the community of Kingsland saw its peak population in 1971.

Figure 1: Community Peak Population

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,667
Difference in Population (Number)	-674
Difference in Population (Percent)	-12.6%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

Privately-owned Parcel

As per Section 20 and 21 of the Land Use Bylaw, 1P2007, the proposal fits the requirements of a DC as a site with unique characteristics where future development would require specific regulation unavailable in other land use districts.

The proposed Direct Control based on Multi-Residential – High Density Low Rise (M-H1) incorporates additional discretionary uses to provide a greater mix of amenities to residents of the site and community and include food and liquor service, restaurants, markets, specialty food store, financial institution, instructional facility and drinking establishments.

The DC would allow for a building height of a maximum of 26 metres and a floor area ratio of 4.0, consistent with the M-H1 district.

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2018 June 28**

**ISC: UNRESTRICTED
CPC2018-0749
Page 5 of 7**

Land use amendment in Kingsland (Ward 11) at 7711 Macleod Trail SW and 7710 - 4A Street SW, LOC2018-0045

Municipal Reserve dedication is required on this site; approximately 3.8 percent of the dedication will be in the form of land to be added to the park space (821 square metres); the remainder will be collected via cash in lieu.

City-owned Parcel

This application proposes the shifting of the existing City of Calgary owned park at 7710 - 4A Street SW south to the intersection of 4A Street SW and 78 Avenue SW. The new park will be comprised of a like-for-like land swap and through the dedication of Municipal Reserves which are outstanding and owing from the private parcel at 7711 Macleod Trail SW. This new park location will provide ample street frontage, sun exposure, and provide a connection to the Kingsland Community Association building to the south across 78 Avenue SW. As part of the redevelopment of the private parcel, the new park space will be developed without the loss of public open space.

Implementation

This proposal was reviewed by the Urban Design Review Panel (UDRP) on 2018 March 28. Many comments received from UDRP were focused on development permit details; the development permit (DP2018-2692), submitted 2018 June 05 will return to UDRP for further review. See Attachment 4 for comments provided by UDRP and the Applicant's response.

Upon review of the development permit, Administration will present the development permit application to Calgary Planning Commission for decision.

Infrastructure

Transportation Networks

The applicant submitted a Transportation Impact Assessment (TIA) in support of this land use amendment and development permit application. Macleod Trail S, located to the east of the subject site, is classified as an Urban Boulevard and is identified as part of the Primary Transit Network in the *Calgary Transportation Plan*. Access to the site is currently provided via driveways from the slip ramp off Macleod Trail S and from 78 Avenue SW. Future access to the site can also be provided from 4A Street SW.

Bus route 81 runs adjacent to the site along Macleod Trail S with a bus stop approximately 180 metres from the site. The closest LRT station, Heritage LRT Station, is located approximately a 700 metre walk from the site. The site is connected to the pathway system along Heritage Drive SW. On-street parking adjacent to the site is unregulated.

Utilities and Servicing

Sanitary sewers are available to service the development. As part of the development permit application process, sanitary flow calculations will be required in order to determine whether upgrades to the public sanitary sewer system are required.

Land use amendment in Kingsland (Ward 11) at 7711 Macleod Trail SW and 7710 - 4A Street SW, LOC2018-0045

Watermains are available to service the development. As a condition of the development permit release, the applicant will be required to provide fire flow calculation, and a site water servicing concept in order to determine whether watermain upgrades are required.

Storm sewers are available to service the development.

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 Kingsland Community Association (CA) was circulated and provided a letter indicating that the CA is not opposed to the application (Attachment 2).

Three letters of objection were received in relation to the proposal. Concerns included:

- increase in community population;
- increased traffic volumes;
- decrease in access to on-street parking; and
- building heights (would prefer four storey development).

One letter was received that requested the farmers' market be integrated into the design and included comments about parking restrictions and access from Macleod Trail SW.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is compatible with respect to the surrounding neighbourhood and City policy.

Engagement

The applicant hosted a public open house on 2018 March 28; members of Administration were present to provide clarification on the proposal and answer process-related questions.

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.

Planning & Development Report to
 Calgary Planning Commission
 2018 June 28

ISC: UNRESTRICTED
 CPC2018-0749
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Land use amendment in Kingsland (Ward 11) at 7711 Macleod Trail SW and 7710 - 4A Street SW, LOC2018-0045

Municipal Development Plan (Statutory, 2009)

This site is located adjacent to Macleod Trail S, which is designated as an Urban Main Street in the *Municipal Development Plan* (MDP). Urban Main Streets are intended to provide compact, mixed-use, high quality urban development, and concentrate jobs and people in areas well-served by primary transit service, located close to transit station and stops. A range of housing services are supported in terms of type, tenure, unit size and affordability and development should create an urban environment and streets that promote walkability.

This proposal is in keeping with relevant MDP policies as it provides opportunities for mixed-use development including contributing to a range of housing options and the provision of jobs in an area well-served by transit.

Social, Environmental, Economic (External)

The proposal has the potential to increase the mix of uses in Kingsland, provide local amenities for community residents and to redevelop an underutilized park space for community residents.

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 in the *Municipal Development Plan* and could contribute to the intensification of mixed-use development in Kingsland and a larger and improved park space for the Kingsland community.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Direct Control Guidelines
4. Urban Design Review Panel Comments

Applicant's Submission

Applicant's Submission

On behalf of Trico Communities O2 Planning + Design is proposing this land use amendment to redesignate the parcel located at 7711 Macleod Trail in the community of Kingsland from Commercial - Corridor 3 (C-COR3 f1.0h12) to Direct Control based on Multi-Residential – High Density Low Rise (M-H1). This redesignation will allow for the development of a comprehensively designed mixed-use development comprising of residential apartments, senior's independent living, offices, retail and a revitalised public park.

The site was formerly occupied by the McKay Pontiac Buick car dealership and is currently occupied by The Market on Macleod Farmer's Market. The site is bound by a service access road (slip lane) and Macleod Trail to the east. A four-storey residential condominium building sits to the south of the site along with the Kingsland Community Association Building and park that includes hockey rinks in winter and baseball diamonds in summer. Beyond the park is the Heritage LRT station which sits 600 m from the southern edge of the site. A variety of residential development ranging from single detached, semi-detached, townhouses, and 3 storey apartment buildings are situated to the west of the site. Commercial development including a gas station and residential development including townhouses and a seventeen-storey apartment are situated to the north of the site.

The proposed land use amendment will support the development of mixed use community with the following key characteristics.

- **Moderate Densification of an established community:** The development contributes to meeting the objectives of the Municipal Development Plan goal of intensifying inner-city neighbourhoods.
- **Mixed-Use.** The development will be anchored by Trico's new head office and will also include residential apartments, senior's independent living, offices and retail uses.
- **Relocated and revitalized public park.** The land use amendment proposes to shift the existing park into a location that improves its orientation, community connectivity, design and reconstruct it in collaboration with the Kingsland Community and the City of Calgary Parks department.
-
- **Transit oriented development.** Located within walking distance from the Heritage LRT station, the redevelopment of this site provides the opportunity to provide transit supportive jobs, homes and shops.
- **MPD Main Streets Policy.** The site sits along the Macleod Trail Main Street. The development will address the urban corridor components in the following way:
 - The development of Mixed-use (residential, office, seniors and retail) in a compact form.
 - The provision of a variety of housing choices (senior's, rental apartments of different sizes).
 - Improving the quality of the surrounding streets by introducing development that fronts onto 4a Street and 78 Avenue.
 - Proposing lower density and height development along the edges of the site adjacent to existing lower density residential.
 - Placement of buildings and orienting the park so that that shadow impacts mitigated.

Applicant's Submission

- **Main Streets Project.** The presence of the slip lane situated between the site and Macleod Trail presents challenges to addressing Macleod Trail as a main street, although several of the opportunities identified in the preliminary stages of the main streets project will be addressed through this redevelopment including:
 - Encouragement of more walking through an improved public realm
 - Increased density in close proximity to the Heritage LRT Station
 - Mixed-use development
 - Planting of new street trees
 - Addition of a new sidewalk along 4a Street
- **Public Engagement:** Trico and their team are committed to including the Kingsland Community in the development process. The applicant met with the Community Association Planning Committee prior to the submission of the application and an open house is scheduled for March 28th.

Community Association Letter



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

April 7, 2018

Breanne Harder - File Manager
Planning, Development and Assessment #8201
The City of Calgary, 5th Floor, Municipal Building, 800 Macleod Trail SE
PO Box 2100, Station M, Calgary, AB Canada T2P 2M5
Phone: (403) 268-5729

Re: LOC2018-0045 7710 - 4A St SW C-Cor3 to DC MH1 - Market Redevelopment

Dear Ms. Harder,

Kingsland Community Association (KCA) response, to the application is that we are not opposed. Kingsland will benefit from quality seniors and rental residences and we appreciate the proactive engagement and thoughtful planning and design approach.

KCA engaged with the most affected residents, applicants and architects. There is broad support for the development but a few residents prefer more unit ownership, and the condo building to the south will need to have privacy considerations at the DP stage.

City of Calgary should develop a plan for better pedestrian access to Heritage LRT and to better activate the dog park to the south at the DP stage. KCA was pleased that the City encouraged a larger and more functional park space. KCA would be pleased to participate in similar broader community upgrade discussions.

Traffic and pedestrian studies may be required to improve flow patterns in the area. Construction plans should be developed early to mitigate impacts for residents during construction, as the project progresses.

KCA requests the file manager to notify me when the CPC meeting and public hearing dates are scheduled. We thank you for the opportunity to provide feedback on this application.

Regards,

Darren MacDonald

Darren MacDonald, KCA Planning Director

Page 1 of 1

Proposed Direct Control Guidelines

Purpose

- 1 This Direct Control District is intended to accommodate opportunities for mixed-use **Multi-Residential Development** with commercial and **Office uses**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District with the addition of:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Fitness Centre;**
- (d) **Restaurant: Licensed – Small;**
- (e) **Restaurant: Licensed – Medium;**
- (f) **Financial Institution;**
- (g) **Drinking Establishment – Small;**
- (h) **Drinking Establishment – Medium;**
- (i) **Instructional Facility;**
- (j) **Market – Minor; and**
- (k) **Specialty Food Store.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply to this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 4.0.

Proposed Direct Control Guidelines

Density

- 8 (1) The minimum **density** is 150 **units** per hectare.
- (2) There is no maximum **density**.

Setback Area

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 10.

Building Setbacks

- 10 (1) Unless otherwise referenced in subsection (2) and (3), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) The minimum **building setback** from a west **property line** shared with a **street** is 4.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.

Building Height

- 11 (1) Unless otherwise specified in sections (2), (3), (4), (5), and (6) the maximum **building height** is 26.0 metres.
- (2) Unless otherwise referenced in subsection (3), where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a M-H2 District, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 4.0 metres of that shared **property line**.
- (3) Along the 78 Avenue SW **property line**, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**.
- (4) Where a **parcel** shares a **property line** with a **lane** or a **parcel** designated as a **low density residential district**, M-CG, M-C1, M-G, M-1, or M-X1 District, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 6.0 metres of that shared **property line**.
- (5) Where a **parcel** shares a **property line** with a **parcel** designated as a **commercial, industrial** or **special purpose district**, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 1.2 metres of that shared **property line**.

Rules for Commercial Multi-Residential Uses

- 12 (1) **Commercial multi-residential uses** must:
- (a) only be located on the two floors closest to **grade** of a **main residential building**;
- (b) only be contained completely within the **building**;
- (c) not be located above any **Dwelling Unit**;

Proposed Direct Control Guidelines

- (d) not share an internal hallway with **Dwelling Units**; and
 - (e) have a separate exterior entrance from that of the **Dwelling Units**.
- (2) The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.
- (3) Parking areas for **commercial multi-residential uses** must:
- (a) be separated from residential parking areas;
 - (b) provide pedestrian access to the **commercial multi-residential uses**; and
 - (c) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district**, in the case of a surface parking area.

Relaxation of this Direct Control District

- 13 (1) The **Development Authority** may consider a relaxation of the required **building setback** in section (10) of this Direct Control District provided that the relaxation test of Bylaw 1P2007 is met.
- (2) The **Development Authority** may consider a relaxation of the required **building height** in section (11) subsection (2), (3), (4) and (5) of this Direct Control District provided that the relaxation test of Bylaw 1P2007 is met.

Urban Design Review Panel Comments

Summary

UDRP received a package from the Applicant for a land use amendment application to re-designate the parcel to allow a mix of uses, shifting the location and configuration of the current park that currently under-serves the community of Kingsland. Although the Panel endorses the positive preliminary direction in the Complete Community vision, further review is recommended.

As part of the land use amendment application, the Panel endorses the mixed-use development, activated street edges, community gathering and programming, and integrated with new mixed-use development. The Panel is encouraging aspects of the plan be strengthened – such as streets edges around the park, indoor/outdoor interface with parks and plaza areas, Building B2 commercial glazing to optimize porosity, a plaza-first approach to courtyard-like areas at Buildings B1 and B4, waste/recycling integrated in underground parking (if feasible), an improved walkable connection to LRT, and a narrated park design-response that connects with the history and heritage of Kingsland prior to urban development. Itemized Topic discussion follows with an overall recommendation for further review.

Comments

Urban Vitality			
	Topic	Best Practice	Ranking
1	Retail street diversity	Retail streets encourage pedestrians along sidewalk with a mix and diversity of smaller retail uses. Retail wraps corners of streets. Space for patios and café seating is provided.	Further Review Recommended
	UDRP Commentary		
	The Panel recommends wrap-around building interfaces with patio and café seating with relationship to park and street.		
	Applicant Response <i>This comment will be addressed at the development permit stage.</i>		
2	Retail street transparency, porosity	Retail street maximizes glazing - 70% and more. Maintains view into and out of retail, avoids display-only windows.	Further Review Recommended
	UDRP Commentary		
	The Panel requests more design information regarding glazing and the visual relationships through Building B2 to optimize transparency, porosity, and activation benefit to the park.		
	Applicant Response <i>More information will be provided with the development permit.</i>		
3	Pedestrian-first design	Sidewalks are continuous on all relevant edges. Materials span driveway entries and parking access points. No drop offs or lay-bys in the pedestrian realm. Street furnishings support the pedestrian experience.	Further Review Recommended
	UDRP Commentary		
	The Panel requests more urban design detail to support Buildings B1 and B4 parking areas with plaza-first design principles.		
	Applicant response <i>The parking areas have been redesigned to read more as a plaza and this detail will be provided with the development permit.</i>		
4	Entry definition / legibility	Entry points are clear and legible	Further Review Recommended
	UDRP Commentary		
	The Panel recommends a hierarchical design response to public realm entry points.		
	Applicant Response <i>Duly noted and defined entry points have included in the revised park design.</i>		
5	Residential multi-level units at grade	Inclusion of two or three storey units are encouraged, particularly at street level. Private outdoor patios with access to the sidewalk are ideal. Patios are large enough to permit furnishing and active use.	Further Review Recommended

Urban Design Review Panel Comments

UDRP Commentary			
The Panel requests more information on layout of patios and furnishings for activation.			
Applicant Response			
<i>This information will be provided with the development permit.</i>			
6	At grade parking	At grade parking is concealed behind building frontages along public streets.	Further Review Recommended
UDRP Commentary			
The Panel recommends application of plaza-first principles at Buildings B1 and B4. The waste/recycling shown in the landscape sketch plan is in a high-profile location between Buildings B2 and B3 – if the break in parking at this location was a featured amenity, it would serve as a much better sequential approach to Building B3, the real estate developer’s future head office.			
Applicant Response			
<i>Plaza first design principles have been incorporated into the design of buildings B1 and B4. The waste and recycling facilities have been moved.</i>			
7	Parking entrances	Ramps are concealed as much as possible. Entrances to parking are located in discrete locations. Driveways to garage entries are minimized, place pedestrian environment and safety first.	Further Review Recommended
UDRP Commentary			
The Panel appreciates its dialogue with the Applicant regarding location options of parking entrances and requests design integration with pedestrian safety-first with plaza-first principles.			
Applicant Response			
<i>Based on the discussion with UDRP the parking and ramp locations have been moved. This detail will be included with the development permit.</i>			
8	Other	The Waste/Recycling area should not be detrimental to the project’s public realm activation and attractability.	Further Review Recommended
Applicant Response			
As noted in Topic 6, above.			
Urban Connectivity <i>Provide visual and functional connectivity between buildings and places, ensure connection to existing and future networks. Promote walkability, cycle networks, transit use, pedestrian-first environments.</i>			
Topic	Best Practice	Ranking	
9	LRT station connections	Supports LRT use via legible, dedicated pedestrian pathways to stations with direct routes. Avoids desire lines / shortcutting through parking areas.	Further Review Recommended
UDRP Commentary			
The Panel encourages the Applicant to continue pursuing with The City a proposed enhancement of path of travel connection (within the 10 min walkshed) to the Heritage LRT Station.			
Applicant Response			
<i>We are pursuing discussions with the City to improve the pedestrian connection to the LRT station.</i>			
10	Regional pathway connections	Supports LRT use via legible, dedicated pedestrian pathways to stations with direct routes. Avoids desire lines / shortcutting through parking areas.	n/a
UDRP Commentary			
n/a			
Applicant Response			
11	Cycle path connections	Supports cycling via intentional, safe urban design connections to pathway systems and ease of access to bicycle storage at grade.	Further Review Recommended
UDRP Commentary			
The Panel requests clarification on any planned supporting cycle pathway systems and how bicycle storage and related facilities will fit into the proposed buildings.			

Urban Design Review Panel Comments

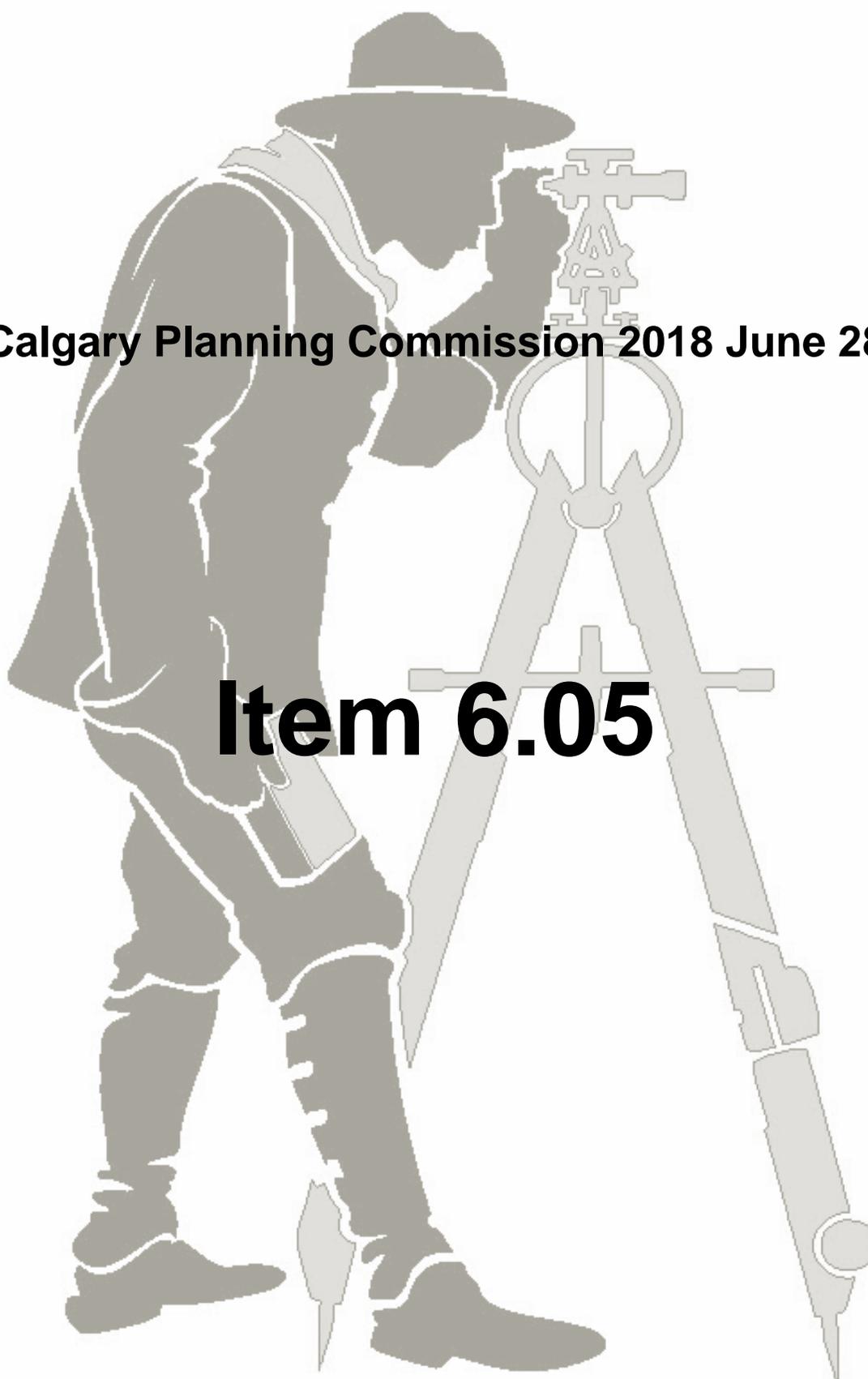
	Applicant Response		
	<i>Details on the cycle facilities will be provided with the DP/</i>		
12	Walkability - connection to adjacent neighbourhoods / districts / key urban features	Extend existing and provide continuous pedestrian pathways. Extend pedestrian pathway materials across driveways and lanes to emphasize pedestrian use.	Further Review Recommended
	UDRP Commentary		
	The Panel recommends improved crosswalks and walkable connections with a hierarchy of entry points to engage and activate the placemaking value of the park and associated mixed-uses. Points of arrival along the park edge should be emphasized, with the arrival place reflecting the scale and importance of the access route.		
	Applicant Response		
	<i>We have considered the comment and amended the park design to define the entry points.</i>		
13	Pathways through site	Provide pathways through the site along desire lines to connect amenities within and beyond the site boundaries.	Further Review Recommended
	UDRP Commentary		
	The Panel recommends the pathways and sidewalks effectively connect with improvements to street crossings /crosswalks strengthening interface between the park and community association building and pathway system, located immediately south of 78 Avenue SW.		
	Applicant Response		
	<i>This comment has been addressed and details will be provided with the DP</i>		
14	Open space networks and park systems	Connects and extends existing systems and patterns.	Further Review Recommended
	UDRP Commentary		
	As noted above, in Topic 13.		
	Applicant Response		
	See response to comment 13		
15	Views and vistas	Designed to enhance views to natural areas and urban landmarks.	Further Review Recommended
	UDRP Commentary		
	The Panel recommends internal sightlines capture the essence of the park open space and the permeable passageways between buildings in a meaningful expression of community gathering space. The sightlines should intentionally offer foreground and background interest, in each direction.		
	Applicant Response		
	<i>This comment has been considered and details will be provided with the DP.</i>		
16	Vehicular interface		Further Review Recommended
	UDRP Commentary		
	The Panel recommends a plaza-first approach at courtyard-like surface parking areas at Buildings B1 and B4.		
	Applicant Response		
	<i>This comment has been addressed and a plaza-first approach has been used. Details at DP.</i>		
17	Other		
	Applicant Response		
	Contextual Response <i>Optimize built form with respect to mass, spacing and placement on site in consideration to adjacent uses, heights and densities</i>		
	Topic	Best Practice	Ranking
18	Massing relationship to context	Relationship to adjacent properties is sympathetic	Endorse

Urban Design Review Panel Comments

	UDRP Commentary		
	The Panel discussed the massing relationships to context with the Applicant.		
	Applicant Response		
	<i>Noted</i>		
19	Massing impacts on sun shade	Sun shade impacts minimized on public realm and adjacent sites	Endorse
	UDRP Commentary		
	The Panel endorses the park open space at the south end of the site with maximum sun exposure.		
	Applicant Response		
	<i>Noted</i>		
20	Massing orientation to street edges	Building form relates / is oriented to the streets on which it fronts.	Endorse
	UDRP Commentary		
	The Panel discussed massing orientation to street edges, complementary to existing massing on south side of street, along 78 Avenue SW.		
	Applicant Response		
	<i>Noted</i>		
21	Massing distribution on site		Endorse
	UDRP Commentary		
	The Panel endorses the distribution of the massing on site.		
	Applicant Response		
	<i>Noted</i>		
22	Massing contribution to public realm at grade	Building form contributes to a comfortable pedestrian realm at grade	Further Review Recommended
	UDRP Commentary		
	The Massing contribution to public realm at-grade is greatest at the north end and west side of the proposed park site. The Panel suggested operable doors would optimize the indoor/outdoor relationship of the focal building interfaces of south-facing B4 and west-facing B2.		
	Applicant Response		
	<i>This comment has been addressed and details will be provided with the DP.</i>		
23	Other	.	
	Applicant Response		
	Safety and Diversity <i>Promote design that accommodates the broadest range of users and uses. Achieve a sense of comfort and security at all times.</i>		
	Topic	Best Practice	Ranking
24	Safety and security	CPTED principles are to be employed - good overlook, appropriate lighting, good view lines, glazing in lobbies and entrances.	Endorse
	UDRP Commentary		
	The Panel generally endorses the activation of park edges and the overlooking common areas within interfacing buildings to the park.		
	Applicant Response		
	<i>Noted</i>		
25	Pedestrian level comfort - wind	Incorporate strategies to block wind, particularly prevailing wind and downdrafts. Test assumptions and responses via Pedestrian Level Wind Analysis. Particular attention to winter conditions.	Further Review Recommended

Urban Design Review Panel Comments

	UDRP Commentary		
	Although the Panel generally endorses massing distribution, pedestrian level comfort -wind information was not provided at this preliminary stage of design development.		
	Applicant Response		
	<i>Noted</i>		
26	Pedestrian level comfort - snow	Incorporate strategies to prevent snow drifting. Test assumptions and responses via Snow Drifting Analysis. Particular attention to winter conditions.	Further Review Recommended
	UDRP Commentary		
	Although the Panel generally endorses massing distribution, pedestrian level comfort -snow information was not provided at this preliminary stage of design development.		
	Applicant Response		
	<i>Noted</i>		
27	Weather protection	Weather protection is encouraged at principal entrances. Continuous weather protection is encouraged along retail / mixed used frontages.	Further Review Recommended
	UDRP Commentary		
	Building B2 frontage weather protection is not provided along the east-facing retail frontage, has minimum sidewalk width with no trees, and parking along the full frontage. The Panel does not endorse the proposed condition.		
	Applicant Response		
	<i>The west side of Building B2 is intended to be the pedestrian activated frontage.</i>		
28	Night time design		Further Review Recommended
	UDRP Commentary		
	Not discussed at this preliminary stage of design development.		
	Applicant Response		
	<i>Noted</i>		
29	Barrier free design	Site access to be equal for able and disabled individuals. Provide sloped surfaces 5% grade or less vs ramps.	Further Review Recommended
	UDRP Commentary		
	Not enough detail provided at this preliminary stage of design.		
	Applicant Response		
	<i>Noted</i>		
30	Winter city	Maximize exposure to sunshine for public areas through orientation, massing. Design public realm that supports winter activity.	Further Review Recommended
	UDRP Commentary		
	The Panel endorse the maximum exposure to sunshine for public areas through orientation, massing.		
	Applicant Response		
	<i>Noted</i>		
31	Other		
	Applicant Response		
Service / Utility Design <i>Promote design that accommodates service uses in functional and unobtrusive manner. Place service uses away from and out of sight of pedestrian areas where possible. Screening elements to be substantive and sympathetic to the building architecture.</i>			
	Topic	Commentary	Ranking
32	(specify)		TBD

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 28

Item 6.05

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 CPC2018-0752
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Land Use Amendment in Foothills (Ward 9) at 6315 - 36 Street SE, LOC2018-0071

EXECUTIVE SUMMARY

This application was submitted by WSP Canada on 2018 March 29 on behalf of the landowner 924643 Alberta Ltd (Rick Uppal). 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 for 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 of the *Municipal Development Plan* and the *Southeast Industrial Area Structure Plan*.

ADMINISTRATION RECOMMENDATION:

That the Calgary Planning Commission recommend that Council hold a public hearing: and

1. **ADOPT**, by bylaw the proposed redesignation of 1.79 hectares \pm (4.43 acres \pm) located at 6315 -- 36 Street SE (Plan 7710231, Block 7, Lot 4) 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

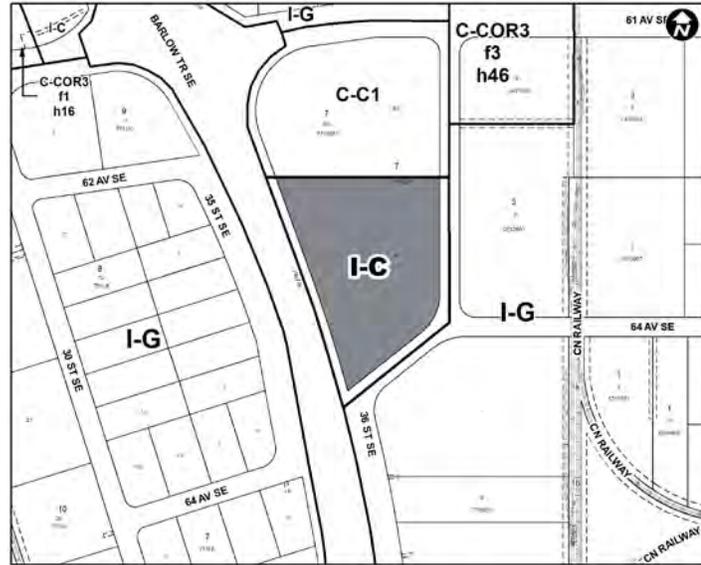
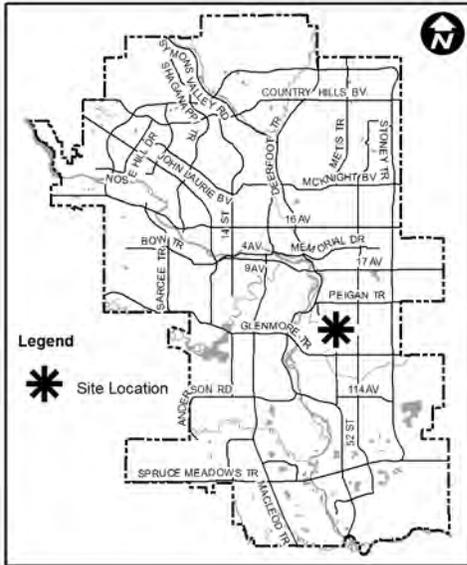
None.

BACKGROUND

The subject site is occupied by a single storey warehouse. It is the intent of the applicant to change the use of the warehouse to Self Storage Facility with Vehicle Rental – Major. Self Storage Facility is a discretionary use within I-G districts. Vehicle Rental – Major is neither permitted nor discretionary use within I-G districts. Self Storage Facility and Vehicle Rental – Major, however, are both discretionary uses within the I-C district.

Land Use Amendment in Foothills (Ward 9) at 6315 - 36 Street SE, LOC2018-0071

Location Maps



Land Use Amendment in Foothills (Ward 9) at 6315 - 36 Street SE, LOC2018-0071

Site Context

The subject property is located in the industrial area of Foothills south of 61 Avenue SE and east of Barlow Trail SE. The area is generally designated Industrial – General (I-G) District with a site designated Commercial – Community 1 (C-C1) District directly to the north of the subject site.

The site has an area of approximately 1.79 hectares ± (4.43 acres ±). Presently, the subject site is developed with a single storey warehouse.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for industrial commercial development on 36 Street SE. The proposal meets the objectives of applicable policies as noted in the Strategic Alignment section of this report.

Land Use

This application is for the redesignation the site from Industrial – General (I-G) District to Industrial – Commercial (I-C) District. The I-C District is intended for light industrial and small scale commercial uses that are compatible with and complement light industrial uses.

The I-C district is intended for locations on the perimeter of industrial areas, along major streets or expressways, parcel locations within 200 metres of a major street or expressway. The site and the existing structure complies with this description. As such, the I-C designation is appropriate for the site.

Implementation

According to the applicant's submission, the intent of the application is to allow for Self Storage with the additional use of Vehicle Rental – Major. The only industrial district that allows Self Storage Facility and Vehicle Rental – Major is the I-C district. The applicant is seeking the redesignation to provide flexibility for future redevelopment. The I-C district would allow industrial uses and a range of supportive commercial uses.

Infrastructure

Transportation Networks

A Transportation Impact Assessment (TIA) was not required for this land use amendment. A parking study may be required at the development permit stage. Access to the site is provided on 36 Street SE. Vehicular access is prohibited to Barlow Trail SE. A Calgary Transit bus stop for route number 23 is located 250 metres walking distance on 61 Avenue SE.

Utilities and Servicing

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

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

No public meetings were held for this application. No comments were received by the CPC 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)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Patterns policies (subsection 8.14).

Municipal Development Plan (Statutory, 2009)

The subject site is located within the "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. The I-C district allows for a wide range of industrial uses and makes provision for small commercial uses. The commercial uses are secondary and supportive to the surrounding industrial uses.

Southeast Industrial Area Structure Plan (Statutory, 1998)

The ASP document indicates the site as "General Light Industrial" with the purpose providing for a range of light industrial and associated uses that are compatible with each other, providing that they and do not adversely affect surrounding non-industrial uses. The I-C designation complies with this policy.

Social, Environmental, Economic (External)

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

No environmental issues have been identified at this time.

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Land Use Amendment in Foothills (Ward 9) at 6315 - 36 Street SE, LOC2018-0071

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*, the *Southeast Industrial Area Structure Plan* and the Industrial – Commercial District of the *Land Use Bylaw 1P2007*.

ATTACHMENT(S)

1. Applicant's Submission

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 form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

PROPOSED DEVELOPMENT

The land use redesignation application for 6315 36 St SE will support the change in use from an existing warehouse to a U-Haul Moving and Storage store with self-storage and U-Haul truck and trailer share. The parcel is currently zoned I-G (Industrial General). In order to facilitate the land uses being proposed, the parcel must be redesignated to I-C (Industrial Commercial).

A pre-application meeting was conducted with the City of Calgary on March 22, 2018 (PE2018-00375) and no concerns were identified by the CPAG review team in terms of the land use amendment to facilitate the intended development. A development permit is forthcoming and will further identify details of the specific uses on site and address comments from the pre-application meeting.

COMPATIBILITY WITH ADJACENT USES

This redesignation to accommodate the proposed land uses will be compatible with adjacent industrial land uses to the south and east, as well as commercial uses to the north of the site. The proposed I-C District and the proposed development are in compliance with the over-arching policies of the district in which it is located. Parking will be wholly located on the site and as such, no negative impacts are expected to affect adjacent land uses.

POLICY OVERVIEW

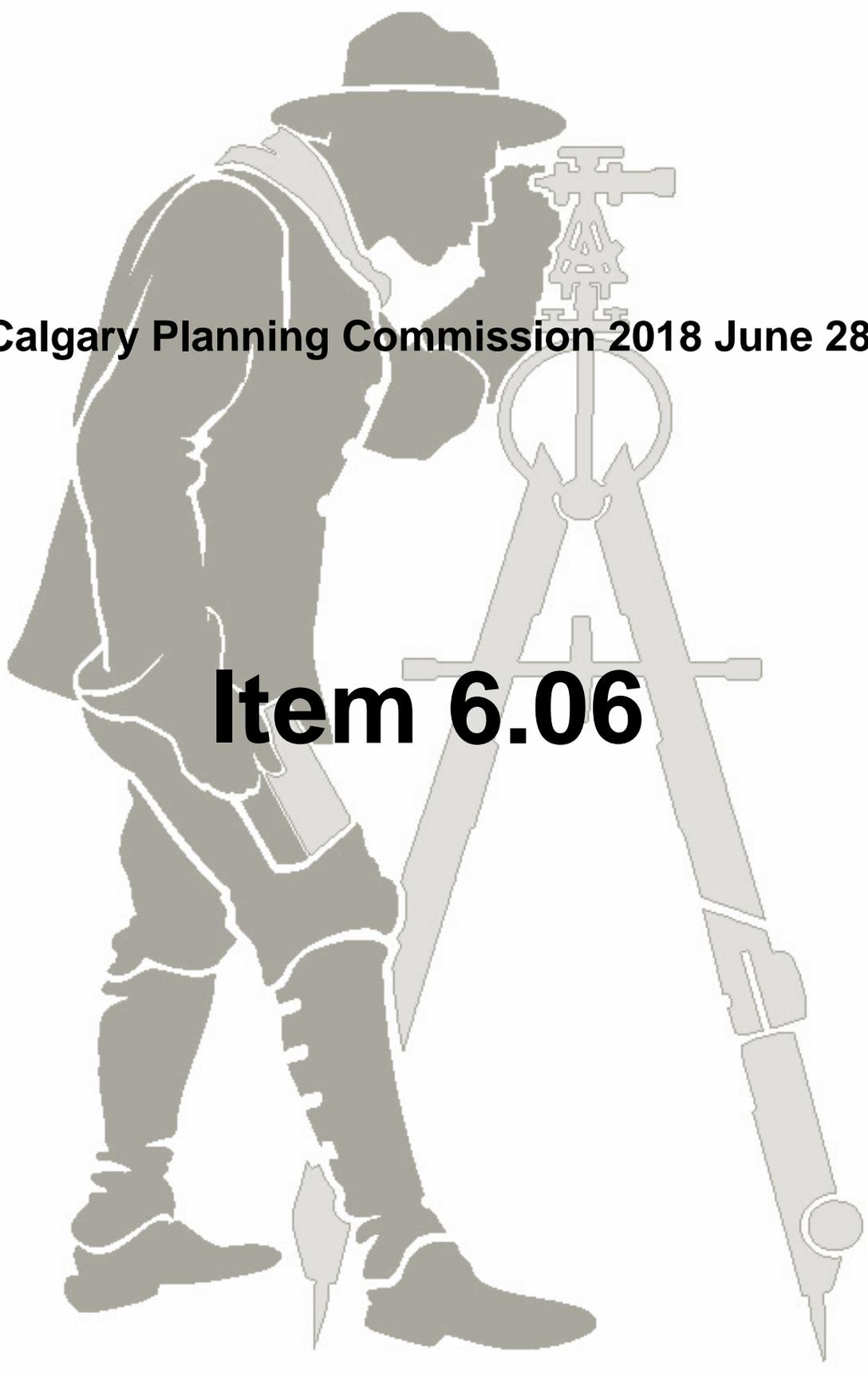
Southeast Industrial Area Structure Plan Compliance: The Southeast Industrial Area Structure Plan (ASP) identified the area as an existing I-2 General Light Industrial District. The proposed uses are considered in compliance with intended light industrial uses and the commercial component of the intended use is small-scale in nature. The proposal complies with the Southeast Industrial ASP.

According to this policy document, the area is designated "Existing General Light Industrial". The purpose of such areas is to provide for a range of light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial uses. As the proposed use results in the refurbishment of an existing building and retains in practice an industrial type use, the proposed development complies with this policy.

Municipal Development Plan Compliance: The City of Calgary Municipal Development Plan identifies the area as an Industrial – Standard Industrial Area. The proposal to redesignate the parcel within the scope of industrial uses is compliant with the MDP identified land use.

SUMMARY

This application for a land use amendment will facilitate the refurbishment of a large warehouse in a prominent location along Barlow Trail SE. We trust that the above explanations and justification for redesignation are sufficient to motivate approval of the application.

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 28" is overlaid on the image.

Calgary Planning Commission 2018 June 28

Item 6.06

Land Use Amendment in Hillhurst (Ward 7) at 826 - 16 Street NW, LOC2018-0074

EXECUTIVE SUMMARY

This application was submitted by Jason Ager on 2018 April 06 on behalf of the landowners Jason Ager and Joel Semmens. 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.

The proposal conforms to relevant policies of the Municipal Development Plan, the Hillhurst/Sunnyside Area Redevelopment Plan and allows for development that can meet the intent of the Land Use Bylaw 1P2007.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.12 acres ±) located at 826 - 16 Street NW (Plan 6219L, Block 6, Lots 40 and 41) **from** Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three reading to the proposed Bylaw.

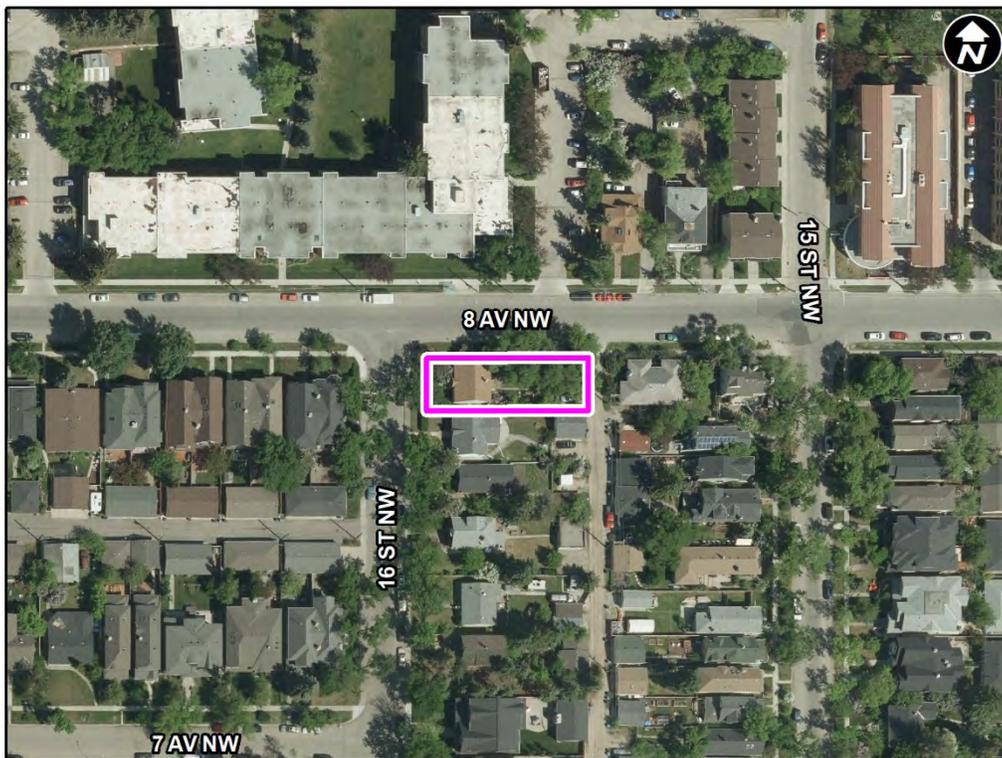
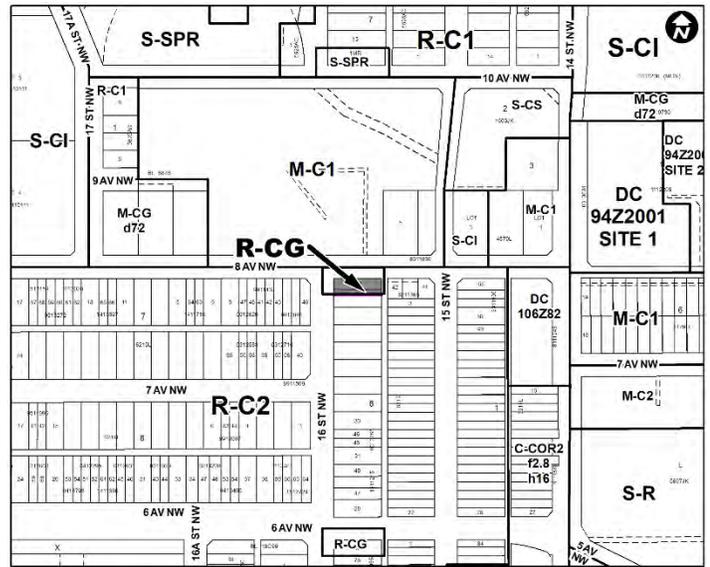
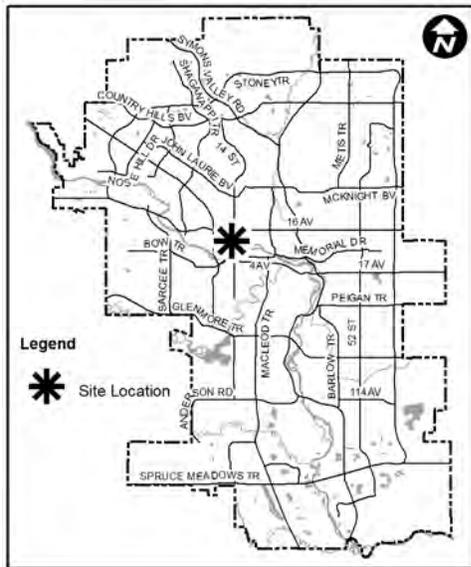
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Hillhurst (Ward 7) at 826 - 16 Street NW, LOC2018-0074

BACKGROUND

Location Maps



Land Use Amendment in Hillhurst (Ward 7) at 826 - 16 Street NW, LOC2018-0074

Site Context

The subject site is located in the community of Hillhurst, at the southeast corner of 8 Avenue NW and 16 Street NW. To the north of the site is a mix of multi-residential and low density developments. To the south is a mix of single and semi-detached homes. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District, with Multi-Residential - Contextual Low Profile (M-C1) District and Multi-Residential - Contextual Grade-Oriented (M-CG) District across 8 Avenue NW.

The site is approximately 0.05 hectares in size with approximate dimensions of 13 by 40 metres. A rear lane exists to the east of the site. The property is currently developed with a one-storey single detached dwelling and a single-car garage accessed from the rear lane.

Hillhurst has experienced a decline in population from its peak in 2015, as indicated in *Figure 1* below.

Figure 1: Community Peak Population

Hillhurst	
Peak Population Year	2015
Peak Population	6,737
2017 Current Population	6,648
Difference in Population (Number)	-89
Difference in Population (Percent)	-1%

Source: *The City of Calgary 2017 Civic Census*

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

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.

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.

Land Use Amendment in Hillhurst (Ward 7) at 826 - 16 Street NW, LOC2018-0074

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 toward 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

Building design, number of units and site layout details such as parking, landscaping and site access will be evaluated at development permit stage. At the time of this report, a development permit has not been submitted.

Infrastructure

Transportation Networks

The subject site is located on the corner of 8 Avenue NW and 16 Street NW. Eighth Avenue NW is classified as a collector in this area and 16 Street NW is a residential street. The site is immediately adjacent to a bus stop on 8 Avenue NW, 150 metres from additional routes along 14 Street NW, and approximately 900 metres from Lions Park LRT Station. 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 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 Hillhurst/Sunnyside Community Association was circulated as part of this application. An email was submitted (Attachment 2) indicating that they do not object the proposed redesignation.

A petition opposing the land use redesignation was received from neighbours with a total of 28 signatures. The petition did not provide any rationale as to why, but simply stated they oppose the land use redesignation. Administration also received 4 letters from adjacent neighbours concerned about aesthetics, traffic and parking.

Land Use Amendment in Hillhurst (Ward 7) at 826 - 16 Street NW, LOC2018-0074

Engagement

The applicant met with the Community Association prior to purchasing the property and presented a preliminary concept for the site.

No public meetings were held by 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.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory, 1988)

The subject site falls within Part 1 of the Hillhurst/Sunnyside Area Redevelopment Plan. A land use policy map does not exist in Part I of the Hillhurst/Sunnyside Area Redevelopment Plan. The policy for the area indicates a “low density” designation for the subject site and encourages development of a scale resembling smaller projects. The suitability of low-density, multi-unit projects within this policy is to be measured by their physical blending with the surrounding houses. This is achievable with the proposed land use district and will be addressed at Development Permit stage.

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.

Land Use Amendment in Hillhurst (Ward 7) at 826 - 16 Street NW, LOC2018-0074

The following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- on a collector or higher standard roadway on at least one frontage;
- adjacent existing or planned non-residential development or multi-unit development
- 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; and
- within 600 metres of an existing or planned Primary Transit station.

In conclusion, the proposed amendment includes moderate intensification that is generally consistent with the location criteria for multi-residential infill development.

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 there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

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CPC2018-0814
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Land Use Amendment in Hillhurst (Ward 7) at 826 - 16 Street NW, LOC2018-0074

REASON(S) FOR RECOMMENDATION(S):

The proposal generally is in keeping with applicable policies of the *Municipal Development Plan* and the *Hillhurst/Sunnyside Area Redevelopment 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. Community Association Letter

Applicant's Submission

#0074

Planning rationale for 826 - 16 Street NW

Introduction

This application seeks to re-designate this residential parcel from Contextual One/Two Dwelling District (R-C2) to an R-CG (rowhouse is discretionary) to allow for the development of a four (4) unit Rowhouse Building facing 16 Street and 8 Ave NW. The planning rationale, supported by technical and policy requirements, is summarized on this page.

General Discussion

The community of Hillhurst is ideally located in Calgary's northwest quadrant, close to the world-class institutions of SAIT, Foothills and Alberta Children's Hospital as well as the downtown employment centers. It also boasts access to all levels of public and separate schools, transit lines plus excellent green space and pathways.

The proposed re-designation allows for the building of a four-unit rowhouse building. This adds to the variety of housing types and price levels currently present in the community, and contributes to the diversity and vitality of Hillhurst. A design scheme is being worked on currently and a DP application will be submitted some time following the re-designation application.

- The site is located within Area 5 indicated within the Hillhurst/Sunnyside ARP as a 'low density conservation' area.
- While the ARP refers to R-2 zoning for this area it should be noted that RC-G zoning didn't exist at the time of the last major revision to the ARP in 2012.
- The proposed re-designation of the site is for RC-G, which is classified as a low-density residential zoning (still in keeping with the objectives for this property in the ARP).
- The neighbouring properties are designated RC-2 while the properties across the street are MC-1 (Cedarbrae Apartments). RC-G zoning on this site would create an appropriate transition from the MC-1 site to the north and the neighbouring RC-2 sites.
- The proposed RC-G zoning would be in order to accommodate a development of four row houses mainly facing 8 Ave that would be two-stories in height. The development would respect contextual building height and setback along 16 Street. Four single detached garages would be located off of the rear alley. Each home would include a private outdoor amenity space along the south border of the property that would also provide additional privacy for the adjacent neighbour.
- This re-designation is also in keeping with the objectives stated within the Calgary MDP of a moderate increase in density and diversification of housing choices. This site is located less than 1 km away from either the Sunnyside or SAIT LRT stations and is directly adjacent to transit running along 8 Ave NW.

Community Association Letter



May 7, 2018

Jennifer MacLaren,
City of Calgary File Manager
Planning & Development
City of Calgary

Emailed to: jennifer.maclaren@calgary.ca

RE: LOC2018-0074 | 826 16 Street NW | Land Use Amendment from R-C2 to R-CG

Dear Ms. Jennifer MacLaren,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to submit comments on the above application. The applicant presented their project to the HSPC meeting on December 12, 2017. We evaluated the application using the Hillhurst Sunnyside Area Redevelopment Plan (ARP) and related policy documents and feel that the application has merit given its location.

Proposed Use

While this site is within the Low Density Conservation area for low profile infill redevelopment, we do not object to the higher intensity use. We note that the ARP encourages affordable and family-friendly housing. Given the unique properties of this location, this parcel could serve as a transition from the multi-residential buildings on the north side of the street and surrounding lower density buildings. The proposed application fits the Municipal Development Plan goals for intensification and increased housing choice in the developed/inner city communities.

In review of the City of Calgary Location Criteria for Multi-Residential Infill guidelines, this parcel appears to meet 4 of 8 of the criteria: (1) on a corner parcel (2) within 400 metres of a transit stop (5) Adjacent to existing multi-unit development on the north side of the street (8) direct lane access.

Public Engagement

Engagement with the community association has been positive. The applicant presented to HSPC on their proposed application and has kept us informed on the progress of their application. As the proposed redevelopment site is on the boundary of the Hounsfield Heights-Briar Hill community, we reached out to the HH-BH Community Association to invite their representative to our meeting.

The applicant was encouraged to engage with the affected neighbours. We have not received feedback from those neighbours and trust that their feedback is factored into the review.

Community Association Letter

Development Permit

While we are not at the Development Permit stage, we still feel it is important to comment on the design as our support of the application is contingent on the design of the building based on our discussion with the applicant:

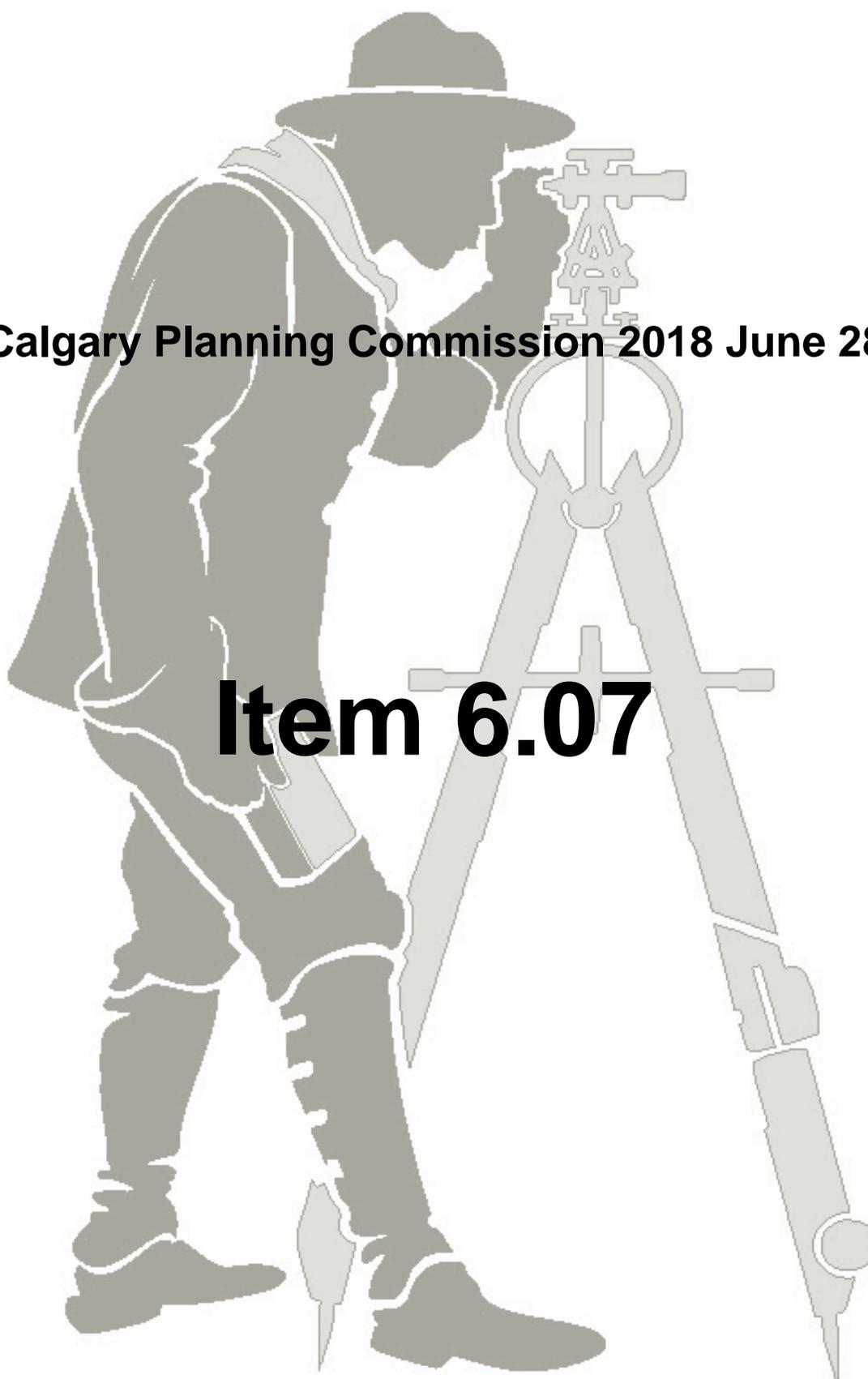
1. Modest two-storey building with a lower overall height than the maximum in the R-CG district
2. Respects overlooking issues with the residents directly south (e.g., no balconies)
3. Retaining as many mature trees as possible
4. Well defined units (negating the appearance of one large building) and high quality materials
5. Support for activating both frontages (one door facing 16 Street, 3 doors facing 8 Avenue)

Thank you for the opportunity to provide feedback. We will have further comments upon receipt of the Development Permit application. Please contact the undersigned should there be any questions or clarifications.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

Cc: Robert McKercher, Chair, Hillhurst Sunnyside Planning Committee
Steve Mole and members, Hillhurst Sunnyside Planning Committee
Lisa Chong, Community Planning Coordinator, Hillhurst Sunnyside Community Association
Jason Ager, Urban Renewal Group Ltd., Applicant
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office
Circulation Control, Planning and Development, City of Calgary

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 28

Item 6.07

Planning & Development Report to
Calgary Planning Commission
2018 June 28

ISC: UNRESTRICTED
CPC2018-0778
Page 1 of 7

**Land Use Amendment in Capitol Hill (Ward 7) at 1521 – 20 Avenue NW,
LOC2018-0073**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Formed Alliance Architecture Studio on 2018 April 04 on behalf of the landowners Robert R. Scott and Stacey A. Scott. This application proposes to redesignate a single residential parcel from Residential – Contextual Two Dwelling (R-C2) District to Multi- Residential – Contextual Grade-Oriented (M-CG) 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 five dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the M-CG designation.

The proposal conforms to the *North Hill Area Redevelopment Plan* and is in keeping 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 the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 1521 - 20 Avenue NW (Plan 2864AF, Block 4, Lots 30 and 31) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
2. Give three readings to the proposed bylaw.

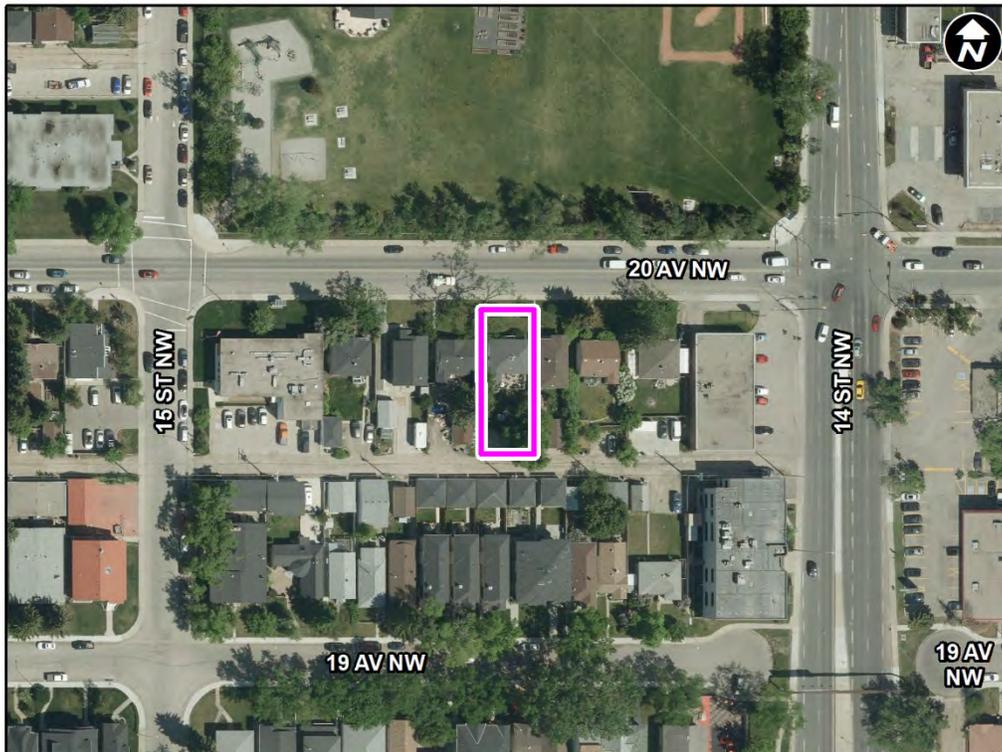
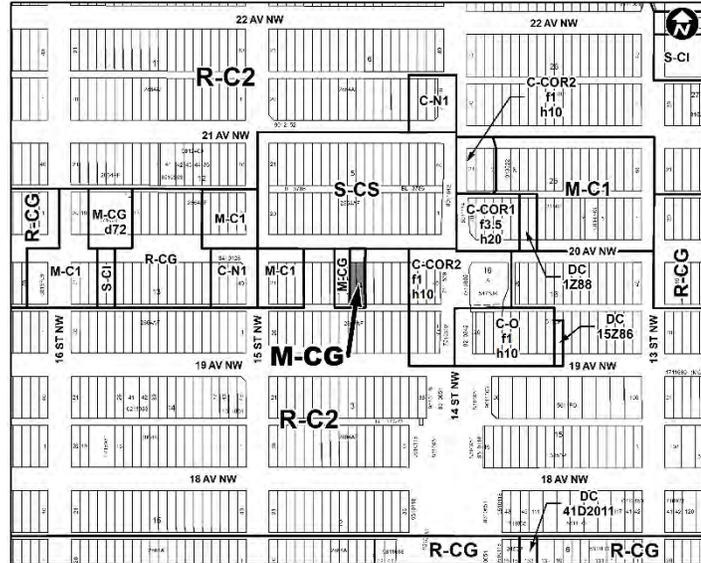
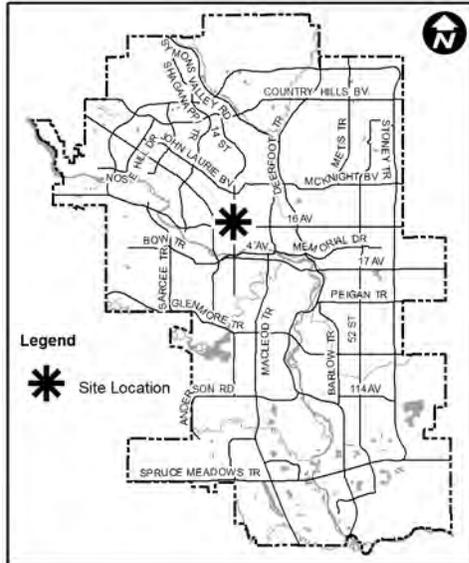
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Capitol Hill (Ward 7) at 1521 - 20 Avenue NW,
LOC2018-0073

BACKGROUND

Location Maps



**Land Use Amendment in Capitol Hill (Ward 7) at 1521 - 20 Avenue NW,
 LOC2018-0073**

Site Context

The subject site is located in the community of Capitol Hill, midblock on the south side of 20 Avenue NW, between 14 Street and 15 Street NW. Surrounding development is characterized by single detached homes, with a park housing the Capitol Hill Community Association building across the street on 20 Avenue NW.

Surrounding commercial land uses include neighbourhood commercial development on the corner of 14 Street and 20 Avenue NW, designated as Commercial – Corridor 2 (C-COR2).

A Royal Canadian legion site exists on the southeast corner of 20 Avenue NW and 15 Street NW and is designated as Multi-Residential – Contextual Low Profile (M-C1) District. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District with the adjacent property to the west designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The site is approximately 0.05 hectares in size with approximate dimensions of 14 by 36 metres. A rear lane exists to the south of the site. The property is currently developed with a one-storey single detached dwelling, with a parking pad accessing the rear lane.

As identified in *Figure 1*, the community of Capitol Hill has experienced a small decrease in population with 2016 being the peak population year.

Figure 1: Community Peak Population

Capitol Hill	
Peak Population Year	2016
Peak Population	4,571
2017 Current Population	4,459
Difference in Population (Number)	-112
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 [Capitol Hill](#) 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 existing neighbourhood. The proposal aligns with planning policy in the area.

**Land Use Amendment in Capitol Hill (Ward 7) at 1521 - 20 Avenue NW,
LOC2018-0073**

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-CG) 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 a maximum density of 111 units per hectare. The maximum density allowed under the M-CG district will allow for the applicant to develop a five-unit building, and encourage a form that is compatible with the adjacent low-density residential development.

Infrastructure

Transportation Networks

The site is also located approximately 60 metres from a transit stop located on 20 Avenue NW, serving routes 65, 404 and 414. The Lions Park LRT station is located approximately 1.1 kilometres on 14 Avenue NW. Vehicular access is available from 20 Avenue and the existing rear lane with future vehicular access, upon a redevelopment scenario, anticipated to be from the 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 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 Capitol Hill Community Association has reviewed this application and submitted an email which stated they have no objection to this application.

Administration did not receive any letters from surrounding neighbours on this application.

**Land Use Amendment in Capitol Hill (Ward 7) at 1521 - 20 Avenue NW,
LOC2018-0073**

Engagement

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan*. While the South Saskatchewan Regional Plan 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*. The applicable Municipal Development Plan 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 the relevant policies of the Municipal Development Plan as the rules of the M-CG District provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

North Hill Area Redevelopment Plan (Statutory – 2000)

The subject parcel is located within the Medium Density Low-Rise area on May 4 of the *North Hill Area Redevelopment Plan*. The applicable Area Redevelopment Plan policies encourage low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area. New developments in the form of townhouses, apartments, and live/work units are encouraged. Redevelopment of individual parcels should be sensitive with the neighbourhood context.

The proposal is in keeping with the relevant policies of the North Hill Area Redevelopment Plan as the rules of the M-CG District provide for development forms such as townhouses and apartments while being contextual to surrounding development.

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 *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:

**Land Use Amendment in Capitol Hill (Ward 7) at 1521 - 20 Avenue NW,
 LOC2018-0073**

- within 400 metres of a transit stop;
- on a collector or higher standard roadway on at least one frontage;
- direct lane access;
- adjacent to or across from existing or planned open space or park or community amenity; and
- along or in close proximity to and existing or planned corridor or activity centres;

The following criteria were not met:

- within 600 metres of an existing or planned Primary Transit stop station
- on a corner parcel; and
- Adjacent to existing or planned non-residential development or multi-unit development.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and 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 *North Hill Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is intended for parcels in close proximity or adjacent to low density residential development. The proposal allows for Multi-Residential Development in a variety of forms, and while it proposes a more intensive use of land, the relatively low height and low density makes the M-CG compatible with the established building form of the existing neighbourhood.

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**ISC: UNRESTRICTED
CPC2018-0778
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**Land Use Amendment in Capitol Hill (Ward 7) at 1521 - 20 Avenue NW,
LOC2018-0073**

ATTACHMENT(S)

1. Applicant's Submission
2. Capital Hill Community Association Letter

Applicant's Submission



WWW.FAASARCH.COM
303 - 1812 4 STREET SW
CALGARY AB, T2S 1W1
403 629 7589

2018.02.12

LAND-USE RE-DESIGNATION RATIONALE

OVERVIEW

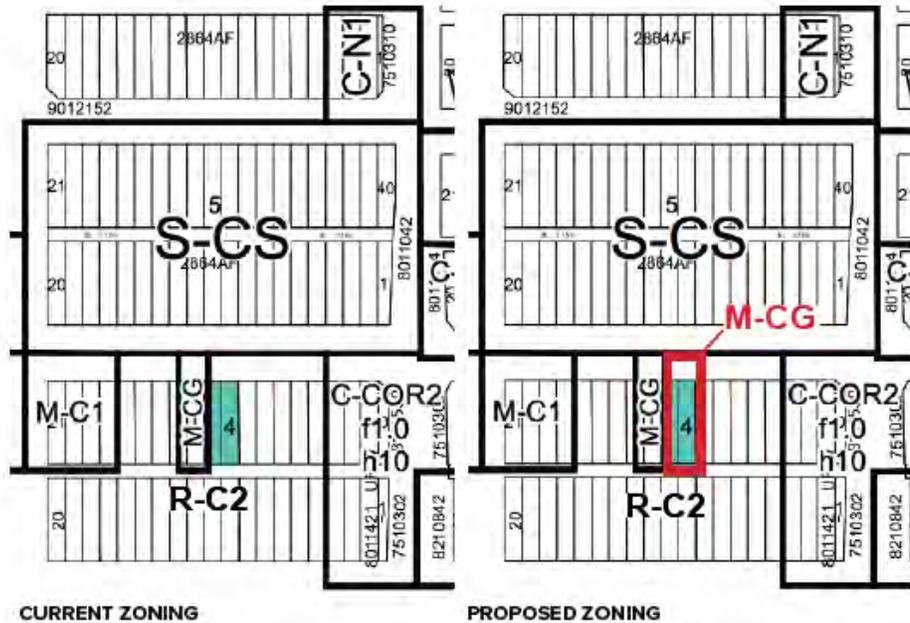
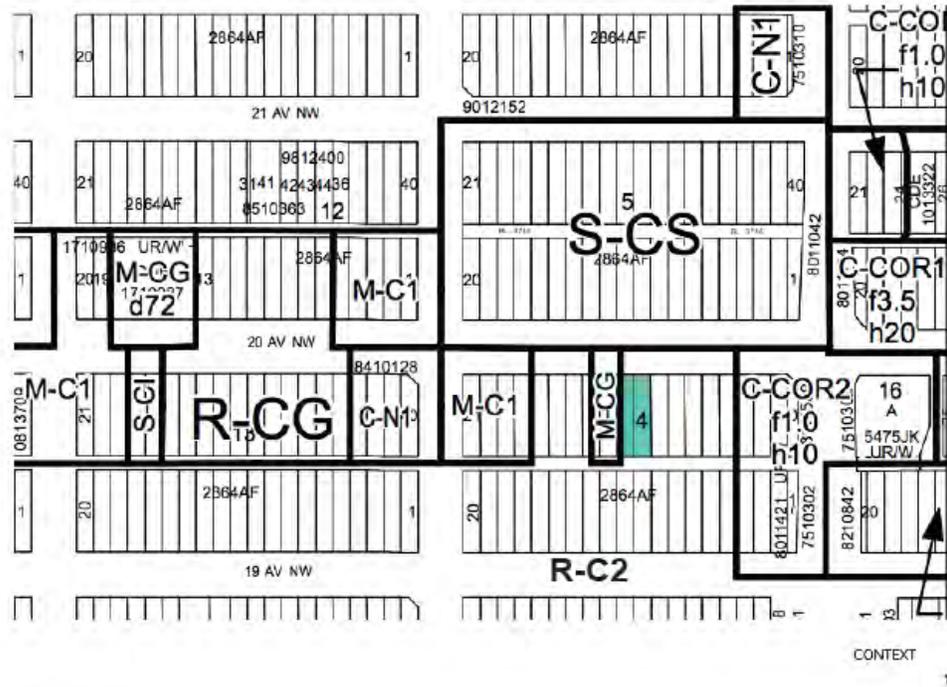
Municipal Address: 1521 20 Ave NW
Legal Address: The Easterly Nineteen (19) Feet of Lot Thirty (30) and all of Lot Thirty One (31), Block 4, Plan 2864 AF
Existing Zoning: R-C2
Parcel Area: 490.94 sq.m., 0.049094 ha
Proposed Zoning: **M-CG**
Land Use Density: 111 units/ha maximum
Permitted Density: **5 units maximum**

The parcel is located in the established community of Capitol Hill, on 20 Avenue and 15th Street NW. The existing zoning of the subject parcel is R-C2, and the proposed zoning is **M-CG**.

The property is conveniently located along the busy 20 Ave NW artery, and only steps away from the 14th Avenue thoroughfare, a primary transit corridor that connects the community to city centre. The parcel is located on the northern boundary of an existing R-C2 zoning block with the dominate form being single detached dwellings. To the North, the parcel faces Capitol Hill Park and Capitol Hill Community Association (S-CS zone). The eastern edge of the block is dominated by Commercial Core (C-Cor2 zone) that permits mixed commercial and residential uses, whereas the west edge features contextual low profile multi-residential building currently occupied by the Royal Canadian Legion (M-C1 zone). Immediately west of the parcel is 1525 20 Ave NW, a parcel that was recently re-zoned to M-CG (LOC2016-0237 / CPC2017-040).

The proposed rezoning application seeks to revise the current R-C2 zoning to that of a grade-orientated infill, utilizing a townhome form as permitted within the M-CG zoning. The subject parcel will then be combined with the adjacent 1525 20 Ave NW parcel (M-CG), and will be subject to a DP application for the two parcels.

Applicant's Submission



Applicant's Submission

The Land Use Amendment proposal closely aligns with the North Hill ARP, which has designated the subject parcel for "Medium Density Low-Rise" development in future city-initiated land use re-designations. Intensification of residential density along the 20th Avenue corridor has already begun, with Council having approved the re-designation of select R-C1 and R-C2 parcels to R-CG zoning that would allow for low density, grade-oriented infill development in the form of rowhomes, duplexes, semi-detached dwellings and cottage housing clusters (July 2017, CPC2017-268).

Furthermore, the successful re-designation of 1525 20 Ave from R-C2 to M-CG in February 2017 suggests that similar zoning would be appropriate for the adjacent parcel. In fact, the proposed townhome schematic will align more closely with the City's vision for mid-block parcel: "It would be much better to see more land consolidated into a larger parcel that would allow a more comprehensive development that would provide a greater number of units in a more elegant development" (CPC2017-040). This sentiment for increasing density on appropriately sized lots along 20th Ave was recently noted by the Capitol Hill Community Association: "in order to support an M-CG development at this density, we would need to see at least 75-100' of frontage (2-3 properties) in combination" (CPC2017-040). Combining the 1521 and 1521 parcels for multi-residential development responds to the Council's and Community Association's reservations by providing a sizable lot with proposed townhome units that promote density while reflecting the surrounding context through their built form.

The proposed M-CG zone is intended for use in developed areas, and provides grade-oriented projects of contextual and low density. The zone also contains specific building heights and front setback areas that reflect the immediate context, providing a logical transition between the surrounding low density R-C2 / R-CG district and the mid-density M-C1 district to the west. The M-CG zone is intended to be in close proximity or adjacent to low density residential development, and requires landscaping features that would compliment the design of the development and help maintain privacy for the adjacent neighbours. The M-CG zoning would allow the design of the dwelling units to respond more freely to the mid-block parcel conditions, to better ensure that critical considerations such as privacy, shading, amenity space, parking and circulation are well-considered in relation to the surrounding buildings and greater community.

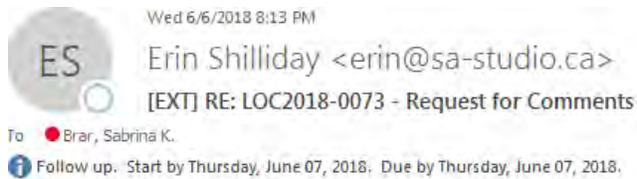
This land use application will be followed by a development permit application and reviewed with the Capitol Hill Community Association. Following the previous comments in CPC 2017-040 on the adjacent LOC2016-0237, we seek approval for a rezoning to MCG for the site located at 1521 20 Avenue NW.

FAAS

Michael Farrar PARTNER
AAA.Architect LEAD AP RAIC

2

Community Association Letter



Hi Sabrina,
The Capitol Hill Community Association has no objections to the Land Use amendment.
Thank you, Erin

From: Brar, Sabrina K. [<mailto:Sabrina.Brar@calgary.ca>]
Sent: Wednesday, May 23, 2018 9:46 AM
To: caphillplanning@gmail.com
Subject: LOC2018-0073 - Request for Comments

Good morning Erin,

I am following up with a land use amendment application that was circulated to the Capitol Hill Community Association. I'm wondering if the CA has any comments on the application? The application is for R-C2 to M-CG at 1521 20 AV NW. Please kindly advise if the CA has any comments/concerns or no objections.

Thank you,

Sabrina Brar, RPP, MCIP
Planner | Community Planning - North
Planning & Development
The City of Calgary | Mail Code #8073
T. 403.268.2142 | F. 403.268.1997 | E. sabrina.brar@calgary.ca
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5



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 staff vertically in their left hand. The entire scene is rendered in a flat, monochromatic style.

Calgary Planning Commission 2018 June 28

Item 6.08

**Land Use Amendment in Mount Pleasant (Ward 7) at 640 – 20 Avenue NW,
 LOC2018-0086**

EXECUTIVE SUMMARY

This application was submitted by the landowner Fraser Landeen on 2018 April 19. This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual 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 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 R-CG designation.

A minor map amendment to the *North Hill Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The amendment proposes changing the land use typology of the site from Low Density Residential to Low Density Residential or Low Density Multi-dwelling. 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 a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 640 - 20 Avenue NW (Plan 2934O, Block 22, Lots 19 and 20) 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.

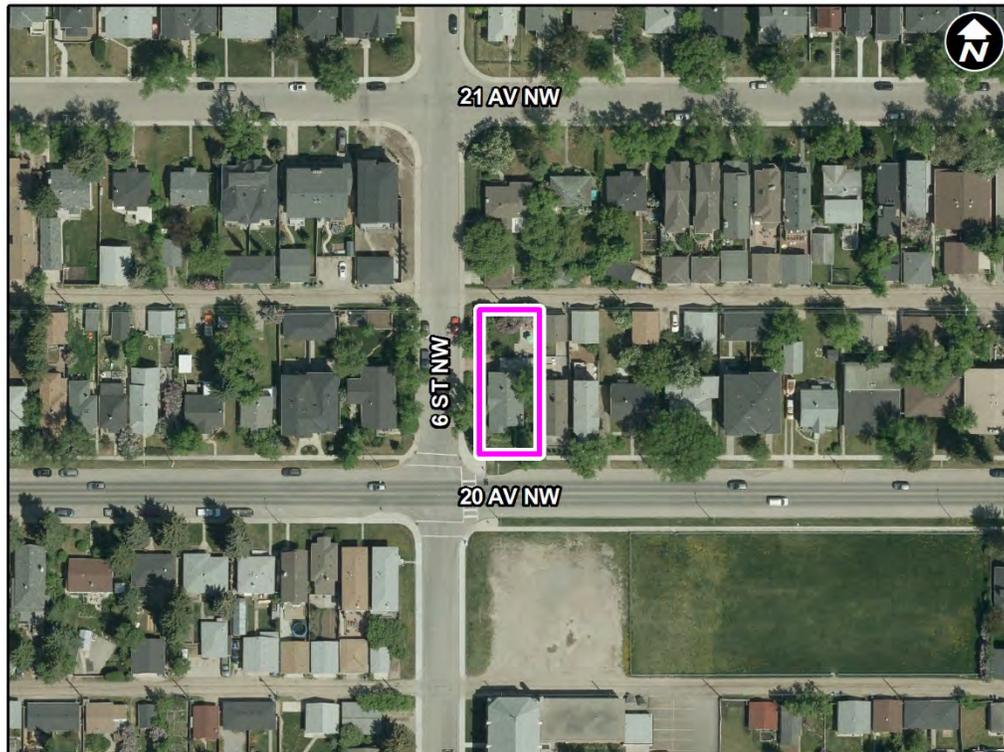
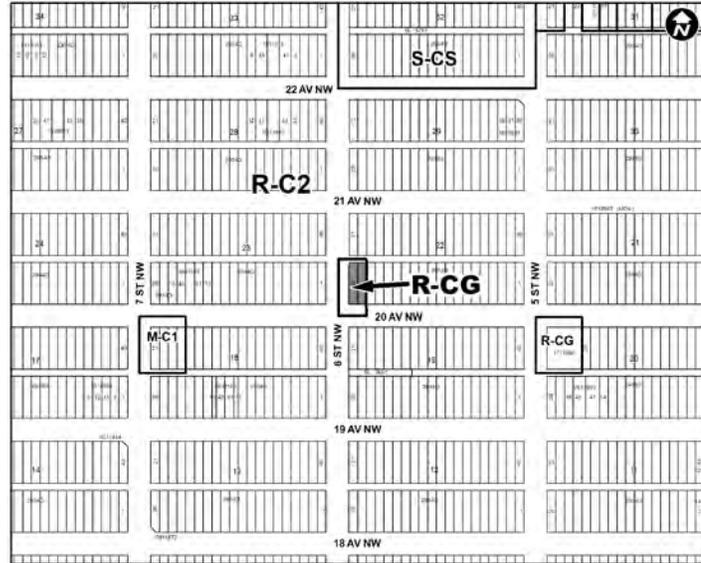
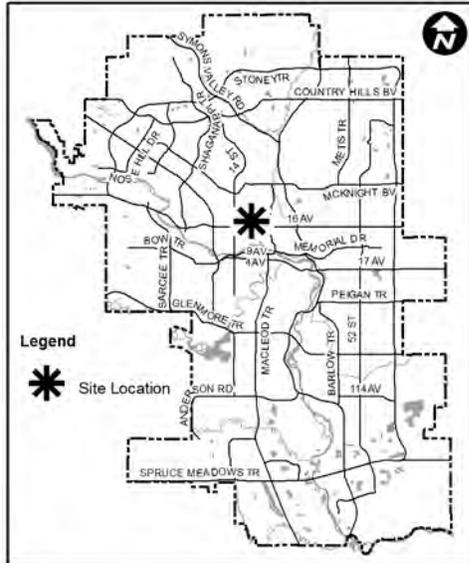
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Mount Pleasant (Ward 7) at 640 - 20 Avenue NW,
LOC2018-0086

BACKGROUND

Location Maps



**Land Use Amendment in Mount Pleasant (Ward 7) at 640 - 20 Avenue NW,
 LOC2018-0086**

Site Context

The subject site is located in the community of Mount Pleasant, at the northeast corner of 20 Avenue NW and 6 Street NW. The surrounding development is characterized by a mix of single and semi-detached homes. There is an open space with a place of worship across 20 Avenue NW to the south. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District, however there is an R-CG parcel one block east and a Multi-Residential – Contextual Low Profile (M-C1) District site to the southwest.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 by 36 metres. A rear lane exists to the north of the site. The property is currently developed with a one-storey single detached dwelling, with a parking pad accessing 6 Street NW.

As identified in Figure 1, Mount Pleasant has experienced a stable population with 2017 being the peak population year.

Figure 1: Community Peak Population

Mount Pleasant	
Peak Population Year	2017
Peak Population	5,811
2017 Current Population	5,811
Difference in Population (Number)	± 0
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 [Mount Pleasant](#) 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 *North Hill 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 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.

**Land Use Amendment in Mount Pleasant (Ward 7) at 640 - 20 Avenue NW,
LOC2018-0086**

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 toward 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

The subject site is located at the northeast corner of 20 Avenue NW and 6 Street NW. The site is accessed via 6 Street NW and the rear lane. The site is also located approximately 190 metres from a transit stop located on 4 Street NW. The nearest Primary Transit Network location is located approximately 1.1 kilometres on Centre Street (Centre Street BRT). Future vehicular access is anticipated to be 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, the date of the Public Hearing will be advertised.

The Mount Pleasant Community Association provided an email stating they have no concerns with the land use amendment, however they do prefer to see a Development Permit application at the same time to understand what is being proposed.

Administration received no letters from surrounding neighbours on this land use amendment application.

Engagement

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

**Land Use Amendment in Mount Pleasant (Ward 7) at 640 - 20 Avenue NW,
LOC2018-0086**

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. While the South Saskatchewan Regional Plan 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*. The applicable Municipal Development Plan 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 development form that will be sensitive to existing residential development in terms of height, built form and density.

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is located within the Low Density Residential Area of the North Hill Area Redevelopment Plan. The Low Density Residential Area policies are intended to maintain the existing low density neighbourhood quality and character, while encouraging appropriate new low density housing in the form of single detached/duplex/semi-detached housing.

Although the proposed land use amendment is not in alignment with the current Area Redevelopment Plan policy, the proposal still meets the goals and objectives of the Plan. These goals and objectives include identifying new residential development opportunities and encouraging a variety of housing types to accommodate residents with differing ages, family sizes and incomes. The Area Redevelopment Plan also supports residential intensification through redevelopment and infill that involves sensitive integration of new development into the existing neighbourhood.

In order to accommodate the proposed land use amendment, a minor map amendment to the Area Redevelopment Plan is required. This proposed amendment would identify the site as "Low Density Residential or Low Density Multi-Dwelling" (Attachment 2). The proposed amendment to the Area Redevelopment Plan is deemed appropriate given the intent and contextual nature of the proposed R-CG District.

**Land Use Amendment in Mount Pleasant (Ward 7) at 640 - 20 Avenue NW,
 LOC2018-0086**

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.

The following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- on a collector or higher standard roadway on at least one frontage;
- direct lane access; and
- adjacent to or across from existing or planned open space or park or community amenity.

The following location criteria were not met:

- adjacent to existing or planned non-residential development or multi-unit development
- within 600 metres of an existing or planned Primary Transit stop station; and
- along or in close proximity to an existing or planned corridor or activity centre.

The proposed amendment includes moderate intensification which has 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 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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2018 June 28

ISC: UNRESTRICTED
CPC2018-0779
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**Land Use Amendment in Mount Pleasant (Ward 7) at 640 - 20 Avenue NW,
LOC2018-0086**

Risk Assessment

There are no known risks.

REASON(S) FOR RECOMMENDATION(S):

The proposal generally conforms to the intent and objectives of the *North Hill Area Redevelopment Plan* 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 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.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Community Association Letter

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.

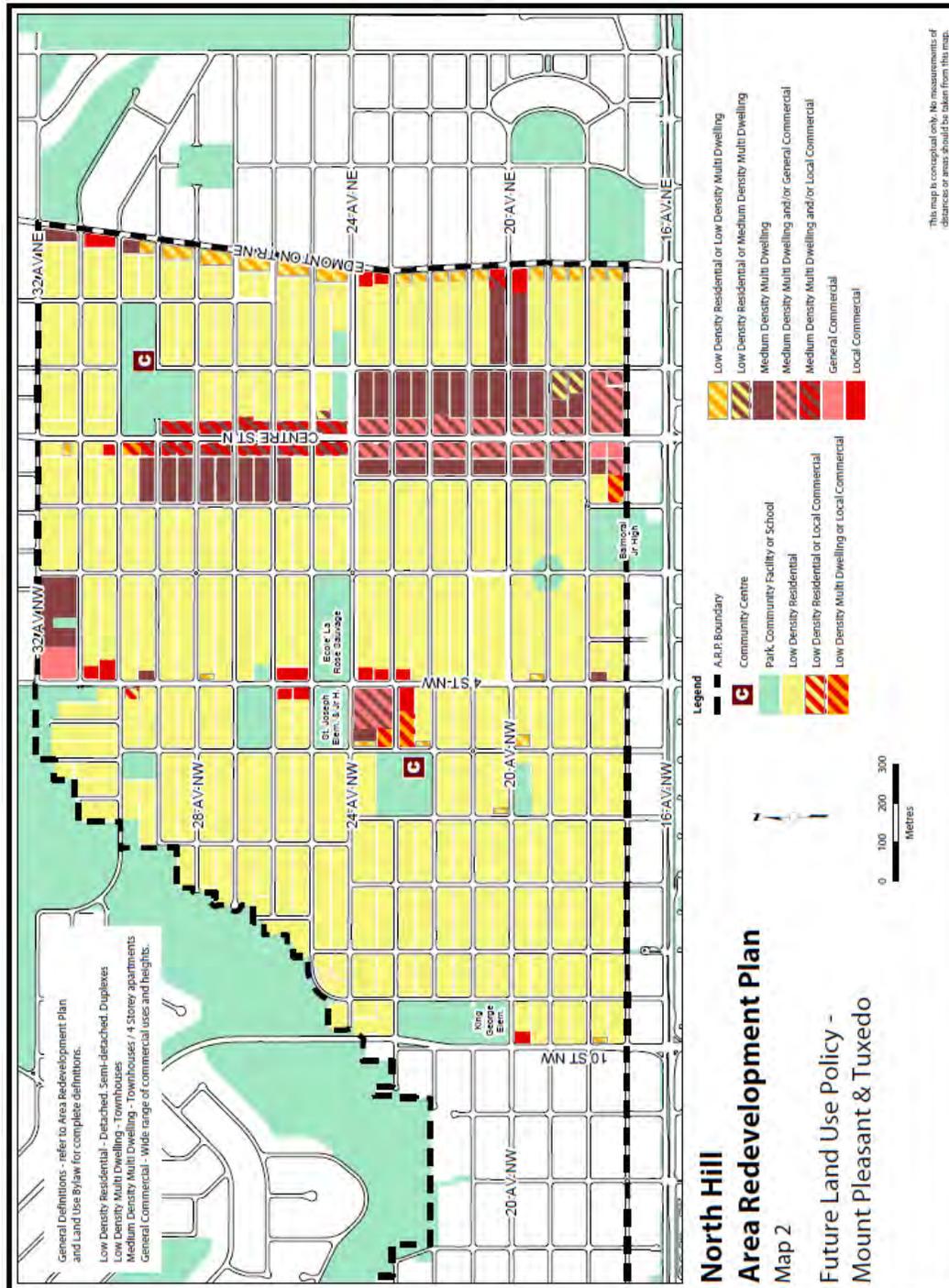
This application is for 640 20 Ave NW to be rezoned from RC-2 to RC-G, to allow for four row houses to be constructed on the parcel. Three homes will be west facing towards 6th Street NW, with one home facing south towards 20th Ave NW. The homes will have a maximum height of 11 meters, with each unit possessing a single car garage (as part of a 4 car detached garage unit) that faces the north lane-way.

The additional density that this project will create will benefit the neighborhood by offering modern housing at an affordable price. Current RC-2 zoning allows for a duplex, and the prices for these duplex units sit at \$800,000.00 at a minimum. Allowing for smaller units to be constructed on the parcel, we are able to offer a lower price point, thus creating a more diverse environment.

The neighborhood is developed, thus making it an ideal location for additional density. With major transit routes on 16th Ave NW, as well as 4th St NW, it is easy to navigate around the city from the parcel. There are three major schools within 1.2 KM (King George, Rosewood, and Crescent Heights) as well, so the area is ideal for a starter home for a new family. With the lower price point a row house can offer, we can open the neighborhood for families of a more modest income.

Proposed Amendment to the North Hill Area Redevelopment Plan

1. The North Hill Area Redevelopment Plan, being Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Delete the existing Map 2 entitled "Future Land Use Policy" and replace with the revised Map 2 entitled "Future Land Use Policy" as follows:



Community Association Letter

 Mon 6/11/2018 10:44 AM
Chris Best <chris1best@shaw.ca>
[EXT] Re: Land Use Amendment application at 640 - 20 Avenue NW - LOC2018-0086
To:  Brar, Sabrina K.
Follow up. Start by Monday, June 11, 2018. Due by Monday, June 11, 2018.

Hi Sabrina, we do not have any concerns with this rezoning but would prefer to see a DP at the same time, to understand what the owner/application is proposing.

Chris

From: "Brar, Sabrina K." <Sabrina.Brar@calgary.ca>
To: "Chris Best" <chris1best@shaw.ca>
Sent: Friday, June 8, 2018 1:00:03 PM
Subject: Land Use Amendment application at 640 - 20 Avenue NW - LOC2018-0086

Good afternoon Chris,

I have a land use amendment application at 640 – 20 Avenue NW where the owner is proposing to redesignate the site from R-C2 to R-CG. He does not have a Development Permit application at this time. I'm just following up with you to see if the Mount Pleasant Community Association had any comments on this land use amendment application? It's across the street from other application that I am working on currently, also from R-C2 to R-CG.

Please kindly advise. Thank you.

Sabrina Brar, RPP, MCIP

Planner | Community Planning - North

Planning & Development

The City of Calgary | Mail Code #8073

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P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

