



## **AGENDA**

### **CALGARY PLANNING COMMISSION**

**TO BE HELD 2018 MAY 03 AT 1:00 PM  
IN COUNCIL CHAMBERS**

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

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

ISC: Unrestricted



CALGARY  
**PLANNING  
COMMISSION**  
CENTESIAL

A CENTURY OF VISION 1911 - 2011

## CONSENT AGENDA

**ITEM NO.: 3.01** Stephanie Loria

**COMMUNITY:** Acadia (Ward 11)

**FILE NUMBER:** LOC2017-0387 (CPC2018-0412)

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

**MUNICIPAL ADDRESS:** 364 Acadia Drive SE

**APPLICANT:** Farshid Kadkhoda

**OWNER:** Farshid Kadkhoda  
Mahnaz Yekeh

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 3.02** Stephanie Loria

**COMMUNITY:** Queensland (Ward 14)

**FILE NUMBER:** LOC2018-0019 (CPC2018-0480)

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

**MUNICIPAL ADDRESS:** 251 Queen Tamara Way SE

**APPLICANT:** Erik Foessel

**OWNER:** Erik Foessel  
Eva Foessel

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 3.03** Richard Goecke

**COMMUNITY:** Bowness (Ward 1)

**FILE NUMBER:** LOC2017-0381 (CPC2018-0523)

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

**MUNICIPAL ADDRESS:** 6387 – 32 Avenue NW

**APPLICANT:** Robert Neil Hemstock

**OWNER:** Robert Neil Hemstock  
Margaret Ann Hemstock

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 3.04** Mona Ha

**COMMUNITY:** Maple Ridge (Ward 11)

**FILE NUMBER:** LOC2018-0016 (CPC2018-0471)

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

**MUNICIPAL ADDRESS:** 9911 Maplecreek Drive SE

**APPLICANT:** Samuel Ngan

**OWNER:** Samuel Ngan  
Intersys Consulting Inc

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 3.05**

Sabrina Brar

**COMMUNITY:**

Montgomery (Ward 7)

**FILE NUMBER:**

LOC2018-0028 (CPC2018-0501)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

4747 Montana Crescent NW

**APPLICANT:**

Valarie Kraft

**OWNER:**

Valarie Kraft

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## INDEX OF PLANNING ITEMS

**ITEM NO.: 6.01** Derek Pomreinke

**COMMUNITY:** Shaganappi (Ward 8)

**FILE NUMBER:** LOC2018-0033 (CPC2018-0407)

**PROPOSED REDESIGNATION:** From: Residential – Contextual One/Two Dwelling (R-C2) District  
To: Multi-Residential – Contextual Grade-Oriented (M-CGd65) District

**MUNICIPAL ADDRESS:** 1443 – 26 Street NW

**APPLICANT:** Zed Contracting

**OWNER:** David Donald Cronkhite  
Sheila Cronkhite

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 6.02** Desmond Bliet

**COMMUNITY:** Currie Barracks (Ward 8)

**FILE NUMBER:** LOC2017-0289 (CPC2018-0426)

**PROPOSED REDESIGNATION:** From: DC Direct Control District  
To: DC Direct Control District to accommodate ground-oriented residential development

**MUNICIPAL ADDRESS:** 9, 13, 17, 21, 25, 29, 33, 37, 41, 45, 49, 53, 57, 61, 65, 69, 73, 81, 85, 89, 93, 97, 101, and 105 Trasimeno Crescent SW, 171 and 193 Dieppe Drive SW, 33 and 34 Currie Street SW, 3971 Quesnay Wood Drive SW, and 4225 Crowchild Trail SW

**APPLICANT:** O2 Designs

**OWNER:** CCH Currie GP Ltd  
Canada Lands Company CLC Limited

**ADMINISTRATION RECOMMENDATION: APPROVAL**

**ITEM NO.: 6.03**

Joseph Yun  
(related to Item 6.04)

**COMMUNITY:**

Springbank Hill (Ward 6)

**FILE NUMBER:**

LOC2017-0394 (CPC2018-0490)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Residential – One/Two Dwelling (R-2) District

**MUNICIPAL ADDRESS:**

2828 - 77 Street SW

**APPLICANT:**

Archetype Developments

**OWNER:**

Lorraine Avril Ata

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 6.04**

Joseph Yun  
(related to Item 6.03)

**COMMUNITY:**

Springbank Hill (Ward 6)

**FILE NUMBER:**

LOC2017-0394(OP) (CPC2018-0481)

**PROPOSED OUTLINE PLAN:**

Subdivision of 1.53 hectares ± (3.77 acres ±)

**MUNICIPAL ADDRESS:**

2828 - 77 Street SW

**APPLICANT:**

Archetype Developments

**OWNER:**

Lorraine Avril Ata

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 6.05** Lisette Burga Ghersi

**COMMUNITY:** Kingsland (Ward 11)

**FILE NUMBER:** LOC2018-0026 (CPC2018-0516)

**PROPOSED REDESIGNATION:** From: Multi-Residential – Contextual Low Profile (M-C1) District

To: DC Direct Control District to accommodate an Assisted Living development

**MUNICIPAL ADDRESS:** 7603 - 7 Street SW

**APPLICANT:** O2 Planning and Design

**OWNER:** Rousseau Holdings Inc  
Michael Rousseau  
Michele Rousseau

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 6.06** Chris Wolfe

**COMMUNITY:** Scenic Acres (Ward 1)

**FILE NUMBER:** LOC2017-0205 (CPC2018-0383)

**PROPOSED POLICY AMENDMENTS:** Amendments to the Bears paw East Area Structure Plan

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

To: Multi-Residential – High Density Low Rise (M-H1d225) District

**MUNICIPAL ADDRESS:** 5651, 5651R and 6211 Nose Hill Drive NW

**APPLICANT:** IBI Group

**OWNER:** 535820 Alberta Inc (Ambrose So, Joseph CY Leung and Yvonne Wong)

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 6.07** Sara Kassa  
(related to Item 6.08)

**COMMUNITY:** Evanston (Ward 2)

**FILE NUMBER:** LOC2013-0098 (CPC2018-0422)

**PROPOSED REDESIGNATION:** From: Agricultural Balance - M.D. Rocky View (AG-B)  
and Residential – One Dwelling (R-1) District  
To: Residential – One Dwelling (R-1s) District and  
Special Purpose – Urban Nature (S-UN) District

**MUNICIPAL ADDRESS:** 180 and 191R - Evansview Road NW

**APPLICANT:** Seika Architecture

**OWNER:** 1826222 Alberta LTD (Surinder Kaur Bedi)  
The City of Calgary

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 6.08** Sara Kassa  
(related to Item 6.07)

**COMMUNITY:** Evanston (Ward 2)

**FILE NUMBER:** LOC2013-0098(OP) (CPC2018-0294)

**PROPOSED OUTLINE PLAN:** Subdivision of 1.66 hectares ± (4.10 acres ±)

**MUNICIPAL ADDRESS:** 180 and 191R - Evansview Road NW

**APPLICANT:** Seika Architecture

**OWNER:** 1826222 Alberta LTD (Surinder Kaur Bedi)  
The City of Calgary

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**



**ITEM NO.: 6.09** Jennifer Cardiff

**COMMUNITY:** Varsity (Ward 1)

**FILE NUMBER:** LOC2017-0310 (CPC2018-0403)

**PROPOSED REDESIGNATION:** From: Special Purpose – Recreation (S-R) District  
To: Residential – Contextual One Dwelling (R-C1) District

**MUNICIPAL ADDRESS:** 6324 Sarcee Trail NW

**APPLICANT:** City of Calgary

**OWNER:** City of Calgary

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 6.10** Jennifer Cardiff

**COMMUNITY:** Winston Heights/Mountview (Ward 7)

**FILE NUMBER:** LOC2018-0037 (CPC2018-0503)

**PROPOSED REDESIGNATION:** From: Multi-Residential – Medium Profile Support Commercial (M-X2) District  
To: Commercial – Corridor 1 f1h16 (C-COR1f1.0h16) District

**MUNICIPAL ADDRESS:** 412 - 24 Avenue NE

**APPLICANT:** Collabor8 Architecture + Design

**OWNER:** Trico Developments

**ADMINISTRATION RECOMMENDATION: APPROVAL**

**ITEM NO.: 6.11** Shane Gagnon

**COMMUNITY:** West Hillhurst (Ward 7)

**FILE NUMBER:** LOC2018-0032 (CPC2018-0507)

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

**MUNICIPAL ADDRESS:** 1940 Bowness Road NW

**APPLICANT:** Civicworks Planning + Design

**OWNER:** Gilbert Chit Man Chan  
Amos Poon

**ADMINISTRATION RECOMMENDATION: APPROVAL**

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**ITEM NO.: 6.12** Steve Jones

**COMMUNITY:** Crescent Heights (Ward 7)

**FILE NUMBER:** LOC2017-0399 (CPC2018-0487)

**PROPOSED POLICY AMENDMENTS:** Amendments to the Crescent Heights Area Redevelopment Plan

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

**MUNICIPAL ADDRESS:** 235 – 14 Avenue NE

**APPLICANT:** Gravity Architecture

**OWNER:** Kai Chieh Chang

**ADMINISTRATION RECOMMENDATION: APPROVAL**

**ITEM NO.: 6.13**

Jennifer MacLaren/Jennifer Cardiff

**COMMUNITY:**

West Hillhurst (Ward 7)

**FILE NUMBER:**

LOC2018-0025 (CPC2018-0508)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

621 – 19 Street NW

**APPLICANT:**

Inertia

**OWNER:**

Handa Ni

**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 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 3.01**



Planning & Development Report to  
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**Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387**

**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, carriage house, garage suite).

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

**ADMINISTRATION'S RECOMMENDATION:**

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 364 Acadia Drive SE (Plan 1042JK, Block 15, Lot 38) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

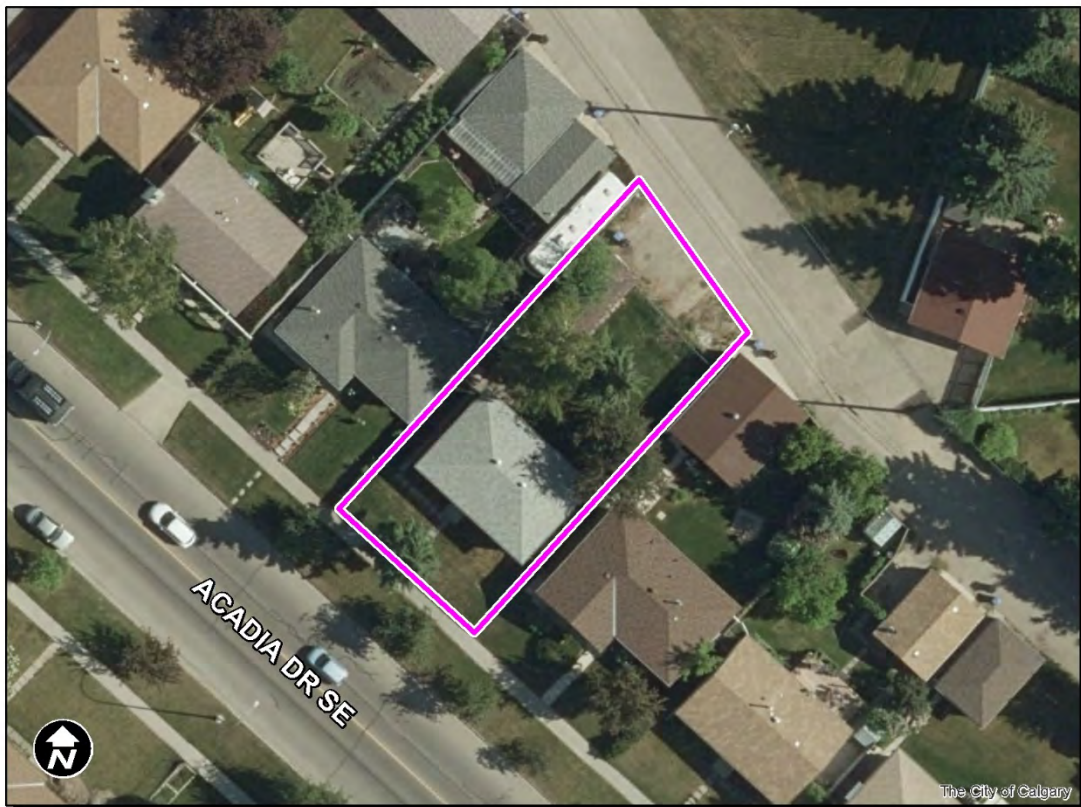
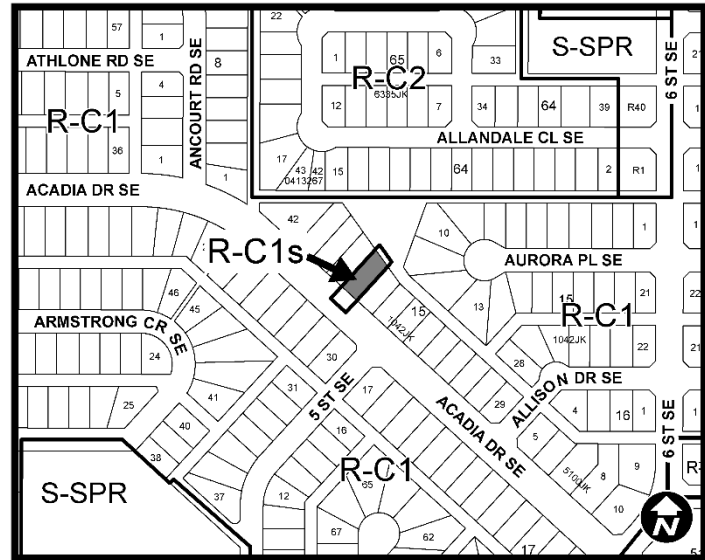
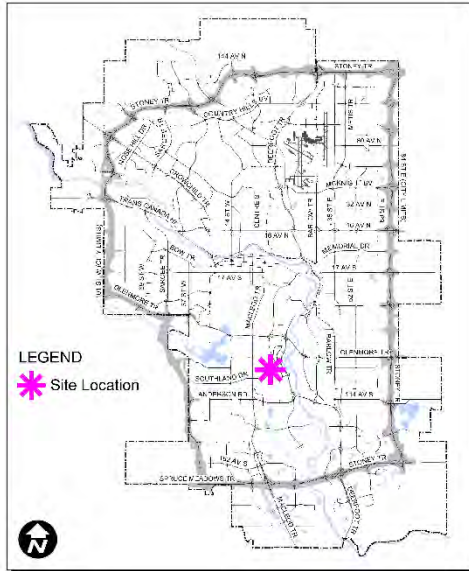
On 2018 March 12, Council reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout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

**BACKGROUND**

To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387**

**Location Maps**





**Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387**

**Site Context**

The subject site is located in the southeast community of Acadia. Surrounding development consists of low-density residential development to the north, east, south and west of the site. The site is approximately 15 metres by 35 metres in size and is developed with a one-storey Single-detached Dwelling and a detached garage that can be accessed from the rear lane.

As identified in *Figure 1*, Acadia has experienced a population decline from its peak in 1972.

*Figure 1: Community Peak Population*

<b>Acadia</b>	
Peak Population Year	1972
Peak Population	13,589
2017 Current Population	10,660
Difference in Population (Number)	-2,929
Difference in Population (Percent)	-22%

Source: *The City of Calgary 2017 Civic Census*

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

## **Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387**

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal would allow for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules.

#### **Infrastructure**

##### ***Transportation Networks***

Pedestrian and vehicular access to the site is available from Acadia Drive SE and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 150 metres walking distance on Acadia Drive SE. On-street parking adjacent to the site is unregulated.

##### ***Utilities and Servicing***

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

#### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised 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 Acadia Community Association provided a letter of support for the application. Administration did not receive any letters objecting to the application.

##### ***Engagement***

No public meetings were held by the applicant or Administration.

#### **Strategic Alignment**

##### ***South Saskatchewan Regional Plan (Statutory – 2014)***

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

**Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387**

***Municipal Development Plan (Statutory – 2009)***

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

The site is not subject to a local area plan.

**Social, Environmental, Economic (External)**

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

**Financial Capacity**

***Current and Future Operating Budget:***

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

***Current and Future Capital Budget:***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASONS FOR RECOMMENDATION:**

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

**ATTACHMENTS**

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

## Applicant's Submission

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?
  - provides a second source of income, helping with mortgage costs, renovations and landscaping
  - increases the property value while maintaining existing structure
  - developments and renovations that meet all legal requirements will make the space a safer more desirable place to live and will attract better tenants
  - it will be ideal for small families who need access to yard
  - being very close to public transport and various amenities eliminates the need for any infrastructure costs by the City.
  
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?
  - the two adjacent neighbors are aware of the plan and have not raised any objections.
  - the row of houses located on the opposite side of the road are designated as R-C2, hence we don't believe re-designating ours to R-C1s is going to cause concerns
  - A few attempts have been made to contact the Community Association, but so far haven't been successful.
  
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?
  - The property has the advantage of having a huge lot with lots of space in the front as well as back alley that can be used for parking
  - the house is adjacent to a green space which provides additional parking space for everyone in the neighborhood.
  - the plan is to build a double-garage in order to better use of the big back-yard, which will provide more parking space
  
- 4) Are there any potential negative impacts of this development that you are aware of?
  - not that we know of

## Community Association Letter



Acadia Community Association  
HOME OF THE ACADIA RECREATION COMPLEX

Planning and Development  
City of Calgary  
% Stephanie Loria

February 2, 2018

Re: LOC2017-0387

The Acadia Community Association would like to offer its support to the application for re-designation from R-C1 to R-C1s at 364 Acadia Drive SE.

We greatly value the ability of young families to make Acadia their home, and add vibrancy to our social fabric with a diversity of living options. The Applicant has indicated affordability of housing as a benefit of designating this lot R-C1s and we concur. As Calgary continues to add to its population, we also view Secondary Suites as a mechanism by which light density can be added to our community while preserving the character of our neighbourhood. We understand the Applicant has discussed this re-designation with their neighbours, and given they have not voiced any objections we are pleased to offer our support.

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

Kim Warnke,  
Planning Committee Chair  
On behalf of the Acadia Community Association  
[planning@acadiaca.com](mailto:planning@acadiaca.com)

## Important Terms

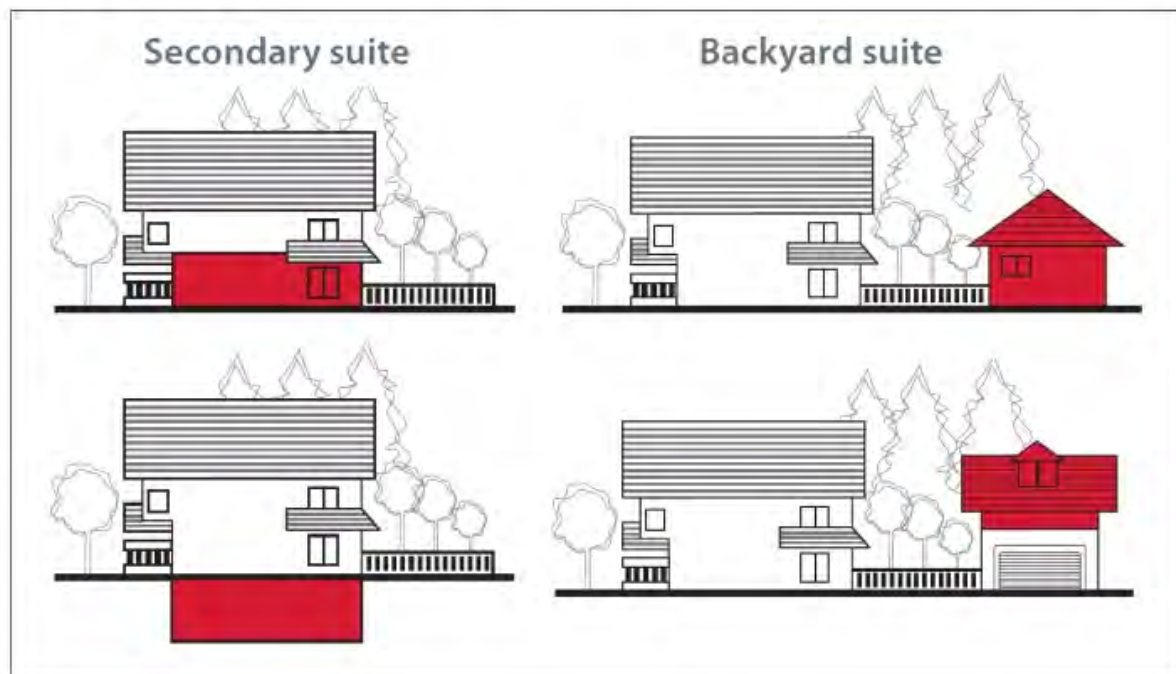
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### Important terms



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

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



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 3.02**





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 Calgary Planning Commission  
 2018 May 03

ISC: UNRESTRICTED  
 CPC2018-0480  
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**Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE,  
 LOC2018-0019**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, carriage house, garage suite).

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

**ADMINISTRATION'S RECOMMENDATION:**

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 251 Queen Tamara Way SE (Plan 7410107, Block 16, Lot 13) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

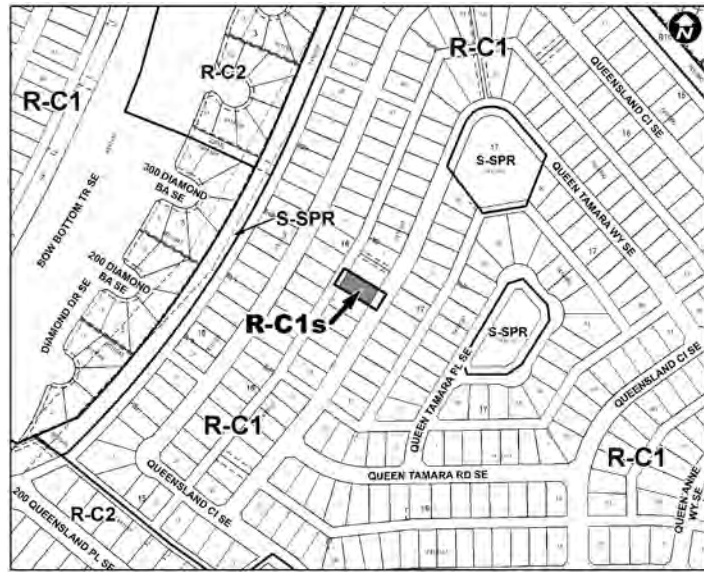
On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout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

**BACKGROUND**

This application was submitted as the result of a complaint for an illegal secondary suite.

Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE,  
LOC2018-0019

Location Maps



## Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE, LOC2018-0019

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### Site Context

The subject site is located in the southeast community of Queensland. Surrounding development consists of low-density residential to the north, east, south and west of the site. The site is approximately 16 metres by 30 metres in size and is developed with a one-storey, single-detached dwelling and a detached garage that can be accessed from the rear lane.

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

*Figure 1: Community Peak Population*

Queensland	
Peak Population Year	2015
Peak Population	486
2017 Current Population	430
Difference in Population (Number)	-56
Difference in Population (Percent)	-12%

Source: *The City of Calgary 2017 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal would allow for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules.

#### Infrastructure

##### *Transportation Networks*

Pedestrian and vehicular access to the site is available via Queensland Drive SE from the south, Queensland Circle SE from the southwest, and Queen Tamara Way SE directly adjacent to the property. The subject parcel is approximately 350 metres north of the eastbound transit stop (route 44) on Queensland Drive SE, 350 metres north of westbound transit stop (routes 29, 715) on Queensland Place SE, 400 metres north of eastbound transit stop (routes 29, 715) on Queensland Place SE and 4.9 kilometres from the Anderson LRT station. Parking is unrestricted on Queen Tamara Way SE.

##### *Utilities and Servicing*

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

**Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE,  
LOC2018-0019**

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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. Notification letters were sent to adjacent land owners and the application has been advertised online.

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

The Queensland Community Association had no objections to the proposal. Administration did receive one letter objecting to the application. Comments on the objection are summarized below:

- Increased traffic, noise and street parking problems;
- Zoning should not be changed without agreement of 100 percent of affected land owners;
- There is no guarantee that future tenants will use the proposed parking, and they may park on the street;
- Property value;
- City's rental market vacancy rate is high and more rentals are not required; and
- Precedent.

Administration considered relevant planning issues specific to the proposed redesignation. Most of the stated reasons for opposition reflect concern over a Backyard Suite and would be addressed at the development permit stage.

***Engagement***

No public meetings were held by the applicant or Administration.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

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

***Municipal Development Plan (Statutory – 2009)***

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

The site is not subject to a statutory local area plan.

**Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE,  
LOC2018-0019**

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**Social, Environmental, Economic (External)**

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

**Financial Capacity**

***Current and Future Operating Budget:***

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

***Current and Future Capital Budget:***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASONS FOR RECOMMENDATIONS:**

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

**ATTACHMENT**

1. Applicant's Submission
2. Important Terms

## Applicant's Submission

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

Redesignating our land will allow us to develop a secondary basement suite. This will provide our single income household with a much-needed source of income which would help to offset our mortgage payments.

Adding an additional residence to the Queensland community will help to boost the local Queensland economy. Local businesses will benefit from added consumer spending and schools will have increased enrollment.

The City will also benefit by having additional housing to combat our growing population.

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

We have recently visited all of our neighbors in the near vicinity. We have spoken to them about our intentions to develop a secondary suite. We have provided them with an information package that can answer their questions and concerns, and many of them have signed a statement of support for our project. These statements are included in our application submission package.

I have spoken to Linda Brown from the Queensland Community Association regarding our proposed land redesignation. Linda said that as long as the correct application process was followed and we were engaging in discussions with our neighbors regarding the project, the Queensland Community Association would support our development plans.

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

Our primary dwelling allows for 3 vehicles to be parked in front of our house, as well as a 2 car garage in the back yard. Our household currently owns 2 vehicles for these spots.

We have an existing grass parking pad at the rear of the property which allows for 3 vehicles. We plan on upgrading this parking pad in the summer. This parking pad does not obstruct the back alley in any way, and would not obstruct the city's ability to collect garbage and recycling.

In short, there should be no adverse affect to the parking situation on our street or our alley.

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

There will be an increase in household garbage and recycling.

## Important Terms

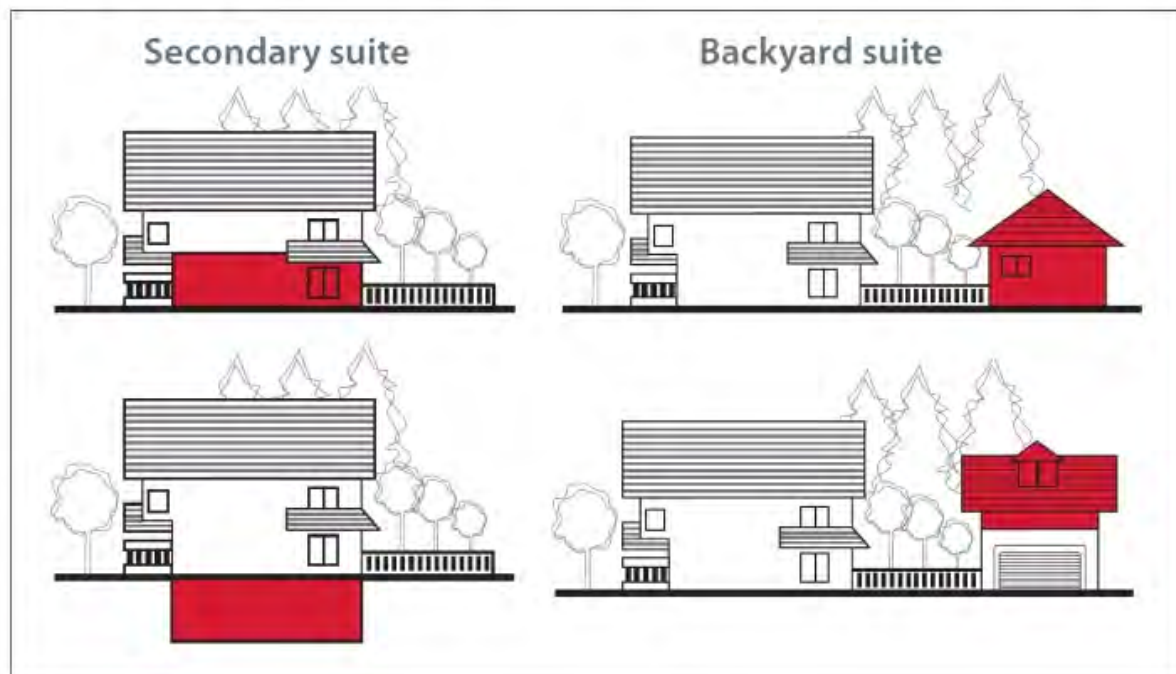
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### Important terms



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

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







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

**Calgary Planning Commission 2018 May 03**

**Item 3.03**



## Land Use Amendment in Bowness (Ward 1) at 6387 – 32 Avenue NW, LOC2017-0381

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### EXECUTIVE SUMMARY

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

#### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 6387 – 32 Avenue NW (Plan 3239GR, Block 2, Lot 15) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual (R-C1s) District; and
2. Give three readings to the proposed bylaw

### PREVIOUS COUNCIL DIRECTION / POLICY

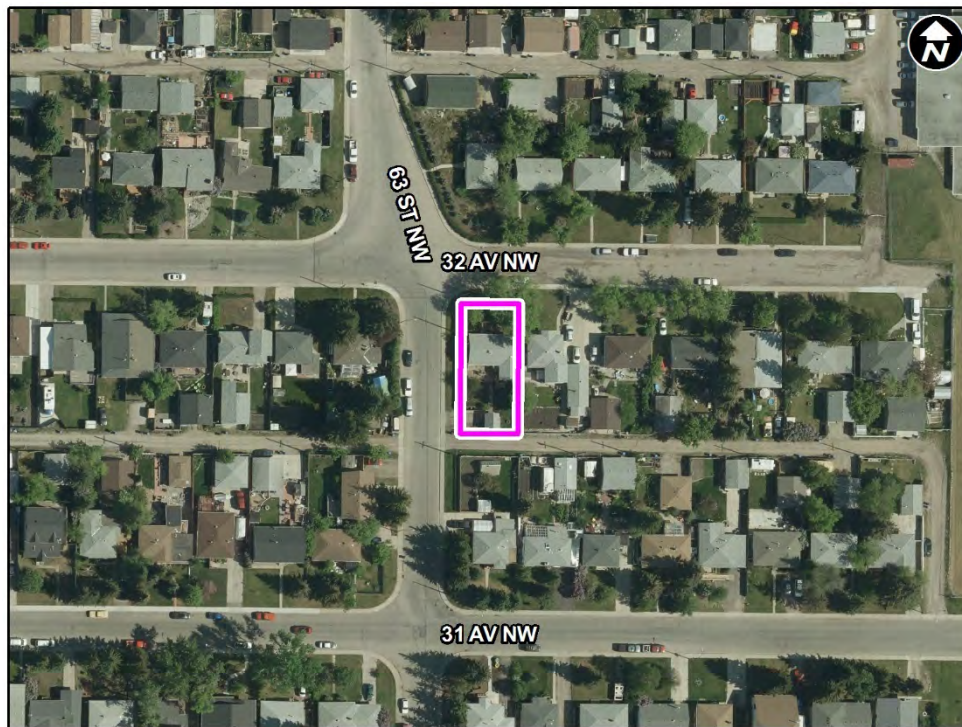
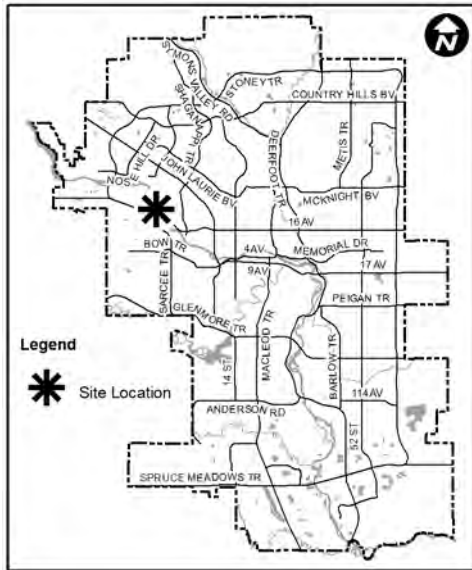
On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

### BACKGROUND

To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

Land Use Amendment in Bowness (Ward 1) at 6387 - 32 Avenue NW, LOC2017-0381

Location Maps



## Land Use Amendment in Bowness (Ward 1) at 6387 - 32 Avenue NW, LOC2017-0381

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### Site Context

Located in a low density residential R-C1 setting in the community of Bowness, the site is approximately 15 metres by 35 metres in size and is developed with a 1-storey detached dwelling unit and a 2 car parking pad that is accessed from 63 Street NW at the rear of the lot. The surrounding area is predominantly single detached with semi-detached and multi-dwelling residential units further to the east in the vicinity of the R B Bennett Elementary School.

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

*Figure 1: Community Peak Population*

<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2017 Current Population	10,895
Difference in Population (Number)	-2,239
Difference in Population (Percent)	-17%

Source: *The City of Calgary 2017 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed R-C1s District allows for either a permitted use of a Secondary Suite, or a discretionary use of a Backyard Suite, on parcels that contain a single detached dwelling. Approval of this land use application allows for a backyard suite to be considered through the subsequent development permit and building permit application processes.

### Infrastructure

#### **Transportation Networks**

The subject site is located approximately 250 metres away from westbound and eastbound transit service (bus number 40) with service from the Crowfoot LRT station through Bowness, Parkdale, the University of Calgary, and to the Lions Park LRT station. The site is also located approximately 630 metres away from primary transit service (bus number one and 305) which provides service to the downtown core and LRT routes.

The subject site is located on a corner lot with lane access and no parking restrictions. There is an existing curb cut on 63 Street NW that will have to be closed and rehabilitated at the time of redevelopment, and all vehicular access will have to come from the lane. Parking shall be provided at the time of development permit, and shall meet all the required specifications and bylaw requirements for parking.

## Land Use Amendment in Bowness (Ward 1) at 6387 - 32 Avenue NW, LOC2017-0381

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### ***Utilities and Servicing***

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

### **Stakeholder Engagement, Research and Communication**

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

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

### ***Engagement and Public Meetings***

No public meetings were held by the applicant or Administration.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory - 2014)***

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

#### ***Municipal Development Plan (Statutory - 2009)***

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

#### ***Bowness Area Redevelopment Plan (Statutory - 1995)***

The site is located within the Residential: Low Density, Conservation & Infill area on the Land Use Policy Areas Map (Map 2) in the *Bowness Area Redevelopment Plan (ARP)*. The land use proposal is consistent with the ARP policies including the residential land use policies (Section 7) which aim to support low density residential, protect the existing residential character, and maintain stability in the community.

**Land Use Amendment in Bowness (Ward 1) at 6387 - 32 Avenue NW, LOC2017-0381**

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**Social, Environmental, Economic (External)**

This proposal has the potential to improve access to safe and affordable rental stock housing and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density with significantly changing the character of the neighbourhood.

**Financial Capacity**

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

***Current and Future Operating Budget:***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed R-C1s District, which allows for one of two forms of secondary uses (secondary suite or backyard suite), is compatible with and complementary to the established character of the community. The proposal also conforms to the relevant policies of the Bowness Area Redevelopment Plan and Municipal Development Plan.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Important Terms

## Applicant's Submission

### Answers to Applicant's Submission Form

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?
  - a. For me, I intend to build a backyard suite on this corner lot which will be available for rental.  
For the community, I will enhance the back-lane area with the removal of the existing old shed and provide a new structure, that is legal, safe and affordable for those wishing to rent in the community of Bowness.  
For the City, I will support more efficient use of existing City infrastructure and increase density in a responsible manner that is compliant with all City requirements.
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?
  - a. I shared a physical copy of my draft laneway house and site plan with a total of seven neighbours, and the Bowness Community Association. Six were in the immediate vicinity to the back alley, and the other neighbour was across the street to the north. I personally met with 4 neighbours and left a copy of my plans in the mailbox with my contact information of 3 neighbours who were not home when I visited. I met twice with the neighbour immediately next door to the east who would be most impacted. I did not receive any negative feedback or objection in any of my meetings and have not been called by the neighbours I left materials with but didn't speak to directly.
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?
  - a. A total of 3 parking spots on the site will consist of 2 in the new garage and a separate outside gravel pad.
- 4) Are there any potential negative impacts of this development that you are aware of?
  - a. I am not aware of any potential negative impacts as this project will enhance the community with a new building structure and attractive street front presence and landscaping.



12/12/17



### Important Terms

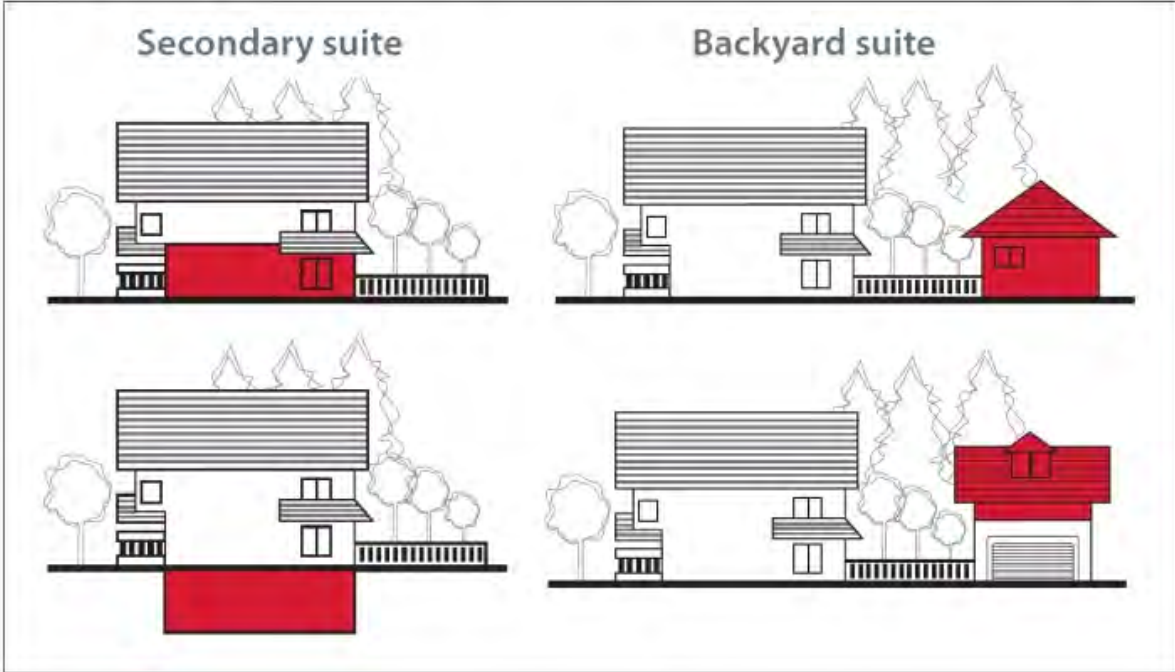
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms



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

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





A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 3.04**



Planning & Development Report to  
Calgary Planning Commission  
2018 May 03

ISC: UNRESTRICTED  
CPC2018-0471  
Page 1 of 5

**Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) and discretionary use of Backyard Suite (e.g. carriage house, garage suite).

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

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 9911 Maplecreek Drive SE (Plan 4022JK, Block 4, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

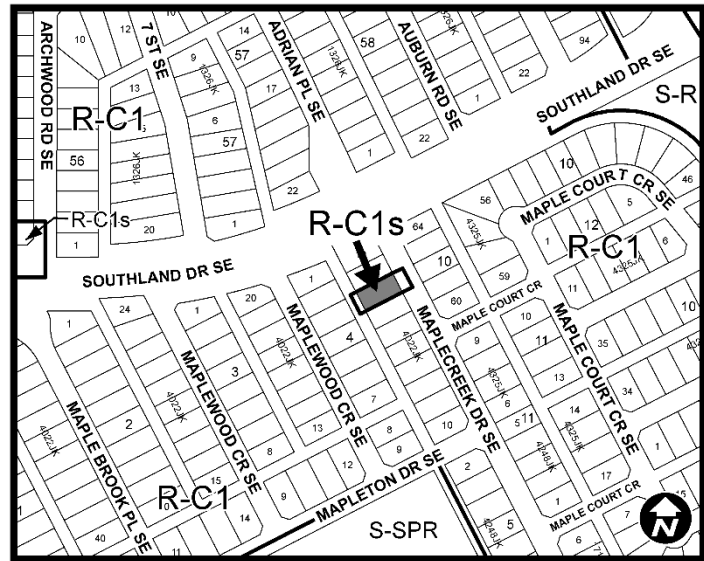
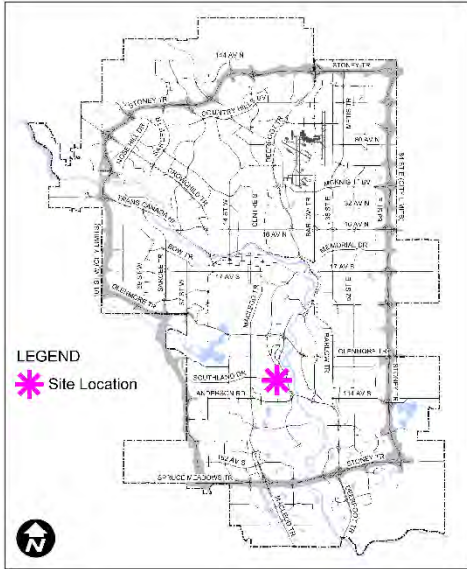
On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout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

**BACKGROUND**

To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016

Location Maps



**Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal would allow for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules.

**Infrastructure**

***Transportation Networks***

Pedestrian and vehicular access to the site is available from Maplecreek Drive SE and the rear lane. On-street parking adjacent to the site is unregulated. The area is served by Calgary Transit bus service with stops located approximately 550 metres walking distance on Southland Drive SE and Acadia Drive SE. Southland LRT station is approximately 2.7 kilometres from the subject site.

***Utilities and Servicing***

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

**Stakeholder Engagement, Research and Communication**

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

Administration did not receive a response to the application from the Willow Ridge Community Association.

Administration received three (3) letters of objection from the public concerning this application. Reasons stated for opposition are summarized below:

- increase in neighbourhood density, traffic, parking, and crime; and
- secondary suites change the character of the existing single-detached dwelling neighbourhood.

Administration considered relevant planning issues specific to the proposed redesignation.

**Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016**

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***Engagement and Public Meetings***

No public meetings were held by the applicant or Administration.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

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

***Municipal Development Plan (Statutory – 2009)***

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

**Social, Environmental, Economic (External)**

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

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.



Planning & Development Report to  
Calgary Planning Commission  
2018 May 03

ISC: UNRESTRICTED  
CPC2018-0471  
Page 5 of 5

**Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016**

---

**REASON(S) FOR RECOMMENDATION(S):**

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

**ATTACHMENT(S)**

1. Applicant's Submission
2. Important Terms

## Applicant's Submission

0016



### Land Use Redesignation Applicant's Submission

#### Secondary Suites

PL 1264 (R2017-09)

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

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

I can make the basement suite legal. First to generate income to help with mortgage. I also help people to move in and experience the neighborhood and surrounding. If they like the area, they will become a good member of the area and contribute to the growth. And for the city, it will help to ease the low vacancy rate of the rental market, hence to make rental place more affordable.

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

I called the community association. Spoke with the receptionist. She is glad that I bought the house in the area. and see no issue with basement suite. She also asked me to sent an email to the Civic Affairs Rep to speak to him to find out more about the community.

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

If it is required, I will add a detach double garage in the back of the house.

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

I can see many positive impacts of this development and nothing negative.

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

ISC: Protected

## Important Terms

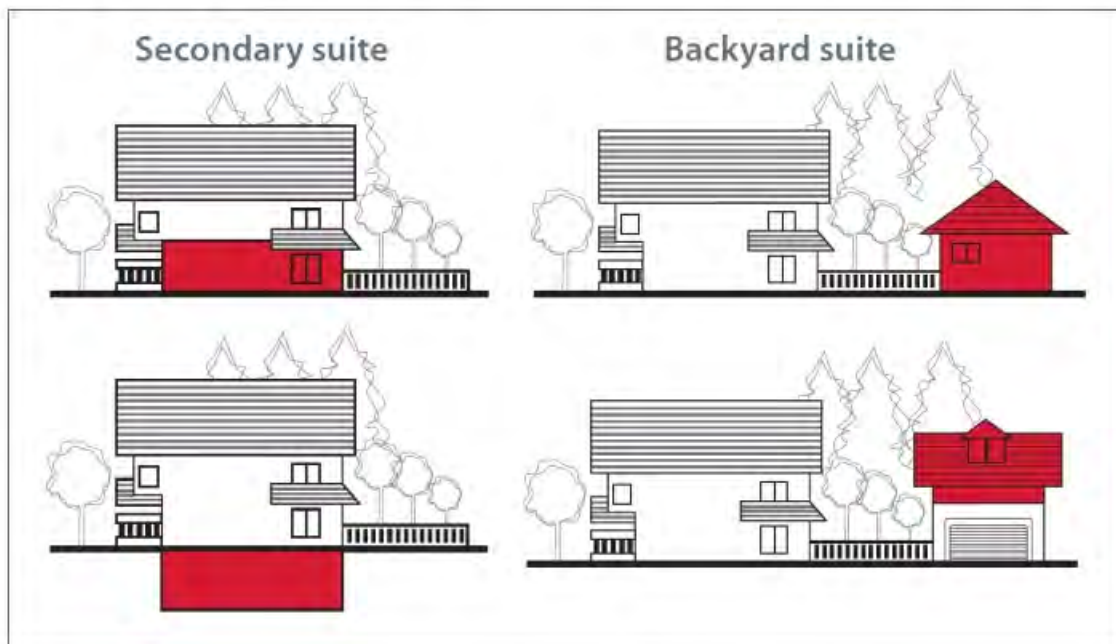
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### Important terms



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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 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 3.05**



Planning and Development Report to  
 Calgary Planning Commission  
 2018 May 03

ISC: UNRESTRICTED  
 CPC2018-0501  
 Page 1 of 5

**Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW,  
 LOC2018-0028**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, carriage house, garage suite).

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

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4747 Montana Crescent NW (Plan 485GR, Block 5, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

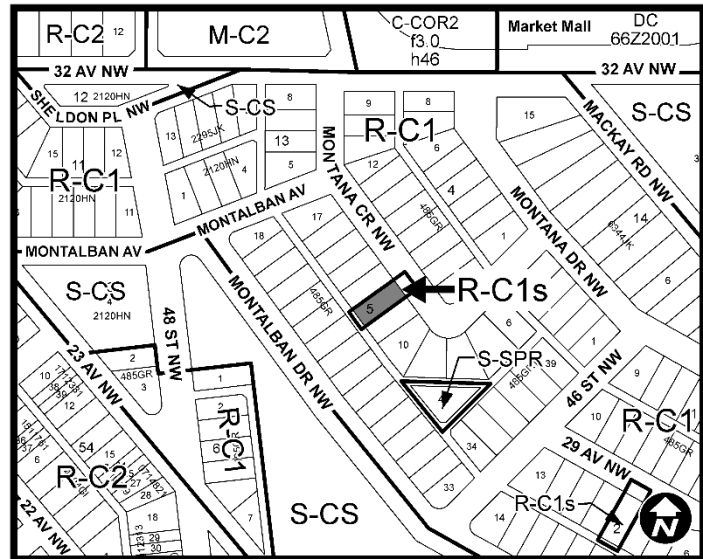
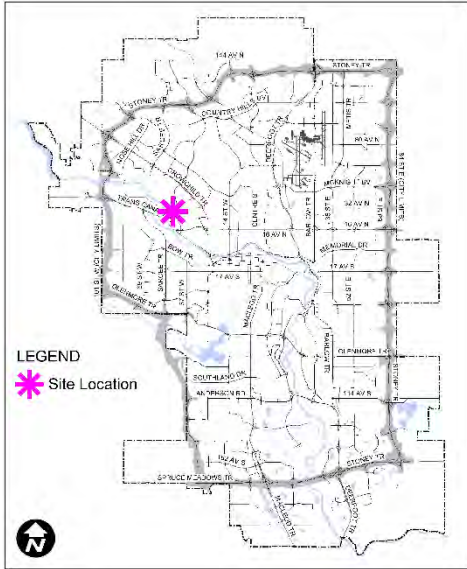
On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**BACKGROUND**

To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW,  
LOC2018-0028

Location Maps





**Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW,  
 LOC2018-0028**

---

**Site Context**

The subject site is located in the northwest community of Montgomery. Surrounding development consists of low-density residential to the north, east, south and west of the site. Montalban Park is located to the south, Market Mall is located to the north, the Bow River is located further to the west and the Alberta Children's Hospital is located to the southeast. The site is approximately 15 metres by 37 metres in size and is developed with a one storey single detached dwelling, with a one car parking pad facing Montana Crescent NW. The subject site also has access to the rear lane, but is currently fenced.

As identified in Figure 1, Montgomery has experienced a population decline from its peak in 1969.

*Figure 1: Community Peak Population*

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

Source: *The City of Calgary 2017 Civic Census*

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

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal would allow for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules.

**Infrastructure**

***Transportation Networks***

Pedestrian and vehicular access to the site is available from Montana Crescent NW. The area is served by Calgary Transit bus service with a stop located approximately 280 metres walking distance on 48 Street NW. On-street parking adjacent to the site is unregulated.

**Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW,  
LOC2018-0028**

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***Utilities and Servicing***

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

**Stakeholder Engagement, Research and Communication**

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

Administration did not receive comments from the Montgomery Community Association by the Calgary Planning Commission report submission date.

Administration received one letter in opposition to the application. Reasons stated for opposition are summarized below:

- Currently on-street parking on this crescent is difficult, changing the designation of this property will impact the neighbourhood street parking; and
- Concerns over property maintenance upkeep.

***Engagement***

No public meetings were held by the applicant or Administration.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

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

***Municipal Development Plan (Statutory – 2009)***

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

**Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW,  
 LOC2018-0028**

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***Montgomery Area Redevelopment Plan (Statutory – 2012)***

The site is within the 'Low Density Residential' area as identified on Figure 1.3: Future Land Use Plan in the Montgomery Area Redevelopment Plan (ARP). The proposed R-C1s District is a low-density residential district which allows for an increased mix of housing types. The Residential Land Use policies of the ARP encourages a mix of housing types while acknowledging that single detached housing is likely to be the predominant housing type. The application is generally in keeping with this policy.

**Social, Environmental, Economic (External)**

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

**Financial Capacity**

***Current and Future Operating Budget:***

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

***Current and Future Capital Budget:***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

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

**ATTACHMENT(S)**

1. Applicant's Submission
2. Important Terms

## Applicant's Submission



### Land Use Redesignation Applicant's Submission

Secondary Suites

PL 1264 (R2017-09)

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

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

The benefits include: increased population density in a community adjacent to the University of Calgary, the Alberta Children's Hospital and the Foothills Hospital.

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

I've spoken with neighboring land owners who have applied for RCIs Land Use Redesignation and have received it. They and other neighbours I've spoken with have expressed agreement with my application for the Land Use Redesignation.

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

Back lane access to parking.  
Parking on site

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

No, there are not any potential negative impacts of this development that I am aware of.

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

ISC: Protected

## Important Terms

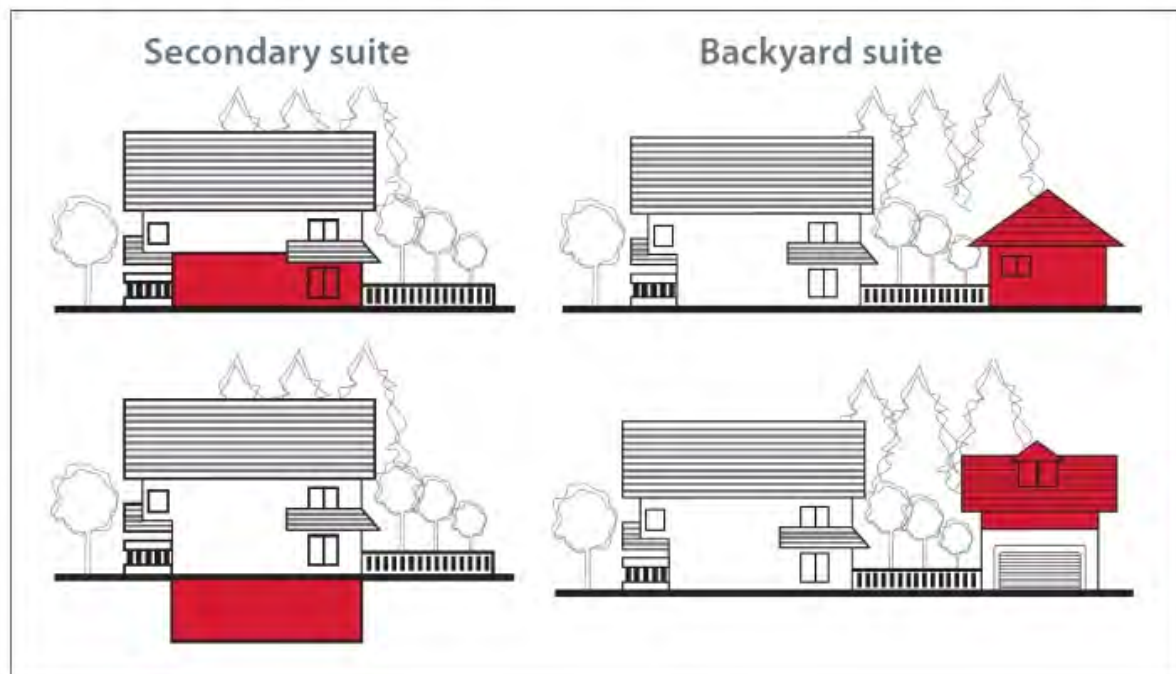
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### Important terms



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

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





A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 6.01**





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ISC: UNRESTRICTED  
CPC2018-0407  
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## Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033

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### EXECUTIVE SUMMARY

This land use redesignation was submitted by Zed Contracting on 2018 February 14 on behalf of the landowners David Donald Cronkhite and Sheila Cronkhite. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd65) District to allow for:

- multi-residential development such as townhouses and fourplexes;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed M-CGd65 designation.

The proposed M-CGd65 District is a residential designation intended to accommodate grade-oriented multi-residential development low in height and density in close proximity or adjacent to low-density residential development. This application conforms to the *Shaganappi Point Area Redevelopment Plan* and aligns 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 redesignation of 0.06 hectares ± (0.16 acres ±) located at 1443 – 26 Street NW (Plan 307EO, Block A, Lot 6) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd65) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

#### Site Context

The subject parcel is located in the southwestern community of Shaganappi, fronting onto 26 Street SW north of 14 Avenue SW. Surrounding development consists of low-density residential in the form of single detached and semi-detached dwellings and amenities in the form of a public park and an elementary school. The subject parcel is approximately 190 metres south of Shaganappi Point LRT Station and approximately 230 metres north of 17 Avenue SW Main Street.

## Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033

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The area is largely designated under the R-C2 District, though a variety of higher-density districts including R-CG, M-C2, M-X2 and MU-1 exist within one block of the site. There are two vacant properties located directly to the east across 26 Street SW designated under the M-CG District with a density modifier of 60 units per hectare.

The site has an area of 0.06 hectares (0.16 acres) with approximate dimensions of 15 metres wide by 43 metres deep. Current development consists of a single detached house and rear detached garage accessed from both the lane and an unpaved front driveway. The front property line features two large coniferous trees approximately 20 metres in height.

As identified in *Figure 1*, the community of Shaganappi reached its peak population in 1969 with a total of 2,132 residents. The current population of 1,693 is 21 percent below its peak.

*Figure 1: Community Peak Population*

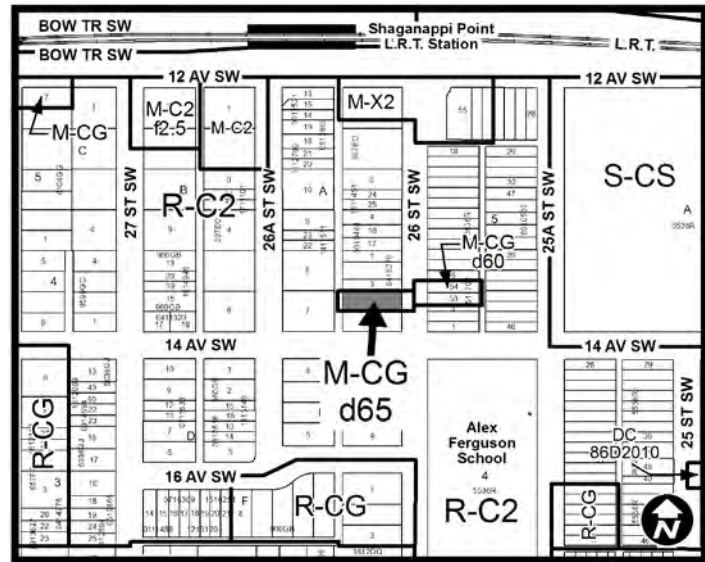
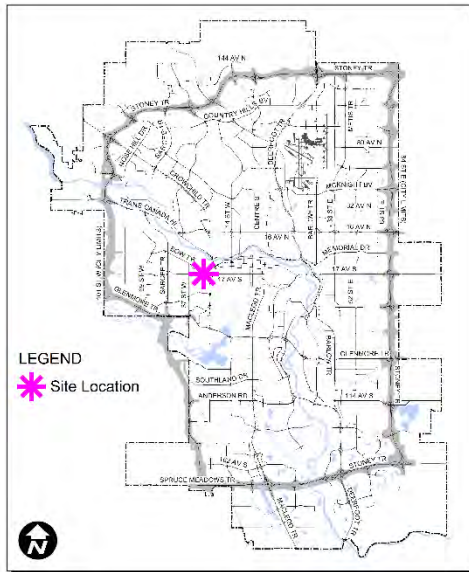
<b>Shaganappi</b>	
Peak Population Year	1969
Peak Population	2,132
2017 Current Population	1,693
Difference in Population (Number)	-439
Difference in Population (Percent)	-21%

Source: *The City of Calgary 2017 Civic Census*

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

Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033

Location Maps



## Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033

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### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established neighbourhood and its future character as envisioned in the *Shaganappi Point Area Redevelopment Plan* (ARP).

#### ***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 housing. The R-C2 District allows a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd65) District is also a residential designation primarily for two to three-storey (12 metres maximum) multi-residential development direct access at grade to each unit. The density modifier of 65 units per hectare would allow for up to four units on this property. Other land use designations were not considered, as R-CG would allow only three units and M-C1 would allow an apartment-style building that would not align with the grade-oriented direction of the local area plan.

Development in the M-CGd65 District typically takes the form of a four-plex with a three-storey unit at each corner, garages off the lane, and private amenity spaces in both the front and rear of the building. The front setback distance and maximum height of the building near a property line are contextual rules influenced by the adjacent structures.

A development permit has been submitted (DP2018-0596) for a four-plex with an approximate height of nine metres. As of 2018 April 18, CPAG has issued a detailed team review and is awaiting amended plans.

#### **Infrastructure**

##### ***Transportation Networks***

The subject site is located approximately 190 metres from Primary Transit service at Shaganappi Point Station, and approximately 230 metres from local bus service along 17 Avenue SW. Cycling paths into the Bow River valley are accessible 500 metres from the site. Vehicular access is available from the rear lane and street parking in the area is regulated by the Calgary Parking Authority through a residential permit program.

##### ***Utilities and Servicing***

Water, sanitary and storm sewer mains are available on 26 Street SW and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. On-site stormwater management will be reviewed through the development permit.

## Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033

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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. 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 Shaganappi Community Association was circulated and stated they had no objection to the proposed land use designation or development.

Administration received two letters of opposition citing the following reasons:

- the large existing trees should not be removed;
- the ARP prevents rezonings;
- the nearby four-way stop is already busy and will be negatively affected if additional vehicles park on the street;
- maintenance of the property is poor; and
- the applicant mistakenly referred to the nearby train station as Westbrook rather than Shaganappi Point.

Administration considered the planning-specific issues relevant at the land use redesignation application stage and has determined the proposal to be acceptable. The design of the site, including provision of on-site parking and preservation of existing trees, is being reviewed through the development permit.

### ***Engagement***

Through discussion with the community association, no open house or information sessions were deemed necessary by Administration.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory, 2014)***

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

**Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033**

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***Municipal Development Plan (Statutory, 2009)***

The subject site falls within the ‘Developed – Residential – Inner City’ area as identified on Map 1 of the *Municipal Development Plan* (MDP). This policy area encourages sensitive infill and redevelopment, particularly close to higher-density corridors and transit stations. The proposed land use district aligns with the intent of this area and with broader city-wide policies regarding transit-supportive land uses, complete communities, stable residential neighbourhoods, housing diversity and choice, and respecting neighbourhood character.

***Shaganappi Point Area Redevelopment Plan (Statutory, 2014)***

The subject site falls within the ‘Low Density Multi-Residential’ area as identified on Map 2 of the *Shaganappi Point Area Redevelopment Plan* (ARP). This area is deemed appropriate for “low density grade oriented multi-residential development”. The intent of the M-CGd65 District aligns with this policy and the proposed redesignation implements the land use concept of the ARP.

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

The subject site aligns with six of the eight criteria for ideal placement of multi-residential infill. 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.

Though this parcel is not on the corner directly adjacent to an amenity, moderate intensification supported by the plan would have a minimal impact on adjacent properties and is therefore considered appropriate.

**Social, Environmental, Economic (External)**

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

No environmental site assessment was required for this application.

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

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**Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033**

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**Risk Assessment**

There are no significant risks associated with this application.

**REASONS FOR RECOMMENDATIONS:**

The proposal implements the *Shaganappi Point Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed M-CGd65 District is intended for parcels located near or directly adjacent to low-density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established built form of the neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letter

## 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.

Re: Blaw 280D2017

To re-designate the land located at 1443 26th St. S.W. (Plan 307E0, Block A, the Northerly 14.6 M of Lot 6) from Residential-Contextual One/Two Dwelling (R-C2) to Residential- Grade Oriented Infill (R-CG) District.

Dear City Council:

Zed Developments is a Calgary-based small business specializing in multifamily home building. The Owner of 1443 26th St S.W. has expressed interest in the re-designation of his property to build a four-plex on the property stated above.

### Benefits Of Re-designation

The 1443 26th St SW property meets the city of Calgary's Location Criteria for Multi –Residential infills.

We believe that the property is ideal for re-designation for the following reasons:

- Proximity to Public infrastructure- Westbrook C-train station is less than a block away from the subject parcel making it an ideal property to increase density without increasing vehicle traffic.
- The Shagganapi re-development plan is in support of increasing density in this neighborhood.
- Support for local business- There is an abundance of service providers on the 17th ave corridor and Westbrook Mall area which will benefit from increased customers.
- Surrounding area compatibility- This project is contextual with Properties to the North and West who have been rezoned for multifamily Living. And Zed has approached the design process to fit in with existing housing and style.
- Growth in Tax Base- The city will receive a three times multiple in tax growth without providing additional infrastructure.

### Community Association Consultation

The Owner of this property has been a resident of the Area for a number of years with the intention of eventually rebuilding on the subject parcel. He has attended hearings in support of increasing density in the area, and will retain ownership of one of the units that he proposes to build, continuing to be part of the neighborhood. Zed Developments has attended community association meetings to propose the development to the subject parcel.

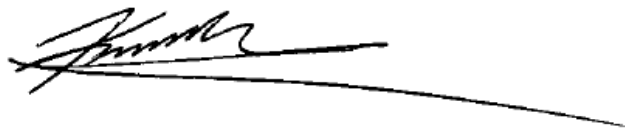
### Directly Affected Neighbors

Zed contracting and the owner have approached the adjacent neighbors indicating the proposed development and how the neighbors will be affected.

We appreciate City Council considering this request and look forward to the opportunity to develop additional housing opportunities.

Sincerely,

Ken Gardener  
Zed Developments





**Community Association Letter**

From: Ron Goodfellow  
To: Derek Pomreinke  
CC: Michael Wilhelm  
Sent: Wednesday, April 18, 2018 12:31 PM

Hello Derek

We understand that the City now requires a response even on projects that Community Associations have no objections to. Thus, I will confirm that the Shaganappi Community Association has no objections to the project you refer to below.

Ron Goodfellow  
Planning and Development Committee  
Shaganappi Community Association



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

**Calgary Planning Commission 2018 May 03**

**Item 6.02**



**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
 LOC2017-0289**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by O2 Designs on 2017 October 11 on behalf of Canada Lands Company CLC Limited and CCH Currie GP. The proposed land use redesignation is intended to provide clearer guidance for the development of ground-oriented residential development including single detached, semi-detached, and rowhouses in the community of Currie Barracks. The current DC Direct Control land use district provides insufficient guidance for such forms of development and includes setback requirements and other rules that hinder the realisation of housing similar to the earlier phases of Currie Barracks as called for in the approved outline plan (2015). The proposed redesignation provides clearer guidance for ground-oriented development and continuity with previous phases.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 8.81 hectares  $\pm$  (21.77 acres  $\pm$ ) located at 9, 13, 17, 21, 25, 29, 33, 37, 41, 45, 49, 53, 57, 61, 65, 69, 73, 81, 85, 89, 93, 97, 101, and 105 Trasimeno Crescent SW, 171 and 193 Dieppe Drive SW, 33 and 34 Currie Street SW, 3971 Quesnay Wood Drive SW, and 4225 Crowchild Trail SW (Plan 1612317, Block 18, Lots 1 to 20; Plan 1612317, Block 19, Lots 1 to 9; and portion of Plan 914430, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate ground-oriented residential development with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

In 2015 Council approved a revised concept for the redevelopment of the former Canadian Forces Base (CFB) Currie, including amendments to the CFB West Master Plan and new Direct Control land use districts. At that time, the intent was for ground-oriented development of single and semi-detached homes and rowhouses in the northwest quarter of the site to be regulated and proceed in a way similar to earlier phases of Currie Barracks west of Ridge Park and east of Sarcee Road SW.

In 2017, the landowner and a residential builder began development of ground-oriented single-detached homes along the south side of Trasimeno Crescent SW. Through the application process for this development, a number of challenges arising from the current Direct Control land use district were identified.

**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289**

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In particular, insufficient guidance with respect to front and side setbacks and building height were raised as issues in need of resolution in order to allow for these forms of development to be designed and regulated efficiently. This includes excessive front and side setbacks that make several parcels undevelopable, as well as maximum heights that reflect the mixed-use and multi-residential portions of the current Direct Control land use district instead of the ground-oriented forms of development that are called for in the approved outline plan (2015).

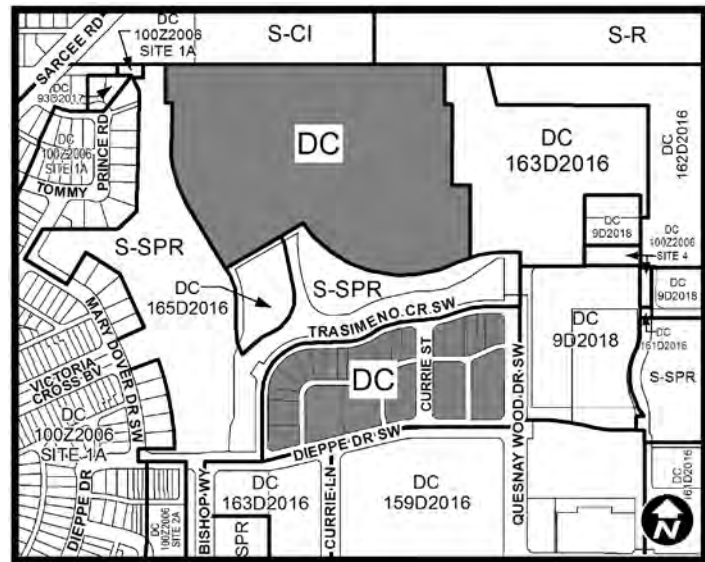
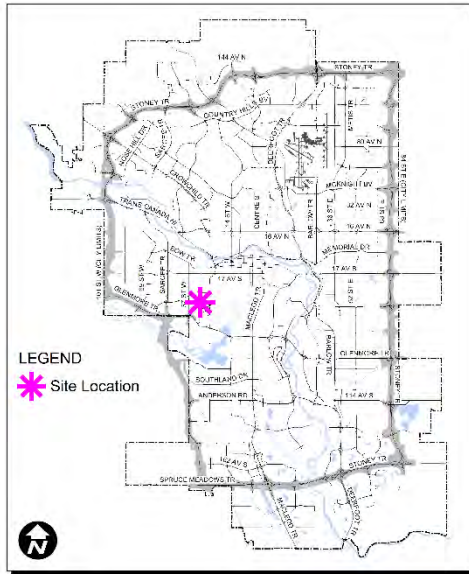
While the existing Direct Control land use district that applies to other nearby previously completed phases of Currie Barracks (Bylaw 100Z2006) contained specific guidance to enable more compact forms of single detached, semi-detached, and rowhouse development, the current Direct Control district that applies to the subject site (Bylaw 163D2016 and Bylaw 164D2016) does not adequately continue these provisions and as a result has proven challenging for the evaluation of building permit applications.

At this stage, only three homes have begun construction, while the approved outline plan (2015) calls for approximately 130 – 175 new homes in the area covered by this proposed amendment, with the exact number still subject to ongoing and future subdivision applications and the precise mix of single detached, semi-detached, and rowhouse dwelling units. The proposed Direct Control land use district does not change the number of dwelling units or the density anticipated for this site.

The proposed new Direct Control land use district addresses these issues by correcting the front and side setback regulations and aligning regulations with the Direct Control land use district in effect in the already complete portion of Currie Barracks to the west. The proposed redesignation respects the intent of the amended CFB West Master Plan, approved outline plan, and land use redesignation approved by Council in 2015, and provides greater certainty and efficiency for ground-oriented development in the northwest quarter of the Currie Barracks redevelopment site.

Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289

Location Maps



**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed Direct Control land use district provides guidance for ground-oriented residential development and allows for an approach to development that is consistent with previous phases of the Currie Barracks redevelopment while aligning with the current CFB West Master Plan and Land Use Bylaw 1P2007. The proposed Direct Control land use district adjusts the boundaries of the existing Direct Control land use districts in order to apply only to ground-oriented residential development in the northwest portion of the former CFB Currie.

The application does not contemplate an increase in density or a change in use. As such, there are no impacts relating to transportation, or servicing infrastructure. The primary impact of the proposed Direct Control land use district consists of reductions in required front and street side setback areas as well as greater flexibility for backyard suites, balconies, and decks, to align with the standards used in previous phases of the Currie Barracks redevelopment. Administration is satisfied that the approved outline plan (2015) adequately provides for public street trees, soft landscaping, and stormwater management.

**Stakeholder Engagement, Research and Communication**

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

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

***Engagement***

Administration and the landowner met with representatives of the Rutland Park Community Association, which includes the completed portions of Currie Barracks in order to review the proposed Direct Control land use district. Comments in support of the proposed land use redesignation from the Rutland Park Community Association are included in Attachment 3.

The applicant, landowner, and active residential builder all collaborated with Administration in order to ensure that the proposed Direct Control land use district aligned with the CFB West Master Plan and approved outline plan (2015), as well as to confirm that current and future Development Permit and Building Permit applications would comply.



**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289**

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**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

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

***Municipal Development Plan (Statutory – 2009)***

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

***CFB West Master Plan (Non-Statutory)***

The site is located within Policy Area B of the *CFB West Master Plan*, which provides guidance for development of the remaining former military lands. Within this area, the site falls into the 'North Central Currie Residential Area' which is intended to accommodate a variety of housing types and to facilitate development that is responsive to the outstanding natural and cultural features present in the area. The proposed Direct Control land use district enables development in alignment with these policies and provides more detailed guidance for the ground-oriented forms of development anticipated in the outline plan approved in 2015 for this area.

**Social, Environmental, Economic (External)**

The proposed Direct Control land use district aligns with the *CFB West Master Plan* and facilitates a full range of housing choices. The adjusted regulations allow for a compact and efficient approach to ground-oriented housing forms, which can provide benefits in terms of walkability, affordability, and reduced environmental impacts stemming from motorized transportation and land consumption.

**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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CPC2018-0426  
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**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289**

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**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed Direct Control land use district aligns with the vision and concept for redevelopment of the former CFB Currie lands, as set out in the *CFB West Master Plan*. The proposal conforms to relevant policies of the *Municipal Development Plan* and will allow for development that has the ability to meet the intent of *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's submission
2. Proposed Direct Control guidelines
3. Community Association Letter

## Applicant's Submission

LOC2017-0289

## Applicant's Submission

The purpose of this application is to adjust the setback rules of DC land use districts 163D2016 and 164D2016 to make the setback rules more consistent with land use by-law 1p2007. The building setback rules in these by-laws reference street names rather than the common approach of referencing property lines. These setback rules impede development in the Currie neighbourhood to happen as envisioned in the masterplan. Specifically, the 6m setback requirement for the blocks (18 & 19) fronting onto Trasimeno Crescent would result in a home to street interface that does not meet the urban design objectives of the neighbourhood. Although this application is being made to address a specific immediate need for development to proceed on Currie, the application will also benefit all future development governed by this by-law. The City of Calgary planning department has recognized the need for the amendments to this by-law and is supportive of the by-law.

## Proposed Direct Control District Guidelines

### Purpose

- 1 This Direct Control District is intended to:
  - (a) provide for a mix of low **density**, low profile housing in the form of **Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, Carriage Houses, Secondary Suites, Rowhouse Buildings and Townhouses**; and
  - (b) allow for interim and existing **uses** as **development** is expected to take many years to build out.

### 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.

### General Definitions

- 4 In this Direct Control District:
  - (a) "**Carriage House Parcel**" means a **parcel** approved for a **Carriage House** containing a minimum **parcel area** of 140.0 square metres, or a maximum **parcel area** of 230.0 square metres, direct access to a **street** or **lane**, excluding any access aisle, and a coterminous **rear property line** or **side property line**, or both, with the **property line** of a **parcel** for a **Single Detached Dwelling**.
  - (b) "**Mews**" means a narrow, private walkway that is used by pedestrians and in some cases vehicles and contains **building** frontages that face onto the **mews**.

### Defined Uses

- 5 In this Direct Control District:
  - (a) "**Carriage House**" means a **Single Detached Dwelling** on a **Carriage House Parcel**.
  - (b) "**Interim Use**" means a **use**:
    - (i) not listed in section 6 or 7, that was being carried on pursuant to a **development permit** at the time of the effective date of this Direct Control District; or
    - (ii) the following **uses**:
      - (a) **Accessory Food Service**;
      - (b) **Accessory Liquor Service**;

## Proposed Direct Control District Guidelines

- (c) **Artist's Studio;**
- (d) **Catering Service – Minor;**
- (e) **Computer Game Facility;**
- (f) **Counselling Service;**
- (g) **Drinking Establishment – Small;**
- (h) **Drinking Establishment – Medium;**
- (i) **Equipment Yard;**
- (j) **Fitness Centre;**
- (k) **General Industrial – Medium;**
- (l) **Health Services Laboratory – Without Clients;**
- (m) **Indoor Recreation Facility;**
- (n) **Instructional Facility;**
- (o) **Market – Minor;**
- (p) **Medical Clinic;**
- (q) **Motion Picture Filming Location;**
- (r) **Motion Picture Production Facility;**
- (s) **Outdoor Café;**
- (t) **Post-secondary Learning Institution;**
- (u) **Print Centre;**
- (v) **Radio and Television Studio;**
- (w) **Recyclable Construction Material Collection Depot  
(temporary);**
- (x) **Restaurant: Food Service Only – Small;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Small;**
- (aa) **Restaurant: Licensed – Medium;**
- (bb) **Restaurant – Neighbourhood;**
- (cc) **Retail and Consumer Service;**
- (dd) **School – Private;**
- (ee) **Self-storage Facility;**
- (ff) **Service Organization;**
- (gg) **Social Organization;**
- (hh) **Specialty Food Service;**
- (ii) **Storage Yard;**
- (jj) **Tree Farm;**
- (kk) **Vehicle Storage – Large; and**
- (ll) **Vehicle Storage – Passenger.**

### Permitted Uses

6 The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (d) **Carriage House;**
- (e) **Duplex Dwelling;**
- (f) **Home Based Child Care – Class 1;**
- (g) **Home Occupation – Class 1;**
- (h) **Park;**
- (i) **Protective and Emergency Service;**

## Proposed Direct Control District Guidelines

- (j) **Rowhouse Building;**
- (k) **Secondary Suite;**
- (l) **Semi-detached Dwelling;**
- (m) **Sign - Class A;**
- (n) **Single Detached Dwelling;**
- (o) **Townhouse;** and
- (p) **Utilities.**

### Discretionary Uses

**7** The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Bed and Breakfast;**
- (b) **Community Entrance Feature;**
- (c) **Home Based Child Care – Class 2;**
- (d) **Home Occupation – Class 2;**
- (e) **Interim Use;**
- (f) **Place of Worship – Small;**
- (g) **Office;**
- (h) **Parking Lot – grade (temporary);**
- (i) **Sign - Class B;**
- (j) **Sign - Class C;**
- (k) **Sign - Class D;**
- (l) **Sign - Class E;**
- (m) **Temporary Residential Sales Centre;** and
- (n) **Utility Building.**

### Bylaw 1P2007 District Rules

**8** Unless otherwise specified, the General Rules for Low Density Residential Land Use Districts of Bylaw 1P2007 apply in this Direct Control District.

### Mews Regulations

**9** *Development* within this Direct Control District must provide *mews* to create smaller blocks out of larger blocks as indicated on the map in Schedule C of this Direct Control District and as follows:

- (a) a *mews* must be provided at *grade* between *buildings* in Block 18 to create a pedestrian connection between Trasimeno Crescent SW and Dieppe Drive SW; and
- (b) a *mews* or publicly-accessible private open space must be provided at-*grade* between Blocks 23A and 23B to provide a connection from Calais Drive SW to Normandy Drive SW.

### Parcel Width

**10** The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Single Detached Dwelling;**
- (b) 11.0 metres for a *parcel* containing a **Duplex Dwelling;** and

## Proposed Direct Control District Guidelines

- (c) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**; and
- (d) 4.2 metres for an individual *parcel* containing a **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**.

### Parcel Area

11 The minimum *parcel area* is:

- (a) 233.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel area* of 180.0 square metres must be provided for each **Dwelling Unit**; and
- (d) 160.0 square metres for a *parcel* containing an individual **Dwelling Unit** in a **Rowhouse Building**.

### Parcel Coverage

12 (1) Unless otherwise referenced in subsection (2), the maximum *parcel coverage* is:

- (a) 60.0 per cent of the area of the *parcel* for each **Single Detached Dwelling**;
  - (b) 60.0 per cent of the area of the *parcel* for each **Semi-detached Dwelling** and **Duplex Dwelling**; and
  - (c) 70.0 per cent of the area of the *parcel* for each **Carriage House**, **Rowhouse Building**, and **Townhouse**.
- (2) The maximum *parcel coverage* referenced in subsection (1) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.
- (3) Where a **private garage** is attached to a **backyard suite**, the maximum area of the *parcel* covered by all **accessory residential buildings** is 100.0 square metres.
- (4) Section (2) may be relaxed if the **motor vehicle parking space** referenced is a permeable paver or other type of open grid paving.

## Proposed Direct Control District Guidelines

- (5) The maximum **parcel coverage** is 60.0 per cent of the area of the **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

### Building Height

- 13 (1) The maximum **building height** is 16.5 metres.
- (2) A **Single Detached Dwelling, Semi-detached Dwelling, Duplex Dwelling** or **Rowhouse Building** must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**.
- (3) The maximum **building height** for a **Backyard Suite** or **Carriage House** is 9.5 metres.
- (4) The maximum **building height** for **Accessory Residential Buildings** is 6.5 metres.

### Carriage House Rules

- 14 (1) **Carriage House Parcels** must have access to a **street**, as follows:
- (a) where no vehicular access is available from a **lane**, a minimum clear width of 3.0 metres from a **street** to a **Carriage House**; and
- (b) where vehicular access is provided from a **lane**, a minimum clear width of 1.0 metres for a pedestrian walkway from a **street** to a **Carriage House**.
- (2) A minimum of one on-site **motor vehicle parking stall** must be provided for each **Carriage House**.
- (3) A **Carriage House** must have a maximum of 140.0 square metres of gross floor area excluding a loft or **private garage**.
- (4) A **Carriage House** must be located a minimum of 5.0 metres from another **building**.
- (5) The minimum **building setback** from a **property line** shared with a **lane** is 0.6 metres. In all other cases, the **building setback area** must have a minimum depth of 1.2 metres.
- (6) A **Carriage House** must be located a minimum of 5.0 metres from another **building**.

### Backyard Suite Rules

- 15 (1) A **Backyard Suite** must provide direct access to a **street** or a **lane**.
- (2) The maximum floor area of a **Backyard Suite** is 76.0 square metres, excluding the area of the loft, stairs, or **private garage**.

### Decks and Balconies



## Proposed Direct Control District Guidelines

16 **Decks** and **balconies** must comply with the following rules:

- (a) **Decks** may have a height greater than 1.5 metres from **grade** provided the **deck** is no greater than 0.3 metres above the height of the main floor level of the dwelling.
- (b) There is no maximum depth or area for a **balcony** where it is located on a **Single Detached Dwelling**.
- (c) The **balcony** of a **Backyard Suite** must not project into a required setback.
- (d) There is no maximum depth or area for a **balcony** for a **Backyard Suite**.

### Building Setback Area

17 (1) The depth of all **setback areas** must be equal to the minimum **building setback** required in this Direct Control District.

(2) The minimum **building setback** from a **front property line** is 1.0 metre.

(3) The minimum **building setback** from a **rear property line** is 1.2 metres.

(4) Unless otherwise specified in subsections (5) or (6) the minimum **building setback** from any **side property line** is:

(a) 0.0 metres from the party wall **property line** of a **Semi-detached Dwelling, Duplex Dwelling, Rowhouse Dwelling, or Townhouse Dwelling**; and

(b) 1.2 metres in all other cases.

(5) One **building setback** from a **side property line** in subsection (4) may be reduced to zero metres where:

(a) the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:

(i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an adjacent **parcel**; and

(ii) a 0.60 metre footing encroachment easement; and

(b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

## Proposed Direct Control District Guidelines

### Landscaped Area Rules

- 18 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) Where changes are proposed to a **building** or **parcel**, a landscape plan must be submitted as part of each **development permit** application and must show at least the following:
- (a) the existing and proposed topography;
  - (b) the existing vegetation and indicate whether it is to be retained or removed;
  - (c) the layout of berms, open space systems, pedestrian circulation, retaining walls, **screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
  - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
  - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority**, must be maintained on the **parcel** for so long as the **development** exists.

### Specific Rules for Landscaped Area

- 19 All portions of the **parcel** not covered by structures or used for pedestrian access, motor vehicle access, **motor vehicle parking stalls** and garbage collection facilities must be a **landscaped area**.

### Mechanical Screening

- 20 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

### Garbage

- 21 Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

### Recycling Facilities

- 22 Recycling facilities must be provided for every **building** containing **Dwelling Units** or Office **uses**.

### Motor Vehicle Parking Stall Requirements

- 23 For **development** containing **Dwelling Units**, the minimum **motor vehicle parking stalls** requirement for each **Dwelling Unit** is 0.7 stalls for resident parking.

## Proposed Direct Control District Guidelines

### Interim Use

- 24 (1) A **development permit** for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within **buildings** existing at the time of the effective date of this Direct Control District.
- (3) Notwithstanding subsection (2), the following **Interim Uses** may occur outside of a **building** provided the total surface area of the **use** is substantially the same in size to the total surface area of the **use** as it existed at the time of the effective date of this Direct Control District, or where the **use** did not exist at the time of the effective date of this Direct Control District, the total surface area of the **use** does not exceed 12,000.00 square metres:
- (a) **Equipment Yard;**
  - (b) **Self Storage Facility;**
  - (c) **Storage Yard;**
  - (d) **Tree Farm;**
  - (e) **Vehicle Storage – Large;** and
  - (f) **Vehicle Storage – Passenger.**

**Proposed Direct Control District Guidelines**

**SCHEDULE C**



==== Mews


## Community Association Letter




Wed 2/21/2018 12:10 PM

Leanne Ellis <development@rutlandparkcommunity.com>

[EXT] Re: LOC2017-0289

To  Leanne Ellis

Cc  Bliek, Desmond;  Ryan Doherty



Hi Ryan and Des. I was able to meet with Des yesterday to discuss the scope of the proposed amendments for this application. He shared a draft version with me, indicating that you are looking to amend DC site 163 to align with DC site 164 (with some slight changes to 164). Making these changes would align them with Phase 2 sites for single, semi-detached and rowhouses, and **exclude** multi-residential from both these sites, effectively reducing the overall density for these sites.

We feel that 16.5 m heights are excessive for such built forms (15 m would be preferable), but given that the original site allowed for 30 m, this maximum height would reduce overshadowing.

As you know, density has definitely been a concern with the Currie Barracks parcel, so any reduction in density is appreciated. However, given the formula for calculating density on this parcel, we want to make sure that you are aware we will **not** support further changes intended to accommodate additional density in other DC sites above the limits, lot coverage and heights that have already been established for those sites.

Thank you for your time, and for working to build a development that enhances our existing communities.

Best wishes,

Leanne Ellis

President Rutland Park Community Association

3130 40 AVENUE SW CALGARY AB T3E 6W9

[development@rutlandparkcommunity.com](mailto:development@rutlandparkcommunity.com) | [www.rutlandparkcommunity.com](http://www.rutlandparkcommunity.com)



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

**Calgary Planning Commission 2018 May 03**

**Item 6.03**





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CPC2018-0490  
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**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394**

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**EXECUTIVE SUMMARY**

This application has been submitted by Archetype Developments on behalf of the current landowner. The land use amendment proposes the redesignation of a 1.53 hectare (3.77 acres) parcel in the southwest community of Springbank Hill from a Direct Control District to Residential – One/Two Dwelling (R-2) District. The proposed land use amendment would accommodate additional housing forms (semi-detached dwellings) not available in the existing land use district. This proposal would:

- Accommodate development of single and semi-detached dwelling units on the subject parcel;
- Accommodate 26 dwelling units within a bare land condominium plan as proposed by the applicant in the associated Outline Plan (CPC2018-0481);
- Facilitate the establishment of a bare land condominium, which is a form of subdivision, where each bare land unit is considered a parcel and are to comply with the rules of the proposed land use district (R-2);
- A bare land condominium development that helps achieve the maximum density allowed in the Standard Suburban policy area of the Springbank Hill Area Structure Plan (ASP), unfeasible through a typical subdivision of the parcel that accommodates public roads and servicing; and
- Accommodate private roads and amenities within the site, to be maintained and serviced by private servicing upon development.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.53 hectares ± (3.77 acres ±) located at 2828 - 77 Street SW (Plan 2370IB; Block 1; Lot 2) from DC Direct Control District to Residential – One/Two Dwelling (R-2) District; and
2. Give three readings to the proposed redesignation bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

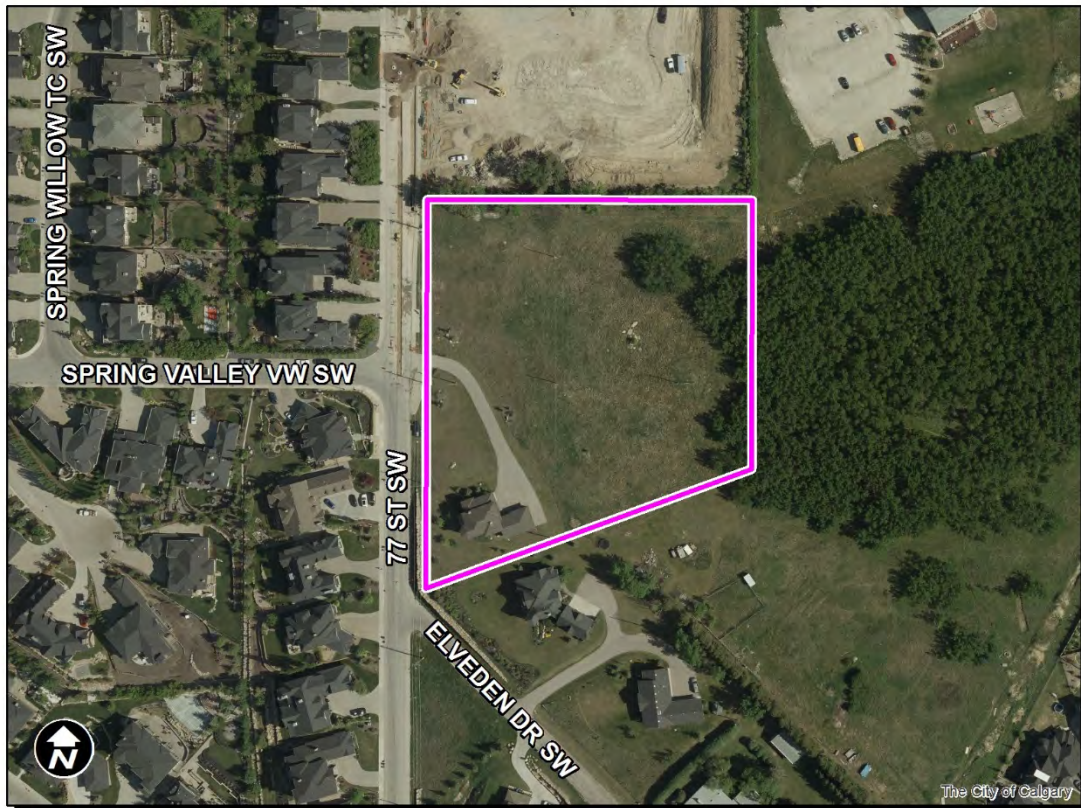
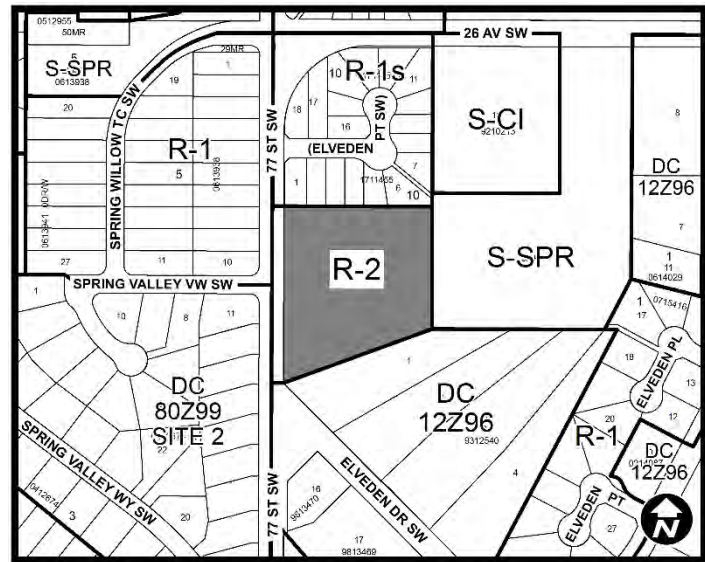
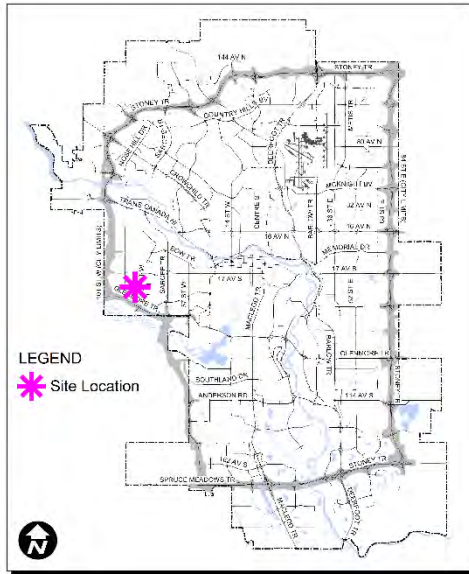
None.

**BACKGROUND**

On 2017 June 13, Council approved the Springbank Hill Area Structure Plan (ASP) which guides future development of this area. The subject site is located within the land use policy area designated Standard Suburban.

Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394

Location Map



**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
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**Site Context**

The subject parcel is located in the community of Springbank Hill along the eastern side of 77 Street SW, just south of 26 Avenue SW. Site access is currently provided from 77 Street SW. A sandstone retaining wall, ranging from zero to four metres in height, exists within the public right-of-way on the southern half of the site along 77 Street SW and wraps around Elveden Drive SW to the south.

Surrounding development consists of low-density residential building forms (single detached). The site area is 1.5 hectares (3.77 acres). A single detached dwelling exists on the parcel that is to be demolished upon the redevelopment of the site. A 2.5 hectare (6.18 acres) wooded public open space adjoins the site along its eastern extent.

The site is approximately 1.7 kilometres from the 69 Street LRT station and Westside Recreation Centre. Nearby community facilities include the Valleyview Community Church and Griffith Woods School, both approximately within 500 metres of the site.

*Figure 1* provides Peak Population statistics for the community of Springbank Hill. As identified in *Figure 1*, the community of Springbank Hill reached its peak population in 2016 with 9,995 residents.

*Figure 1: Community Peak Population*

<b>Springbank Hill</b>	
Peak Population Year	2016
Peak Population	9,995
2017 Current Population	9,985
Difference in Population (Number)	-10
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 [Springbank Hill](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

***Existing Land Use***

Development of the subject parcel is currently governed by the rules of Direct Control District Bylaw 12Z96. The purpose of this Direct Control District is to accommodate rural residential development in the form of single detached dwellings.

The discretionary use rules allow for existing parcels to be subdivided once only, where the purpose of the subdivision is to create an additional lot for residential development of no less than 0.2 hectares (0.5 acres).

**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
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***Proposed Land Use***

The proposed land use district, Residential One/Two Dwelling (R-2) District, would accommodate single detached dwellings and semi-detached dwellings in a similar development pattern and building forms provided in the existing land use district, and in the character of the surrounding area. The applicant's proposal in the associated outline plan (report CPC2018-0481) anticipates 26 dwellings.

**Springbank Hill Area Structure Plan (ASP)**

***Section 3 – Land Use Areas***

The subject site is located within the Standard Suburban policy area in the ASP which allows for a limited range of residential dwelling forms (single and semi-detached), as well as institutional and recreational uses.

***Land Use Evaluation***

The proposed land use amendment is found to meet the relevant policies for the Standard Suburban area (Section 3.1.3 of the ASP) as follows:

1. Densities shall range between 7 to 17 units per gross developable hectare; and
2. Developments should accommodate single detached and semi-detached housing.

The proposal represents a moderate increase in density compared to the existing land use district. The moderate increase was anticipated through the recent adoption of amendments to the Springbank Hill ASP. The proposed land use district would accommodate future development that maintains existing land use patterns and similar building forms within its immediate context.

**Infrastructure**

***Transportation Networks***

Access to the parcel is from 77 Street SW, a collector road. All internal roads are to be maintained privately. A pedestrian sidewalk will be provided on one side of the entrance road into the development (Elveden Court SW). This entrance road will connect to a public sidewalk along 77 Street SW, where the southern portion of this sidewalk is to be constructed at the time of development. The applicant is required to construct the missing portion of sidewalk along 77 Street SW adjacent to the site at their cost.

An existing northbound bus stop (Route 454) is located along 77 Street SW. Route 454 connects transit services to the LRT system (Blue Line) at 69 Street SW.

**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
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***Utilities and Servicing***

Water, storm water, and sanitary services are available at 77 Street SW and there is capacity to accommodate the proposed development. Details of the on-site servicing will be determined by the development site servicing plan at the subdivision stage.

**Stakeholder Engagement, Research and Communication**

***Engagement and Public Meetings***

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

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

***Citizen and Community Association Comments***

One letter of opposition was received from the public. The letter submitted expressed an opinion that the development of the subject lands should align with the rules of the Residential – One Dwelling (R-1) District, which only allows single detached dwelling housing forms.

The Springbank Hill Community Association was circulated on this application. The Association responded with a letter (Attachment 4) generally supporting the redesignation with a few comments, questions and concerns. The Association's comments are summarized as follows:

- The proposal is towards the higher end of the maximum allowed within the standard suburban land use policy area.
- Mobility and connectivity is a strong theme that is to be implemented considering the site borders public open spaces along its eastern edge. A larger pedestrian pathway should be provided.
- Traffic – speed mitigation measures should be required for this application.

Both Administration and the applicant responded to the Community Association's comments. Administration confirmed it has no concerns with the associated outline plan intending to achieve a density that reaches the upper limit but not exceeding the limits of the Standard Suburban land use policy. Furthermore, Administration clarified how the applicant's concept plan is atypical, as the applicant's proposal is to establish a privately maintained development. No public roads are being established, thereby limiting the publicly accessible connectivity that can be achieved between 77 Street SW and the proposed Springbank Hill community park. No speed mitigation measures are required to accommodate the proposed development.

**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
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The applicant, Archetype Developments consulted with the Springbank Hill Community Association during the associated outline plan review process. The pathway connection to the adjoining public open space (proposed Springbank Hill Community Park) has been relocated to the centre of the parcel, from the originally proposed northeast corner. The realignment is a response to the Community Association's request for better connectivity to be established to the public open space from 77 Street SW. The City's Parks Department is working collaboratively with the applicant and Springbank Hill Community Association to ensure the proposed concept plan for the park co-ordinates pathways with the proposed connection on the subject parcel.

**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 (Section 8.14).

***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located with the Developing Residential areas as identified in the *Municipal Development Plan (MDP)*. With the recent adoption of amendments to the *Springbank Hill Area Structure Plan (ASP)*, policies are in place to guide the development of the subject site in compliance with the applicable policies of the MDP.

***Springbank Hill Area Structure Plan (Statutory – 2017)***

The subject parcel is located within the Standard Suburban land use policy area. These areas are intended to accommodate single and semi-detached forms of housing. The proposed land use amendment complies with the land use and density policies of the ASP and accommodates compatible development with the low-density residential character of the existing neighbourhood.

**Social, Environmental, Economic (External)**

The proposed land use amendment accommodates an additional housing form (semi-detached dwellings) that is not listed as a use within the current Land Use District. The proposed amendment would accommodate a greater mix of housing types in the community of Springbank Hill.

**Financial Capacity**

***Current and Future Operating Budget:***

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

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**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
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***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 complies with the applicable policies of the *Springbank Hill ASP*. The proposed R-2 District accommodates development on the subject site that is compatible with the character of the surrounding low density residential development. The proposal would accommodate a greater mix of housing forms in keeping with the policies of the *Springbank Hill ASP*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter

## Applicant's Submission

### Archetype Developments

29 Aspen Ridge Way S.W.  
Calgary, AB T3H 5M3

To: Corporate Planning Applications Group

Re: LOC 2017-0394

#### **Applicant Summary: Elveden Court**

##### **Elveden Court**

The vision of Elveden Court is a high quality residential development with the land use of R2, facilitating the option for both single family detached and semi-detached residences. The proposed development is intended to accommodate 26 dwelling units, in concert with the prescribed density target and built forms of the Springbank Hill Area Structure Plan Bylaw 28P2017: *Standard Suburban density range of 7-17 units per hectare/2.8-6.8 units per acre; Residential Developments should accommodate single- detached and semi-detached housing.*

Elveden Court will be implemented through a bare land condominium with private roads in order to facilitate more flexible development primarily due to the site's configuration, area and dimensions. Design features through the bare land condominium development will positively enhance its 77<sup>th</sup> streetscape with an attractive landscaped entrance road, entrance features, private landscaping and additional tree planting to create a mature neighbourhood environment. Elveden Court will employ a consistent style of architecture in the residences and a consistent streetscape on 77<sup>th</sup> Street, with perimeter fencing in concert with the Elveden Park subdivision to the north as well with boulevard trees to create an attractive streetscape and pedestrian environment. The entrance road is required to align on the 77<sup>th</sup> Street with the existing Spring Valley View SW.

The existing landform encourages mountain views to the west and appreciation of the natural aspen lands of the municipal reserve to the east. Public access to the municipal reserve will be facilitated through a pathway within the development.

The existing retaining wall located in 77<sup>th</sup> street adjacent to the southwest corner of Elveden Court will be relocated into the site, effectively in the same location and integrated with the existing wall supporting the acreage to the south. As a result, the impacted lots are configured accordingly for servicing and market reasons. Elveden Court is to be constructed in a single phase.

For more information please contact [archetype.developments@shaw.ca](mailto:archetype.developments@shaw.ca)



## Community Association Letter

# Springbank Hill Community Association



7541- 26 Ave SW  
Calgary, AB, T3H 3X2

Email: [info@springbankhill.org](mailto:info@springbankhill.org)

To: Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201

Re: File Number LOC2017-0394

Thank you so much for this opportunity to respond to this LOC.

While we are pleased with the overall concept of this application, but there are a few comments, questions and concerns that we would like to bring forward.

### 1: Density

3.1.3 Standard Suburban (7-17uph) Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses. Policies 1. Densities shall range between 7 to 17 units per gross developable hectare. 2. Developments should accommodate single detached and semi-detached housing. 3. Institutional or recreational uses should be located on development sites larger than 2 hectares (5 acres) and in close proximity to corridors and nodes. 4. Where institutional or recreational uses are proposed, the impacts of the use on the surrounding areas should be assessed when evaluating the application (e.g. traffic, parking, privacy, noise).

The proposed application is towards the higher end of density at 15.27 upha.

2: Throughout the ASP, mobility and connectivity is a strong theme. In addition, this application is bordered on the eastern side, by the community lands that are being developed by the spring bank hill community association. In reviewing the application, we note that a 2.0 m pedestrian pathway would be the only connection provided to the community lands.

We would hope the applicant would provide more accessibility to the community lands, incorporating at least pedestrian and cycling access. As well we would like to

Visit our website at [www.springbankhill.org](http://www.springbankhill.org)

## Community Association Letter

understand the proposed fencing on the eastern edge of the development, and trust that it would blend to the natural state of the community land development.

### 3: Traffic

Given the dramatic increase in density, along this portion of 77th street, we would like to understand the anticipated traffic impact, and wonder if pedestrian crossings, and speed mitigation measures should be a requirement for this application. 77th street is used both for city transit, and school transportation. It has been noted that there has been a dramatic increase in pedestrian traffic crossing 77th at multiple points.

Sincerely,

Elio Cozzi

On behalf of the Planning Committee - Springbank Hill Community Association

Cc: RAYNER S. DSOUZA, File Manager

Visit our website at [www.springbankhill.org](http://www.springbankhill.org)

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A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 6.04**



Planning & Development Report to  
Calgary Planning Commission  
2018 May 03

ISC: UNRESTRICTED  
CPC2018-0481  
Page 1 of 7

**Outline Plan in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394(OP)**

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**EXECUTIVE SUMMARY**

This application has been submitted by Archetype Developments on behalf of the current landowner. This outline plan proposes subdivision and development of a 1.53 hectare (3.77 acres) parcel in the southwest community of Springbank Hill. The associated land use amendment application (CPC2018-0490) proposes a redesignation of this parcel from a Direct Control District to Residential – One/Two Dwelling (R-2) District. The outline plan provides for:

- a development that may accommodate a combination of single and semi-detached dwelling units within one parcel;
- dwelling units to be accommodated within a bare land condominium development, a form of subdivision where each bare land unit created is to comply with the rules of the proposed land use district (R-2);
- A bare land condominium development that helps achieve the maximum density allowed in the Standard Suburban area of the *Springbank Hill Area Structure Plan (ASP)*, unfeasible through a typical subdivision of the parcel that accommodates public roads and servicing; and
- private roads and amenities within the site that are to be maintained and serviced by a condominium corporation upon development.

This outline plan application is being considered under the policies of the *Springbank Hill Area Structure Plan (ASP)* and the *Municipal Development Plan (MDP)*. The associated land use redesignation application parcel to the R-2 District complies with the Standard Suburban land use policies of the ASP.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission **APPROVE** the proposed outline plan for the subdivision of 1.53 hectares ± (3.77 acres ±), with conditions (Attachment 2).

**PREVIOUS COUNCIL DIRECTION / POLICY**

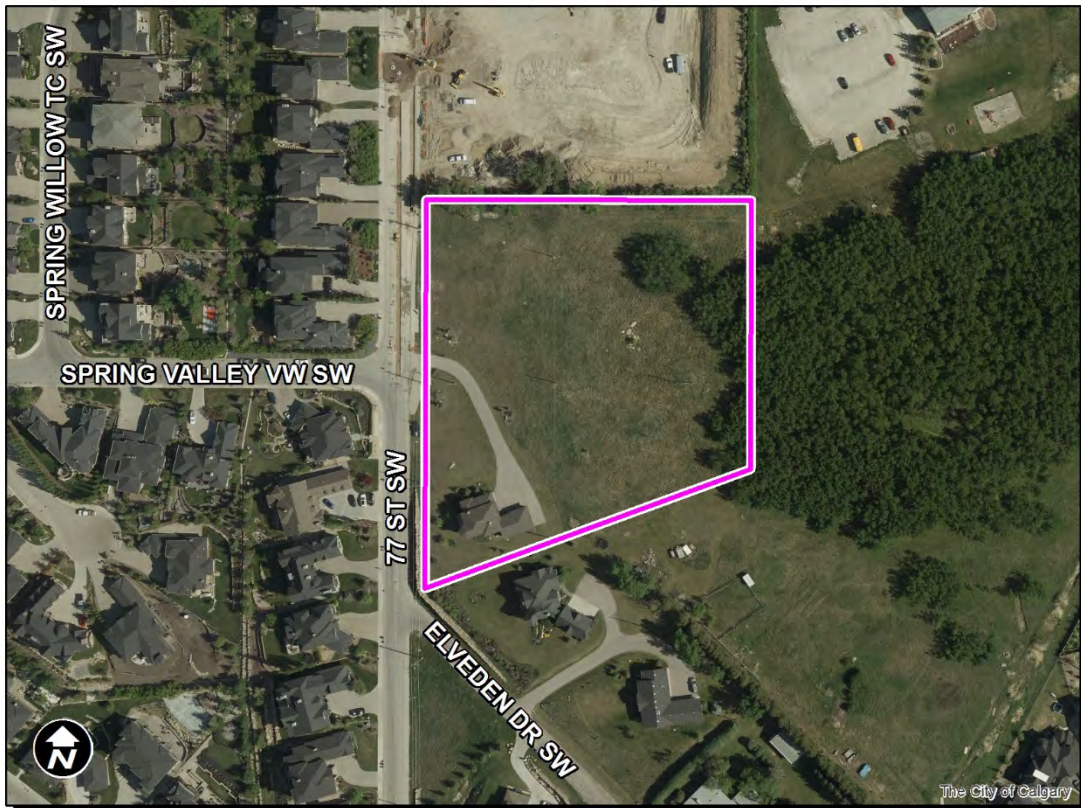
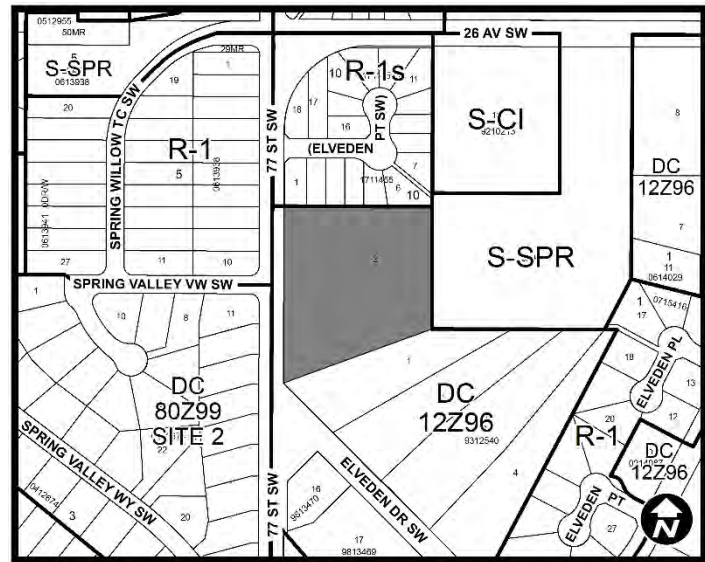
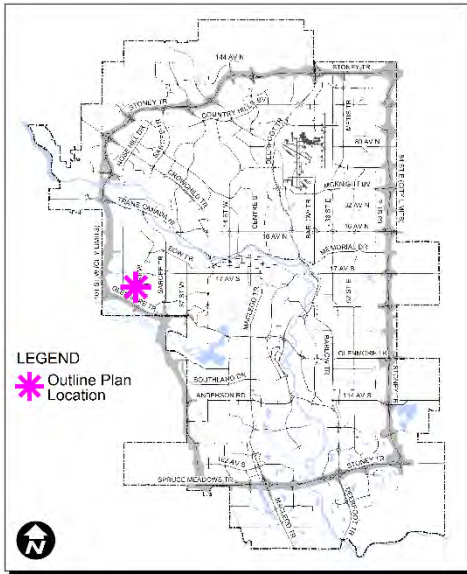
None.

**BACKGROUND**

On 2017 June 13, Council approved amendments to the *Springbank Hill Area Structure Plan (ASP)* that provide a long-range statutory plan governing future development of the community. The subject site is located within the Standard Suburban land use policy area.

Outline Plan in Springbank Hill (Ward 6) at 2828 - 77 Street SW, LOC2017-0394(OP)

Location Maps



## Outline Plan in Springbank Hill (Ward 6) at 2828 - 77 Street SW, LOC2017-0394(OP)

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### Site Context

The subject parcel is located in the community of Springbank Hill along the eastern side of 77 Street SW, just south of 26 Avenue SW. Site access is currently provided from 77 Street SW. A sandstone retaining wall, ranging between 0 to 4 metres in height, currently exists within the public right-of-way on the southern half of the site along 77 Street SW and wraps around Elveden Drive SW.

Surrounding development consists of low-density residential building forms (single detached) on both sides of 77 Street SW. The site area is 1.53 hectares (3.77 acres). A single detached dwelling exists on the parcel that is to be demolished upon the redevelopment of the site. A 2.5 hectare (6.18 acres) wooded public open space adjoins the site along its eastern edge.

Nearby community facilities include the Valleyview Community Church and Griffith Woods School, both approximately within 500 metres of the site. The site is approximately 1.7 kilometres from the 69 Street LRT station and the Westside Recreation Centre.

*Figure 1* provides Peak Population statistics for the community of Springbank Hill. As identified in *Figure 1*, the community of Springbank Hill reached its peak population in 2016 with 9,995 residents.

*Figure 1: Community Peak Population*

<b>Springbank Hill</b>	
Peak Population Year	2016
Peak Population	9,995
2017 Current Population	9,985
Difference in Population (Number)	-10
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 [Springbank Hill](#) community profile.

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

### *Subdivision Design*

The proposed outline plan provides for a similar lot and street pattern as found within neighbouring areas. The plan area is bounded by 77 Street SW along the west, a public open space area along the east (proposed Springbank Hill Community Park), and existing residential areas to the north and south. Access into and throughout the plan area is to be accommodated by privately maintained roads.

**Outline Plan in Springbank Hill (Ward 6) at 2828 - 77 Street SW, LOC2017-0394(OP)**

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The proposed outline plan (Attachment 3) shows the applicant's intent to develop the site as a bare land condominium. The applicant proposes to create 26 bare land units through a condominium plan, and provide servicing through privately maintained roads that are not required to be built to City standards for public right-of-ways. The creation of public roads to wider requirements for public right-of-ways would significantly reduce the number of parcels that could be created and publicly serviced. Furthermore, the City's standard for cul-de-sacs that accommodate full vehicular turnarounds would result in a significant reduction of publicly serviceable dwelling units at each end of the private roads. Thus, the applicant has chosen to create 26 bare land units within the existing parcel, through a condominium plan, and provide servicing through privately maintained roads that are not required to be built to City standards for public right-of-ways.

Subject to approval of the land use redesignation the applicant will submit a subdivision application to enable the bare land condominium to proceed. According to the Applicant's submission (Attachment 1), the development is to be built in a single phase. Each bare land unit complies with the rules of the Residential One/Two Dwelling District (R-2) District.

Municipal Reserve dedication is not required as reserve was previously provided in 1960 upon registration of Plan 2370 IB. A pedestrian connection to the adjoining public open space will be provided on the east edge of the site, linking the development to the proposed pathway network within the existing public open space.

***Land Use***

The associated land use amendment application (CPC2018-0490) proposes to redesignate the site to the Residential One/Two Dwelling (R-2) District. The R-2 District accommodates single detached and semi-detached dwellings in a similar development pattern as provided in the existing land use district.

***Section 3 – Land Use Areas***

**Springbank Hill Area Structure Plan (ASP)**

The subject parcel is located in the Standard Suburban land use policy area of the ASP. This policy area allows for single and semi-detached dwellings, institutional and recreational uses.

***Land Use Evaluation***

The proposed outline plan complies with the relevant policies of the Standard Suburban land use area (Section 3.1.3 of the ASP) as follows:

1. Densities shall range between 7 to 17 units per gross developable hectare; and
2. Developments should accommodate single detached and semi-detached housing.

The proposal represents a moderate increase in density compared to the existing land use district. The proposed land use district would accommodate future development that maintains the existing land use pattern, built form and context of the surrounding area.



## Outline Plan in Springbank Hill (Ward 6) at 2828 - 77 Street SW, LOC2017-0394(OP)

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### ***Density***

The density of the proposed 26 unit development is 16.99 units per hectare (uph), just under the maximum 17 uph allowed in the Standard Suburban land use policy area of the Springbank Hill ASP. The proposed density would be unachievable through the creation of new parcels in a typical subdivision process as aforementioned in the Subdivision Design section.

A subdivision application is required prior to registration of the bare land condominium plan.

Development permit applications are not required prior to the submission of building permits for single and semi-detached buildings in the developing areas of the City.

### **Infrastructure**

#### ***Transportation Networks***

Access to the site is from 77 Street SW and all internal roads are proposed to be privately maintained. Sidewalks will be provided on one side of the entrance road into the development (Elveden Court SW). This entrance road will connect to a public sidewalk along 77 Street SW, where the southern portion of this sidewalk is to be constructed at the time of development. The applicant is required to construct the missing portion of sidewalk along 77 Street SW adjacent to the site at the subdivision stage. This requirement is included in the conditions of approval (Attachment 2).

An existing northbound bus stop (Route 454) is located along 77 Street SW. Route 454 connects transit services to the LRT system (Blue Line) at 69 Street SW station.

#### ***Utilities and Servicing***

Water, storm water, and sanitary services are available at 77 Street SW and there is capacity to accommodate the proposed development. Details of the on-site servicing will be determined by the development site servicing plan at the subdivision stage.

### **Stakeholder Engagement, Research and Communication**

#### ***Engagement and Public Meetings***

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

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

## Outline Plan in Springbank Hill (Ward 6) at 2828 - 77 Street SW, LOC2017-0394(OP)

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### ***Citizen and Community Association Comments***

The Springbank Hill Community Association was circulated on this application. The Association responded with a letter (Attachment 5) generally supporting the redesignation with a few comments, questions and concerns. The Association's comments are summarized as follows:

- The proposal is towards the higher end of the maximum allowed within the Standard Suburban land use policy area.
- Mobility and connectivity is a strong theme that is to be implemented considering the site borders public open spaces along its eastern edge. A larger pedestrian pathway should be provided.
- Traffic – speed mitigation measures should be required for this application.

Both Administration and the applicant responded to the Community Association's comments. Administration confirmed it has no concerns with the proposal intending to achieve a density that reaches the upper limit of the Standard Suburban land use policy. Furthermore, Administration clarified how the applicant's concept plan was atypical, as the applicant's proposal is to establish a privately maintained development through a bare land condominium plan. No speed mitigation measures are required to accommodate the proposed development.

The applicant consulted with the Springbank Hill Community Association during the review process. The pathway connection to the adjoining public open space (proposed Springbank Hill Community Park) has been relocated to the centre of the parcel, from the originally proposed northeast corner. The realignment is a response to the Community Association's request for better connectivity to be established to the public open space from 77 Street SW. The City's Parks Department is working collaboratively with the applicant and Springbank Hill Community Association to ensure the proposed concept plan for the park co-ordinates pathways with the proposed connection on the subject parcel.

One letter of opposition was received from the public. The letter expressed an opinion that the development of the subject lands should align with the rules of the Residential – One Dwelling (R-1) District, which only allows for single detached dwellings.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory – 2014)***

The subject parcel 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 (Section 8.14).

#### ***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located with the Developing Residential area as identified in the *Municipal Development Plan (MDP)*. With the recent adoption of the amendments to the Springbank Hill

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## Outline Plan in Springbank Hill (Ward 6) at 2828 - 77 Street SW, LOC2017-0394(OP)

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ASP, policies are in place to guide the development of the subject site in compliance with the applicable policies of the MDP.

### ***Springbank Hill Area Structure Plan (Statutory – 2017)***

The subject parcel is located in the Standard Suburban land use policy area. This area is intended to accommodate single and semi-detached forms of housing. The proposed land use amendment complies with policies of the ASP and accommodates compatible development with the low-density residential character of the existing neighbourhood.

### **Social, Environmental, Economic (External)**

The proposed outline plan accommodates an additional housing form (semi detached dwellings) not allowed within the current land use district. The proposed land use amendment accommodates a greater mix of housing types in this particular area of Springbank Hill.

### **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 outline plan does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

### **Risk Assessment**

There are no significant risks associated with this proposal.

### **REASONS FOR RECOMMENDATIONS:**

The proposal complies with the applicable policies of the *Springbank Hill ASP*. The proposed Outline Plan accommodates the addition of semi-detached dwellings, while keeping within the density allowed with the Standard Suburban land use policies of the *Springbank Hill ASP*.

### **ATTACHMENT(S)**

1. Applicant's Submission
2. Conditions of Approval
3. Outline Plan
4. Applicant's Concept Plan
5. Community Association Letter
6. Outline Plan Data Sheet

## Applicant's Submission

### Archetype Developments

29 Aspen Ridge Way S.W.  
Calgary, AB T3H 5M3

To: Corporate Planning Applications Group

Re: LOC 2017-0394

#### **Applicant Summary: Elveden Court**

##### **Elveden Court**

The vision of Elveden Court is a high quality residential development with the land use of R2, facilitating the option for both single family detached and semi-detached residences. The proposed development is intended to accommodate 26 dwelling units, in concert with the prescribed density target and built forms of the Springbank Hill Area Structure Plan Bylaw 28P2017: *Standard Suburban density range of 7-17 units per hectare/2.8-6.8 units per acre; Residential Developments should accommodate single- detached and semi-detached housing.*

Elveden Court will be implemented through a bare land condominium with private roads in order to facilitate more flexible development primarily due to the site's configuration, area and dimensions. Design features through the bare land condominium development will positively enhance its 77<sup>th</sup> streetscape with an attractive landscaped entrance road, entrance features, private landscaping and additional tree planting to create a mature neighbourhood environment. Elveden Court will employ a consistent style of architecture in the residences and a consistent streetscape on 77<sup>th</sup> Street, with perimeter fencing in concert with the Elveden Park subdivision to the north as well with boulevard trees to create an attractive streetscape and pedestrian environment. The entrance road is required to align on the 77<sup>th</sup> Street with the existing Spring Valley View SW.

The existing landform encourages mountain views to the west and appreciation of the natural aspen lands of the municipal reserve to the east. Public access to the municipal reserve will be facilitated through a pathway within the development.

The existing retaining wall located in 77<sup>th</sup> street adjacent to the southwest corner of Elveden Court will be relocated into the site, effectively in the same location and integrated with the existing wall supporting the acreage to the south. As a result, the impacted lots are configured accordingly for servicing and market reasons. Elveden Court is to be constructed in a single phase.

For more information please contact [archetype.developments@shaw.ca](mailto:archetype.developments@shaw.ca)

## Conditions of Approval

The following Conditions of Approval shall apply:

### Subdivision Services:

1. The existing buildings shall be removed **prior to endorsement of the final instrument.**

### Development Engineering:

2. **Prior to Endorsement of the final instrument OR under separate development permit (for retaining wall)**, provide a completed copy of the "Retaining Wall Design Disclosure Statement"

AND

Submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s) 1.2m and higher, prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

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

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

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

4. **Prior to Endorsement of the final instrument**, submit three (3) sets of the Development Site Servicing Plan (DSSP) details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact [developmentservicing2@calgary.ca](mailto:developmentservicing2@calgary.ca) for additional details.

## Conditions of Approval

The DSSP will identify if a wastewater monitoring access point is required to service the proposed industrial, commercial or institutional developments as per Part VIII of the *Wastewater Bylaw 14M2012*. Such an access point allows for the observation, sampling and flow measurement of wastewater entering the wastewater system, and includes a test manhole. Monitoring access points should be, wherever possible, located outside the property line on public property. If the access point cannot be located on public property, an easement access is required. The easement access is to be a minimum 5m x 5m surrounding the test manhole and include a standard right-of-way for the sewer pipe leading to the manhole. The right-of-way must be registered prior to release of the Development Permit. Contact Corporate Properties at 403-268-5863 for an easement access. All monitoring access points must provide direct access to City staff for inspection purposes.

For further information, refer to the following:

### **Design Guidelines for Development Site Servicing Plans**

[http://www.calgary.ca/PDA/pd/Documents/urban\\_development/publications/DSSP2015.pdf](http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf)

### **Development Site Servicing Plans CARL (requirement list)**

<http://www.calgary.ca/PDA/pd/Documents/carls/DSSP-CARL.pdf>

5. **Prior to endorsement of the final instrument**, execute a Development Agreement. Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).
6. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).
7. **Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Spring Willow Development Corporation for part cost of the existing surface and sanitary sewers installed/constructed 77 Street SW that was paid for and/or constructed by Spring Willow Development Corporation under Springbank Hill, Phase 02 (2005-072).
8. **Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Frisco Development Inc. & East Springbank Estates Development Corporation for part cost of the existing surface and sanitary, storm sewers and watermains installed/constructed 77 Street SW that was paid for and/or constructed by Frisco Development Inc. & East Springbank Estates Development Corporation under Springbank Hill, Phase 01 (2002-119).
9. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor prior to endorsement of the final instrument. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.

### Conditions of Approval

10. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
11. Make repayment arrangements with the City of Calgary for part cost of the existing storm water wet pond 13WPA.
12. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b) Construct the watermain within 77 Street SW along the west boundary of the plan area.
  - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - d) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
13. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Slope Stability Review, prepared by McIntosh Lalani Engineering Ltd (File No.ML8495), dated Dec. 6, 2017.
14. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
15. The site is within Broadcast Hill pressure zone and will be serviced from the extension of existing 300mm watermain along 77 St SW. The 300mm watermain is required to be extended to the south property boundary for the future connection at the expense of the developer.

### Transportation:

16. At the time of subdivision (bare land condominium), a road widening setback of 0.44m will be required adjacent to 77 St SW
17. For residential lots fronting onto collector or higher volume roadways, access will only be permitted to the adjacent residential lanes/street. A restrictive covenant shall be registered concurrent with the registration of the final instrument prohibiting direct vehicular access to 77 St SW.

### Conditions of Approval

18. At the time of subdivision (bare land condominium), an access easement will be required on parcels located at dead ends of internal roads to accommodate sweeps for trucks/emergency vehicles. No permanent structure or parking will be permitted in the easement area.
19. Concurrent with registration of the final instrument, a restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area on 77 St SW.
20. Concurrent with registration of the final instrument, a public access easement shall be registered on any pathway routes located on private lands.
21. The developer will be responsible for construction of public sidewalk adjacent to 77 St SW.
22. The developer will be responsible for construction of bus pad adjacent to the side on 77 Street SW.
23. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Director, Transportation Planning and in accordance with the Area Structure Plan policy.
24. The road and pedestrian network for future development in the area is subject to further review and analysis in conjunction with future outline plan revisions and Tentative Plan submissions.
25. The retaining wall located within road right of way shall be removed at owner's expense.

### Parks:

26. Prior to approval of the subdivision application (bare land condominium), the Biophysical Impact Assessment (BIA) is to be approved by Parks Natural Areas Specialist (Marta Sudyk (403) 369-1376). Comments will be provided directly to the author of the BIA under separate cover.
27. Prior to approval of the subdivision application (bare land condominium), the proposed pathway leading to the adjacent MR – Municipal Reserve (Springbank Hill Community Park) is to be confirmed and coordinated with the proposed pathway alignments contained within the Springbank Hill Community Park.
28. Prior to approval of the subdivision application (bare land condominium), the developer shall confirm fencing requirements adjacent to MR parcels to the satisfaction of the Director, Calgary Parks. The Developer, at its sole cost and expense and to the satisfaction the Director, Parks, will construct the fence inside the property line of all residential lots where it abuts the municipal reserve parcel.
29. Prior to approval of the subdivision application (bare land condominium), or **stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.



### Conditions of Approval

30. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector (Jackie Swartz) at 403-620-3216 or [Jacqueline.Swartz@calgary.ca](mailto:Jacqueline.Swartz@calgary.ca) for an inspection.
31. Drainage from the development site onto the adjacent municipal reserve is not permitted.
32. Stormwater or other drainage from the development site onto the adjacent municipal reserve parcel is not permitted. Any drainage from private lots onto the adjacent municipal reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector (Jackie Swartz) at 403-620-3216 or [Jacqueline.Swartz@calgary.ca](mailto:Jacqueline.Swartz@calgary.ca) for an inspection.

# Outline Plan

**Springbank Hill Phase II**  
Outline Plan and Land Use Amendment Application  
(Proposed Bareland Condominium)

Block 1, Lot 2, Plan 2370B  
Sec. 10, TWP. 24, RBE 2, Mer 5  
Prepared For: Archetype Developments Inc.

Outline Plan Statistics	Hectare	% Acres
Total Area	1,527	3,773
Total Developable	1,527	3,773
Residential (R2)	1,521	3,757
77 Street Road Widening	0,006	0,016
Total Area	1,527	3,773

**Land Use Statistics**  
DC 12296 to Residential  
One/Two Dwelling (R2) District

**Density (Anticipated):** 26 Units - (17 uph)

**Notes:**

- All utilities situated on the subject site will be recharged and effected assessments discharged
- Conceptual lotting only - subject to possible changes
- All access road designs to 12m centerline turning radius
- All roads designed to support Fire Truck loads of 38,500 kg/85,000 lbs
- 11/200/200/400 Elveden Court SW

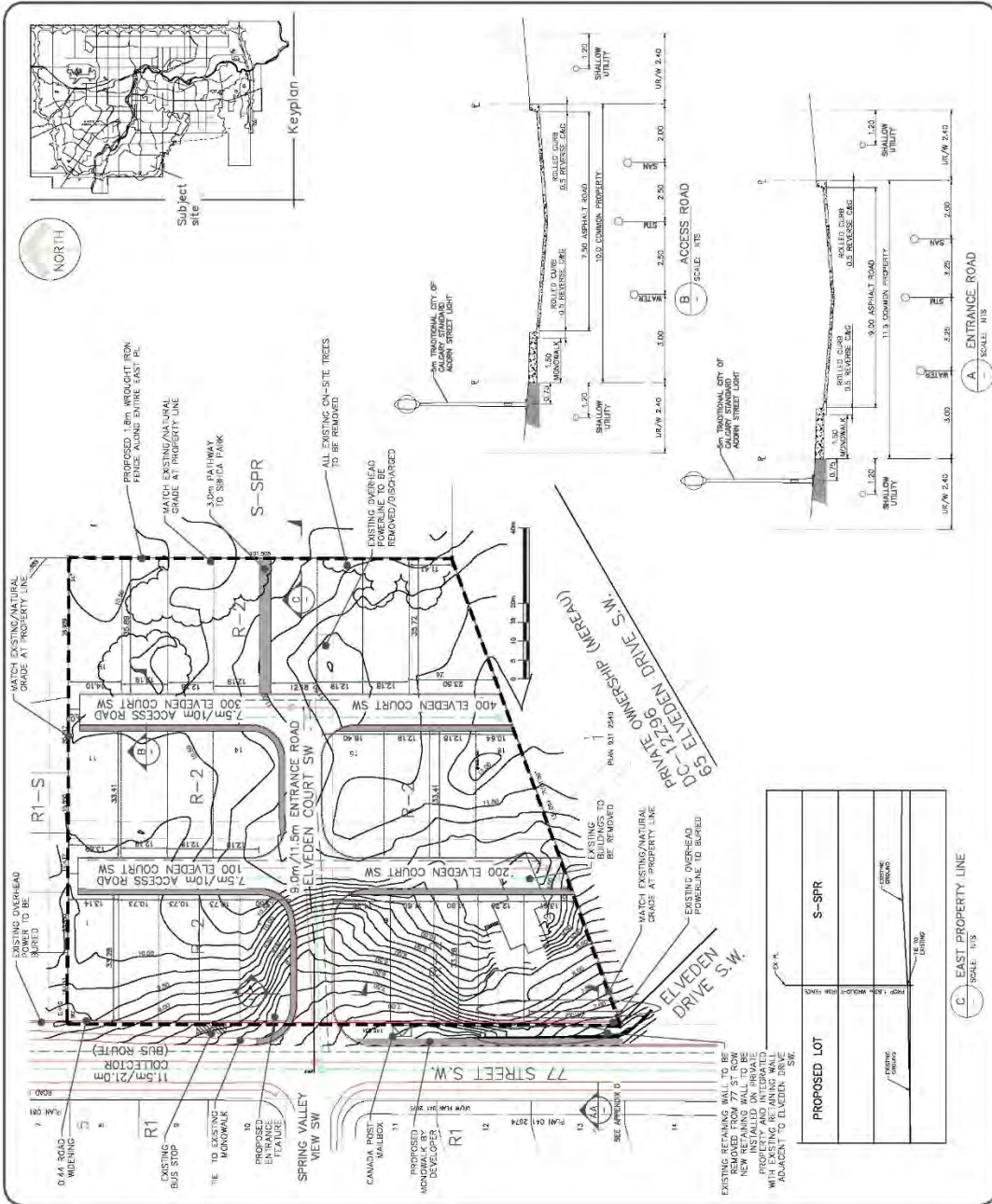
**Legend**

- Outline Plan Boundary
- Original Contours (.25m intervals)
- Proposed Sidewalk
- Existing Tree Cover
- Canada Post Mailbox
- Bus Stop

Prepared By:  
InterPlan Strategies Inc.  
Archetype Developments Inc.  
Craft Engineering Ltd.

Date: DEC 2017

Figure **3**



Applicant's Concept Plan

LOC2017-0394 Site Concept Plan



## Community Association Letter

# Springbank Hill Community Association



7541- 26 Ave SW  
Calgary, AB, T3H 3X2

Email: [info@springbankhill.org](mailto:info@springbankhill.org)

To: Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201

Re: File Number LOC2017-0394

Thank you so much for this opportunity to respond to this LOC.

While we are pleased with the overall concept of this application, but there are a few comments, questions and concerns that we would like to bring forward.

### 1: Density

3.1.3 Standard Suburban (7-17uph) Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses. Policies 1. Densities shall range between 7 to 17 units per gross developable hectare. 2. Developments should accommodate single detached and semi-detached housing. 3. Institutional or recreational uses should be located on development sites larger than 2 hectares (5 acres) and in close proximity to corridors and nodes. 4. Where institutional or recreational uses are proposed, the impacts of the use on the surrounding areas should be assessed when evaluating the application (e.g. traffic, parking, privacy, noise).

The proposed application is towards the higher end of density at 15.27 upha.

2: Throughout the ASP, mobility and connectivity is a strong theme. In addition, this application is bordered on the eastern side, by the community lands that are being developed by the spring bank hill community association. In reviewing the application, we note that a 2.0 m pedestrian pathway would be the only connection provided to the community lands.

We would hope the applicant would provide more accessibility to the community lands, incorporating at least pedestrian and cycling access. As well we would like to

Visit our website at [www.springbankhill.org](http://www.springbankhill.org)

## Community Association Letter

understand the proposed fencing on the eastern edge of the development, and trust that it would blend to the natural state of the community land development.

### 3: Traffic

Given the dramatic increase in density, along this portion of 77th street, we would like to understand the anticipated traffic impact, and wonder if pedestrian crossings, and speed mitigation measures should be a requirement for this application. 77th street is used both for city transit, and school transportation. It has been noted that there has been a dramatic increase in pedestrian traffic crossing 77th at multiple points.

Sincerely,

Elio Cozzi

On behalf of the Planning Committee - Springbank Hill Community Association

Cc: RAYNER S. DSOUZA, File Manager

Visit our website at [www.springbankhill.org](http://www.springbankhill.org)

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Outline Plan Data Sheet

DATA SHEET FOR OUTLINE PLANS					
APPLICANT ARCHETYPE DEVELOPMENTS INC.		APPLICANT'S ADDRESS 29 ASPEN RIDGE WAY S.W.			
OWNER LONGLINE ATA		OWNER'S ADDRESS 2828 77 <sup>th</sup> STREET S.W.			
DEVELOPER ARCHETYPE DEVELOPMENTS INC.		DEVELOPER'S ADDRESS 29 ASPEN RIDGE WAY S.W.			
NAME OF COMMUNITY/AREA SPRINGBANK HILL				PHASE/STAGE SB Hill PH2	
LEGAL DESCRIPTION LOT 2, Block 1 PLAN 23701B		MUNICIPAL ADDRESS 2828 77 <sup>th</sup> STREET S.W.			
AREA STRUCTURE/PLAN/DESIGN BRIEF/COMMUNITY PLAN 28P2017 SB Hill ASP.		HECTARES		ACRES	
EXISTING LAND USE DISTRICTS (ZONING) DC12296		GROSS AREA OF PLAN		1.53 3.77	
		Less: ENVIRONMENTAL RESERVE			
PROPOSED LAND USE DISTRICTS (ZONING) R2		LAND PURCHASE AREA			
		GROSS DEVELOPABLE AREA		1.53 3.77	
		NET AREA		Anticipated Number of Lots	
				Maximum Number of Lots	
		Hectares		Acres	
LOW DENSITY RESIDENTIAL	R-C1L	ha	ac		
	R-C1	ha	ac		
	R-C1N	ha	ac		
	R-C2	ha	ac		
	R-1	ha	ac		
	R-1N	ha	ac		
	R-2	1.53	3.77	1	N/A
	R-2M	ha	ac		
	R-MH	ha	ac		
	R-CG	ha	ac		
R-G	ha	ac			
OTHER RESIDENTIAL (comprehensively-designed residential, multi-family, etc)	Parcel Number			Anticipated # of units	Max # of units
	Parcel #	ha	ac		
	Parcel #	ha	ac		
	Parcel #	ha	ac		
OTHER LAND USES	Industrial	ha	ac		
	Commercial	ha	ac		%
	Other	ha	ac		%
ROADS	Credit	ha	ac		%
	Non-Credit	ha	ac		%
	Public Util Lot	ha	ac		%
RESERVES	Credit	ha	ac		%
	Non-Credit	ha	ac		%
DENSITY		Projected		Maximum	
	Total Number of Units	26 units		26 units	
	Overall Density of Outline Plan	17 uph	6.8 upa	17 uph	6.8 upa

\*All the percentages are based on gross developable area

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 6.05**





Planning & Development Report to  
Calgary Planning Commission  
2018 May 03

ISC: UNRESTRICTED  
CPC2018-0516  
Page 1 of 8

## Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026

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### EXECUTIVE SUMMARY

This land use amendment application was submitted by O2 Planning & Design on 2018 February 5 on behalf of Rousseau Holdings Inc. The application proposes to change the designation of six contiguous parcels from Multi-Residential – Contextual Low Profile (M-C1) District to a DC Direct Control District to:

- allow for a maximum building height of 17.0 metres for Assisted Living (an increase from the current maximum of 14.0 metres);
- remove the maximum floor plate area at or above 14.0 metres for Assisted Living;
- identify 190 units per hectare as the maximum density for the parcel; and
- allow for the uses listed in the district.

The proposed DC District is based on the Multi-Residential – Contextual Medium Profile (M-C2) District and is intended to provide certainty for an Assisted Living development. The proposal is in keeping with applicable policies of the Municipal Development Plan.

### ADMINISTRATION'S RECOMMENDATION:

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

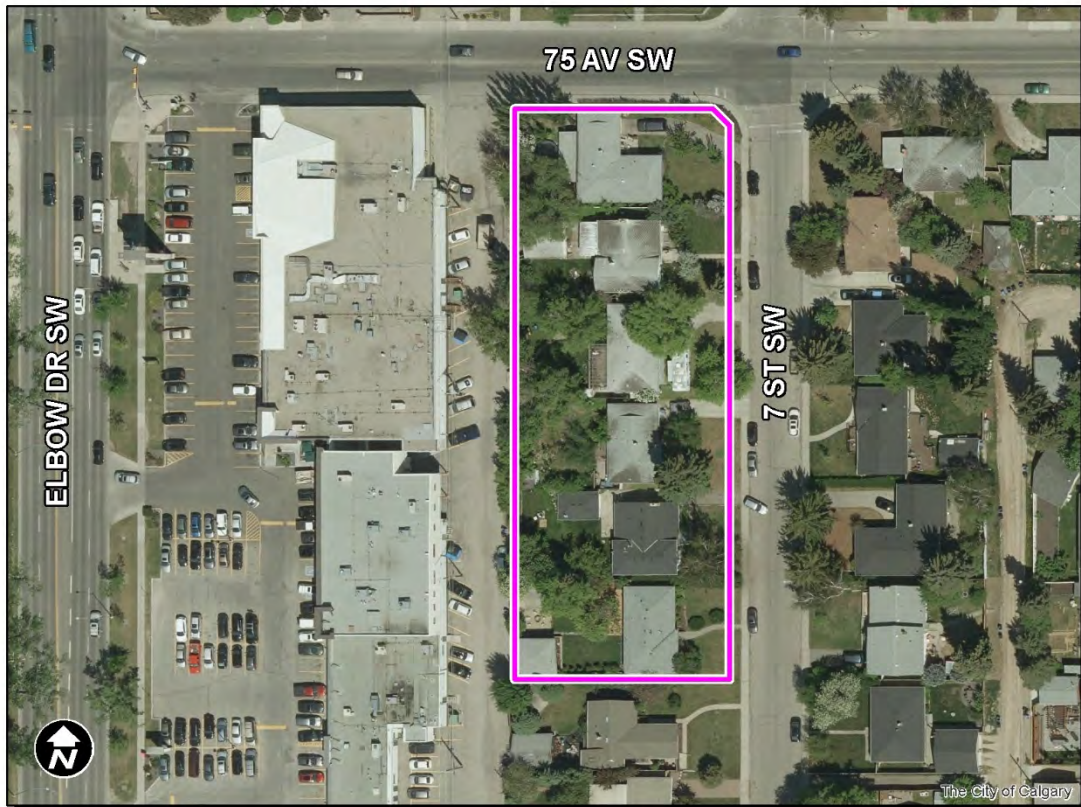
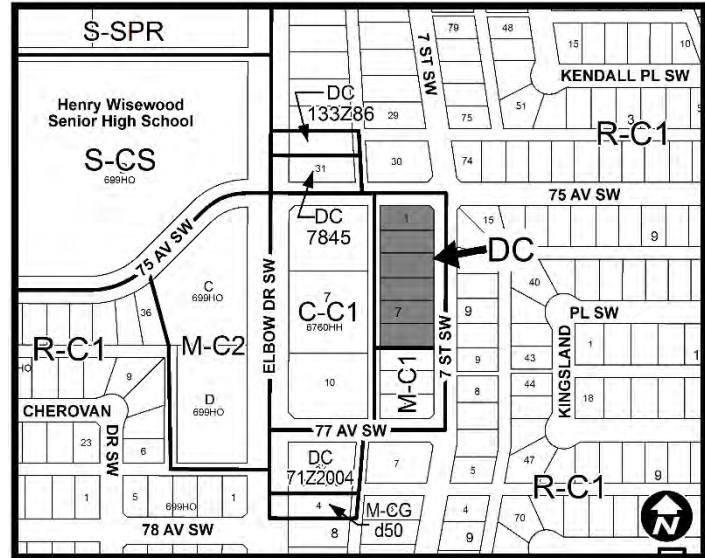
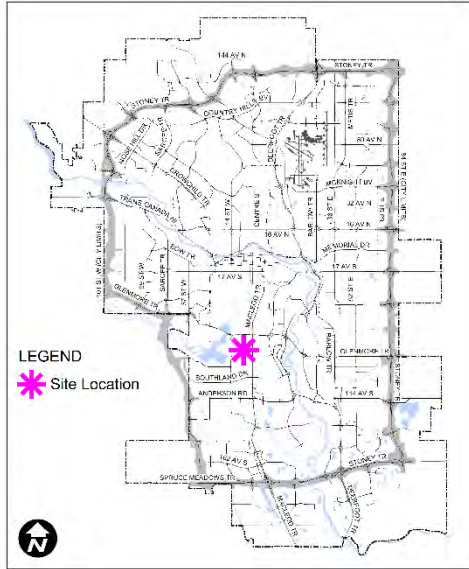
1. **ADOPT**, by bylaw, the proposed redesignation of 0.42 hectare ± (1.03 acres ±) located at 7603, 7607, 7611, 7615, 7619 and 7703 - 7 Street SW (Plan 3215HG, Block 7, Lots 1 to 6) from Multi-Residential – Contextual Low Profile (M-C1) District to DC Direct Control District to accommodate an Assisted Living development with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026

Location Maps



## Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026

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### BACKGROUND

#### Site Context

The subject site, which is comprised of six contiguous parcels, is located in the community of Kingsland east of Elbow Drive SW and south of 75 Avenue SW. The surrounding area is characterized by low density residential development, small scale commercial development and places of worship.

The predominant land use to the east and north is Residential Contextual One Dwelling (R-C1) District. To the west, and across the lane, is a Commercial – Community (C-C1) District parcel developed in the form of a small commercial development. To the south, parcels are designated Multi-Residential – Contextual Low Profile (M-C1) District.

The site is approximately 0.42 hectares (1.03 acres) in size and is currently occupied by six Single detached Dwellings (one dwelling per parcel). In addition, some of the parcels include detached garages accessed either from the rear paved lane or from 7 Street SW. Parking stalls for employees of the adjacent commercial development exist along the west portion of the lane within the commercial site's property line. An east-west pedestrian access point currently exists through the commercial site.

As identified in Figure 1, the population in the community of Kingsland has declined by 13 percent since it achieved its peak population in 1971.

Figure 1: Population Trends in the Community of Kingsland

<b>Kingsland</b>	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,667
Different in Population (Number)	- 674
Different in Population (Percentage)	-13%

Source The City of Calgary 2017 Civic Census

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

A development permit application (DP2018-0883) for a five storey Assisted Living development was submitted on 2018 March 06. This development proposal was presented at Urban Design Review Panel on 2018 April 11. The development permit is on hold pending submission of amended plans to respond to the Detail Team Review document.

## Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026

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### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed DC District allows for moderate intensification of the site and will provide a level of certainty for the proposed Assisted Living use. The application is compatible with the uses and developments in the surrounding area and meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

#### *Land Use*

The existing Multi-Residential – Contextual Low Profile (M-C1) District is a multi-residential designation intended to be in close proximity or adjacent to low density residential development and provide for Multi-Residential Development in a variety of built forms. Parameters of the M-C1 District include a maximum height of 14.0 metres and a maximum density of 148 units per hectare which would allow for 62 dwelling units on the subject site. Assisted Living is listed as discretionary use in the M-C1 district.

The proposed DC District allows for moderate intensification of the site and is consistent with the low density residential character of the area. The DC District is based on the Multi-Residential – Contextual Medium Profile (M-C2) District and includes specific provisions for Assisted Living development. The proposed DC District indicates that when a development is entirely occupied by an Assisted Living use, the maximum building height is 17.0 metres and there is no maximum horizontal cross section through the building. All other uses listed in the district will have a maximum height of 16.0 metres. The DC District also proposes a maximum floor area ratio is 2.5 and a maximum density of 190 units per hectare which will allow for 80 dwelling units. This maximum density is not applicable to Assisted Living use. The Assisted Living is listed as a discretionary use in the proposed DC District. Refer to Attachment 2 for the proposed DC District details.

#### **Infrastructure**

##### *Transportation*

Vehicular access to the subject site will be from the 9.0 metres paved lane to promote safe continuous pedestrian circulation along 7 Street SW and 75 Avenue SW. A Transportation Impact Assessment (TIA) was not required for this land use amendment application.

Transit service is available within 100 metres of the site on Elbow Drive SW which is part of the Primary Transit Network. Bus Route 3 runs along Elbow Drive SW and provides a high level of transit service, connecting the area to key destinations and major transit hubs in the downtown and the Heritage LRT Station, making an independent car-free lifestyle supportable in this location.

The site is located within the “KK” Residential Parking Zone and permits are required to park along the street.

## Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026

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### ***Utilities and Servicing***

Sanitary sewers are available to service the subject site. Any required upgrades to the public sanitary sewer system would be identified at the development permit stage.

Water mains are available to service the development and can accommodate the potential redevelopment of the site without the need for off-site improvement.

Storm sewers are available to service the subject site. As outlined in the Haysboro Drainage Study (CH2M, 1997), and considering that the existing storm sewer system is overloaded at present, the allowable release rate will be based on existing release rate at a 1:2 year storm event.

Due to the intensification of the site within an established area and as the site abuts an existing commercial development, a Phase I Environmental Site Assessment (ESA) report will be required at the development permit stage.

### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, the application was notice posted on-site, and circulated to internal and external stakeholders. Notification letters were sent to adjacent landowners. Information was also included in the Planning and Development Map (PMap), which is an online tool accessible by the public that includes relevant information on planning applications.

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

### ***Engagement and Public Meetings***

On 2018 February 28, Administration attended an applicant-led meeting with the Kingsland Community Association and adjacent owners. Discussion focused on the proposed land use amendment application with reference to the proposed Assisted Living development. Overall, discussion was positive and attendees expressed some concerns related to the number of proposed units, height, privacy, traffic and parking. Administration provided clarification on the planning process and the *Land Use Bylaw*.

### ***Citizen and Community Association Comments***

Administration received two letters of support from nearby residents. However, writers expressed concerns regarding potential shadow casting of the proposed massing, a building height of 17.0 metres for uses other than Assisted Living, and the impact on property value.

One letter of opposition was received. The writer expressed concerns about potential massing and height, shadows, traffic, privacy as well as pedestrian connections with Elbow Drive SW

## **Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026**

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along 75 Avenue SW which would be affected by additional traffic and impacts during construction.

The Kingsland Community Association provided a letter of no objection, which is included as Attachment 3.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory, 2014)***

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

#### ***Municipal Development Plan (Statutory, 2009)***

The area where the site is located is identified by the Municipal Development Plan (MDP) as a Residential, Developed-Established (Map 1: Urban Structure). These areas are characterized primarily by residential communities containing a mix of low-and-medium density housing, with support retail in relatively close proximity. These areas may support moderate intensification in a form and nature that respects the scale and character of the surrounding areas.

The proposal aligns with the MDP's city-wide policies that encourage intensification, including complete communities; neighbourhood infill and redevelopment; as well as housing diversity and choices policies. Section 2.3.1 (a) (1) of the MDP notes that diverse neighbourhoods include a range of housing choices in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups, including seniors. In addition, section 2.3.1 (g) encourages integration of care facilities within residential and mixed-use communities to provide for a broad range of specialized accommodation and care in order to meet a diverse array of city-wide and community's needs, including nursing homes, adult group homes, youth care facilities, rehabilitative homes, and transitional facilities.

The site is located near Elbow Drive SW which is part of the Primary Transit Network (Map 3: Primary Transit Network)

#### ***Local Area Plan***

There is no local area plan for Kingsland.

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

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

## Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026

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public transit and close to local neighbourhood commercial and other support uses such as community associations, recreational facilities and medical offices.

The site is located in close proximity to the Primary Transit Network with a bus stop within 100 metres, which will facilitate the mobility needs of staff, clients, and visitors. The site's location facilitates integration with the community due to its proximity to commercial development, schools, community open spaces and medical offices.

### ***Location Criteria for Multi-Residential Infill (Non-Statutory, 2014)***

The development potential under the DC District generally meets the location criteria and is consistent with the context. The laned site is located 50 metres east of Elbow Drive SW which is part of the Primary Transit Network. The closest bus stop is approximately 100 metres west of the subject site. The site is flanked by 75 Avenue SW which is a collector road and it backs onto a small commercial development. Henry Wise High School and several medical offices and places of worship are in close proximity to the site.

### **Social, Environmental, Economic (External)**

The proposed land use allows for a range of housing choices to accommodate the housing needs of diverse age groups, lifestyles and demographics. The proposal allows for efficient use of land by allowing moderate intensification of the site. This will be the first large development proposal for Assisted Living in the community of Kingsland.

### **Financial Capacity**

#### ***Current and Future Operating Budget:***

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

#### ***Current and Future Capital Budget:***

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

### **Risk Assessment**

There are not significant risks associated with this proposal.

### **REASON FOR RECOMMENDATION:**

The DC District will allow for moderate intensification of the site in a way that respects the character and scale of the surroundings. It provides specific rules to facilitate an Assisted Living development which is compatible with the existing uses and development in the area. The proposal aligns with applicable municipal policies including the *Municipal Development Plan* and locational criteria for Care Facilities and multi-residential developments.

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CPC2018-0516  
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**Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street  
SW, LOC2018-0026**

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**ATTACHMENT(S)**

1. Applicant's Submission.
2. DC Direct Control District.
3. Kingsland Community Association Letter.



## Applicant's Submission

**O2 Planning + Design Inc.**  
510 255 17<sup>th</sup> Ave SW T2S 2T8  
Calgary | Alberta | Canada

T 403 228 1336  
F 403 228 1320  
E info@o2design.com



O2 Planning and Design is pleased to submit this land use amendment application for 7603-7619 and 7703 7<sup>th</sup> Street SW. A project summary and land use rationale is provided below and a preliminary drawing package is included with the application.

### Site and Site Context

The subject site, legally described as Lots 1-6, Block 7, Plan 3215HG, sits on the corner of 75<sup>th</sup> avenue and 7<sup>th</sup> street SW (7603-7619 and 7703 7<sup>th</sup> Street SW) in the community of Kingsland and is currently occupied by six single detached houses. The site is approximately 4156sq.m and is currently designated as MC-1.

To the west of the site is Kingsland Plaza, which is a commercial/retail development that includes a Shoppers Drug Mart, a professional medical centre, and various ground level commercial and retail uses. Henry Wise Wood High School sits northwest of the site adjacent to Kelvin Grove Park which has a small playground, tennis courts, playfield, ball diamond, and skate park. Directly north is the Shepherd King Lutheran Church, and located east and south of the subject site are single detached houses.

The subject site is in close proximity to Elbow Drive and is well serviced by Calgary Transit with major bus routes including Route 3, as well as community routes including 776, 777, 778, and 780. Macleod Trail's commercial corridor is also within a 15-minute walk.

### Proposed Development

Connecting Care intends to develop the site into a 94-unit seniors' development with a total gross floor area of 9,970 sq.m (107,316 sq.ft) and an FAR of 2.4. The proposed building height is 16.8m (55.12ft) or 5 storeys and the development will have a total of 64 parking stalls with parkade access off the paved laneway and five surface stalls accessed off the lane. In total, 49 class 1 bike stalls and 10 class 2 stalls are proposed.

Private amenity spaces and communal areas will be provided and will include a spa, gym, community kitchen, outdoor bbq terrace, chapel and theater. Ground level uses of the building will be primarily residential units with street access, along with administrative offices occupying the northeast corner of the building.

A development permit is forthcoming and is excepted to run staggered or 'semi-concurrent' to this application. The DP provides the details of the proposed project to support this land use amendment and provides the City and community additional certainty on the proposed development.

### Proposed Land Use

To facilitate this project a land use redesignation is required as the development height and 5<sup>th</sup> story floorplate are in excess of the MC-1 envelope. A pre-application meeting and subsequent follow up meetings were held with Administration and two land use options considered:

1. MH-1 with height, floor area, and density modifiers; and
2. A DC based on MC-2.

Based on feedback from Administration a Direct Control District based on MC-2 was selected. The intent of the DC is to remove the maximum floor plate area at or above 14.0 metres, and to increase the maximum building height from 16 to 17m. Through sensitive design and

## Applicant's Submission

**O2 Planning + Design Inc.**  
510 255 17<sup>th</sup> Ave SW T2S 2T8  
Calgary | Alberta | Canada

T 403 228 1336  
F 403 228 1320  
E info@o2design.com



discretionary authority, concerns of overlooking and massing can and have been addressed, and based on the site's location on the west side of 7<sup>th</sup> Street and adjacency to commercial development, there will be no shadowing impacts from the 1m height increase or increased floorplate. In all other aspects, the project largely conforms with the MC-2 district.

### **Engagement**

In anticipation of this application and the forthcoming development permit, the development team met with the Kingsland Community Association Planning Committee on January 12, 2018. The conversation was extremely productive and cordial, and an engagement strategy was agreed upon which included:

- A February 28<sup>th</sup> meeting with adjacent residents on 7<sup>th</sup> Street to review both applications; and
- A March 14<sup>th</sup> Community Open House to solicit feedback from the broader community.

## Proposed DC Direct Control District

### Purpose

- 1 This Direct Control District is intended to:
- (a) provide special provisions applicable only to **Assisted Living**; and,
  - (b) establish the maximum **density** for the **parcel** for **Multi-Residential Development**.

### Compliance with Bylaw 1P2007

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

### Reference to Bylaw 1P2007

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

### Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

### Density

- 7 The maximum **density** for the **parcel** is 190 **units** per hectare.

### Rules for Assisted Living

- 8 Where the entire **building** is for **Assisted Living**:
- (1) The maximum **building height** is 17.0 metres.
  - (2) There is no maximum area of a horizontal cross section through the **building**.
  - (3) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
  - (4) The minimum **building setback** from a **property line** shared with another **parcel** designated as **Multi-residential district** is 2.0 metres.
  - (5) The maximum **hard surfaced landscaped area** is 55.0 per cent of the required **landscaped area**.

## Community Association Letter



505 78<sup>th</sup> Avenue SW  
Calgary, Alberta T2V 0T3  
Bus: 403.255.1400  
Fax: 403.255.1407  
Email:  
[admin@kingslandcommunity.ca](mailto:admin@kingslandcommunity.ca)

28th March 2018

MCAP, MEDES, RPP, MCIP

Planner II  
Community Planning South  
Planning & Development  
The City of Calgary

Re: LOC2018-0026 - Landuse change at 7<sup>th</sup> Street S.W in Kingsland

Following numerous meetings with the Developer, Architects and City Planners the Kingsland Community Association has no opposition to the land use change provided the change incorporates a MC2 – DC for a 5 storey building.

Yours sincerely

A handwritten signature in black ink that reads "D. MacDonald".

Darren MacDonald  
Planning Director  
Kingsland Community Association.

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 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 6.06**



Planning & Development Report to  
Calgary Planning Commission  
2018 May 03

ISC: UNRESTRICTED  
CPC2018-0383  
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## Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205

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### EXECUTIVE SUMMARY

This land use amendment application was submitted by IBI Group on 2017 July 14 on behalf of 535820 Alberta Inc (Ambrose So, Joseph CY Leung and Yvonne Wong) and seeks to redesignate three parcels in Scenic Acres from Special Purpose - Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1 d225) District to allow for a multi-residential development. A minor map and text amendment to the *Bearspaw East Area Structure Plan* is also required to support this application.

The proposal is generally in keeping with the applicable policies of the *Municipal Development Plan* and *Bearspaw East Area Structure Plan*, as amended.

#### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Bearspaw East Area Structure Plan as contained in Attachment 2 of this report;
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.82 hectares ± located at 5651, 5651R and 6211 Nose Hill Drive NW (Plan 9512377, Block 6, Lots 1 and 2; Plan 1000IX, OT) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Low Rise (M-H1d225) District; and
4. Give three readings to the proposed bylaw.

#### PREVIOUS COUNCIL DIRECTION / POLICY

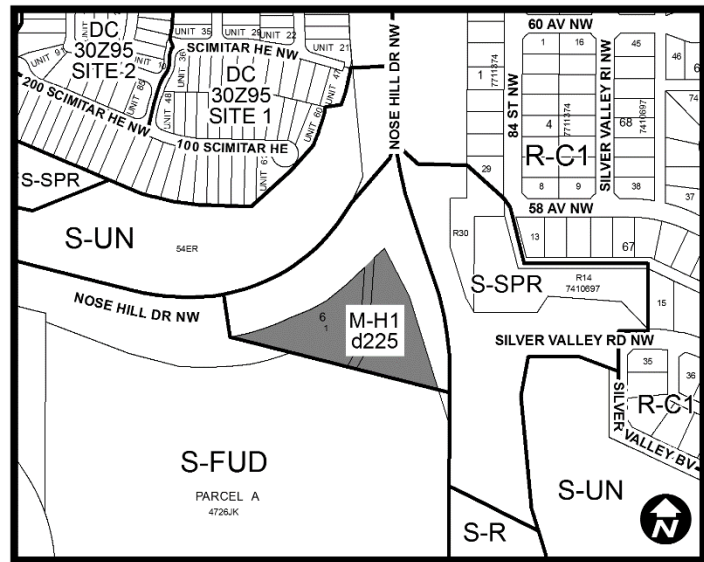
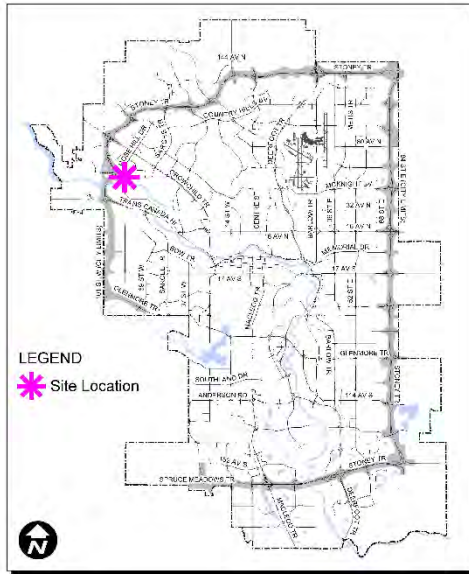
None.

#### BACKGROUND

The subject site is comprised of three parcels that are remnants from the subdivision of the Scenic Acres community. Due to the alignment of Nose Hill Drive NW, these lands were separated from the community development to the northwest. When the *Bearspaw East Area Structure Plan* was produced, these lands were grouped in with the, then called, Alberta Forestry site to the south.

Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205.

Location Maps





## Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205.

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### Site Context

The subject site is approximately 0.82 hectares in size and is currently undeveloped. It is located in the community of Scenic Acres south of Nose Hill Drive NW and Silver Valley Road NW. The subject site has a triangular shape and is sloped with high points to the northwest and northeast.

Surrounding development is characterized by a mix of low density residential and institutional uses to the north. Residential – Contextual One Dwelling (R-C1) District and a Direct Control District that allows for single-detached houses are predominant land use designations north of Nose Hill Drive and Silver Valley Road NW. To the south is a parcel designated Special Purpose – Future Urban Development (S-FUD) District which is developed as an Alberta Environment and Parks facility. To the southeast is Bowmont Park which encompasses the escarpment and lands on either side of the CP Rail line.

There are pathways (regional and local) throughout the area. Baker Park is to the southwest of the subject site. The nearest grocery stores and full-service retail areas to the site are north of Crowchild Trail NW at Nose Hill Drive NW as well as at Bowness Road NW and 79 Street NW.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a multi-residential building that generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

The key issues that were evaluated as a part of this application were:

- Policy Alignment: This application is supported by applicable policy.
- Infrastructure Impacts: The transportation network and utility system can accommodate the development of this site.
- Community Feedback: Adjacent residents are opposed to this application while the community associations circulated did not object.

On balance, Administration believes that this use is appropriate for the subject site.

An ASP amendment is required to redesignate the site to a multi-residential district. Attachment 2 to this report contains the Proposed Amendment to the *Bearspaw East Area Structure Plan*. This is considered a minor amendment. The proposed amendment to the ASP provides policy to guide a multi-residential development. Given the nature of the proposed use and the regulations contained in the Land Use Bylaw, limited policy is required to guide site development.

### Land Use

This application proposes to change the designation of the subject site from Special Purpose - Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1 d225) District to allow for a multi-residential development. The site area is ± 0.82 hectares, so this application would allow for 183 units on the site. The District's height limit of 26 metres

**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205.**

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would allow for a building about eight storeys tall. The Multi-Residential – High Density Low Rise District is intended to provide for multi-residential development that will provide development with higher numbers of dwelling units in a variety of forms. The District includes a limited range of support commercial multi-residential uses, restricted in size and location within the building and provides outdoor space for social interaction. It also provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

***Implementation***

This is a stand-alone land use amendment with no associated development permit. The overall size of the building, required parking and any other site planning consideration will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

**Infrastructure**

***Transportation Networks***

Access to the subject site will be available via a developer-contributed extension of 85 Street NW to the south as there are access restrictions and elevation challenges that make access off of Nose Hill Drive NW and Silver Valley Road NW to the north problematic for regular access (emergency access will still be available). A Transportation Impact Assessment showed that the local transportation network is capable of accommodating the proposed development with only minor upgrades to local infrastructure.

***Utilities and Servicing***

Water, sanitary and storm mains are available to service the subject site. A Sanitary Servicing Study was reviewed as part of the application. The proposed land use amendment will not trigger the requirement for servicing or network upgrades.

**Stakeholder Engagement, Research and Communication**

***Engagement Undertaken by the Applicant:***

- |                   |   |
|-------------------|---|
| August 22, 2016   | Community Association Meeting #1  |
|                   | <ul style="list-style-type: none"> <li>• First meeting to inform Community Associations of the upcoming project.</li> <li>• Scenic Acres and Silver Springs Community Association representatives present.</li> </ul>                       |
| December 15, 2016 | Community Association Meeting #2  |
|                   | <ul style="list-style-type: none"> <li>• Presented preliminary concepts.</li> <li>• Scenic Acres and Silver Springs Community Association representatives present; community liaison for Councillor Sutherland was also present.</li> </ul> |

**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205.**

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- Community Associations asked for rendering(s) to show what the potential views would look like from each community.
- February 9, 2017      Community Association Meeting #3

  - Follow-up meeting to present updated 3D concept views.
  - Scenic Acres and Silver Springs Community Association representatives.
- March 23, 2017      First Community Open House (Joint)

  - Held at the Silver Springs Community Association.
  - Joint with the Community Association's community information session where multiple projects were presented.
  - Approximately 50-75 attendees.
- June 28, 2017      Second Community & Stakeholder (Resident) Open House

  - Held at Scenic Acres Community Association
  - Independent Open House.
  - The first hour of the open house was for key stakeholders (invite only). The remainder was open to the public.
  - Approximately 50 attendees.

***Issues Raised in Public Submissions***

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

- Traffic: There were concerns expressed about site access and impacts to traffic flows on adjacent streets. Parking on adjacent streets was also identified as an issue.
- Views: There were concerns about loss of views to the west from homes within Silver Springs along the ridge due to the height of the proposed building. The aesthetics of the building were also of concern.
- Property values: The obstruction of views was identified as a factor that might reduce property values.
- Natural area protection: There was a preference expressed for integrating the site with adjacent natural and park spaces. There was a concern that the development would impact wildlife.
- Density: There were concerns about the density of the proposed development given the suburban context of the site.

***Response from Community Associations***

The subject site is located within the community of Scenic Acres but borders Silver Springs to the east. The Scenic Acres Community Association responded with no objection. The Silver Springs Community Association did not respond.

**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205.**

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**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 an area identified as 'Developed – Established' on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The MDP speaks to moderate/modest intensification of established areas. The MDP also speaks to intensification in a form and nature that respects the scale and character of the neighbourhood and development of appropriate densities. In this instance, the Local Area Plan provides supplemental guidance as to what is appropriate.

***Bearspaw East Area Structure Plan (Statutory, 2003)***

The subject site falls within the Bearspaw East Area Structure Plan (ASP). Within the ASP (Section 2.6.3.\*) the site is indicated as Institutional, Public and Quasi-Public Uses. The ASP states that consideration should be given to protecting the site as open space. However, it is also noted that the site:

*“can be developed for other purposes as well... An appropriate use in this case would be multi-family housing, provided that site accessibility is not a problem, and that traffic to be generated can be accommodated on the roads servicing this area. An amendment to this ASP would be required to allow for housing on this site.”*

Site access and impacts to the transportation network have been addressed to the satisfaction of Administration. Therefore, policy in the ASP supports an ASP amendment and a land use redesignation to multi-residential development.

**Social, Environmental, Economic (External)**

An Environmental Site Assessment was not required for this application. No additional social, environmental and economic impacts have been identified.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets as a result of this application at this time.

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**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205.**

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***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 Area Structure Plan amendment and land use redesignation aligns with the policy of the *Municipal Development Plan* and the policy direction contained within the *Bearspaw East Area Structure Plan*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the Bearspaw East Area Structure Plan
3. Scenic Acres Community Association Letter
4. Revised Map 2 Land Use Concept

## Applicant's Submission

The subject site is located at 5651R (Lot 1, Block 6, Plan 9512377), 5651 (Lot 2, Block 6, Plan 9512377), & 6211 Nose Hill Drive NW (Plan 1000IX). It is located within the Scenic Acres community and is located to the south of Nose Hill Drive NW and the east of 87 Street NW and comprises approximately 0.815 hectares (2.0 acres) and is owned by 535820 Alberta Inc. The subject site is zoned Special Purpose – Future Urban Development (S-FUD) in the City of Calgary Land Use Bylaw 1P2007. A land use of M-H1h26d225 – Multi-Residential High Density Low Rise District is proposed with a height modifier of 26 metres and a maximum density of 225 units per hectare (maximum of 180 units). The M-H2 District:

- is intended to provide for Multi-Residential Development in the Developed Area and the Developing Area;
- has Multi-Residential Development that will provide development with higher numbers of Dwelling Units and traffic generation;
- provides for Multi-Residential Development in a variety of forms;
- has tall Multi-Residential Development with high density;
- has Multi-Residential Development where intensity is measured by floor area ratio to provide flexibility in building form and Dwelling Unit size and number;
- is intended to be typically located at community nodes and transit and transportation corridors and nodes;
- requires that Multi-Residential Development achieves a minimum density;
- includes a limited range of support commercial multiresidential uses, restricted in size and location within the building;
- provides outdoor space for social interaction; and
- provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

### City of Calgary Municipal Development Plan (MDP)

The subject site is within the Developed – Established area on Map 1 – Urban Structure of the MDP. The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Land use policies include:

- Modest redevelopment
- Focussing redevelopment opportunities on Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
- Proposing new developments with appropriate densities
- Providing a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

The application proposes modest redevelopment of the site with an appropriate density.

## Applicant's Submission

### Bearspaw East Area Structure Plan (ASP)

Policy direction for the subject site is found within the Bearspaw East ASP. The purpose of this plan is to define a land use concept for the Bearspaw East Area by both allowing for the expansion of City storage, maintenance and treatment facilities to accommodate the future needs of the northwest sector and providing continued recreational opportunities by maintaining the natural setting of the river valley. The plan also focuses on protecting views across the river from the Bowness and Valley Ridge communities, and from the adjacent communities of Scenic Acres and Tuscany.

Map 2 of the Bearspaw East ASP identifies the land as within the Alberta Forestry Site and is identified as Institutional, Public and Quasi-Public Uses. It is a part of the northeast cell consisting of the Forestry site and TUC lands. If the Forestry site is no longer needed, the Province should consider protecting the land as open space. At the time, the ASP did not recognize that the subject site is not part of the Forestry site and is not owned by the Province. Section 2.6 Site – Specific Policies (#3) of the ASP indicates:

*"The Alberta Environment Forestry facility is located in the area referred to on this Plan as "institutional, public and quasi-public uses". This Plan provides for the continuation of this facility as well as its expansion or redevelopment (within the range of uses specified). Should the Province no longer require the Forestry site at some point in the future, consideration shall be given to its inclusion in the open space system. The site is adjacent to the western boundary of Bowmont Park, and if included, shall be revegetated with plant species compatible with the surrounding native vegetation, thus improving the long-term viability of wildlife habitat in this part of the river valley.\**

*\*This site is serviceable, and can be developed for other purposes as well. Therefore, if it is not possible to acquire the site for open space, other development options would be considered. An appropriate use in this case would be multi-family housing, provided that site accessibility is not a problem, and that traffic to be generated can be accommodated on the roads servicing this area. An amendment to this ASP would be required to allow for housing on this site.*

Based on policy 2.6 above, multi-family housing can be supported on the subject site subject to site accessibility and traffic.

A pre-application meeting (PE2015-01466) was held with the City of Calgary and comments were provided on January 21, 2016. The pre-application comments indicated that an ASP amendment would be required to redesignate the site to a multi-residential district.

In support of the application, public consultation and communication with Councillor Sutherland has already been initiated. A summary of engagement follows:

- **July 22, 2016** – Meeting with Councillor Sutherland
- **August 22, 2016** – Meeting with Scenic Acres/Silver Springs Community Associations
- **December 15, 2016** – Meeting with Scenic Acres/Silver Springs Community Associations
- **February 9, 2016** – Meeting with Colin Yeo/Bill Mah (Scenic Acres Community Association)
- **March 23, 2017** – Open House #1 – Participation and attendance at Silver Springs Community Engagement Night
- **June 28, 2017** – Open House #2 - IBI/Marquis Open House for Silver Springs/Scenic Acres Communities including an invitation only part for adjacent residents.

## **Applicant's Submission**

In summary, this Land Use Redesignation application will allow for the development of a remnant parcel of the Scenic Acres community and will contribute to shaping a more compact urban form within the City of Calgary. An ASP amendment is required to facilitate the Land Use Redesignation application.

Amanda Polini  
Planner

**IBI GROUP**  
Suite 500  
611 Meredith Road NE  
Calgary AB T2E 2W5 Canada  
tel +1 403 270 5600 ext 66625



### **Proposed Amendments to the Bearspaw East Area Structure Plan**

- (a) Delete the existing Map 2 entitled "Land Use Concept" and replace with the revised Map 2 entitled "Land Use Concept" (Attachment 4).
- (b) Within Section 2.6 Site – Specific Policies, insert a new Section 2.6.4 as follows:  
  - "2.6.4 Multi-Residential Development  
A Multi-Residential Development site is identified on Map 2: Land Use Concept.  
This site may develop with multi-residential development and associated ancillary uses."
- (c) Renumber the remainder of Section 2.6 accordingly.

## Scenic Acres Community Association Letter



August 14, 2017

Chris Wolfe  
File Manager  
Planning and Development  
City of Calgary

Re: LOC2017-0205

Thank you for allowing the Scenic Acres Community Association (SACA) to comment on LOC2017-0205. With respect to this application, we have the following comments.

SACA has no objection to this land use re-designation application.

There have been no comments or objections conveyed to SACA from Scenic Acres residents.

SACA has no suggestions for changes to the proposed re-designation.

Furthermore, we have no comment on the use, site design or proposed building design allowed by this land use re-designation.

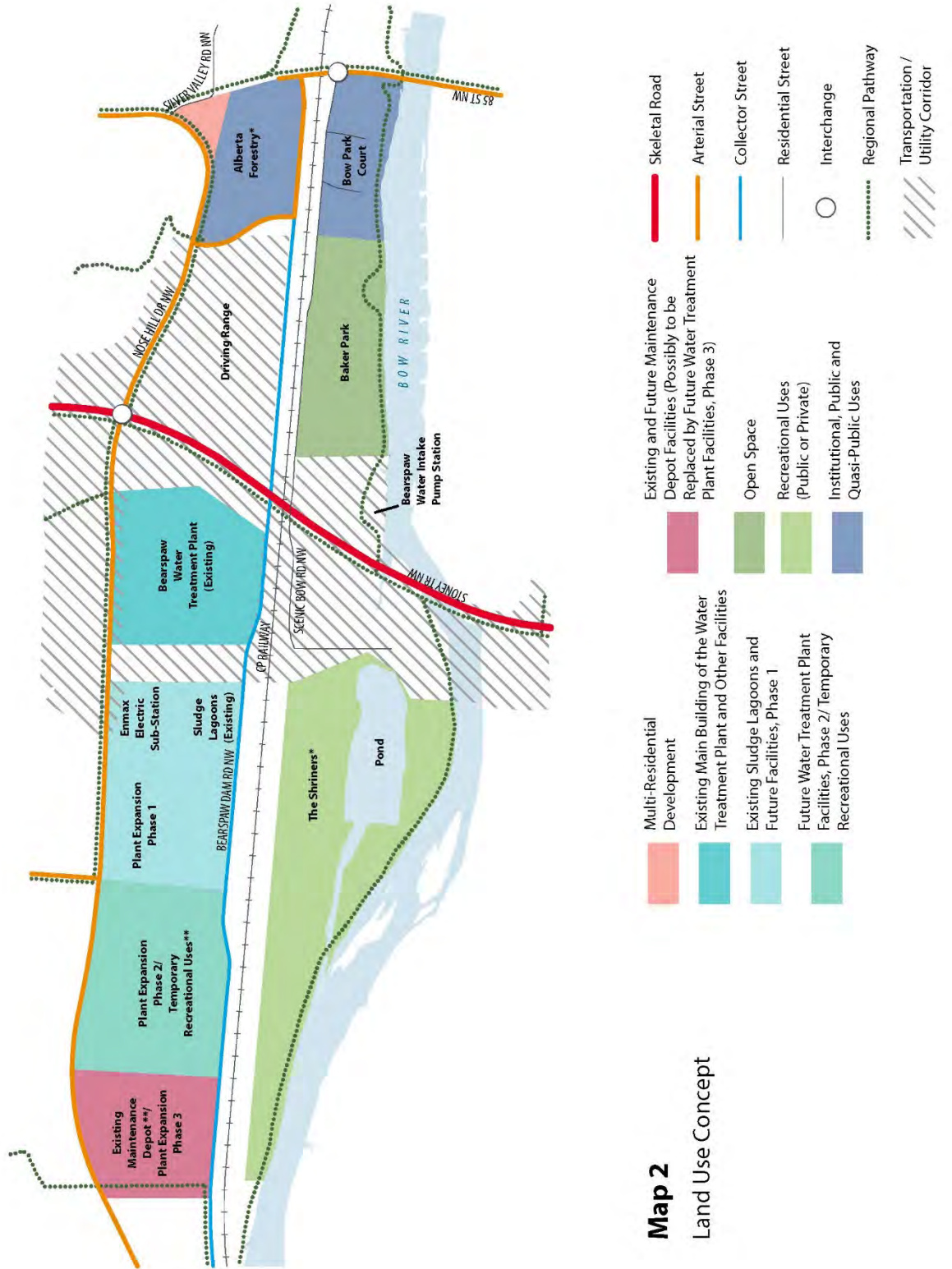
The applicant has met with SACA on three occasions and has held two open houses with affected residents concerning this project. The applicant has answered all of SACA's inquiries in a straightforward and timely manner.

We appreciate the opportunity to comment on this application.

Colin Yeo  
Director, Community Development and Facilities  
Scenic Acres Community Association  
8825 Scurfield Drive NW  
Calgary, Alberta T3L 2A8

Note that the subject site is located within the community of Scenic Acres and is on the boundary with Silver Springs (to the East).

Revised Map 2 Land use Concept





A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 May 03" is overlaid on the image.

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**Item 6.07**



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## Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098

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### EXECUTIVE SUMMARY

This application has been submitted by Seika Architecture on behalf of the landowners 1826222 Alberta LTD (Surinder Kaur Bedi) and The City of Calgary. The land use redesignation of the subject lands covers an undeveloped area of 1.66 hectares  $\pm$  (4.10 acres  $\pm$ ) in the developing northwest community of Evanston. The proposed land use area forms part of Community 'E' as identified in the Symons Valley Community Plan. This neighborhood lies in the portion of the Plan that constitutes the Redevelopment Area.

The subject lands are currently largely designated as Agricultural Balance - M.D. Rocky View (AG-B) with a small portion designated Residential – One Dwelling (R-1) District. The proposal redesignates these to a Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District. This will accommodate:

- the anticipated residential development of 19 single detached homes that may include suites (R-1s); and
- the dedication and continuation of the environmental reserve with an incorporated pathway.

This application has been applied for with the support of an outline plan application (CPC2018-0294) to provide the subdivision layout for the site's development (Attachment 3), Conditions have been added to the outline plan to appropriately deal with the site's development given the topographical and existing circumstances.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.66 hectares  $\pm$  (4.10 acres  $\pm$ ) located at 180 and 191R Evansview Road NW (Plan 9110025, Block 12, Lot 4; Plan 0715415, Block B), from Agricultural Balance - M.D. Rocky View (AG-B) and Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

In 2008 January 14, a land use and outline plan application was approved for the lands directly north and further east of the application area, referred to as Evanston Phase 1 (LOC2007-0015). Following that application, another land use and outline plan application was approved in 2011 December 5 (LOC2011-0043), for the portion of lands, directly east of the application, that

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**Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road  
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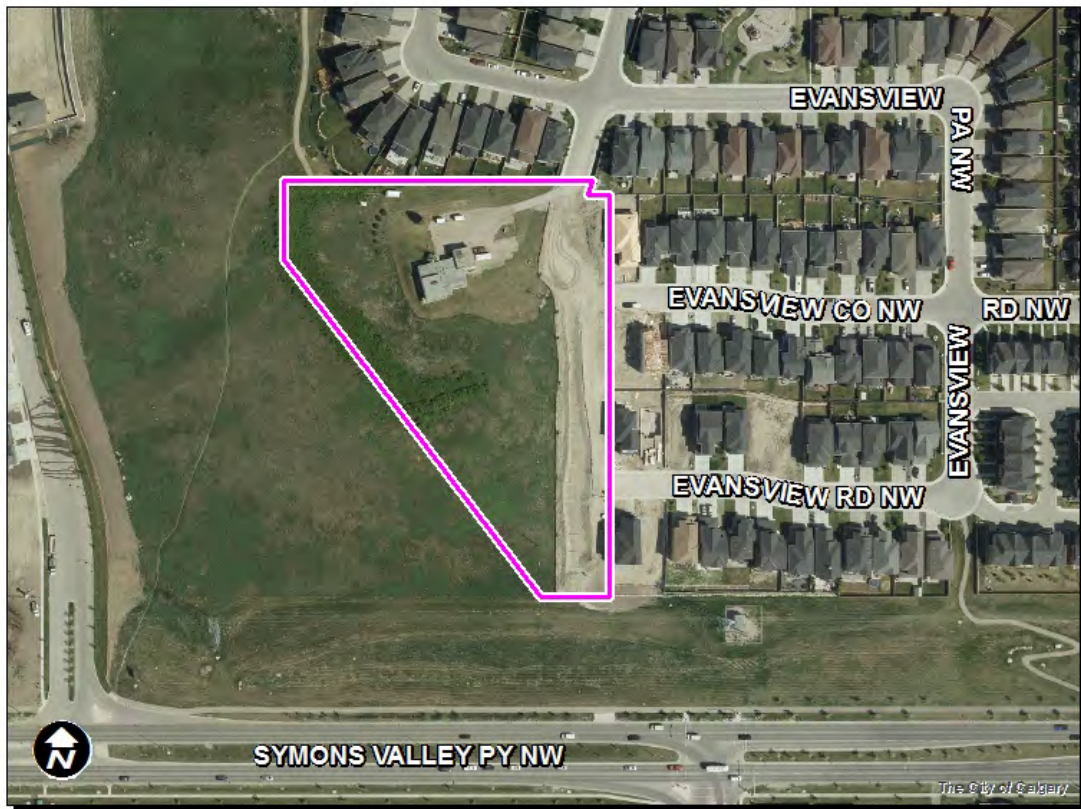
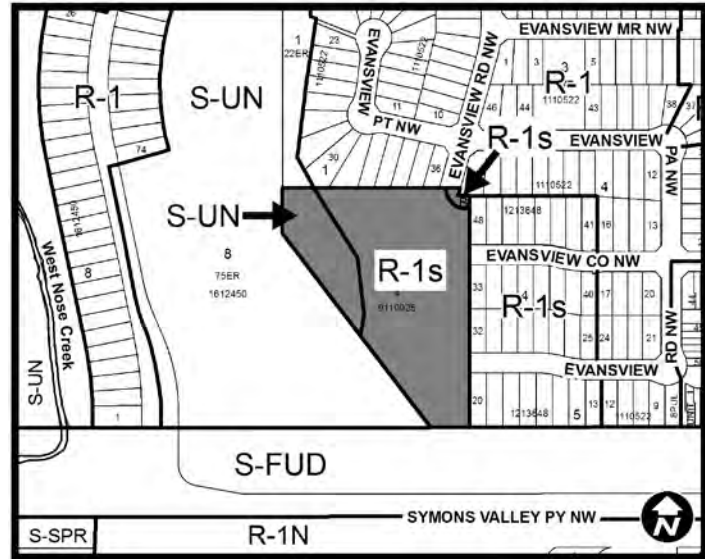
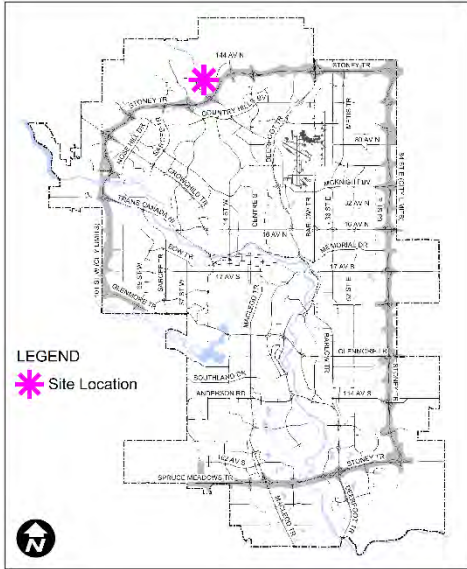
formed an extension to the pre-determined road and land use pattern approved under the 2008 outline plan. Over the years, these areas developed primarily as single detached dwellings, with the only multi-residential buildings, as per the 2008 land use and outline plan application, located at the intersection of Evanspark Boulevard NW and Symons Valley Parkway NW.

The proposed land use redesignations are an extension of the land use pattern of what has already been pre-determined under the two previously approved applications and provides the framework for development of the last remaining development cell in the immediate area.



Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road  
NW, LOC2013-0098

Location Maps



## Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098

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### Site context

The subject lands are located in the northwest quadrant of the city, within the developing community of Evanston, and are bound by Symons Valley Parkway NW to the south and Sage Meadows Green NW to the west. To the north and east of the subject lands are single detached dwellings that have been recently built out following the two previous approved land use and outline plan applications. All these lands fall under the Symons Valley Community Plan.

The subject lands consist of two parcels totalling 1.66 hectares  $\pm$  (4.10 acres  $\pm$ ). The parcel in the northeast corner of the plan area is approximately 0.02 hectares (0.04 acres) in size and is City owned. This parcel will have to be disposed of prior to the subdivision application that would follow this outline plan approval.

The second parcel forming the majority of the outline plan, is privately owned and is currently developed with a single residential acreage that will be demolished prior to the site's redevelopment.

The subject lands are characterized by being relatively flat along the east end adjacent to the existing single detached dwellings, and along the north end, occupied by the existing residential acreage. The remainder of the lands slope downhill towards West Nose Creek to the west and Symons Valley Parkway NW to the south with slope gradients exceeding 15 percent in limited areas. The environmental reserve proposed along the west of the subject lands will include much of the steeper slopes into an open space system with a winding regional pathway. The environmental reserve is a continuation to the reserve located north, while the regional pathway continues the existing pathway to formalize and improve the goat trail that has formed across the escarpment, leading to the bottom of the Creek.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use application will facilitate the development of single family housing with the option for secondary suites, and provide the extension of environmental reserve and a regional pathway on the western portion of the site. These components complete the land use vision of the Symons Valley Community Plan for this area and further realize the vision of the Municipal Development Plan.

### *Land Use*

The larger of the two parcels undergoing redesignation, is currently designated as Agricultural Balance – M.D. Rocky View (AG-B). This land use goes back to when Symons Valley was annexed to The City of Calgary from Rocky View County on 1989 July 01, with this parcel remaining with a Rocky View County designation.

The smaller city owned parcel, also forming part of the land use redesignation, is currently designated Residential – One Dwelling (R-1) District. This parcel is the remaining portion of a road right-of-way that was closed off and absorbed into the residential land uses developed through the previously approved 2011 land use and outline plan application to the east. The

## **Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098**

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developer associated with this application will be required to purchase these City owned lands prior to a subdivision application submission.

The parcels combined are proposed to redesignate to low density housing forms, allowed under the Residential – One Dwelling (R-1s) District, with the option for secondary suites. This proposed low density residential land use is in line with the Symons Valley Community Plan policies for this Redevelopment Area that specify accommodating low to medium density residential development.

In addition, the Special Purpose – Urban Nature (S-UN) District is proposed to accommodate the continuation of the escarpment as Environmental Reserve.

### ***Density***

In accordance with the Symons Valley Community Plan, the minimum residential density required within a community shall be 17.3 units per gross developable hectare (7.0 units per gross developable acre). The Plan does however also recognise the smaller ownership areas and states that a transfer of units amongst ownership areas is possible to achieve these densities. Therefore while the land uses proposed provide a residential density of 14.4 units per gross developable hectare (5.8 units per gross developable acre), when considered in combination with the adjacent 2011 outline plan and land use application; whose net developable area was at 1.61 hectares  $\pm$  (3.98 acres  $\pm$ ) and accommodated 32 residential units, the two combined areas totalling 2.93 hectares  $\pm$  (7.24 acres  $\pm$ ) and offering a total of 51 residential units, provide a combined density of 17.4 units per gross developable hectare (7.0 units per gross developable acre), thereby meeting the minimum density target.

### **Infrastructure**

#### ***Transportation Networks***

The supporting outline plan provides the location and confirms the size of the continuation of Evansview Road NW throughout the plan area. Given that the road simply connects one end of Evansview Road to its other end along the boundaries of the subject lands, no Transportation Impact Assessment was required from the applicant.

#### ***Utilities and Servicing***

Sanitary, Storm and water servicing infrastructure are available to service the subject development area. The specific arrangements will be discussed and reviewed in detail through the future subdivision/development permit process.

### **Stakeholder Engagement, Research and Communication**

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

## **Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098**

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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 Evanston/Creekside Community Association was circulated but provided no comments.

Administration received six letters from adjacent land owners in response to the circulation and notice posting of the site. The issues of concern noted, included questions on whether traffic and dust from the new development's construction will be mitigated, and whether there will be any soil settlement caused by the ongoing construction posing soil stability concerns. Also expressed were concerns for the availability of on street parking once all the proposed residential units developed with secondary suites.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. As for soil stability issues, a Slope Stability Report was submitted and reviewed assuring that the proposal will not impact the soil stability of the adjacent parcels or the proposed development. A qualified Geotechnical Engineer will also be required to submit a post-development Slope Stability Report and a Deep Fills Report at tentative plan stage. Any restrictive covenants required for building construction will be determined as a result of these reports and registered with the applicable subdivision.

### ***Engagement***

No public meetings were held by the applicant or Administration.

### **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)*. The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the land use amendment is consistent with the SSRP policies including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

#### ***Municipal Development Plan (Statutory, 2009)***

The subject lands are identified within the 'Developing Planned Greenfield with Area Structure Plan' area of Map 1 'Urban Structure' of the *Municipal Development Plan (MDP)*. Planned Greenfield Areas comprise residential communities that have been planned since the 1990s and are still being developed. Typically, they are characterized as relatively low-density residential neighbourhoods containing single-detached housing, with smaller pockets of multi-residential and neighbourhood scale commercial.

## **Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098**

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Section 3.6.1 of the MDP directs that the applicable Area Structure Plan; Symons Valley Community Plan approved in 2001, be the policy to provide detailed guidance for the review of planning applications.

In considering the above, the proposed application aligns and advances the MDP's objectives.

### ***Symons Valley Community Plan (Statutory, 2001)***

The subject lands are located within the Symons Valley Community Plan. The Community Plan identifies these lands within 'Community E' as per Map 2, and the land use areas are identified primarily as 'Redevelopment Area', with a 'Conservation Area' to the west of the land, under Map 3 'Land Use Concept'.

The Redevelopment Area policies ensure that smaller parcels such as the subject sites are planned comprehensively, and primarily accommodate low to medium density residential development. The proposed low density residential land use aligns with these policies, while the outline plan proposes a subdivision pattern that comprehensively completes the current subdivision of the surrounding areas. In addition, the proposal also meets the minimum density requirements when considered comprehensively with the adjacent residential developments.

The Conservation Area policies are in place to protect environmentally significant land, which in this case is the West Nose Creek and its floodway, escarpment, and adjacent ravines. The proposed reserve dedication complies with these policies by serving to buffer the proposed residential development from adversely affecting West Nose Creek and its wildlife.

### **Social, Environmental, Economic (External)**

#### ***Social***

The development of the remainder subject lands along Evansview Road NW will provide 19 additional households to support the existing and planned amenities and services within the community, and the adjacent commercial, retail, and employment districts. The 19 additional families will add to the socio-economic diversity, support active transportation modes, and allow for more efficient use of land and public infrastructure.

#### ***Environmental***

The proposed outline plan includes an environmental reserve dedication which serves to protect and buffer the natural corridor of West Nose Creek, running west of the subject lands, and its wildlife, from the proposed new residential development along the top of the escarpment.

No other environmental issues have been identified for the subject lands.

**Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road  
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***Economic (External)***

The proposed outline plan and associated land use amendment provide a future framework to provide additional population that will enable a more efficient use of land and infrastructure and introduce additional services, housing, and associated amenities to this community.

**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 amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no risks identified with the land use component of the application.

**REASONS FOR RECOMMENDATIONS:**

The proposed land use amendment has been developed in accordance with the objectives of the Municipal Development plan, and more specifically is in accordance with the policies specified in the *Symons Valley Community Plan*. The proposed land uses and their distribution facilitate the continuation of the existing land use framework and completes the missing portion of the existing neighbourhood. The residential area also provides density that contributes to the overall community targets.

These land uses will be implemented through the supporting outline plan application that provides the subdivision layout and conditions to realize the site's development.

**ATTACHMENTS:**

1. Applicant's Submission
2. Proposed Outline Plan

## Applicant's Submission

### **Land use Re-designation and Outline Plan for sites at 180 and 191R Evansview Road N.W. Calgary.**

#### **Site at 180 Evansview Road N.W**

**Existing land use designation-** AG-B (Agricultural Balance)

**Proposed land use designation-** Residential – One Dwelling (R- 1s) District

#### **Site at 191R Evansview Road NW**

**Existing land use designation-** Residential – One Dwelling (R-1) District

**Proposed land use designation-** Residential – One Dwelling (R- 1s) District.

#### **Site context based on land use designation**

The area adjacent and close to the site at 180 Evansview Road N.W. similarly consists of Residential – One Dwelling (R- 1s) District.

#### **Intent of proposal**

The outline plan proposal provides 19 low density housing forms with an environmental reserve to the west. The associating land use amendment therefore proposes to redesignate the two parcels, to low density Residential – One Dwelling (R-1s) and the Special Purpose – Urban Nature (S-UN) District respectively.

#### **Site Context-**

The total land area is 1.66 acres. The north side of the land faces Evansview PT NW and existing residential development (Residential – One Dwelling (R- 1)). The south side of the parcel faces Special Purpose – Urban Nature (S-UN) District. East side faces Evansview Co NW and existing residential development (Residential – One Dwelling (R- 1s)). West side of the land faces Special Purpose – Urban Nature (S-UN) District.

#### **City-wide policies**

City-Wide policies are broad in nature and give direction to growth and change in the city. While the scope of the proposed Land Use Amendment limits the majority of impact to the Community of Evanston, the overall goals of these policies are met through the application.

The proposed Land Use Amendment aligns with these policy goals by sensitively intensifying existing communities where appropriate.

The following City-wide policies and how the proposed application aligns are as follows:

1. A prosperous economy: the proposed amendment provides more choice to residents of Evanston, utilizes existing infrastructure, and is classified as a support service.
2. Shaping a more compact urban form: the proposed amendment uses helps to optimize infrastructure, and provides redevelopment potential with compatible uses.
3. Creating great communities: The proposed land use amendment provides amenity and service which help aid neighbourhood focused living. Low density residential redevelopment can be accommodated through the land use district.

#### **Site servicing for utilities**

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time.

# Proposed Outline Plan





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

**Calgary Planning Commission 2018 May 03**

**Item 6.08**



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**Outline Plan in Evanston (Ward 2) at 180 and 191R Evansview Road NW,  
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**EXECUTIVE SUMMARY**

This application has been submitted by Seika Architecture, on behalf of the landowners 1826222 Alberta LTD (Surinder Kaur Bedi) and The City of Calgary. The outline plan proposes an outline for the future subdivision and development of 1.66 hectares of land (4.10 acres) in the developing northwest community of Evanston. The application provides for:

- 19 parcels intended for residential development;
- the dedication and continuation of the environmental reserve with an incorporated pathway;
- the dedication and construction of Evansview Road NW; and
- the location of major utilities and services.

An outline plan is a form of detailed infrastructure plan for a specified area. This application is being considered under the policies of the statutory Symons Valley Community Plan and the Municipal Development Plan.

The proposed outline plan serves to implement the objectives of applicable planning legislation which supports the efficient utilization of land and infrastructure by providing an outline for the future subdivision of the new residential district recommended in the associated land use application.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission **APPROVE** the proposed outline plan to subdivide the 1.66 hectares ± (4.10 acres ±), with conditions (Attachment 1).

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

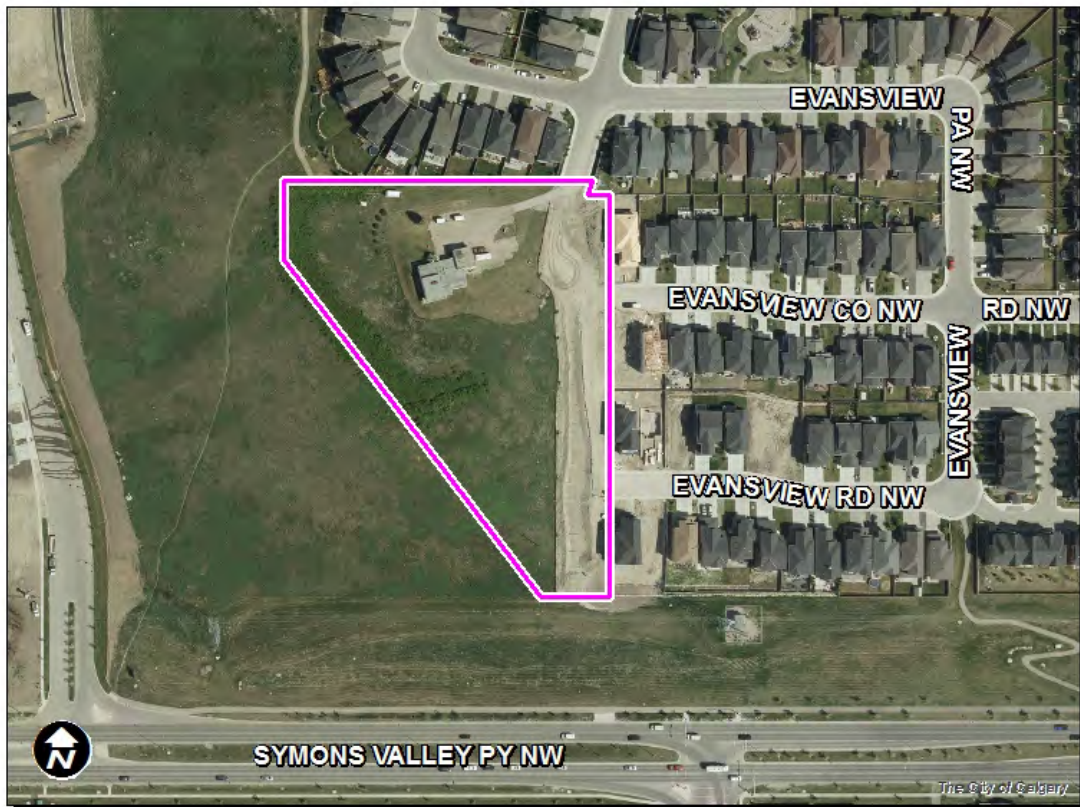
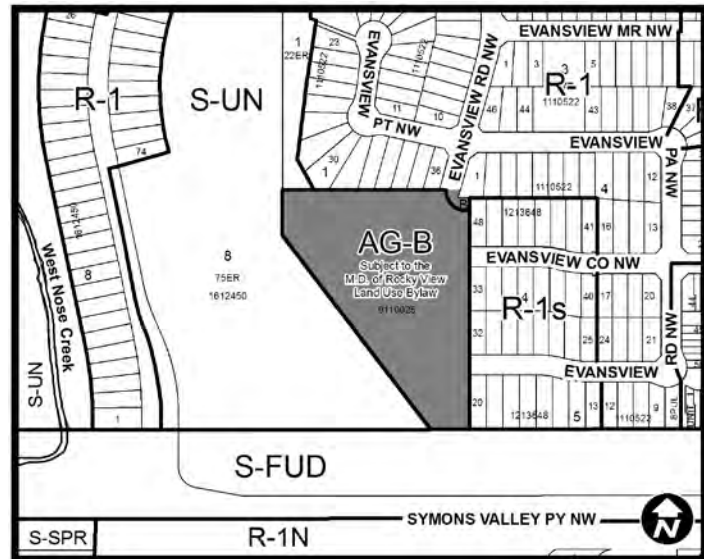
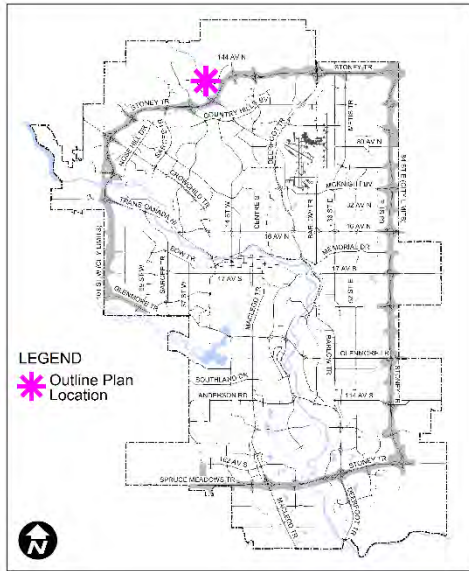
**BACKGROUND**

In 2008 January 14, an outline plan was approved for the lands directly north and further east of the application area, referred to as Evanston Phase 1 (LOC2007-0015). Following that application, another outline plan was approved in 2011 December 5 (LOC2011-0043), for the portion of lands, directly east of the application, that formed an extension to the pre-determined road and land use pattern approved under the 2008 outline plan. Over the years, these areas developed primarily as single detached dwellings, with the only multi-residential buildings, as per the 2008 outline plan, located at the intersection of Evanspark Boulevard NW and Symons Valley Parkway NW.

The proposed outline plan is an extension of the subdivision pattern of what has already been pre-determined under the two previously approved outline plan applications, and provides the framework for development of the last remaining development cell in the immediate area.

**Outline Plan in Evanston (Ward 2) at 180 and 191R Evansview Road NW,  
LOC2013-0098 (OP)**

**Location Maps**



## Outline Plan in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098 (OP)

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### Site Context

The subject lands are located in the northwest quadrant of the city, within the developing community of Evanston, and are bound by Symons Valley Parkway NW to the south and Sage Meadows Green NW to the west. To the north and east of the subject lands are single detached dwellings that have been recently built out following the two previous approved land use and outline plan applications. All these lands fall under the Symons Valley Community Plan.

The subject lands consist of two parcels totalling 1.66 hectares  $\pm$  (4.10 acres  $\pm$ ). The parcel in the northeast corner of the plan area is approximately 0.02 hectares (0.04 acres) in size and is City owned. This parcel will have to be disposed of prior to the subdivision application that would follow this outline plan approval.

The second parcel forming the majority of the outline plan, is privately owned and is currently developed with a single residential acreage that will be demolished prior to the site's redevelopment.

The subject lands are characterized by being relatively flat along the east end adjacent to the existing single detached dwellings, and along the north end, occupied by the existing residential acreage. The remainder of the lands slope downhill towards West Nose Creek to the west and Symons Valley Parkway NW to the south with slope gradients exceeding 15 percent in limited areas. The environmental reserve proposed along the west of the subject lands will include much of the steeper slopes into an open space system with a winding regional pathway. The environmental reserve is a continuation to the reserve located north, while the regional pathway continues the existing pathway to formalize and improve the goat trail that has formed across the escarpment, leading to the bottom of the Creek.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan, along with the associating land use application, will facilitate the development of single family housing with the option for secondary suites, and provide the extension of environmental reserve and a regional pathway on the western portion of the site. These components complete the land use vision of the Symons Valley Community Plan for this area and further realize the vision of the Municipal Development Plan.

### *Subdivision Design*

The proposed subdivision is a logical extension to a number of predetermined factors surrounding the land. The previously approved 2011 outline plan predetermines the road and subdivision pattern along the east. The subdivision pattern to the west is dictated by the escarpment of the lower lying West Nose Creek and the requirement to continue the environmental reserve that runs along its top. This results in the remainder portion of the parcel being subdivided into residential blocks which, to mitigate the steep slopes, range in depths from approximately 30 metres to a maximum of 60 metres, of which an 18 metres setback from the top of the escarpment is required to be maintained before a building structure can be erected. Anticipated lot widths vary minimally from approximately 10 metres to 11 metres wide. These restrictions are also the reason why no laned residential product is provided.

## **Outline Plan in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098 (OP)**

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West Nose Creek and its escarpment run north-south, west of the subject lands, resulting in the allocation of environmental reserve along the top of the escarpment to include the steeper slopes into an open space system. Also located in the open space system is a regional pathway continuing from where the pathway currently stops along the northern property line down to the bottom of the escarpment. This will formalize and improve the current goat trail that cuts across the escarpment down to the intersection of Symons Valley Parkway NW with Sage Meadows Green NW. This reserve dedication serves to protect and buffer the natural corridor of West Nose Creek and its wildlife from the proposed new residential development.

Municipal Reserve was previously provided to Rocky View County for this area, including the subject lands, prior to annexation to The City of Calgary. Therefore, no dedication is required for as part of this outline plan application.

### ***Land Use***

The larger of the two parcels making up the outline plan is currently designated as Agricultural Balance – M.D. Rocky View (AG-B). This land use goes back to when Symons Valley was annexed to The City of Calgary from Rocky View County on 1989 July 01, with this parcel remaining with a Rocky View County designation.

The smaller city owned parcel, also forming part of the outline plan, is currently designated Residential – One Dwelling (R-1) District. This parcel is the remaining portion of a road right-of-way that was closed off and absorbed into the residential land uses developed through the previously approved 2011 land use and outline plan application to the east. The developer associated with this application will be required to purchase these City owned lands prior to a subdivision application submission. This is included within the conditions of approval.

The parcels combined are proposed to redesignate to low density housing forms, allowed under the Residential – One Dwelling (R-1s) District, with the option for secondary suites. This proposed low density residential land use is in line with the Symons Valley Community Plan policies for this Redevelopment Area that specify accommodating low to medium density residential development.

In addition, the Special Purpose – Urban Nature (S-UN) District is proposed to accommodate the continuation of the escarpment as Environmental Reserve.

### ***Density***

In accordance with the Symons Valley Community Plan, the minimum residential density required within a community shall be 17.3 units per gross developable hectare (7.0 units per gross developable acre). The Plan does however also recognise the smaller ownership areas and states that a transfer of units amongst ownership areas is possible to achieve these densities. Therefore while the proposed outline plan provides a residential density of 14.4 units per gross developable hectare (5.8 units per gross developable acre), when considered in combination with the adjacent 2011 outline plan; whose net developable area was at 1.61 hectares ± (3.98 acres ±) and accommodated 32 residential units, the two combined areas totalling 2.93 hectares ± (7.24 acres ±) and offering a total of 51 residential units, provide a

**Outline Plan in Evanston (Ward 2) at 180 and 191R Evansview Road NW,  
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combined density of 17.4 units per gross developable hectare (7.0 units per gross developable acre), thereby meeting the minimum density target.

## **Infrastructure**

### ***Transportation Networks***

The subject outline plan provides the location and confirms the size of the continuation of Evansview Road NW throughout the plan area. Given that the road simply connects one end of Evansview Road to its other end along the boundaries of the subject lands, no Transportation Impact Assessment was required from the applicant.

### ***Utilities and Servicing***

Sanitary, Storm and water servicing infrastructure are available to service the subject development area. The specific arrangements will be discussed and reviewed in detail through the future subdivision/development permit process.

## **Stakeholder Engagement, Research and Communication**

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

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

The Evanston/Creekside Community Association was circulated but provided no comments.

Administration received six letters from adjacent land owners in response to the circulation and notice posting of the site. The issues of concern noted, included questions on whether traffic and dust from the new development's construction will be mitigated, and whether there will be any soil settlement caused by the ongoing construction posing soil stability concerns. Also expressed were concerns for the availability of on street parking if all the proposed residential units developed with secondary suites.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. As for soil stability issues, a Slope Stability Report was submitted and reviewed assuring that the proposal will not impact the soil stability of the adjacent parcels or the proposed development. A qualified Geotechnical Engineer will also be required to submit a post-development Slope Stability Report and a Deep Fills Report at tentative plan stage. Any restrictive covenants required for building construction will be determined as a result of these reports and registered with the applicable subdivision.

**Outline Plan in Evanston (Ward 2) at 180 and 191R Evansview Road NW,  
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***Engagement***

No public meetings were held by the applicant or Administration.

**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). The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the supporting land use amendment is consistent with the SSRP policies including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

***Municipal Development Plan (Statutory, 2009)***

The subject lands are identified within the 'Developing Planned Greenfield with Area Structure Plan' area of Map 1 'Urban Structure', of the Municipal Development Plan (MDP). Planned Greenfield Areas comprise residential communities that have been planned since the 1990s and are still being developed. Typically, they are characterized as relatively low-density residential neighbourhoods containing single-detached housing, with smaller pockets of multi-residential and neighbourhood scale commercial.

Section 3.6.1 of the MDP directs that the applicable Area Structure Plan; Symons Valley Community Plan approved in 2001, be the policy to provide detailed guidance for the review of planning applications.

In considering the above, the proposed application aligns and advances the MDP's objectives.

***Symons Valley Community Plan (Statutory, 2001)***

The subject lands are located within the Symons Valley Community Plan. The Community Plan identifies these lands within 'Community E' as per Map 2, and the land use areas are identified primarily as 'Redevelopment Area', with a 'Conservation Area' to the west of the land, under Map 3 'Land Use Concept'.

The Redevelopment Area policies ensure that smaller parcels such as the subject sites are planned comprehensively, and primarily accommodate low to medium density residential development. The proposed low density residential development aligns with these policies, while the outline plan proposes a subdivision pattern that comprehensively completes the current subdivision of the surrounding areas. In addition, the proposal also meets the minimum density requirements when considered comprehensively with the adjacent residential developments.



## **Outline Plan in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098 (OP)**

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The Conservation Area policies are in place to protect environmentally significant land, which in this case is the West Nose Creek and its floodway, escarpment, and adjacent ravines. The proposed reserve dedication complies with these policies by serving to buffer the proposed residential development from adversely affecting West Nose Creek and its wildlife.

### **Social, Environmental, Economic**

#### ***Social***

The development of the remainder subject lands along Evansview Road NW will provide 19 additional households to support the existing and planned amenities and services within the community, and the adjacent commercial, retail, and employment districts. The 19 additional families will add to the socio-economic diversity, support active transportation modes, and allow for more efficient use of land and public infrastructure.

#### ***Environmental***

The proposed outline plan includes an environmental reserve dedication which serves to protect and buffer the natural corridor of West Nose Creek, running west of the subject lands, and its wildlife, from the proposed new residential development along the top of the escarpment.

No other environmental issues have been identified for the subject lands.

#### ***Economic (External)***

The proposed outline plan and associated land use amendment provide a future framework to provide additional population that will enable a more efficient use of land and infrastructure and introduce additional services, housing, and associated amenities to this community.

### **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 amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

### **Risk Assessment**

The risk associated with this outline plan results from the steep slopes that exceed 15 percent in limited areas, resulting from the subject lands sloping downhill towards West Nose Creek to the west and Symons Valley Parkway NW to the south. This is further restricted by the higher fixed grades dictated by the existing residential and road grades along the north and east edge of the subject lands.

**Outline Plan in Evanston (Ward 2) at 180 and 191R Evansview Road NW,  
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While the environmental reserve proposed along the west of the subject lands will absorb much of the steeper slopes into an open space system, the proposed residential development is also impacted. The slopes are absorbed by creating deep residential lots. A tiered rear retaining wall system, designed to replace having just one high retaining wall along the rear yards interfacing the environmental reserve, will help reduce the slope of the residential lots to anywhere between approximately 4 to 14 percent (Attachment 5). These retaining walls must be designed by a qualified Geotechnical Engineer and approved to the satisfaction of The City of Calgary at the applicable subdivision.

To mitigate any risks, a Slope Stability Report was submitted and reviewed assuring that the proposal will not impact the soil stability of the adjacent parcels or the proposed development. A qualified Geotechnical Engineer will also be required to submit a post-development Slope Stability Report and a Deep Fills Report at tentative plan stage. Any restrictive covenants required for building construction will be determined as a result of these reports and registered with the applicable subdivision.

**REASONS FOR RECOMMENDATION:**

The proposed outline plan serves to implement the objectives of the Municipal Development plan, which supports the efficient utilization of land and infrastructure by providing a framework for the future subdivision of new residential and special purpose land use districts recommended in the associated land use application.

The outline plan forms a logical extension to the existing street pattern and existing environmental reserve, and is in accordance with the policies specified in the Symons Valley Community Plan.

Overall, the proposed outline plan will complete the final missing portion of the existing neighbourhood. In conjunction, the conditions of approval (Attachment 1) effectively implement the technical aspects of the plan area's future development.

**ATTACHMENTS:**

1. Conditions of Approval
2. Subdivision Data Sheet
3. Applicant's submission
4. Proposed Outline Plan
5. Preliminary Site Sections
6. Proposed Land Use District Map

## Conditions of Approval

### Planning:

1. The existing buildings shall be removed prior to subdivision endorsement.
2. The relocation of any electrical and telecommunications installations shall be at the Developer's expense to the appropriate standards.
3. A Restrictive Covenant shall be registered against the lands prohibiting the construction, erection or placement of any building or structure within 18 metres of the top of the escarpment (Setback Area) as determined by the Calgary Planning Commission or the Subdivision Authority of the City of Calgary and providing that the owner of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except decks, patios, balconies and bay windows which shall not extend more than 1.5 metres in the Setback Area if construction at any level other than at grade level of the Setback Area. The 18 metre setback line shall be shown on a plan of survey, showing dimensions from the rear property line of the parcels to the setback line, to the satisfaction of the Subdivision Authority prior to any Tentative Plan approval for the affected lands.
4. Prior to approval of any affected Tentative Plan and / or submission of construction drawings, the proposed street names shall be submitted and approved, to the satisfaction of the Subdivision Authority. The new street name will need Council approval prior to endorsement of the legal plan.
5. Parcel 191R Evansview Road NW should be removed from the City's ownership and sold to the Developer, and consolidated into the adjacent parcel. **Prior to Tentative Plan submission**, the developer should therefore enter into negotiations with the Real Estate and Development Services (RE&DS) for the purchase of the parcel. Please contact the RE&DS at realestateinquiries@calgary.ca to commence negotiations.

### Development Engineering:

6. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Slope Stability Report, prepared by WSP Canada Inc. (File No. 161-10713-00), dated November 21, 2016.
7. Prior to approval of any affected tentative plan, A Global Stability Analysis report shall be submitted to the satisfaction of the Geotechnical Engineer, Roads.
8. Prior to approval of any affected tentative plan, a Deep Fills Report shall be submitted to the satisfaction of the Geotechnical Engineer, Roads.
9. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the

## Conditions of Approval

- Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
10. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
  11. **Prior to endorsement of the final instrument/prior to release of the Development Permit** execute a Standard Development Agreement. Contact the Coordinator of Public Infrastructure, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).
  12. Acreage assessment charges, inspection fees and boundary costs are outstanding on the subject parcel(s). **Prior to release of any development and/or building permit(s)**, the applicant must agree to pay these charges by entering into an agreement with the City. Contact the Coordinator of Public Infrastructure, Calgary Approvals Coordination at 268-6739 for further information.
  13. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
    - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
    - b) Construct the underground utilities and surface improvements within the boundary of the plan area.
    - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
    - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots where they abut open space along the boundary of the plan area.
    - e) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
  14. Rehabilitate the portions of the ER/ private lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director of Parks.
  15. Make satisfactory cost sharing arrangements with Genesis Land Development Corp. for part cost of the existing surface improvement constructed in Symons Valley Parkway NW that was constructed by Genesis Land Development Corp. under Sage Hill, Phase 02 (2008-007).

### Conditions of Approval

16. Make satisfactory cost sharing arrangements with Genstar Titleco Ltd. for part cost of the existing storm sewer installed in Symons Valley Parkway NW that was constructed by Genstar Titleco Ltd. under Evanston, Phase 01 (2008-012).
17. Make satisfactory cost sharing arrangements with Dundee Evanridge (GP) Inc. for part cost of the existing water main installed in Symons Valley Parkway NW that was paid for and/or constructed by Dundee Evanridge (GP) Inc under Evanston, Phase 01 (2010-036).
18. Make satisfactory cost sharing arrangements with Hopewell Enterprises Ltd. for part cost of the existing Storm Water Wet Pond constructed in Lot 81ER in Block 1 of Plan 0410764 that was constructed by Hopewell Enterprises Ltd. under Evanston, Phase 02 (2004-065).

#### Transportation:

No comments.

#### Parks:

19. **Prior to endorsement of the first tentative plan**, the developer shall submit Landscape Construction drawings for all Reserve lands and Regional Pathway alignments along and within the boundaries of the development site to Parks for review. Please contact the Parks Development Coordinator at 403-268-2367 for further information.
20. **Prior to approval of the first tentative plan OR stripping and grading permit (whichever comes first)**, an onsite meeting shall be arranged to confirm that the surveyed boundaries of the Environmental Reserve lands to Parks satisfaction. A plan illustrating the surveyed environmental reserve boundaries must be provided to Parks in advance of the onsite meeting.
21. **Prior to endorsement of the first tentative plan OR stripping and grading permit (whichever comes first)**, protection fencing must be installed along identified Environmental Reserve boundaries. Arrange for a site meeting with Parks Development Inspector to determine the location for the fencing. The protection fencing shall be maintained along the boundary of the Environmental Reserve until construction activity of the subject site has been completed. Contact the Parks Development Inspector at 403-268-1358.
22. **Prior to endorsement of the affected tentative plan**, an onsite meeting shall be arranged with Parks to determine and stake the alignment of the Regional Pathway within the Environmental Reserve and TUC lands. No existing trees or environmental site features shall be disturbed in anyway prior to this onsite meeting and approval of the corresponding Landscape Construction Drawings. Contact the Parks Generalist at 403-268-8074 for more information.
23. **Prior to the approval of the stripping and grading permit**, a nesting and breeding bird survey is required. Sweeps for active nests or other sensitive wildlife features should be conducted at least 6 days prior to start of construction, and appropriate mitigation

## Conditions of Approval

measures taken as per direction from Alberta Environment wildlife division, where applicable, to be in compliance with the Wildlife Act and the Migratory Birds Convention Act. Contact Natural Areas at 403-268-1588 to initiate this work.

24. **Prior to the approval of the first tentative plan**, the developer shall confirm fencing requirements adjacent to Environmental Reserve lands to the satisfaction of Parks. A minimum 1.2 m high chain link fence or Parks approved upgrade (preferred), shall remain on the property line along all shared boundaries with adjacent Environmental Reserve lands. Fencing and all related components shall be installed completely within private property.
25. **Prior to approval of the first tentative plan OR stripping and grading permit** (*whichever comes first*), details of the retaining wall abutting Environmental reserve lands shall be provided to Parks for review and approval. Contact Parks Planner at 403-268-8074 for more information.
26. All vegetation proposed within the retaining wall system shall be included as a component of the Landscape Construction Drawing submission for the Environmental Reserve lands, subject to review and approval by Parks.
27. **With the submission of Landscape Construction Drawings**, the developer shall include a detailed Environmental Reserve Restoration Plan, including a maintenance schedule for each Environmental Reserve proposed to be affected by construction activity. The plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
28. The developer shall minimize stripping and grading within the Environmental Reserve lands. Any proposed disturbance within the Environmental Reserve lands, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Parks **prior to approval of the stripping and grading permit**.
29. Private property abutting all Environmental Reserve lands shall have a minimum 300mm depth of development topsoil applied.
30. Building structures are not permitted within an 18 metres setback area from the escarpment, except decks, patios, balconies, and bay windows constructed at any level other than at grade level of the setback area provided they do not extend more than 1.5 metres into the setback area.
31. Plant all public trees in compliance with the approved Public Landscaping Plan.
32. The developer shall, in accordance with The City's "Guidelines for Erosion and Sediment Control" and to the satisfaction of Parks, install appropriate protection measures around the Environmental Reserves lands to prevent excessive overland drainage and siltation onto said areas during all phases of construction.
33. Drainage from the development site onto the adjacent Environmental Reserve lands is not permitted, unless otherwise approved by Parks.

### Conditions of Approval

34. Construction access through the adjacent Environmental Reserve lands is not permitted, unless otherwise approved by Parks.
35. Stockpiling or dumping of construction materials is not permitted on the adjacent Environmental Reserve lands.
36. Retaining walls placed within the adjacent Environmental Reserve lands is not permitted. Grade matching and slope stability is to be handled within the confines of the private property boundaries.
37. Backsloping of private lots into adjacent Environmental Reserve lands is not permitted. Site grading on private lots shall match the grades of adjacent Environmental Reserve lands at the shared property line, with all grading confined to private property.
38. Surface or subterranean encroachment from the development site into the adjacent Environmental Reserve lands is not permitted. This shall include, but not limited to retaining walls and its associated components (eg. footings). Any surface or subterranean encroachment from the development site into the adjacent Environmental Reserve land upon development completion must be resolved to the satisfaction of the Director, Parks and any unauthorized encroachment will require removal and restoration at the developer's expense. Resolution of encroachment issues must be approved by the Parks Development Inspector. Contact the Development Inspector at 403-268-1358 for an inspection.
39. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-268-1358 for an inspection.
40. Any damage to the existing Regional Pathways along and within the boundaries of the development site must be repaired at the Developer's expense, to the satisfaction of Parks.

**Subdivision Data Sheet**

	HECTARES	ACRES
GROSS AREA OF PLAN	1.66	4.10
LESS: ENVIRONMENTAL RESERVE	0.34	0.84
LESS: LAND PURCHASE AREA	N/A	N/A
<b>NET DEVELOPABLE AREA</b>	<b>1.32</b>	<b>3.26</b>

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-1s (Residential)	1.32	3.26	19	19
Total Residential	1.32	3.26	19	19

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	0.27	0.66	20
PUBLIC UTILITY LOT	N/A	N/A	N/A

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	N/A	N/A	N/A
MSR	N/A	N/A	N/A
MR (NON-CREDIT)	N/A	N/A	N/A



## Applicant's Submission

### **Land use Re-designation and Outline Plan for sites at 180 and 191R Evansview Road N.W. Calgary.**

#### **Site at 180 Evansview Road N.W**

**Existing land use designation-** AG-B (Agricultural Balance)

**Proposed land use designation-** Residential – One Dwelling (R- 1s) District

#### **Site at 191R Evansview Road NW**

**Existing land use designation-** Residential – One Dwelling (R-1) District

**Proposed land use designation-** Residential – One Dwelling (R- 1s) District.

#### **Site context based on land use designation**

The area adjacent and close to the site at 180 Evansview Road N.W. similarly consists of Residential – One Dwelling (R- 1s) District.

#### **Intent of proposal**

The outline plan proposal provides 19 low density housing forms with an environmental reserve to the west. The associating land use amendment therefore proposes to redesignate the two parcels, to low density Residential – One Dwelling (R-1s) and the Special Purpose – Urban Nature (S-UN) District respectively.

#### **Site Context-**

The total land area is 1.66 acres. The north side of the land faces Evansview PT NW and existing residential development (Residential – One Dwelling (R- 1)). The south side of the parcel faces Special Purpose – Urban Nature (S-UN) District. East side faces Evansview Co NW and existing residential development (Residential – One Dwelling (R- 1s)). West side of the land faces Special Purpose – Urban Nature (S-UN) District.

#### **City-wide policies**

City-Wide policies are broad in nature and give direction to growth and change in the city. While the scope of the proposed Land Use Amendment limits the majority of impact to the Community of Evanston, the overall goals of these policies are met through the application.

The proposed Land Use Amendment aligns with these policy goals by sensitively intensifying existing communities where appropriate.

The following City-wide policies and how the proposed application aligns are as follows:

1. A prosperous economy: the proposed amendment provides more choice to residents of Evanston, utilizes existing infrastructure, and is classified as a support service.
2. Shaping a more compact urban form: the proposed amendment uses helps to optimize infrastructure, and provides redevelopment potential with compatible uses.
3. Creating great communities: The proposed land use amendment provides amenity and service which help aid neighbourhood focused living. Low density residential redevelopment can be accommodated through the land use district.

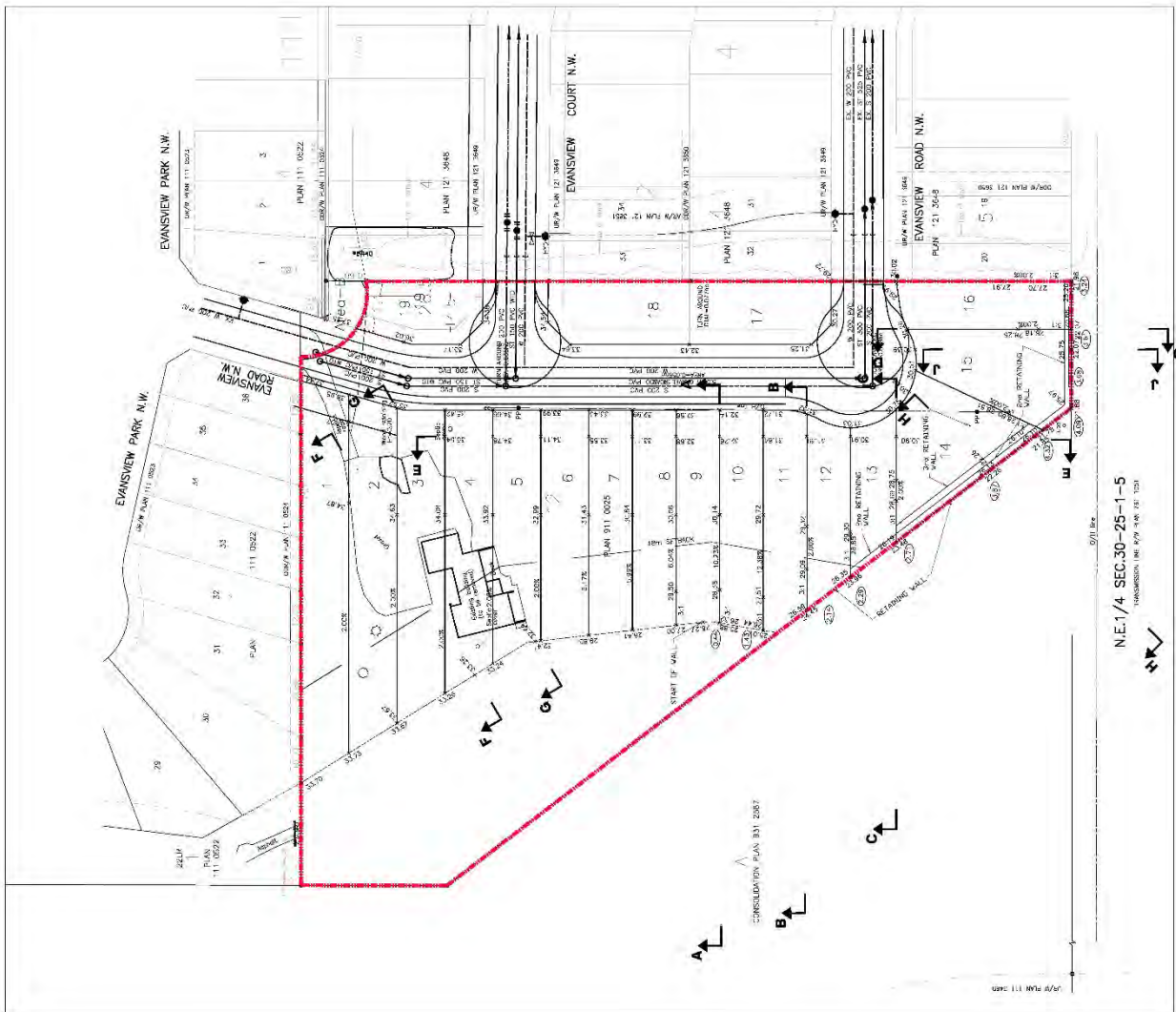
#### **Site servicing for utilities**

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time.

Proposed Outline Plan



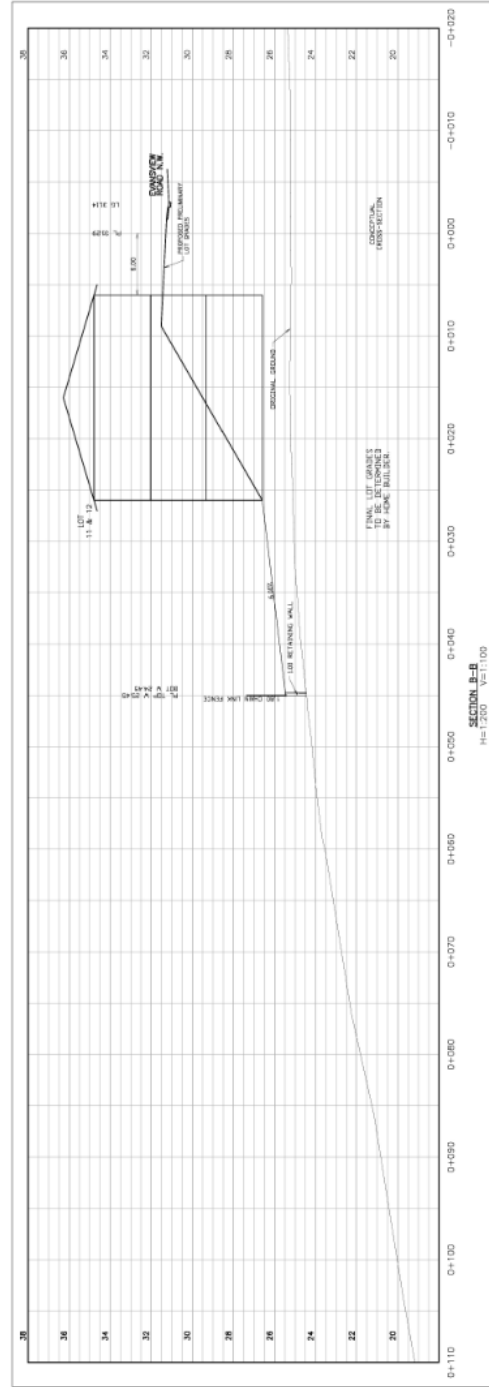
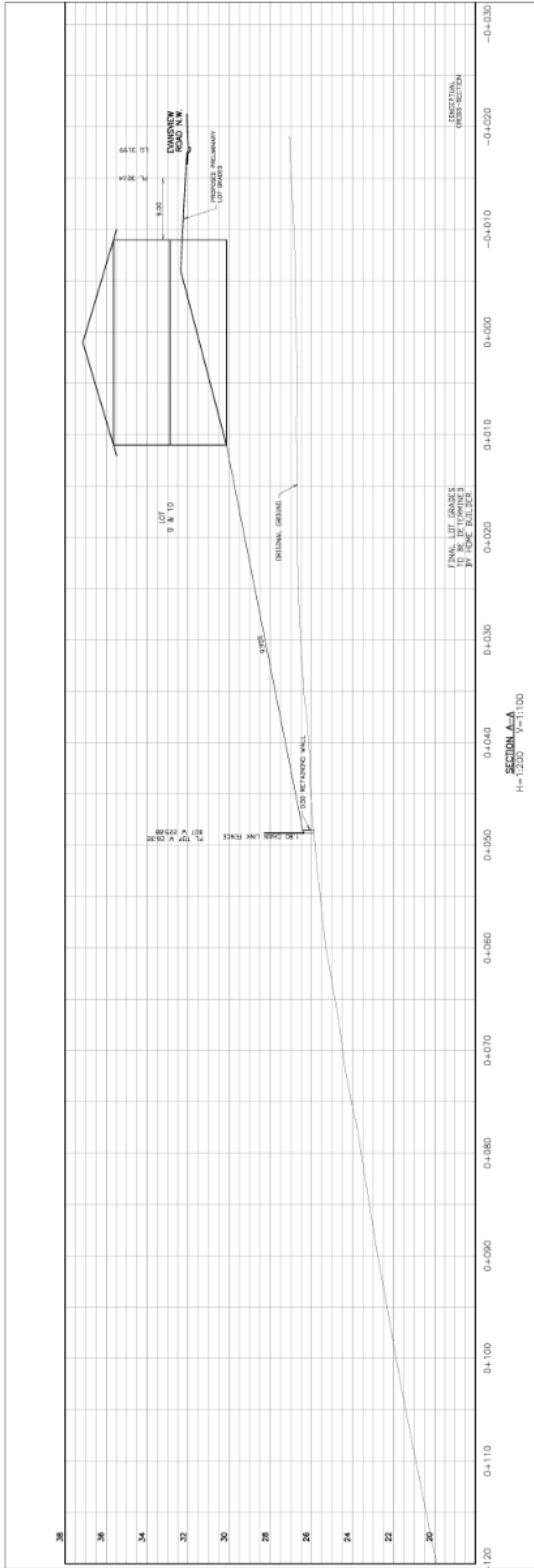
Preliminary Site Sections



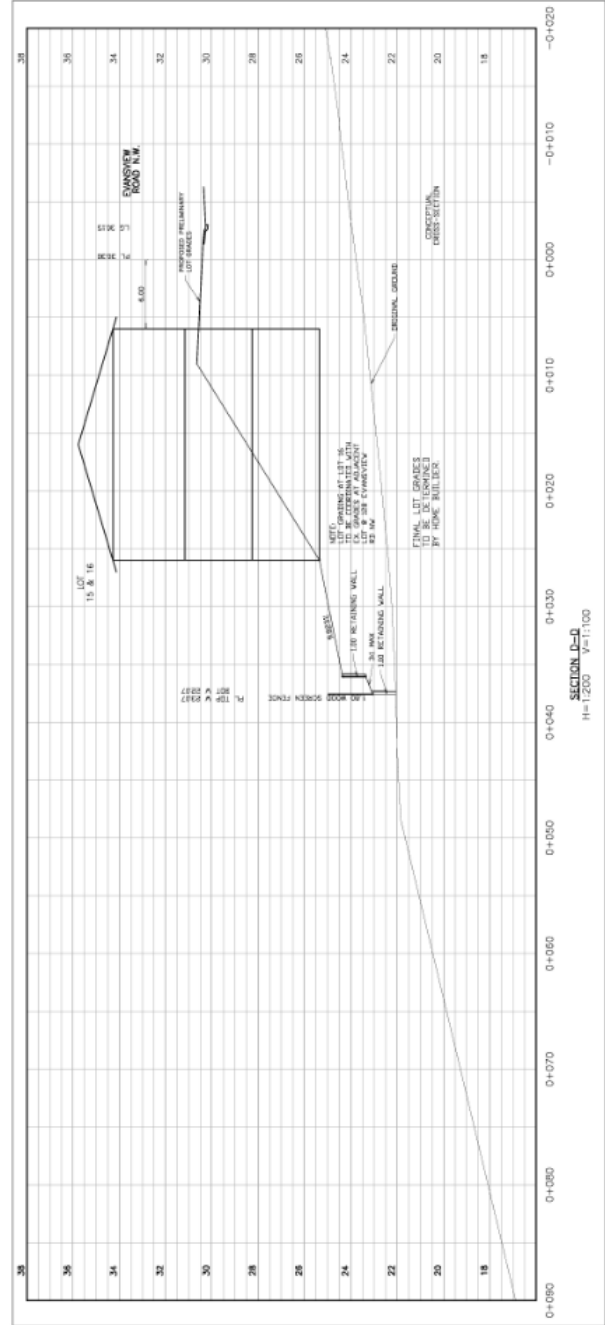
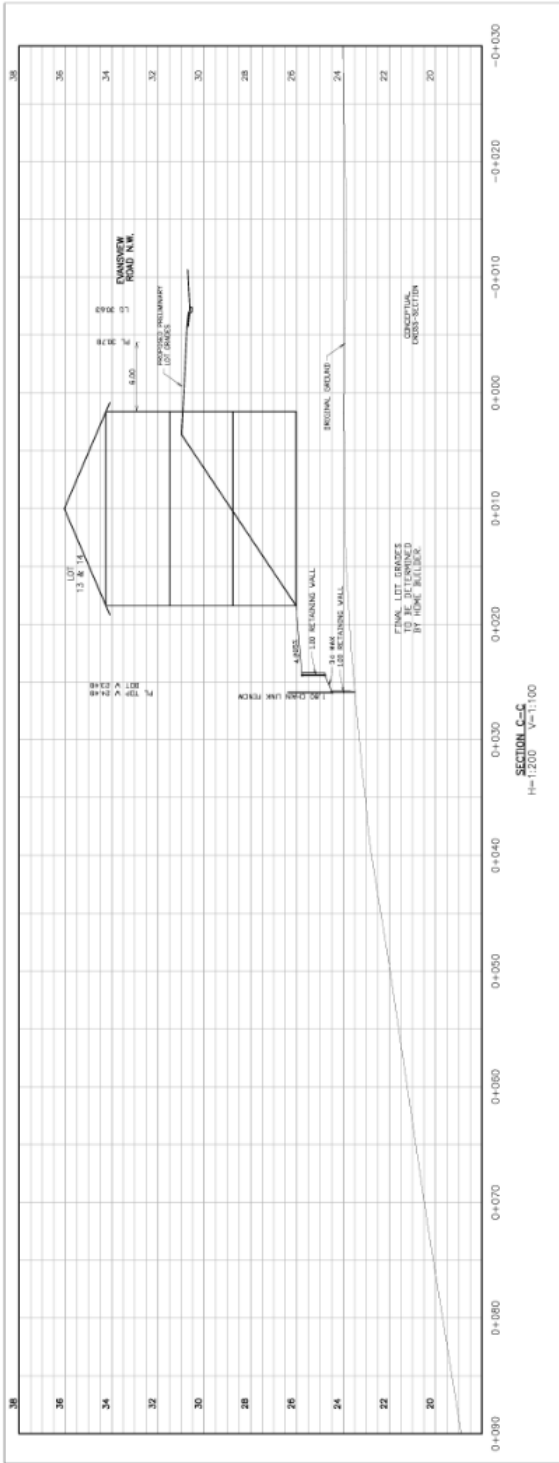
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 Net volume (Unadjusted): 30583.52 Cu. M. <Fill>

N.E. 1/4 SEC. 30-25-1-5

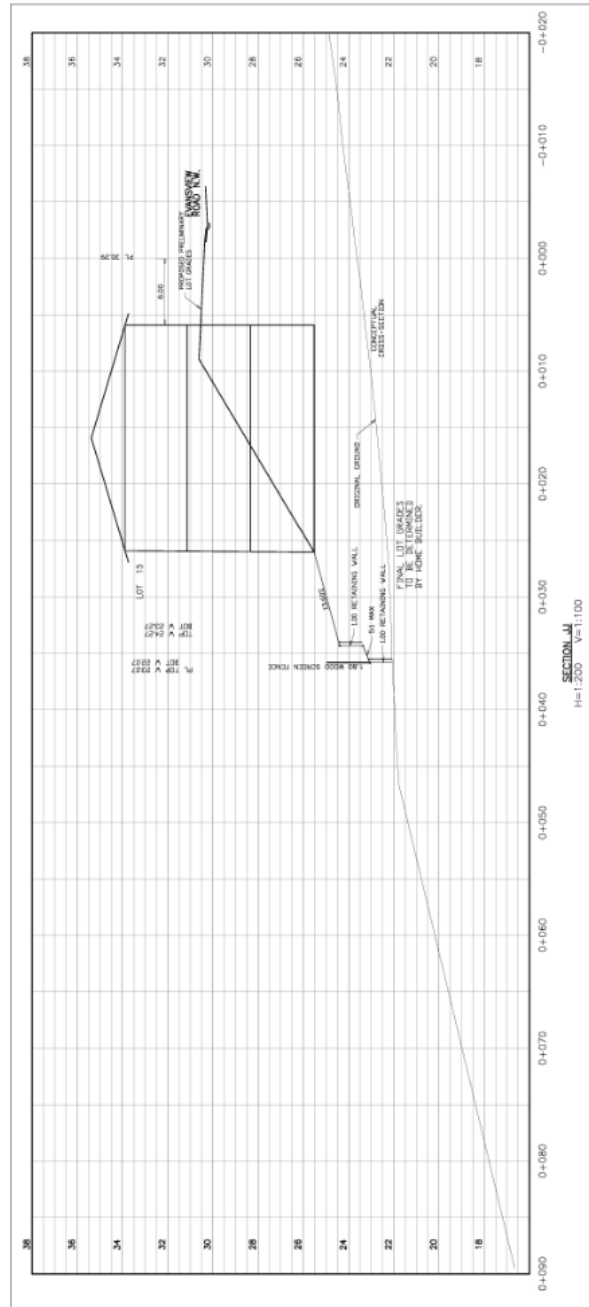
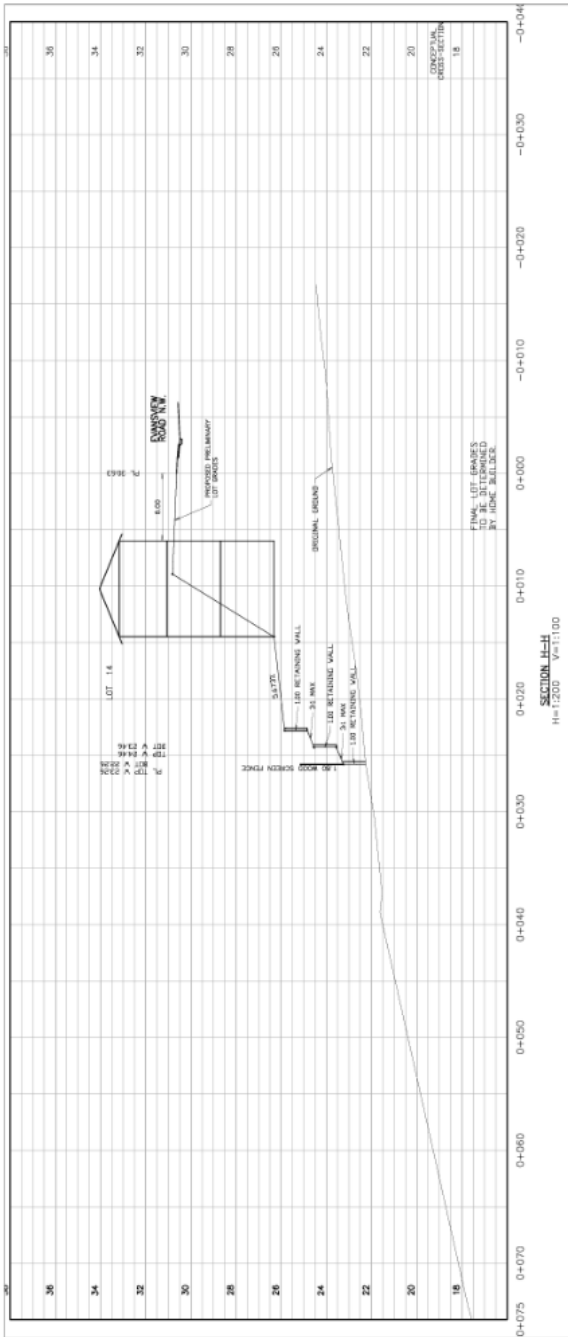
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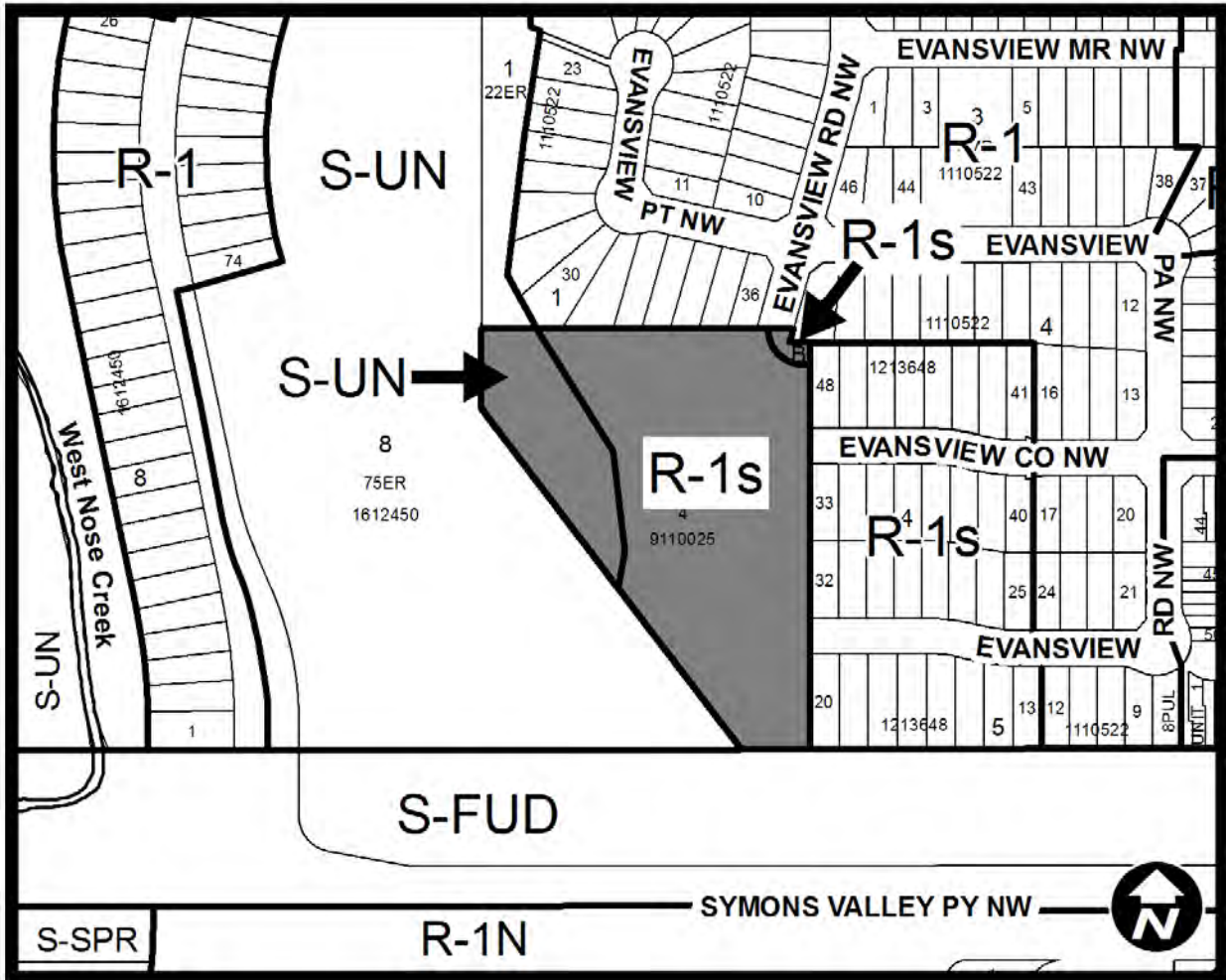
Preliminary Site Sections



Preliminary Site Sections



Proposed Land Use District Map







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

**Calgary Planning Commission 2018 May 03**

**Item 6.09**



**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310**

**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by the City of Calgary's Real Estate & Development Services on 2017 October 19. The application proposes to change the designation of this property from Special Purpose – Recreation (S-R) District to a Residential – Contextual One Dwelling (R-C1) District which will allow for:

- single detached dwellings, accessory residential buildings and secondary and backyard suites; and
- the other uses listed in the R-C1 district.

This application is the necessary first step in allowing for subdivision, sale and subsequent consolidation of the parcel with the adjacent R-C1 properties. The proposal complies with both the *South Shaganappi Communities Area Plan* (2011) and the *Varsity Community Special Study* (1989), 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 redesignation of 0.80 hectares ± (1.98 acres ±) located at 6324 Sarcee Trail NW (Plan 7510514, Block D) from Special Purpose – Recreation (S-R) District to Residential – Contextual One Dwelling (R-C1) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This City-owned parcel functions as a buffer between the rear yards of the residential properties located along Varsity Estates Place NW and the sound attenuation wall for the Silver Springs Gate/Sarcee Trail and Crowchild Trail NW interchange.

A number of adjacent land owners have expressed interest in purchasing portions of this landscape buffer from the City. Authorization to dispose of and sell this property has been granted by City Administration based on (1) the conclusion that this remnant parcel is no longer required; (2) that a comprehensive plan has been created for the parcel ensuring consolidation with adjacent properties; and (3) reduced costs to the City for maintenance obligations of this parcel.

**Planning & Development Report to  
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**ISC: UNRESTRICTED  
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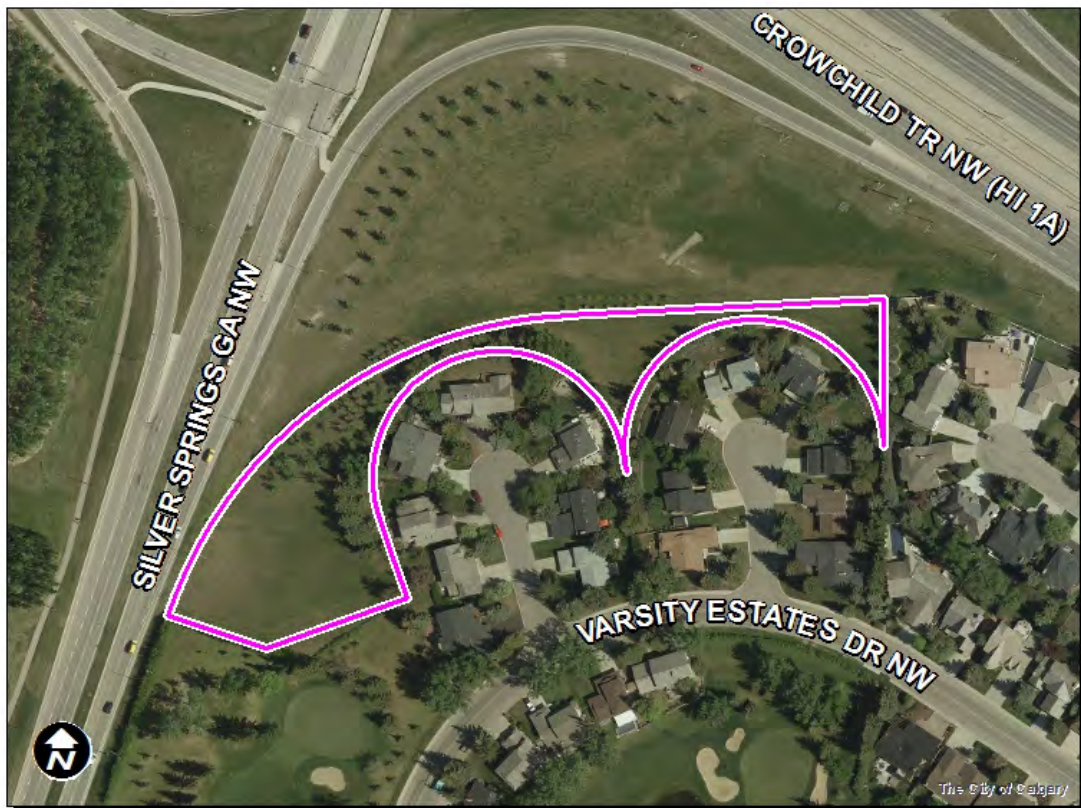
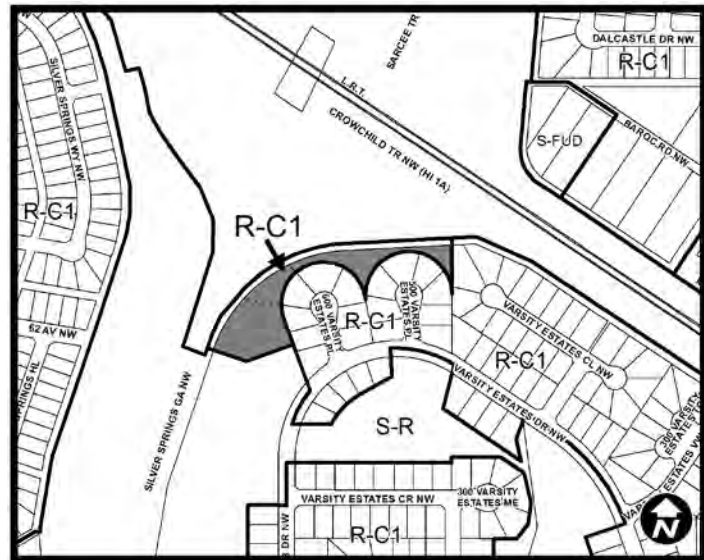
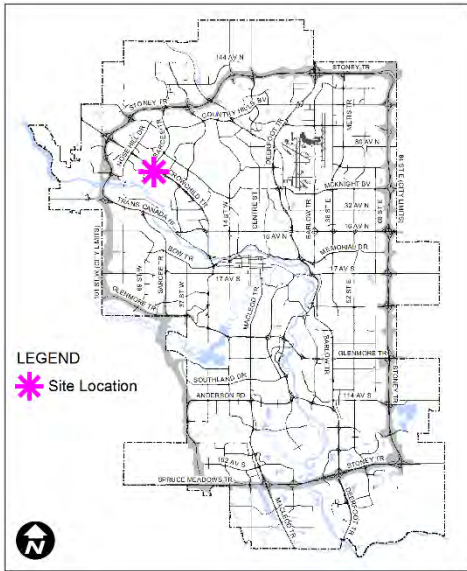
**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310**

As conditions of the anticipated land sales, the buffer lands will require (1) to be redesignated to Residential – Contextual One Dwelling (R-C1) District to coincide with adjacent properties; and (2) a subdivision boundary adjustment which will affect the consolidation of this land with adjacent residential parcels.

As shown in Attachment 2: Tentative Subdivision Plan, the intent is to create six (6) parcels after the land use and subdivision processes, five (5) of which will be consolidate with the adjacent properties. Purchase agreements have been confirmed for these five (5) parcels. A small portion of lands will remain City owned, as identified on the map in Attachment 2, which is acceptable to the City's Transportation Department. A four metre easement will be provided along the sound attenuation wall at subdivision stage to allow for maintenance of the sound attenuation wall.

**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310**

**Location Maps**



## Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310

### Site Context

The subject parcel is located in the northwest corner of the community of Varsity and is bordered by the Silver Springs Golf Course to the south, Silver Springs Gate NW to the west, a sound attenuation wall to the north, and low density residential development south and east. The land is mainly flat manicured grass with a narrow portion being heavily treed. There is no designated public access to the parcel.

As identified in *Figure 1* below, the community of Varsity has seen population decline over the past several decades. In 2017, the community had a total population of 12,525; an 8 percent decline from the peak population of 13,645 in 1981.

*Figure 1: Community Peak Population*

<b>Varsity</b>	
Peak Population Year	1981
Peak Population	13,645
2017 Current Population	12,525
Difference in Population (Number)	-1,120
Difference in Population (Percent)	-8%

Source: *The City of Calgary 2017 Census*

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

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

### *Land Use*

The existing Special Purpose – Recreation (S-R) District is a special purpose designation intended to provide for schools, parks, open space and recreation facilities. While the property is designated as S-R, it does not contribute to the community's open space network. With no designated public access, the parcel is not intended for future recreational, open space, park or school purposes. This parcel functions as a landscape buffer, and for use and enjoyment of the adjacent property owners.

The proposed Residential –Contextual One Dwelling (R-C1) District is a residential designation intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area.

The intent of this process is to dispose of the subject lands and consolidate them with the adjacent properties. This process will create five (5) residential properties that are larger than the community norm. Redevelopment in the form of single detached homes and secondary suites are possible under the proposed R-C1 land use designation. A land use redesignation would be necessary to increase the density of the consolidated parcels.

## **Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310**

### ***Implementation***

This Land Use Redesignation application is the first step in the process to dispose of and sell this City-owned parcel to the adjacent land owners. Should this land use redesignation application be successful, the subdivision application (SB2017-0023) will move forward for approval. With an approved subdivision plan, the sale contracts with the adjacent land owners will be finalized.

### **Infrastructure**

#### ***Transportation Networks***

The subject site is located in the southeast corner of the Silver Springs Gate NW/Sarcee Trail NW and Crowchild Trail NW interchange. A traffic impact assessment was not required as part of this application.

#### ***Utilities and Servicing***

Availability of water, sanitary and storm sewer mains will be determined at the development permit stage, if future redevelopment of any of the consolidated parcels is pursued.

### **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.

Two emails asking for clarification on the proposal were received from the public, however no indication of support or objection were given. No other comments were received from the public at the time of writing this report.

The Varsity Community Association was circulated on this application, however City Administration received no comments.

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 online.

### ***Engagement***

The Real Estate & Development Services business unit has worked with adjacent land owners to develop a comprehensive subdivision plan and to secure purchase agreements for the subject lands, as outlined in Attachment 2.

## **Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310**

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory, 2014)***

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

#### ***Municipal Development Plan (Statutory, 2009)***

The subject parcel is located within the 'Residential - Developed - Inner City' area of the *Municipal Development Plan (MDP)*. The MDP provides for a minimum of 2.0 hectares of open space per 1,000 residents in Established areas. As the subject parcel is not reasonably accessible to the public, and therefore not considered usable park or open space, policies within the Municipal Development Plan (MDP) do not prevent the conversion of this S-R parcel to R-C1.

#### ***South Shaganappi Communities Area Plan (Statutory, 2011)***

The *South Shaganappi Complete Communities* plan (Map 5) and Natural Areas and Open Spaces plan (Map 9) do not identify the subject parcel as park and open space, but rather as part of the developed area. As such, this proposal does not conflict with the *South Shaganappi Community Area Plan*.

#### ***Varsity Community Special Study: Land Use Review (Non-statutory, 1989)***

According to this study, the Varsity community has more than double the City standard of open space. Although the total amount of local open space available in Varsity is in excess of the City standard, this *Land Use Review* found insufficient flat land available for sport activities such as soccer and softball. As the subject property is not ideal for field sports given its lack of designated public access, this proposal does not conflict with the *Varsity Community Special Study*.

### **Social, Environmental, Economic (External)**

Redesignating, subdividing and consolidating the subject land with the adjacent residential properties will likely increase the use and enjoyment of the lands by increasing opportunities for the adjacent land owners to utilize the lands. In addition, consolidating the lands with the adjacent properties will allow for increased surveillance and control over the property by property owners, which may increase area residents' sense of security. The City will also no longer be required to maintain the majority of the property.



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**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310**

**Financial Capacity**

***Current and Future Operating Budget:***

Minor reduction in future operating costs associated with maintaining the property.

***Current and Future Capital Budget:***

As this proposal does not trigger capital infrastructure investment, there are no growth management concerns with this application.

**Risk Assessment**

None.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1 land use designation is the first step in allowing the city owned landscape buffer to be subdivided, sold and consolidated with the adjacent residential properties. The overall goal of this proposal is consistent with relevant municipal policies; is likely to increase the use and enjoyment of the lands; reduces the City's need to maintain the land; and improves the adjacent land owners' sense of security.

**ATTACHMENT(S)**

1. Applicant Submission
2. Tentative Subdivision Plan

## Applicant's Submission

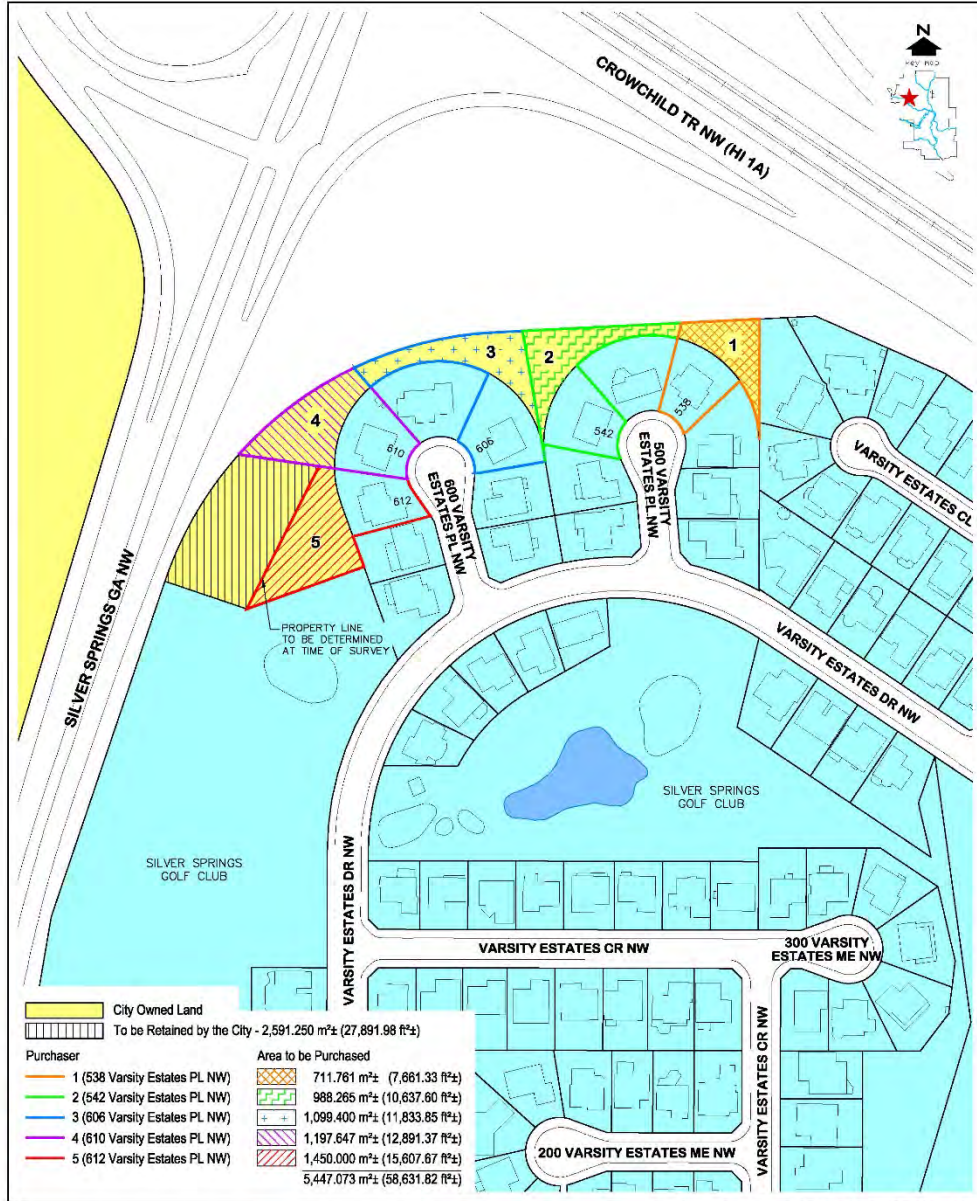
This land use redesignation application, in the community of Varsity Estates, proposes to redesignate 6324 Sarcee TR NW from Special Purpose – Recreation (S-R) District to Residential-Contextual One Dwelling (R-C1) District.

The City-owned remnant parcel currently functions as a green space buffer between the rear yards of the residential properties at 500 & 600 blocks of Varsity Estates Place NW and the interchange at Silver Springs Gate/Sarcee Trail NW and Crowchild Trail NW.

Hidden from view between the sound attenuation wall and the rear yard fencing, intruders have gained entry from this green space buffer. In order to ensure security of the green space and that the residences are properly monitored and better protected from unauthorized access from the rear, the landowner of 610 Varsity Estates Place NW initiated the purchase of the portion of City-owned remnant parcel adjacent to his property. Authorization to dispose of the requested portion was granted, subject to land use redesignation and subdivision approval as a condition of sale. Through consultations with neighbouring landowners regarding the required land use redesignation and subdivision, others have expressed interest in purchasing the portions adjacent to their properties, with the intention of consolidating the purchased land with their residential parcels.

The subject site is in the plan area of the South Shaganappi Communities Area Plan, however, is not identified on Map 9 – Natural Areas and Open Space – as an 'Important Open Space' to be conserved and protected.

### Tentative Subdivision Plan





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 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 6.10**



**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037**

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**EXECUTIVE SUMMARY**

This application was submitted by Collabor8 Architecture + Design on 2018 February 20 on behalf of the landowner Trico Developments. This application proposes to change the designation of this property to allow for:

- small scale commercial developments with commercial storefronts;
- opportunities for residential and office uses to occur on upper floors;
- a floor area ratio of 1, with a maximum height of 16 metres; and
- the uses listed in the proposed C-COR1 designation.

This subject site is located within the Edmonton Trail NW Main Street area and is on the Primary Transit Network with several bus stops located within 100 metres of the property. The application is consistent with City policies including those of the *Municipal Development Plan* and the *Winston Heights/Mountview Area Redevelopment Plan*, and is consistent with Main Street objectives.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.15 hectares ± (0.37 acres ±) located at 412 - 24 Avenue NE (Plan 2868AC, Lots 19 - 24) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Commercial – Corridor 1 f1.0h16 (C-COR1f1.0h16) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

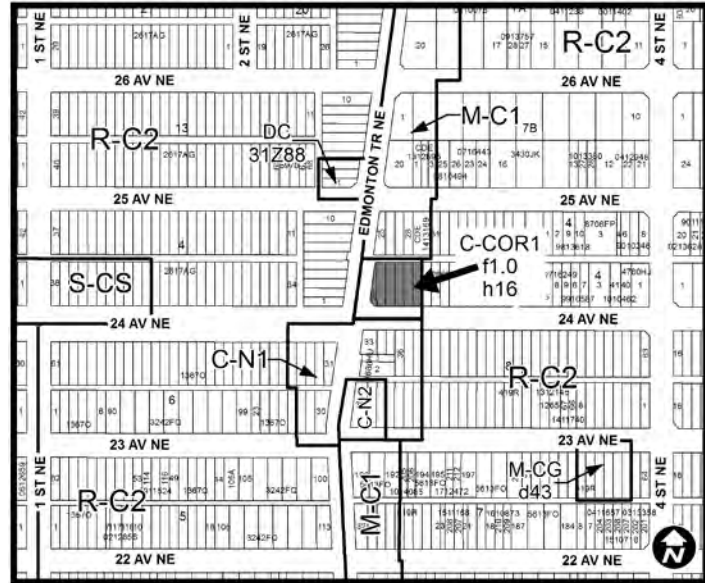
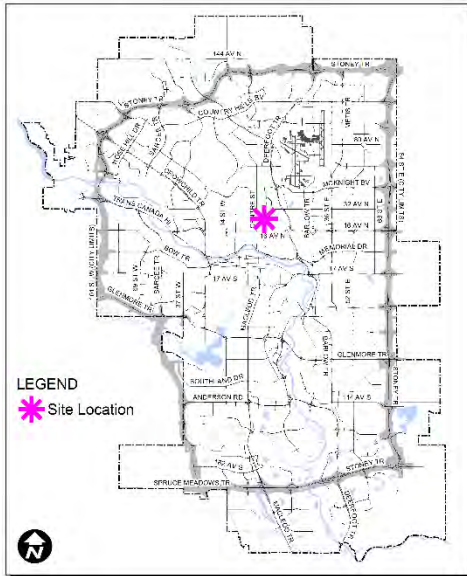
**BACKGROUND**

The subject site is located on the urban main street of Edmonton Trail NE. Area-specific evaluation and policy work for this area has not yet been completed; however, this work is anticipated in the near future.

The proposal was originally submitted with a height modifier of 10 metres to provide for a two storey building at full build-out. During the review of the application, and in discussions with the applicant, it was decided to increase the height modifier to 16 metres to allow for a three storey mixed use building at full build-out. It was felt that the increase in allowable building height would better support main street objectives, while still respecting the local context. Although the applicant has indicated that they do not intend to develop a three-storey building at this time, the proposed land use district will allow for future redevelopment consistent with the City's vision for the area.

Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue  
NE, LOC2018-0037

Location Maps





**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037**

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**Site Context:**

The subject site is currently vacant and flat with some trees located in the corners of the property. Low density residential uses, with the exception of a neighbourhood pub that exists to the south, surround the site. A gravel lane exists on the north side of the site, which is shared with the surrounding low density residential uses. The site is the former location of a gas station.

The majority of this section of Edmonton Trail NE is designated as Multi-residential – Contextual Low Profile (M-C1) on the west side, and Residential – Contextual One/Two Dwelling (R-C2) on the east. A local commercial node is located adjacent to the parcel, as seen in the policy areas map (Attachment 1). The site is located on the Primary Transit Network, with several bus stops located within 100 metres of the property.

As identified in *Figure 1*, the developed community of Winston Heights/Mountview reached its peak population in 1970 and is currently 23 percent below its peak population year.

*Figure 1: Community Peak Population*

<b>Winston Heights/Mountview</b>	
Peak Population Year	1970
Peak Population	4,972
2017 Current Population	3,835
Difference in Population (Number)	-1,137
Difference in Population (Percent)	-23%

Source: *The City of Calgary 2017 Civic Census*

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

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The applicant has indicated the intent to pursue a development permit application for a single-storey commercial development on this site with enhanced pedestrian and streetscape features to contribute to the main street objectives. The design, parking and other site planning considerations will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

This proposed redesignation will allow the parcel to support mixed use development that is consistent with main street objectives. While the applicant is intending on developing a single-storey commercial building at this time, mixed-use development will be possible in the future. Given the properties proximity to a local commercial node, this proposal will also allow for a reasonable extension of commercial development along this stretch of Edmonton Trail NE.

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037**

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***Land Use***

This application seeks to redesignate a currently undeveloped property from a Multi-Residential – Medium Profile Support Commercial (M-X2) District to a Commercial –Corridor 1 (C-COR 1f1.0h16) District. The M-X2 district is intended to provide for medium height and medium density multi-residential development with opportunities for supportive commercial uses. The residential component is required in this district, with a minimum density of 60 units per hectare. For this site, 10 residential units would be the minimum requirement. As the applicant is interested in commercial development only at this time, a land use redesignation is necessary.

The C-COR 1 District is primarily intended for commercial and mixed-use development that must include commercial storefronts. There are opportunities for residential and/or office uses above the commercial main floor. The proposed C-COR 1 District includes rules intended to limit the effect of commercial uses on adjoining residential districts.

During the review of this application, Administration requested the applicant consider the Mixed-Use – General (MU-1) land use district and an increased height modifier. The reason for this request was that Administration felt that an increased height and specific mixed-use land use designation would be better aligned with main street objectives. While the applicant is intending on developing a single-storey commercial building at this time, Administration felt that increasing the maximum allowable height to 16 metres, from the 10 metres that was originally proposed, would allow for future redevelopment that is in keeping with the City's vision for this area.

The applicant was concerned with the increased setback requirements of the MU-1 district, which given the size of the subject parcel, would impede on their ability to achieve their desired outcome. As the C-COR 1 district provides for mixed use development, and given the applicants desire to create an enhanced pedestrian environment and their agreement to increase the maximum height of the site to 16 metres, Administration feels the C-COR 1f1.0h16 is appropriate.

**Stakeholder Engagement, Research and Communication**

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

With the decision to increase the height modifier to 16 metres, the application was notice posted onsite a second time, the online information updated, and those who initially provided comment, as well as the Community Association, were notified of the change via email.

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

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037**

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Letters were received from five (5) citizens, noting the following concerns:

- Increased traffic, congestion and parking in the neighbourhood due to commercial development.
- Decreased walkability of the neighbourhood due to increased traffic and congestion from commercial development.
- While residential development is allowed within the C-COR 1 district, it is not required.

A number of commenters indicated support for increased residential development at this location, as the area is mainly residential.

The Winston Heights Mountview Community Association provided a letter of support for this application to 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 (2010)***

The *Municipal Development Plan (MDP)* identifies this site as an urban main street in the urban structure map (MDP map 1). According to section 3.4.2, urban main streets provide for a higher level of residential and employment intensification along an urban boulevard street type. The urban boulevard is a multi-modal street with a strong focus on walking, cycling and transit, though it continues to accommodate moderately high traffic volume. Urban main streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The MDP supports a broad range of employment, commercial, retail and housing uses and forms in urban main street areas.

#### ***Winston Heights/Mountview Area Redevelopment Plan (2006)***

The subject property is identified as *Local Commercial – Edmonton Trail* on the policy areas map of the Area Redevelopment Plan (ARP). Mixed use commercial-residential redevelopment is encouraged in this area, while main floor commercial is required. Commercial uses should serve the local community by providing a mix of goods and services. The ARP supports a mixed-use land use district for the subject site, and further provides design guidelines that will be applicable at the development permit stage.

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037**

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**Social, Environmental, Economic (External)**

The recommended land use allows for development that has the ability to meet both the Area Redevelopment Plan and the community association's vision for the community by providing commercial development, which in turn creates opportunities for social interaction among residents. Additionally, the proposal provides for a mix and intensity of uses that supports main street program objectives.

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal generally conforms to the intent and objectives of the *Winston Heights Mountview Area Redevelopment Plan*, is in keeping with applicable policies of the *Municipal Development Plan*, and is consistent with main street objectives. The proposed land use designation provides for main floor commercial development that has the ability to further activate the Edmonton Trail NE main street and contribute to the local services available to area residents.

**ATTACHMENT(S)**

1. Applicant Submission
2. Community Association Letter
3. Winston Heights/Mountview ARP Policy Areas Map

## 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 owners of the existing vacant property at 412-420 24th Avenue NE request that the existing MX-2 Multi-Residential Medium Profile Support Commercial Land Use District that applies to this site be changed to a C-COR 1(f 1.0 h 12.0) Commercial Corridor District. The Permitted and Discretionary Uses listed included in the C-COR 1 district are consistent with the applicant's intentions for the site.

The former gas station site has remained vacant for years as the property owners have been waiting for the right combination of economic viability, neighbourhood support and urban design rationale to warrant a medium density, mixed use project on the site. The owners of the property have now reached the conclusion that the timing is right to proceed along a different track.

The current application is intended to re-designate the property to allow for a low density commercial project that will complement the existing commercial streetscape along Edmonton Trail. It will also act as a low density, commercial transition from the active commercial nature of Edmonton Trail to the dominant single family residential character of Winston Heights to the east. The single storey profile of the projected future development on the site will reduce parking, shadow and overlook issues that can affect the neighbours to the north and east.

The current ARP for Winston Heights supports this application as the property is noted as 'Local Commercial' in the policy map within the document. The Winston Heights Community Association has been approached and have provided a letter of support for the proposed re-designation. In addition, the immediate neighbours have been informed about the proposed application by letters dropped off in mailboxes. The Ward Councillor has also been contacted regarding this application.

## Community Association Letter



### WINSTON HEIGHTS MOUNTVIEW COMM. ASSOC.

February 6, 2018

Collabor8 Architecture  
Suite 203, 1010 1st Avenue NE  
Calgary, AB T2E 7W7

**Attention: Miles Burgoyne**

Dear Miles,

Thank you for taking the time to present your plan for Land-Use Redesignation for the property on the NW Corner of Edmonton Trail and 24th Avenue NE in the community of Winston Heights Mountview.

As we understand, you are seeking to re-designate this land use from MC-1 to C-COR1. As per the Planning & Development Committee's discussions and authority to speak on behalf of the Board, we fully support this Land-use Redesignation and are excited at the opportunity it presents for our community.

As per our ARP, one of our main visions for Winston Heights Mountview is to support community interaction by creating opportunities for social inclusion. We feel that a commercial use building will create these opportunities and will be a positive and welcomed addition to the neighborhood.

We have had many high-density residential projects that have proposed development along Edmonton Trail, and it is often disappointing to see that none of these developers take advantage of the Multi-Use designation and incorporate mixed-use that would be of more benefit to a larger portion of the community.

We would ask to stay informed of your progress and when you reach the point of DP, we would be happy to host an Open House at the Community Hall for you to share the plans and allow the community members to provide feedback.

If there is anything else you require at this time, please do not hesitate to reach out.

Thank you,

**Kris Webb**

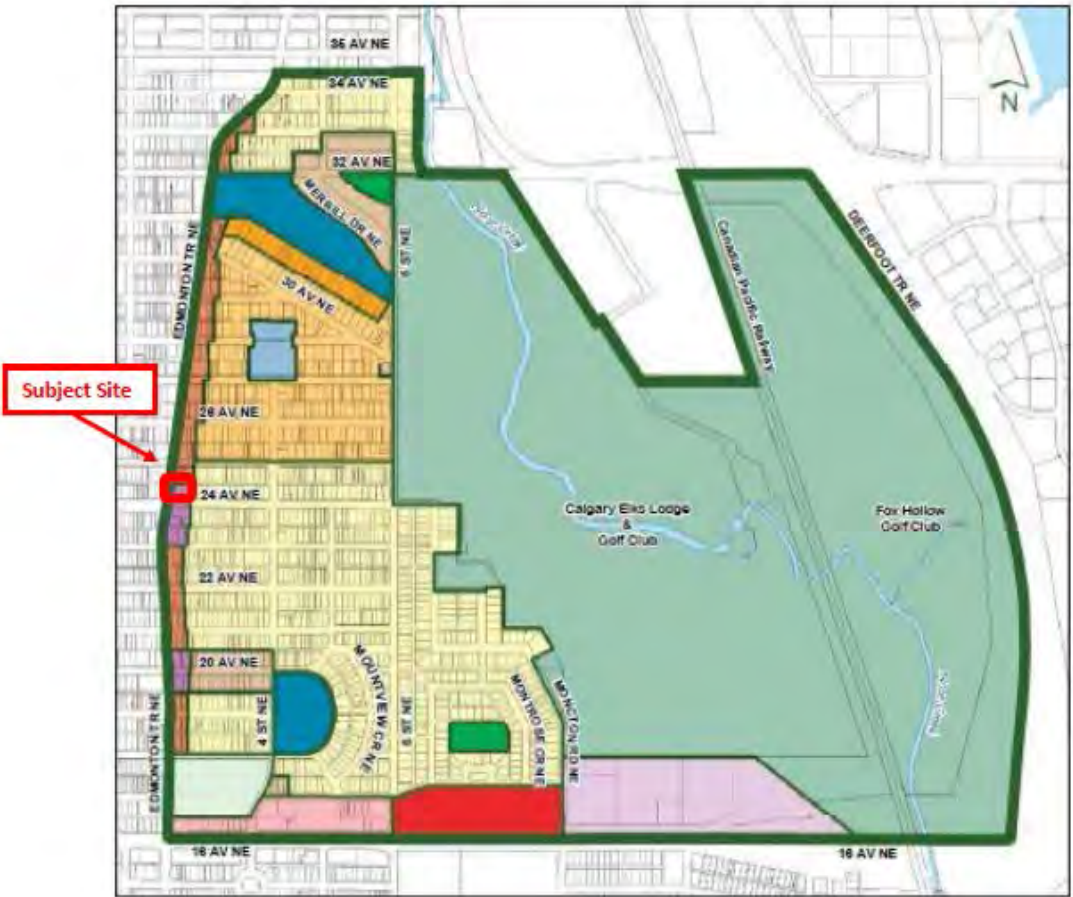
Chair, Planning and Development Committee  
Director, WHMV Community Association  
Winston Heights/Mountview Community Association  
Cell: 403-589-2662  
planning@winstonheights.ca

### Winston Heights/Mountview ARP Policy Areas Map

Winston Heights  
Mountview ARP  
Map 3  
POLICY AREAS

Legend

- |   |   |
|---|---|
| Area 1 - Low Density - Laned Lots                                 | Area 5 - Commercial or Mixed Use - 15 Avenue NE |
| Area 2 - Low Density - Laneless Lots                              | Area 10 - Open Space - Community Centre         |
| Area 3 - Medium Density - 31 Avenue NE                            | Area 11 - Open Space - School Sites             |
| Area 4 - Medium Density - Multi-Unit                              | Area 12 - Open Space - Murvo Park               |
| Area 5 - Medium Density - Edmonton Tr                             | Area 13 - Open Space - Neighbourhood Parks      |
| Area 6 - Multi-Unit Residential or Mixed Use - Midfield Park Area | Area 14 - Open Space - Nose Creek Valley        |
| Area 7 - Local Commercial - Edmonton Tr                           | Policy Area Boundary                            |
| Area 8 - Commercial - 15 Av Corridor                              | Study Boundary                                  |







A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The instrument has a circular level at the top and a vertical staff. The text "Calgary Planning Commission 2018 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 6.11**



**Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW,  
 LOC2018-0032**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Civicworks Planning + Design on 2018 February 13 on behalf of the landowners Gilbert Chit Man Chan and Amos Poon.

The application proposes the redesignation of a residential parcel in the northwest community of West Hillhurst from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

**ADMINISTRATION RECOMMENDATION:**

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

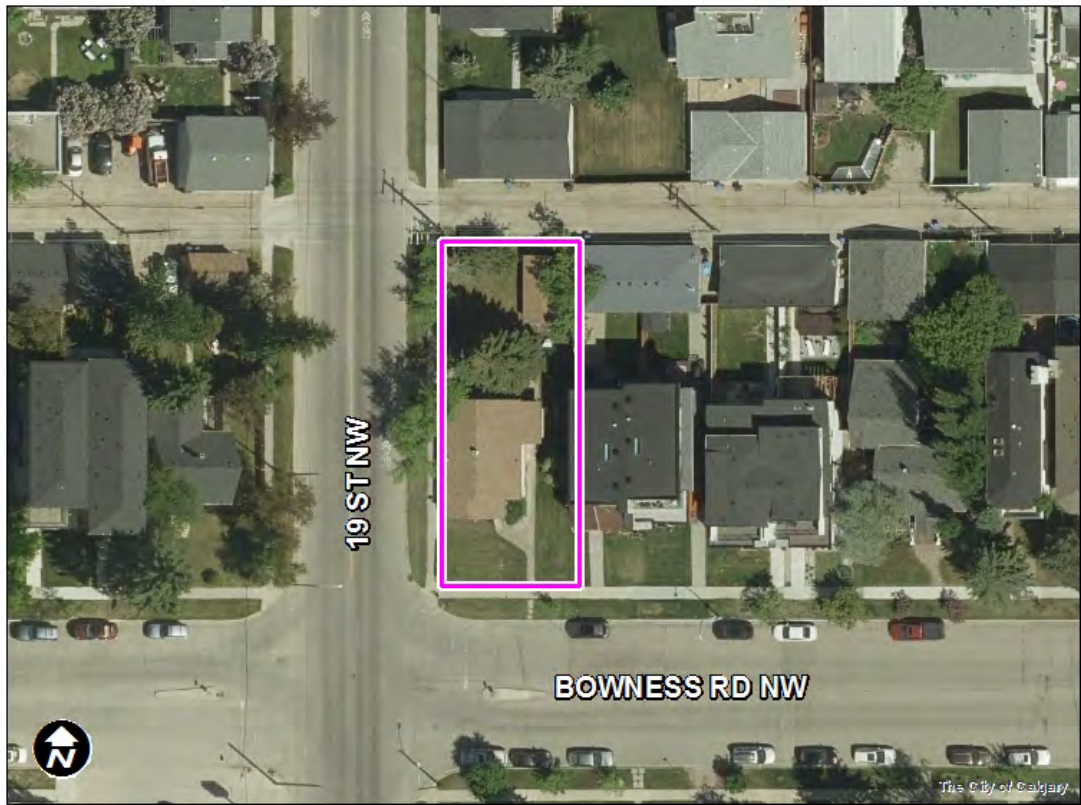
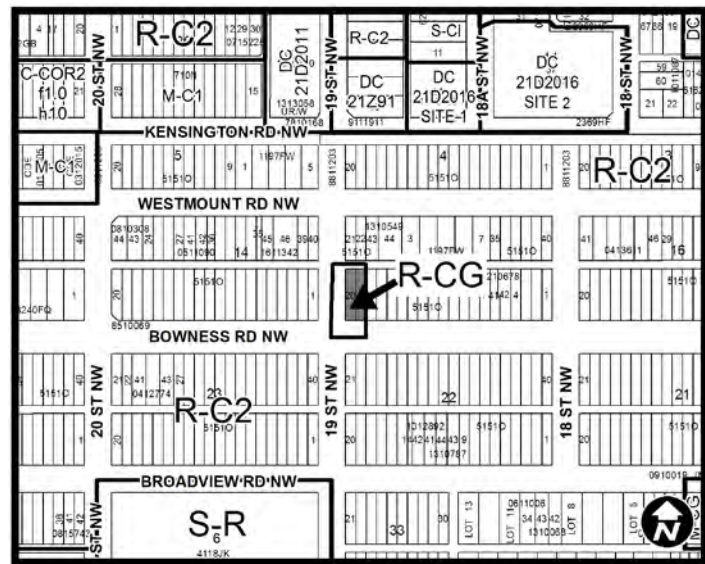
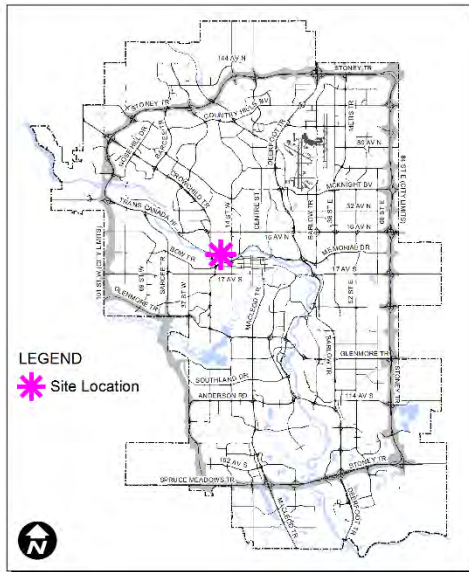
1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1940 Bowness Road NW (Plan 5151O, Block 15, Lots 19 and 20) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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Location Maps



**Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW,  
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**BACKGROUND**

**Site Context**

The subject site is located in the community of West Hillhurst at the corner of Bowness Road NW and 19 Street NW. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District. Surrounding development consists of a mixture of single and semi-detached dwellings. A legal non-conforming Automotive Service use is located kitty corner to the subject site.

The subject site is approximately 0.06 hectares in size with approximate dimensions of 14.1 metres by 38.2 metres. The site has lane access along the north property line, accessed from 19 Street NW. The site is currently developed with a single detached dwelling and rear detached garage accessed from the lane. The site also has a parking pad accessed from a driveway on 19 Street NW. Any future development of the site will require the closure and rehabilitation of this driveway.

The population of West Hillhurst has been rising slowly over the past two decades but remains below its peak achieved in 1968, as indicated in *Figure 1* below.

*Figure 1: Community Peak Population*

<b>West Hillhurst</b>	
Peak Population Year	1968
Peak Population	6,871
2017 Current Population	6,338
Difference in Population (Number)	-533
Difference in Population (Percent)	-7.8%

Source: *The City of Calgary 2017 Census*

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

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

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

**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.

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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 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***

The subject site is located approximately 300 metres from a transit stop (Kensington BRT 305) located on Kensington Road NW. 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**

### ***Engagement and Public Meetings***

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.

### ***Citizen and Community Association Comments***

The West Hillhurst Community Association has reviewed this application and submitted a letter which stated they have no comments.

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Administration received three letters of objection to this application. Concerns expressed are summarized as follows:

- Potential for more waste and recycling bins in the rear lane;
- Rowhouses do not fit the “look” of the neighbourhood;
- Shadowing impacts;
- Property value concerns;
- Traffic on 19 Street is too dangerous to have dwelling units;
- Approval would set a “bad” precedent for further redevelopment;
- Uncertainty regarding ultimate development form;
- Proposed density would constitute “overdevelopment”;
- Increased on-street parking; and
- Potential loss of mature trees.

**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 lands are not located within a local policy plan area; therefore, the policies of the MDP apply.

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

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

***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.

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

The following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned Primary Transit stop station;
- on a collector or higher standard roadway on at least one frontage;
- along or in close proximity to an existing or planned corridor or activity centre; and
- direct lane access.

The following location criteria were not met:

- adjacent to or across from existing or planned open space or park or community amenity; and
- adjacent to existing or planned non-residential development or multi-dwelling development.

The proposed amendment includes moderate intensification which has minimal impact on adjacent properties and is located within walking distance to a park, therefore it is 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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**Risk Assessment**

There are no known risks.

**REASON(S) FOR RECOMMENDATION(S):**

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

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter

## Applicant's Submission



460 - 5119 Elbow Drive SW P 403 201 5305  
Calgary, Alberta T2V 1H2 F 403 201 5344

FEBRUARY 13, 2018

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

**RE:** Land Use Redesignation from R-C2 to R-CG: 1940 - Bowness Rd. NW | Lots 19 & 20, Block 15, Plan 51510

The subject parcel is located in the community of West Hillhurst and consists of 0.0581ha of privately owned land. RNDSQL 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 19 Street and Bowness Road NW, 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 R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits this parcel to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing R-C2 District to a R-CG (Residential – Grade-Oriented Infill) District.

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

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

### PLANNING RATIONALE

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

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both Bowness Road and 19 Street NW 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 Bowness Road and 19 Street NW.

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

**Proximity To Transit:** The subject site is ~250m from a primary transit & BRT stop (Routes 305, 1, & 404), along the Kensington Road NW Primary Transit Network corridor. Calgary's Primary Transit Network provides communities with daily reliable public transit service, with a frequency of every 10 minutes or less, 15 hours a day, 7 days a week.

**Proximity To An Existing Open Space, Park or Community Amenity:** The subject site allows future residents direct and easy access to area amenities and open space. Broadview Park and the Bow River Pathway are both a short walk from the subject (~125m & ~250m respectively).

**Proximity To A Neighbourhood Corridor :** The subject site is ~1230m (2-5 min walk) from Kensington Road NW, one of the City-identified Neighbourhood Main Streets – active corridors that attract Calgarians to socialize, work, live, shop, dine, and

## Applicant's Submission



celebrate. These streets also act as important transportation routes for those who walk, cycle, drive or use transit. City-wide policy encourages both population and job growth around these key corridors.

**Adjacent To Existing Commercial Development:** The subject site is proximate to a commercial use – the Westmount Auto Centre. The proposed land use redesignation and development vision provide an excellent fit into the overall fabric of the diverse surrounding neighbourhood context.

### 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

RNDSQR is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, RNDSQR 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. Key elements of our engagement strategy include:

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

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

The signage outlines RNDSQR's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific project information and provides answers to commonly asked questions about the proposed land use district and development outcome.



SIGNAGE INSTALLED ON-SITE DURING R-CG APPLICATION PROCESS

## HEY NEIGHBOUR!

An exciting change is happening here!

**We are proposing a land use change here to give more Calgarians an opportunity to:**

- FIND NEW INNER-CITY LIVING OPTIONS**

The inner city is our frontier. We're adding new housing options to our neighbourhoods to meet the needs of our residents and our city. We're looking for innovative ways to build new homes that are affordable, sustainable and offer a great quality of life.

If you're thinking about moving, we'd love to hear from you. We're looking for people who want to live in the inner city and who are looking for new ways to live.
- HAVE MORE CHOICES FOR GETTING AROUND**

For over 100 years, we've been building the city of Calgary. We're looking for ways to make it a better place to live and work. We're looking for ways to make it a better place to live and work. We're looking for ways to make it a better place to live and work.

We're looking for ways to make it a better place to live and work. We're looking for ways to make it a better place to live and work. We're looking for ways to make it a better place to live and work.
- FIT WHERE YOU LIVE**

We're looking for ways to make it a better place to live and work. We're looking for ways to make it a better place to live and work. We're looking for ways to make it a better place to live and work.

We're looking for ways to make it a better place to live and work. We're looking for ways to make it a better place to live and work. We're looking for ways to make it a better place to live and work.

Want to know more or let us know what you think?  
Visit [www.engageRNDSQR.com](http://www.engageRNDSQR.com)

## Applicant's Submission



Project Website | [www.engageRNDSOR.com](http://www.engageRNDSOR.com)

To ensure that all stakeholders have consistent and easy access to information about future RNDSOR projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The *engageRNDSOR* website portal includes:

- Information about RNDSOR and their vision;
- Project-specific pages that include site location, proposed land use change, and the associated development vision;
- Answers to frequently asked questions;
- Opportunities to contact the project team with general or site-specific questions and comments; and
- Contact information for The City File Manager; along with LOC & DP reference numbers (once filed and assigned).



## Applicant's Submission



### Surrounding Area Postcard Drop | ~100 surrounding area neighbours

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

The postcards outline RND5QR's vision for introducing innovative new housing options to Calgary's inner-city communities and direct interested parties to get in touch with the project team. A corresponding project website portal includes additional site-specific information and provides answers to commonly asked questions.

**HEY NEIGHBOUR!**  
An exciting change is happening near you!

**We are proposing a land use change at 1940 - Bryness Road NW to give more Calgarians an opportunity to:**

- FIND NEW INNER-CITY LIVING OPTIONS**  
The inner-city is our special place. This is where we connect, where we work, and where we play. It is full of exciting talent and so much to offer. We want to give more Calgarians the opportunity to live what makes inner-city living special. For inner-city families looking for something different, we have homes that fit in the inner-city - not typical cookie-cutter homes. In every neighbourhood, we're committed to being good neighbours and working with the community where we live. We look forward to working with you to make it our place.
- HAVE MORE CHOICES FOR GETTING AROUND**  
Over the last 100 years, cities have been shaped by the road. But that's changing. Planning is now taking a different approach. The administrator has allowed people to live further away from their cars and closer to their lives. We want to create homes for those who don't drive. We want to build walkable neighbourhoods, with great access to transit, car sharing, services and cycling amenities. We want to give more Calgarians the option to live in communities where having a car is a choice, not a necessity.
- FIT WHERE YOU LIVE**  
Fit where you live is about finding balance. It's about getting the most of our lives, and for some, that means less commuting and more time at home. And that's what we're all about. It's about finding a balance between convenience and sustainability. At RND5QR, we focus on being innovative, so something new can be done. We build homes for people who understand the joys of walking around the city. We're big on transit, a fresh coffee, and seeing local shops. We build for people who see the value in the inner-city. We also understand the importance of being a good neighbour.

Want to know more or let us know what you think?  
Visit [www.engageRND5QR.com](http://www.engageRND5QR.com)

**fit where you live.**

The inner-city is our special place. This is where we connect, where we work, and where we play. It is full of exciting talent and so much to offer. We want to give more Calgarians the opportunity to live what makes inner-city living special.

We want inspired, affordable inner-city spaces for people who want to spend less time commuting and more time living. We believe you should live where you live, and we're passionate about the details that make our project unique.

### CONCLUSION

The proposed land use redesignation will facilitate a development vision that addresses the "missing middle" - a form of housing that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Should you have any questions, comments or concerns, please contact me at 403 889 4434 or [boris@civicworks.ca](mailto:boris@civicworks.ca).

Sincerely,

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



**West Hillhurst Community Association Letter**

Hello Shane,

The WHCA reviewed LOC2018-0032 and has no comments.

Thank you,

Karen Dahl  
WHCA Planning Committee Coordinator

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The tripod is a standard three-legged surveying tripod with a central ring and a leveling screw. The instrument is a transit or level, with a telescope and a circular scale. The surveyor is holding a pencil or similar tool in their right hand.

**Calgary Planning Commission 2018 May 03**

**Item 6.12**





Planning & Development Report to  
Calgary Planning Commission  
2018 May 03

ISC: UNRESTRICTED  
CPC2018-0487  
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## Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399

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### EXECUTIVE SUMMARY

This application was submitted by Gravity Architecture on 2017 December 21 on behalf of the landowner Kai Chieh Chang. 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. 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 5 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.

An amendment to the *Crescent Heights Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The proposal conforms to the Area Redevelopment Plan as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

### ADMINISTRATION RECOMMENDATION:

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

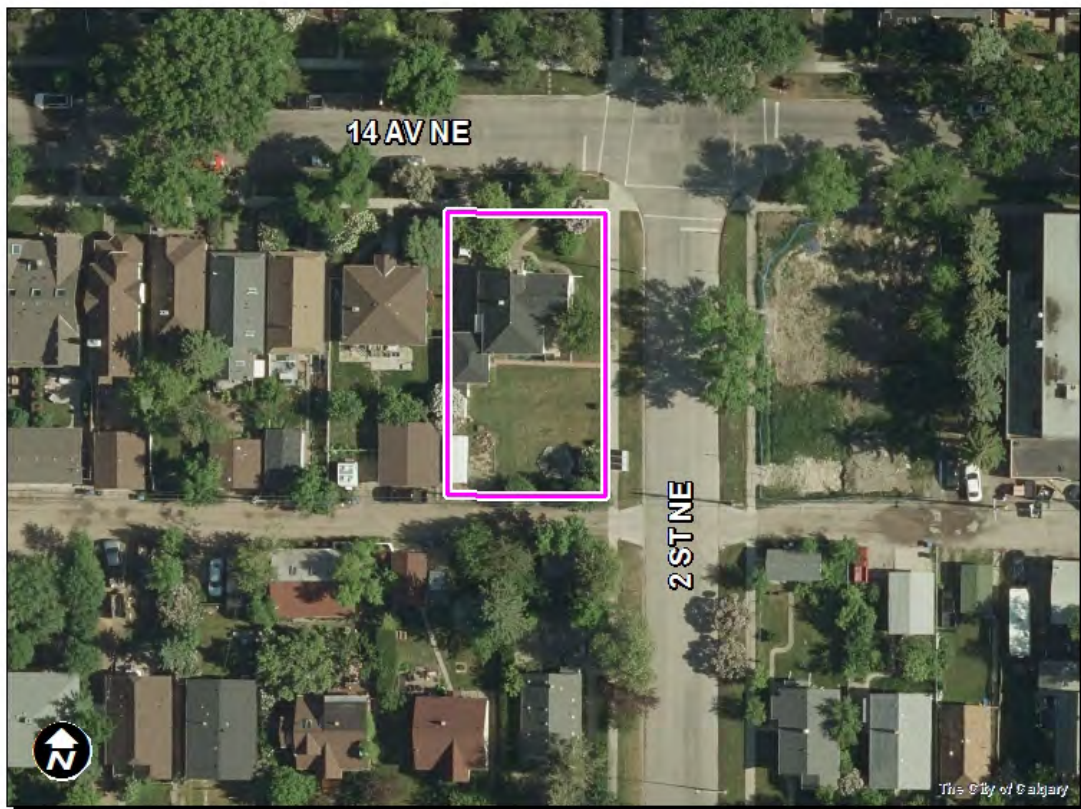
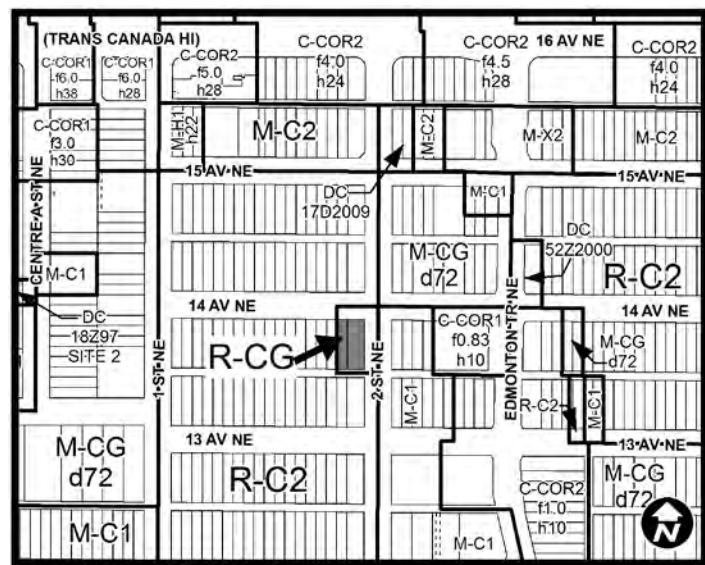
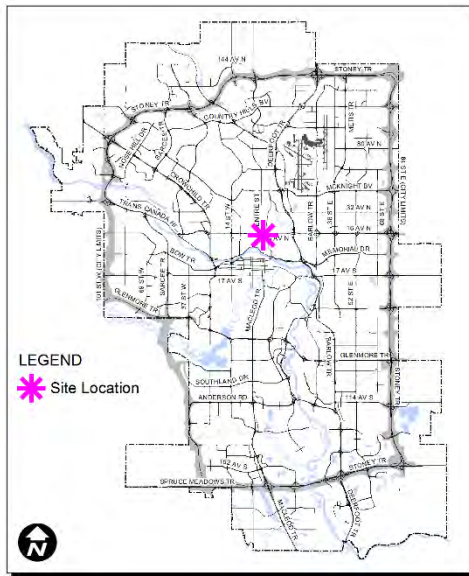
1. **ADOPT**, by bylaw, the proposed amendments to the Crescent Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 235 – 14 Avenue NE (Plan 791P, Block 24, Lots 35 and 36) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue  
NE, LOC2017-0399**

**Location Maps**



**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399**

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**BACKGROUND**

**Site Context**

The subject site is a corner lot located in the community of Crescent Heights south of 14 Avenue NE and west of 2 Street NE. The site is approximately 0.07 hectares in size with approximate dimensions of 20 by 36 metres. A rear lane exists to the south of the site. The property is currently developed with a single detached building with a detached garage that is accessed from the rear lane. Surrounding development consists predominately of a mix of single and semi-detached housing to the north, west and south. There is multi-residential development to the east across 2 Street NE and commercial development further east along Edmonton Trail NE.

As identified in *Figure 1*, the community of Crescent heights has seen population decline over the last several years after reaching its population peak in 2015.

*Figure 1: Community Peak Population*

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

Source: *The City of Calgary 2017 Census*

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

## **Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399**

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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 five (5) 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, when proposed in the R-CG district, provided they are below 45 square metres in size.

### ***Implementation***

On 2018 January 23, a development permit (DP2018-0273) application for the redevelopment of this parcel was submitted and is currently under review. The development permit proposes a two-storey, five-unit rowhouse building. Administration's review of the development permit will determine the building design and site layout details such as parking, landscaping and site access. No decision will be made on the development permit until Council has made a decision on this redesignation application.

### **Infrastructure**

#### ***Transportation Networks***

The subject site is located approximately 170 metres from transit stops for several bus routes on Edmonton Trail NE as well as approximately 450 metres from BRT stops along Centre Street. Vehicular access is available from the existing rear lane. A Traffic Impact Assessment was not required as part of this application or the associated development permit application.

#### ***Utilities and Servicing***

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

### **Stakeholder Engagement, Research and Communication**

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

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

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue  
NE, LOC2017-0399**

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The Crescent Heights Community Association was circulated as part of this application. An email was submitted (Attachment 3) indicating that they do not support the redesignation for the following reasons:

- there are already opportunities for higher density in the community;
- the developer has made no effort to engage the neighbours or the Community Association;
- loss of sunlight for the neighbours and the expectation that they could enjoy their backyards; and
- increase in vehicle traffic in the area.

There were four letters received to the application from the surrounding neighbours. One of these was in support and the other three in opposition. The opposition letters expressed concerns with changing the nature of the block, loss of privacy and sunlight, and parking issues.

The applicant met with the Community Association in 2018 April. The applicant intends to incorporate some of the feedback into the development permit including enhancing the north façade, planting of more trees to provide additional privacy and the relocation of air-conditioning units.

***Engagement***

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

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to the site, the proposal meets the policies on Land Use Patterns.

***Municipal Development Plan (Statutory, 2009)***

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

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

## **Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399**

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### ***Crescent Heights Area Redevelopment Plan (Statutory, 1996)***

The parcel is located within the *Low Density Residential Area* of the Crescent Heights Area Redevelopment Plan. The Low Density Residential Area policies are intended to maintain the existing low density neighbourhood quality and character, while encouraging development that is compatible with the surrounding streetscape.

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, such as identifying new residential development opportunities and encouraging a variety of housing types to accommodate residents with differing ages, family sizes and incomes. 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 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.

### ***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 subject parcel meets many of the location criteria such as being located on a corner, having lane access and is located within close proximity of a transit stop (170 metres) and primary transit stop (450 metres). Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

### **Social, Environmental, Economic (External)**

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

An Environmental Site Assessment was not required for this application.

### **Financial Capacity**

#### ***Current and Future Operating Budget:***

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

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399**

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***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 generally conforms to the intent and objectives of the *Crescent 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 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.

**ATTACHMENT(S)**

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

## Applicant's Submission

### GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA M.Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

0395

Wednesday, December 20, 2017

The City of Calgary  
Planning and Building Approvals  
PO Box 2100, Station M (#8108)  
Calgary, Alberta T2P 2M5

Attn: To Whom It May Concern

**Re: Land Use Redesignation from M-CG to M-C1  
235 14 Avenue NE**

## Applicant's LOC Submission Planning Analysis

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

### Design Intent and Context

The subject parcel is located in the community of Crescent Heights and consists of 0.074 ha. We are proposing a development with a five-unit Rowhouse Building. Front doors would face 14 AV NE and 2 ST NE. Vehicular access would be from the adjacent lane. Parking would be provided in garages located at grade.

The current land use designation is R-C2 (Residential - Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to R-CG (Residential - Grade-Oriented Infill District).

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

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



## Applicant's Submission

### GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA M. Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

#### Location Criteria

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

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

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

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

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

- The site is only five minutes' walk from transit routes on Centre St N, Edmonton Tr NE and 16 AV NE (Routes 3, 4, 5, 17, 19, 62, 64, 69, 109, 116, 142, 300, 301).
- The site is only one block away from commercial and retail amenities on Edmonton Tr NE, and only two blocks away from commercial and retail amenities on Centre St N and 16 AV NE.
- The site is less than five minutes' drive from Renfrew Aquatic & Recreation Centre and Crescent Heights High School.

#### Policies (and Variations)

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##### Municipal Development Plan (MDP)

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

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

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

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

## Applicant's Submission

### GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA M.Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

#### Crescent Heights Area Redevelopment Plan (ARP)

The ARP recommends that this site be of Low Density Residential use.

The ARP states that the low density conservation housing policy is retained for those areas designated R-1, R-2 and DC (with low density residential guidelines). As the ARP was written before the current Land Use Bylaw, we interpret that this means that the current Low Density districts would be appropriate. The proposed R-CG district is a Low Density use.

The ARP continues to state that intent of this policy is to permit redevelopment that maintains the existing low density neighbourhood quality and character and is compatible with the surrounding streetscape. As well, the character of the existing low density residential areas should be maintained while appropriate new development is encouraged. The R-CG district was designed to be compatible with existing semi-detached and single detached development.

#### Bylaw (and Relaxations)

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

#### Engagement

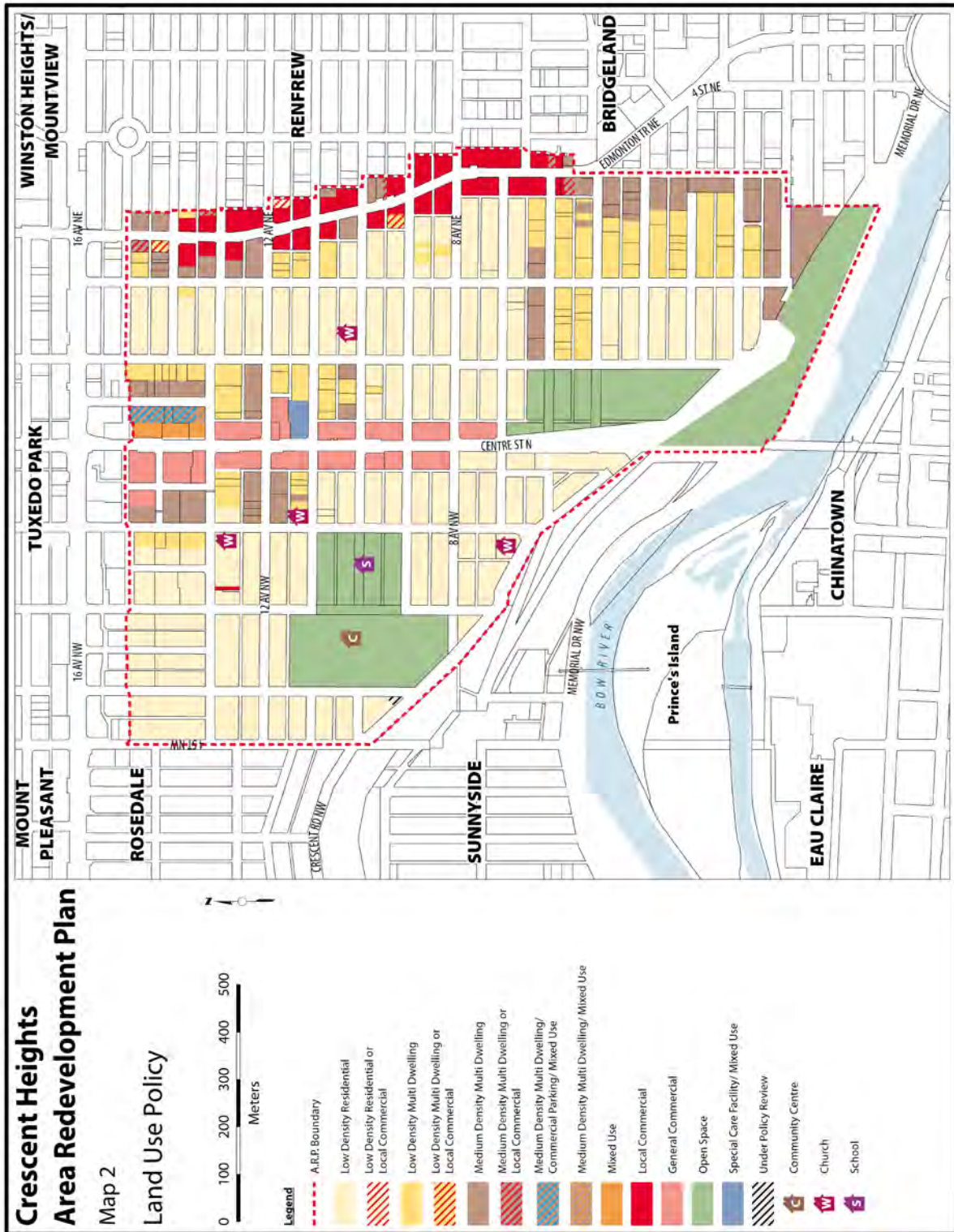
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Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The Cliff Bungalow Community Association will be consulted as this application and the Development Permit application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

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

**Proposed Amendment to the Crescent Heights 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:



## Crescent Heights Community Association Letter

January 19, 2018

The CHCA Planning Committee does not approve this amendment for the following reasons:

1. There are other R-CG - zoned properties in Crescent Heights that have not been developed to their full R-CG capacity. We are not willing to look at increasing density in our community until all R-CG lots have been developed to their density capacity.
2. Our objective is to develop density around the perimeter of our community and leave the inner properties for low density single family and detached housing use. There is no need to increase density in this location as we will have high density on Centre Street, Edmonton Trail and on 15th and 16th Avenues per the 16th Avenue ARP.
3. In 2017 our community opposed and successfully appealed two density up-zoning LOCs similar to this one. These were LOC2017-0061 at 201-10 Ave. NE and LOC 2017-0059 at 301-7 Ave. NE..
4. To the best of our knowledge the developer has not made any effort to contact or engage the neighbours, nor schedule a pre-application meeting. The Design Intent and Content portion of the materials that we received seemed to be a poorly edited version of a similar application for the Cliff Bungalow community. We question whether this developer has done any special planning for what is unique to Crescent Heights?
5. We want to encourage housing diversity and projects like this reduce the number of single family homes.
6. The neighbours to the West of this property will lose all East sunlight. We encourage the urban forest in Crescent Heights and the neighbours currently have vegetation which will either not survive or be depleted when this property is built because of the reduced sunlight.
7. The neighbours' expectation when they purchased their properties was to be able to enjoy their back yards. This expectation will be significantly and negatively impacted if this rezoning is permitted.
8. There will likely be an increase in vehicle traffic in the area.

In summary, we are already one of the highest density communities in Calgary. Our ARP encourages family-oriented housing. We do not see any reason to increase the density at this property

Sincerely,

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

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The instrument has a circular level at the top and a vertical staff. The text "Calgary Planning Commission 2018 May 03" is overlaid on the image.

**Calgary Planning Commission 2018 May 03**

**Item 6.13**



Planning & Development Report to  
Calgary Planning Commission  
2018 May 03

ISC: UNRESTRICTED  
CPC2018-0508  
Page 1 of 6

**Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW,  
LOC2018-0025**

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**EXECUTIVE SUMMARY**

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) 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 3 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

This proposal is in keeping with applicable policies of the Municipal Development Plan. There is no statutory policy plan for the community of West Hillhurst.

**ADMINISTRATION RECOMMENDATION:**

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

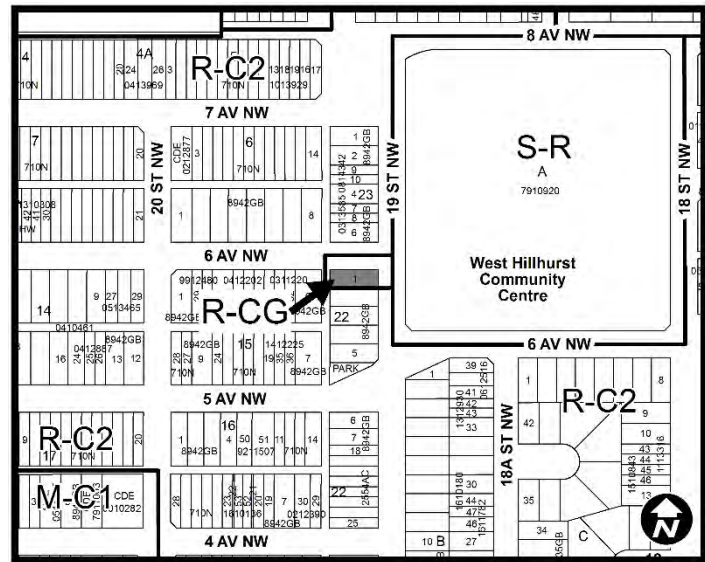
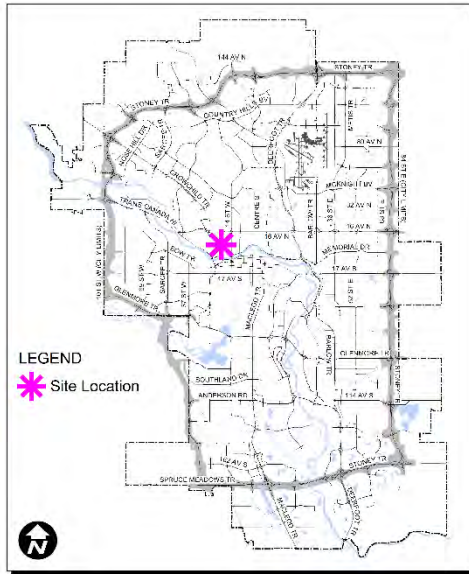
1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 621 – 19 Street NW (Plan 8942GB, Block 22, Lot 1) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025

Location Maps





## Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025

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### BACKGROUND

#### Site Context

The subject site is located in the community of West Hillhurst, at the southwest corner of 6 Avenue NW and 19 Street NW. The site is directly across from the West Hillhurst Community Centre and the 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, with the exception of S-R lands across 19 Street NW.

The site is approximately 0.05 hectares in size with approximate dimensions of 14 by 35 metres. A rear lane exists to the west of the site. The property is currently developed with a two-storey single detached dwelling and a single-car garage accessed from 6 Avenue NW. As identified in Figure 1, West Hillhurst has experienced a population decline from its peak in 1969.

*Figure 1: Community Peak Population*

<b>West Hillhurst</b>	
Peak Population Year	1968
Peak Population	6,871
2017 Current Population	6,449
Difference in Population (Number)	-442
Difference in Population (Percent)	-6%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [West 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 three (3) dwelling units on the subject site.

## **Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025**

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The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count 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***

As noted, the proposed amendment is intended to accommodate a comprehensive redevelopment of the subject parcel. Administration is reviewing an associated Development Permit (DP2018-1005) application for this parcel which proposes a new 3 unit, rowhouse development that includes 3 secondary suites.

Administration's review of the development permit will determine the building design, number of units and site layout details such as parking, landscaping and site access. The development permit is currently under review; no decision will be made on the development permit until Council has approved or refused this land use redesignation.

### **Infrastructure**

#### ***Transportation Networks***

The subject site is located approximately 50 metres from transit stops for bus routes on 19 Street NW as well as 5 Avenue NW. Vehicular access is currently available from 6 Avenue NW however, with redevelopment, access would be off the existing rear lane. A traffic impact assessment was not required as part of this application or the associated development permit application.

#### ***Utilities and Servicing***

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

### **Stakeholder Engagement, Research and Communication**

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

## Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025

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The West Hillhurst Community Association was circulated and responded with no comments in response to this proposal.

Administration received one letter expressing concerns about the additional height and density permitted with R-CG, and overall community fit.

### Strategic Alignment

#### ***South Saskatchewan Regional Plan (Statutory, 2014)***

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

#### ***Municipal Development Plan (Statutory, 2009)***

The subject parcel is located within the 'Residential - Developed - Inner City' area of the *Municipal Development Plan (MDP)*. 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.

#### ***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 meets the majority of the location criteria, such as: being located on a corner, within 400 metres of a transit stop, adjacent to a collector, adjacent a park/community amenity. Further, the site has lane access and is located in proximity to an existing corridor.

Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

**Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025**

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**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**

Given the nature of allowable building forms in the proposed R-CG District, potential risks associated with development are limited, if any.

**REASON(S) FOR RECOMMENDATION(S):**

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

**ATTACHMENT(S)**

1. Applicant's submission

## 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.

### Applicant's LOC Submission Planning Analysis

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

### Design Intent and Context

The subject parcel is located in the community of West Hillhurst and consists of 0.048 ha. We are proposing a three unit rowhouse development with front doors facing 6 AV NW and 19 ST NW, and with vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

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

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

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

### Location Criteria

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

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

It is within 200 meters of a transit stop. This supports the choice to use public transit for a greater number of people. It helps maximize the use of public transit infrastructure, and may result in lower car ownership and fewer trips by car. (MDP 2.2.5 c.)

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

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

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

- The site is across the street from West Hillhurst community Association and West Hillhurst park,
- The site is less than two minutes' walk from transit route on 19th Street NW,

ISC: Protected

## Applicant's Submission

- The site is less than 5 minutes' walk from Queen Elizabeth High School,
- The site is less than 5 minutes' drive from local shopping and other commercial uses on 16th Avenue NW.

### Policies (and Variations)

#### Municipal Development Plan (MDP)

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

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

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

The MDP requires that "ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street." (MDP 2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 19 ST & 6 AV NW, the pedestrian realm along 19 St & 6 AV NW is protected.

### Bylaw (and Relaxations)

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

### Engagement

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

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