



AGENDA

CALGARY PLANNING COMMISSION

TO BE HELD 2018 MAY 17 AT 1:00 PM
IN COUNCIL CHAMBERS

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

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

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 3.01 Colleen Renne-Grivell

COMMUNITY: Bowness (Ward 1)

FILE NUMBER: LOC2018-0035 (CPC2018-0637)

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

MUNICIPAL ADDRESS: 5914 Bowwater Crescent NW

APPLICANT: Lighthouse Studios

OWNER: Brent Schille

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.02 Colleen Renne-Grivell

COMMUNITY: Bowness (Ward 1)

FILE NUMBER: LOC2018-0036 (CPC2018-0636)

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

MUNICIPAL ADDRESS: 5912 Bowwater Crescent NW

APPLICANT: Lighthouse Studios

OWNER: Brent Schille

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.03

Michele Bussiere

COMMUNITY:

Kingsland (Ward 11)

FILE NUMBER:

LOC2018-0046 (CPC2018-0538)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

719 – 75 Avenue SW

APPLICANT:

Ronald D'Mello

OWNER:

Ronald D'Mello
Andrea D'Mello
Kyle D'Mello

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 3.04

Jihad Bitar

COMMUNITY:

Riverbend (Ward 12)

FILE NUMBER:

LOC2018-0056 (CPC2018-0588)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

95 Rivervalley Drive SE

APPLICANT:

Kit Davies

OWNER:

Kit Davies
Barbara Davies

ADMINISTRATION RECOMMENDATION:

APPROVAL

DEVELOPMENT PERMITS

ITEM NO.: 5.01 Matthew Atkinson

COMMUNITY: Silver Springs (Ward 1)

FILE NUMBER: DP2017-4795 (CPC2018-0574)

PROPOSED DEVELOPMENT: New: Multi-Residential Development (4 buildings)

MUNICIPAL ADDRESS: 84 Silvercreek Crescent NW

APPLICANT: Gravity Architecture

OWNER: Habitat for Humanity Southern Alberta Society

ADMINISTRATION RECOMMENDATION: **APPROVAL**

INDEX OF PLANNING ITEMS

ITEM NO.:	6.01	Adam Sheahan
COMMUNITY:		Beltline (Ward 8)
FILE NUMBER:		LOC2018-0015 (CPC2018-0587)
PROPOSED REDESIGNATION:		From: Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District To: DC Direct Control District to accommodate multi residential development and transfer heritage density
MUNICIPAL ADDRESS:		524, 528 and 536 - 14 Avenue SW, 805 - 14 Avenue SW, 1407 and 1409 - 7 Street SW, 1010 - 14 Avenue SW, and 721 and 725 - 13 Avenue SW
APPLICANT:		The City of Calgary
OWNER:		Curve Ventures 2006737 Alberta Ltd (Ajay Nehru) 1382366 Alberta Ltd (Ajay Nehru) 1994177 Alberta Ltd (Ajay Nehru) Moxam Property Corporation Congress Property Corporation
ADMINISTRATION RECOMMENDATION:		APPROVAL

ITEM NO.:	6.02	Christine Leung
COMMUNITY:		Inglewood (Ward 9)
FILE NUMBER:		LOC2018-0054 (CPC2018-0568)
PROPOSED REDESIGNATION:		From: DC Direct Control District To: Mixed Use – Active Frontage (MU-2f3.0h20) District
MUNICIPAL ADDRESS:		1309 – 9 Avenue SE
APPLICANT:		Alpine Vaults Holding Corporation
OWNER:		Next Steps Investments Inc
ADMINISTRATION RECOMMENDATION:		APPROVAL

ITEM NO.: 6.03

Coleen Auld
(related to Item 6.04)

COMMUNITY:

Sage Hill (Ward 2)

FILE NUMBER:

LOC2017-0340 (CPC2018-0592)

PROPOSED REDESIGNATION:

From: Commercial – Community 2 (C-C2f5.0h95)
District

To: Mixed Use – General (MU-1f4h40) District,
Mixed Use – General (MU-1f4h45) District,
Mixed Use – Active Frontage (MU-2f4h45)
District, Special Purpose – School and Park and
Community Reserve (S-SPR) District

MUNICIPAL ADDRESS:

3645 Sage Hill Drive NW

APPLICANT:

B&A Planning Group

OWNER:

Sage Hill Developments

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 6.04

Coleen Auld
(related to Item 6.03)

COMMUNITY:

Sage Hill (Ward 2)

FILE NUMBER:

LOC2017-0340(OP) (CPC2018-0593)

PROPOSED OUTLINE PLAN:

Subdivision of 4.75 hectares ± (11.73 acres ±)

MUNICIPAL ADDRESS:

3645 Sage Hill Drive NW

APPLICANT:

B&A Planning Group

OWNER:

Sage Hill Developments

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. The instrument has a circular level at the top and a vertical staff. The surveyor is holding a pencil in their right hand.

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**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,
LOC2018-0035**

EXECUTIVE SUMMARY

This land use redesignation was submitted by Lighthouse Studios on 2018 February 20 on behalf of the landowner Brent Schille. This application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for the additional uses of Secondary Suite (e.g. basement suite) or 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 5914 Bowwater Crescent NW (Plan 1810183, Block 9, Lot 16) 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

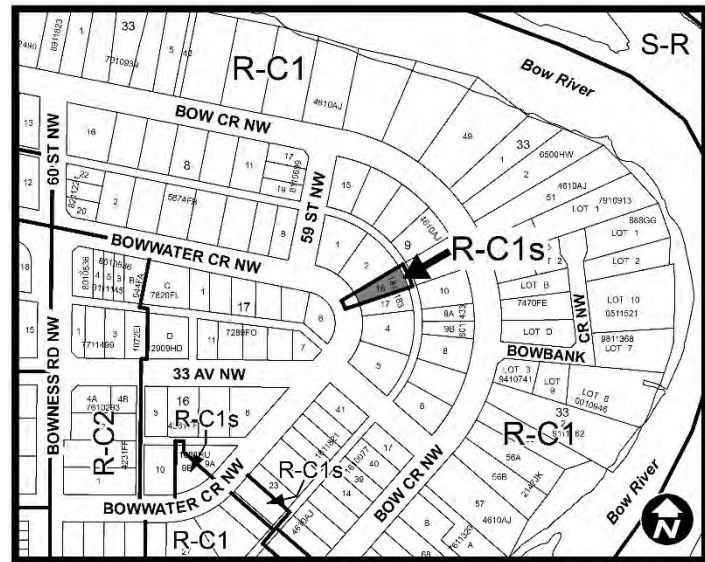
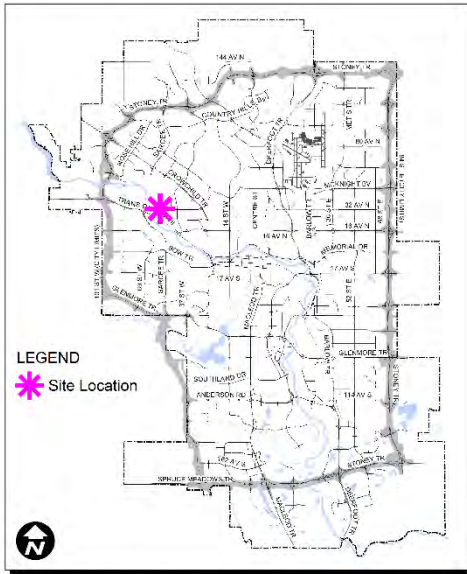
On 2018, March 12, Council re-instated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020, June 1. This will encourage the development of legal and safe suites throughout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

BACKGROUND

To Administration's knowledge, there is no 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 5914 Bowwater Crescent NW,
LOC2018-0035**

Location Maps



**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,
 LOC2018-0035**

Site Context

The subject site is located in the northwest community of Bowness. Surrounding development consists of low-density residential development to the north, east, south and west of the site. The site is on average 13 metres wide and 38 metres deep and is developed with a two-storey, single detached dwelling. A detached garage (with suite above) is proposed for development in the rear yard, with access for both the parking and the suite from the lane.

Figure 1: Community Peak Population

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

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

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

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Bowwater Crescent NW and the rear lane. The area is served by Calgary Transit bus service, with a stop located approximately 265 metres walking distance away on Bowness Road, with service to the downtown core and Brentwood LRT station. This is also the location of a Primary Transit Network, approximately 265 metres walking distance away from the subject site. On-street parking adjacent to the site is not subject to any parking zone regulation.

**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,
LOC2018-0035**

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 depending on the type of secondary suite proposed. This would be determined 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 received an email from the Bowness Community Association (Attachment 2) in regards to this application. While the Community Association acknowledged that this application meets all requirements of the Bylaw, they also expressed concerns over the increase in density in an area that experienced significant damage in the 2013 flood. In addition, the Community Association was concerned that subdivision of larger lots and development of suites could occur elsewhere along Bowwater Crescent, creating traffic and parking problems. They also cited the need for a larger, community-wide discussion as to best location for increased densities that would consider the local context.

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

- Concern over densification of the neighbourhood
- Concern over increased traffic
- Concern over an increase in on-street parking
- Lack of communication with residents as to the proposed development

Administration has reviewed these concerns. Through the development permit process, Administration will be requiring that parking for the suite and principal dwelling be provided on-site which would address any additional on-street parking which may occur. In addition, in regards to development in an area impacted by the 2013 flood, conditions will be included with any subsequent development permit that outline minimum standards that are to be met.

Engagement

No public meetings were held by the applicant or Administration.

**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,
 LOC2018-0035**

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 of the *Municipal Development Plan (MDP)*. Although the MDP makes no specific reference to the subject site, the land use proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment and housing diversity and choice.

Bowness Area Redevelopment Plan (Statutory – 1995)

The site is within the ‘Residential: Low Density, Conservation and Infill’ area as identified on Map 2: Land Use Policy Areas in the *Bowness Area Redevelopment Plan (ARP)*. The ARP makes no reference to this specific site, but does outline general policy statements that are applicable to this land use amendment application. For example:
 Residential Land Use (Section 7.0)

- Maintain and provide within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.
- Promote land use stability through the preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infills of similar density and form.

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.

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**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,
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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 R-C1s District, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complimentary to the established character of the community. The proposal conforms to relevant policies of the *Municipal Development Plan* and the *Bowness 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 Submission
2. Community Association Letter
3. 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?

- Higher Density
- AFFORDABLE HOUSING OPTION

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

- DEVELOPER TO DISCUSS W/ NEIGHBORS

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

- 2 CAR GARAGE FOR DWELLING.
- 1 CAR FOR SUITE
- 1 VISITOR PARKING PAD

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

NO

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

ISC: Protected

Community Association Letter



Community Association Feedback Form

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

File Number: DP2018-0035 5914 Bowwater Cr NW

Name of Planning Representative/s who completed this form: Sydney Empson

Community Association: Bowness Community Association

Date returned: Mar 22, 2018

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

Yes No

Questions

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

1. What are the strengths and challenges of the proposed development?
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.
 - a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)
 - b. The site design
 - c. The building design
4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?
5. Please provide any additional comments or concerns regarding the proposed development.

Take as much space as you need to answer the questions. If mailing, use separate paper.

Please number your responses to correspond to the question being asked

P l e a s e s e e a t t a c h e d d o c u m e n t

Community Association Letter

This application is for a land use amendment to accommodate a backyard suite at 5912 Bowwater Cr NW. In February 2017 we received an application for subdivision of 5912 (SB2017-0012) into two parcels. There were no objections to this application. Following this was DP2017-1564 and DP2017-1565 which were applications to build a new single detached dwelling on each lot. The plans indicated a parking pad off the alley for vehicles to park. The community responded with comments that referred to the visual curb appeal of the developments so that each unit had some unique features rather than be mirror copies of each other. This DP was approved by the authority.

Now we are responding to an application that will allow for a secondary suite (backyard suite) on each lot. We have now increased the density from 1 residential unit to 4 residential units if this LOC application is approved. As there are no bylaw infractions with this application I cannot see why this application will not be approved.

This lot is located in the flood fringe and Bowwater Cr. was heavily impacted during the flood of 2013. Many homes were damaged to the point that they were inhabitable and many residents relocated for several months. We are concerned that increasing density will expose even more residents to a risk that cannot be mitigated in the near future. As well, all properties along this curve are of suitable size to subdivide and repeat what is occurring at 5912 Bowwater which could result in a very dense situation that would have traffic and parking problems.

While this application meets all bylaw requirements and could thus be approved, we would request that the community be allowed to have a plan that would allocate varying densities in a thoughtful, contextual manner according to planning practices and principles as well as knowledge of the community and its idiosyncrasies.

Important Terms

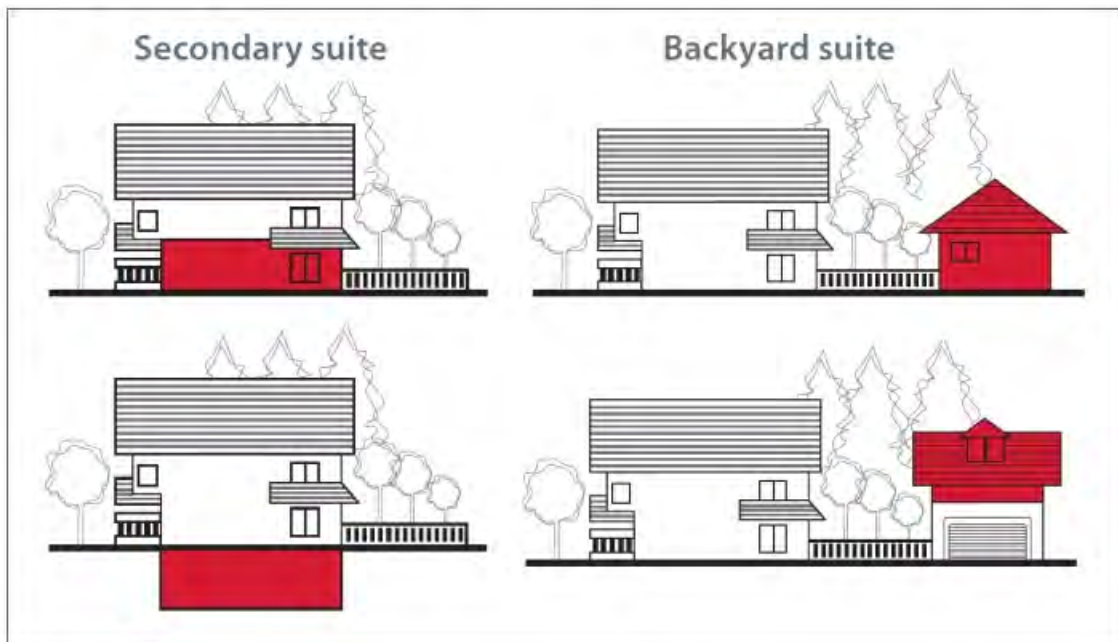
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



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

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



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through the eyepiece of a theodolite. The theodolite is mounted on a tripod. The surveyor is holding a staff vertically in their left hand. The background is plain white.

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**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,
 LOC2018-0036**

EXECUTIVE SUMMARY

This land use redesignation was submitted by Lighthouse Studios on 2018 February 20 on behalf of the landowner Brent Schille. This application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for the additional uses of Secondary Suite (e.g. basement suite) or 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 ± (0.12 acres ±) located at 5912 Bowwater Crescent NW (Plan 1810183, Block 9, 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

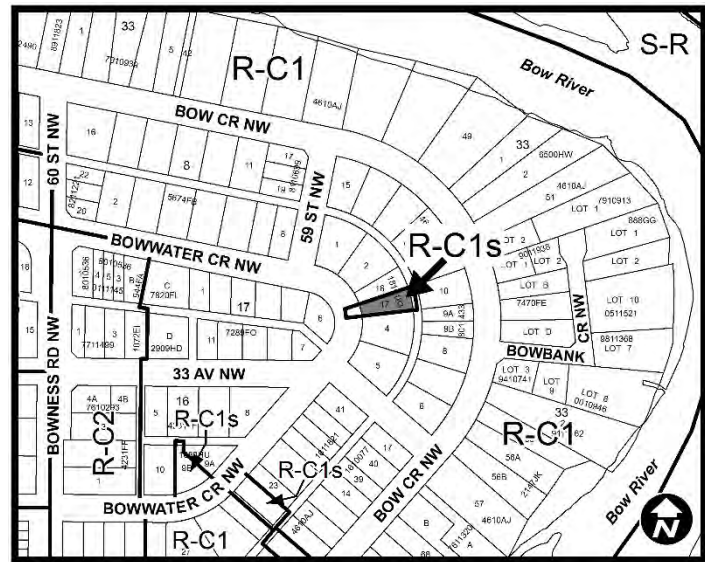
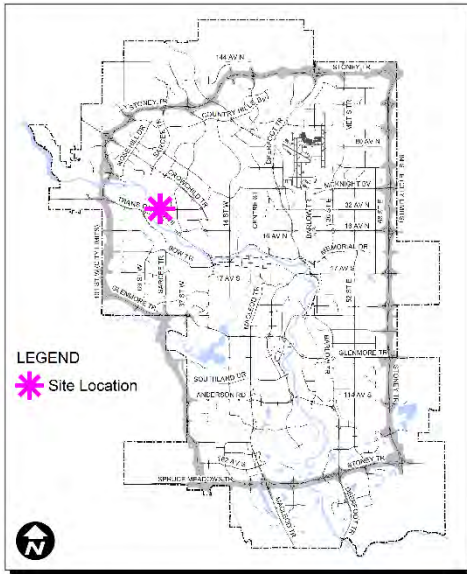
On 2018, March 12, Council re-instated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020, June 1. This will encourage the development of legal and safe suites throughout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

BACKGROUND

To Administration's knowledge, there is no 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 5912 Bowwater Crescent NW,
LOC2018-0036

Location Maps



**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,
 LOC2018-0036**

Site Context

The subject site is located in the northwest community of Bowness. Surrounding development consists of low-density residential development to the north, east, south and west of the site. The site is on average 13 metres wide and 38 metres deep and is developed with a two-storey, single detached dwelling. A detached garage (with suite above) is proposed for development in the rear yard, with access to parking and to the suite from the lane.

Figure 1: Community Peak Population

Bowness	
Peak Population Year	1982
Peak Population	13,134
2017 Current Population	10,895
Difference in Population (Number)	-2,239
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Source: *The City of Calgary 2017 Civic Census*

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from Bowwater Crescent NW and the rear lane. The area is served by Calgary Transit bus service, with a stop located approximately 265 metres walking distance away on Bowness Road, with service to the downtown core and Brentwood LRT station. This is also the location of a Primary Transit Network, approximately 265 metres walking distance away from the subject site. On-street parking adjacent to the site is not subject to any parking zone regulation.

**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,
LOC2018-0036**

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 depending on the type of secondary suite proposed. This would be determined 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 received an email from the Bowness Community Association (Attachment 2) in regards to this application. While the Community Association acknowledged that this application meets all requirements of the Bylaw, they also expressed concerns over the increase in density in an area that experienced significant damage in the 2013 flood. In addition, the Community Association was concerned that subdivision of larger lots and development of suites could occur elsewhere along Bowwater Crescent, creating traffic and parking problems. They also cited the need for a larger, community-wide discussion as to best location for increased densities that would consider the local context.

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

- Concern over densification of the neighbourhood
- Concern over increased traffic
- Concern over an increase in on-street parking
- Lack of communication with residents as to the proposed development

Administration has reviewed these concerns. Through the development permit process, Administration will be requiring that parking for the suite and principal dwelling be provided on-site which should hopefully minimize any additional on-street parking which may occur. In addition, in regards to development in an area impacted by the 2013 flood, conditions will be included with any subsequent development permit that outline minimum standards that are to be met.

Engagement

No public meetings were held by the applicant or Administration.

**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,
 LOC2018-0036**

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 of the *Municipal Development Plan (MDP)*. Although the MDP makes no specific reference to the subject site, the land use proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment and housing diversity and choice.

Bowness Area Redevelopment Plan (Statutory – 1995)

The site is within the Residential: Low Density, Conservation and Infill area as identified on Map 2: Land Use Policy Areas in the *Bowness Area Redevelopment Plan* (ARP). The ARP makes no reference to this specific site, but does outline general policy statements that are applicable to this land use amendment application. For example:
 Residential Land Use (Section 7.0)

- Maintain and provide within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.
- Promote land use stability through the preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infills of similar density and form.

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.

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**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,
LOC2018-0036**

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 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 the *Bowness 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 Submission
2. Community Association Letter
3. 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?

- HIGHER DENSITY
- AFFORDABLE HOUSING OPTION

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

- DEVELOPER TO DISCUSS w/ NEIGHBORS?

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

- 2 CAR GARAGE FOR DWELLING
- 1 CAR FOR SUITE
- 1 VISITOR PARKING PAD

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

NO

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

ISC: Protected

Community Association Letter



Community Association Feedback Form

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

File Number: DP2018-0036 5912 Bowwater Cr NW

Name of Planning Representative/s who completed this form: Sydney Empson

Community Association: Bowness Community Association

Date returned: Mar 22, 2018

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

Yes No

Questions

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

1. What are the strengths and challenges of the proposed development?
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.
 - a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)
 - b. The site design
 - c. The building design
4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?
5. Please provide any additional comments or concerns regarding the proposed development.

Take as much space as you need to answer the questions. If mailing, use separate paper.

Please number your responses to correspond to the question being asked

P l e a s e s e e a t t a c h e d d o c u m e n t

Community Association Letter

This application is for a land use amendment to accommodate a backyard suite at 5912 Bowwater Cr NW. In February 2017 we received an application for subdivision of 5912 (SB2017-0012) into two parcels. There were no objections to this application. Following this was DP2017-1564 and DP2017-1565 which were applications to build a new single detached dwelling on each lot. The plans indicated a parking pad off the alley for vehicles to park. The community responded with comments that referred to the visual curb appeal of the developments so that each unit had some unique features rather than be mirror copies of each other. This DP was approved by the authority.

Now we are responding to an application that will allow for a secondary suite (backyard suite) on each lot. We have now increased the density from 1 residential unit to 4 residential units if this LOC application is approved. As there are no bylaw infractions with this application I cannot see why this application will not be approved.

This lot is located in the flood fringe and Bowwater Cr. was heavily impacted during the flood of 2013. Many homes were damaged to the point that they were inhabitable and many residents relocated for several months. We are concerned that increasing density will expose even more residents to a risk that cannot be mitigated in the near future. As well, all properties along this curve are of suitable size to subdivide and repeat what is occurring at 5912 Bowwater which could result in a very dense situation that would have traffic and parking problems.

While this application meets all bylaw requirements and could thus be approved, we would request that the community be allowed to have a plan that would allocate varying densities in a thoughtful, contextual manner according to planning practices and principles as well as knowledge of the community and its idiosyncrasies.

Important Terms

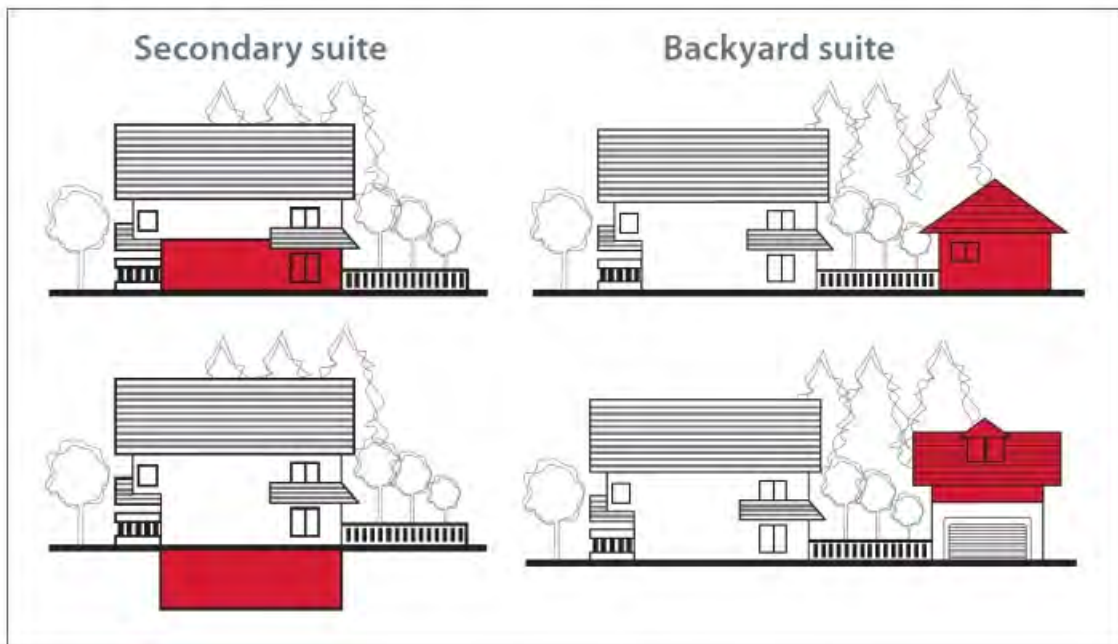
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



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

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



A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 May 17" is overlaid on the image.

Calgary Planning Commission 2018 May 17

Item 3.03

Land Use Amendment in Kingsland (Ward 11) at 719 – 75 Avenue SW, LOC2018-0046

EXECUTIVE SUMMARY

This land use redesignation was submitted by Ronald D'Mello on 2018 February 28 on behalf of the landowners Ronald D'Mello, Andrea D'Mello and Kyle D'Mello. This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or discretionary use of Backyard Suite (e.g. carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation 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 719 – 75 Avenue SW (Plan 3215HG, Block 9, Lot 16) 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

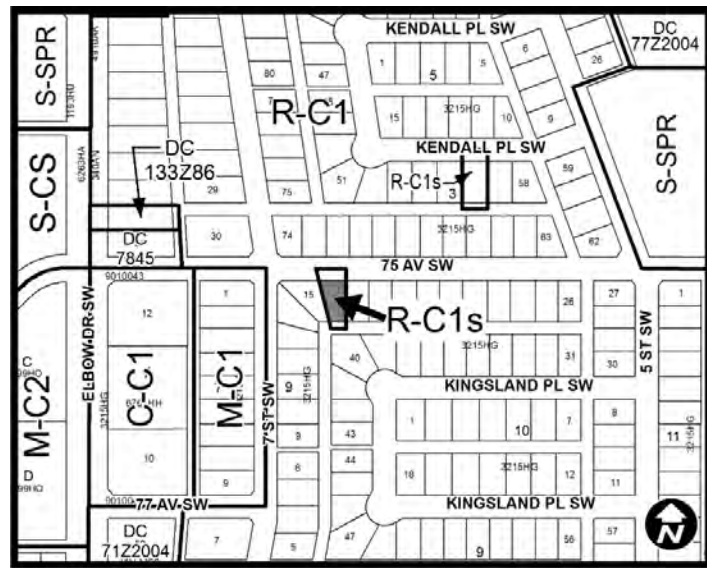
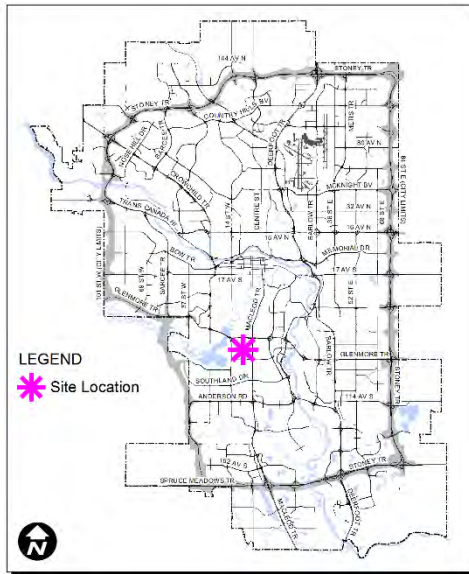
On 2018 March 12, Council reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 1. This will encourage the development of legal and safe suites throughout 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 Kingsland (Ward 11) at 719 - 75 Avenue SW, LOC2018-0046

Location Maps



Land Use Amendment in Kingsland (Ward 11) at 719 - 75 Avenue SW, LOC2018-0046

Site Context

The subject site is located in the southwest community of Kingsland. Surrounding development consists of low-density residential to the north, east, south and west of the site. The parcel is located approximately 210 metres from Elbow Drive SW. The site is approximately 16 metres by 31 metres in size and is developed with a one-storey single detached dwelling, a detached garage that can be accessed from the rear lane, and driveway that is accessed from 75 Avenue SW.

As identified in *Figure 1*, Kingsland has experienced a population decline from its peak in 1971.

Figure 1: Community Peak Population

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,699
Difference in Population (Number)	-642
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 [Kingsland](#) 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 75 Avenue SW and from the rear lane. The area is served by Calgary Transit Frequent Bus Service which is located approximately 200 metres from the site on Elbow Drive SW. The Heritage LRT station is located approximately 1.4 kilometres from the site. 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.

Land Use Amendment in Kingsland (Ward 11) at 719 - 75 Avenue SW, LOC2018-0046

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 received an email in opposition to the application from the Kingsland Community Association (Attachment 2). Reasons stated for opposition are summarized below:

- negative impacts on residents;
- lack of community engagement;
- parking; and
- non-compliance with the Kingsland Community Plan. This is a community based plan and not a statutory document approved by Council.

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

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.

Land Use Amendment in Kingsland (Ward 11) at 719 - 75 Avenue SW, LOC2018-0046

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:

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

ATTACHMENT(S)

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

Applicant's Submission

LOC 2018-0046



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?

- Helps low income Calgarians in the future.
- Provides accomodation for my son who is in school extra income
- Provides a low rent for mentally challenged.

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

No negative effect as long as it is legal use.

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

Int driveway will accept. 2 cars rear 2 car garage.

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

No

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

ISC: Protected

Community Association Response



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

March 28, 2018

Michelle Bussiere - File Manager
Planning, Development and Assessment #8201
The City of Calgary, 5th Floor, Municipal Building, 800 Macleod Trail SE
PO Box 2100, Station M, Calgary, AB Canada T2P 2M5
Phone: (403) 268-1225

Re: LOC2018-0046 719 75 Av SW R-C1 to R-C1s Application

Dear Ms. Bussiere,

Kingsland Community Association (KCA) response to the land use amendment application is to oppose suite applications in the R-C1 district for the following reasons:

1. LUB and Administration criteria for suites disregard community concerns and do not sufficiently protect residents from negative impacts. Council heard many concerns raised by residents, and we wonder how Administration missed so many of these points with the proposed implementation for suites.
2. The application is not compliant with Kingsland Community Plan and represents inappropriate spot rezoning. This application sets a broad precedent for suites in the residential area, and hence a high standard of engagement is expected but the submission was accepted despite zero engagement with the community.
3. The absentee applicant has a garage but the LUB does not require such stalls to be occupied by tenants, hence this is a risk for double rented properties. The parcel has a driveway wide enough for one vehicle, and tandem stalls do not count.
4. The application is devoid of important conceptual level details upon which we could make a more informed decision and have early discussions with the applicant, for example:
 - name, contact info and address of the applicant
 - current status of the dwelling with proof photos

Page 1 of 2

Community Association Response

- preliminary stakeholder engagement
 - identified land use objective
 - conceptual plan for main dwelling and backyard suite (RPR/photo markup) and discussion of the scale of the redevelopment
 - discussion on physical challenges for the parcel such as overhead or underground electrical lines, poles or boxes, water drains, or general grade or retaining wall issues to name a few
 - discussion on potential privacy issues with the adjacent homes, with an explanation as to how these might be mitigated
 - discussion as to whether there is off street parking for visitors, and whether the applicant will provide more than the minimum stalls
5. Suite applications should be rejected until Administration can provide a better implementation since the current process is too simplistic and leaves our community exposed to the risk of negative development, while recognizing that we have demonstrated a willingness to support respectful, quality redevelopment.
6. KCA requests the file manager to notify me when the CPC meeting and public hearing dates are scheduled.

We thank you for the opportunity to provide feedback on this application.

Regards,

Darren MacDonald

Darren MacDonald, KCA Planning Director

Important Terms

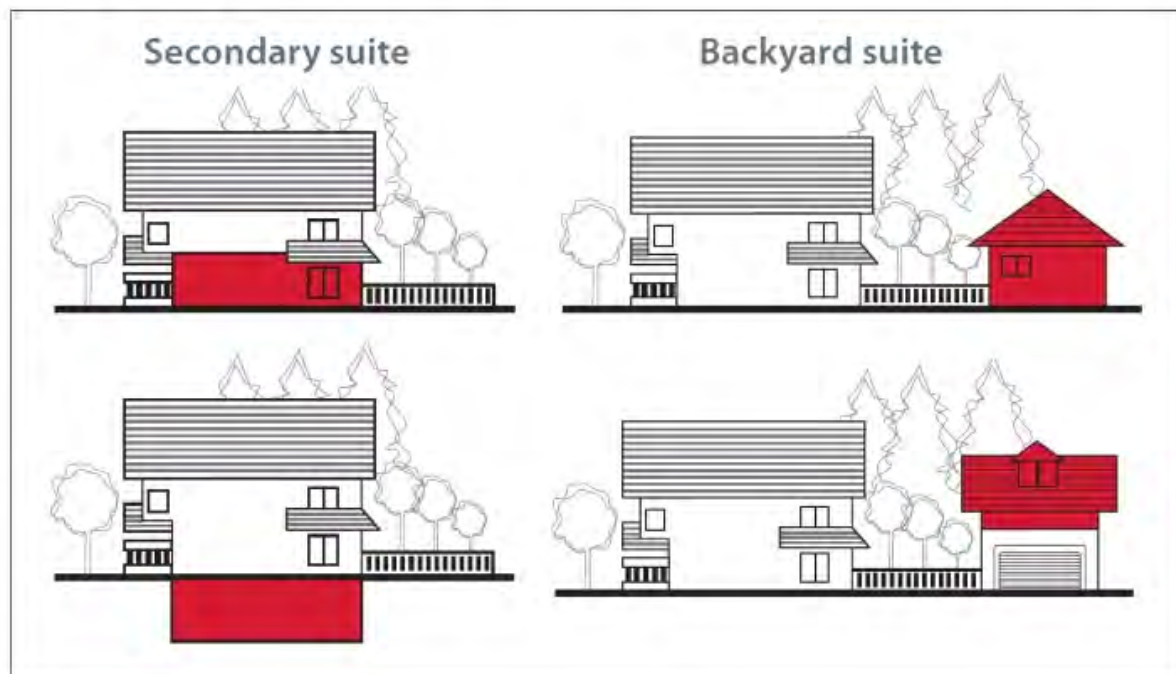
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

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. 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 background is plain white.

Calgary Planning Commission 2018 May 17

Item 3.04

**Planning & Development Report to
Calgary Planning Commission
2018 May 17**

**ISC: UNRESTRICTED
CPC2018-0588
Page 1 of 5**

**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,
LOC2018-0056**

EXECUTIVE SUMMARY

This land use redesignation was submitted by Kit Davies on 2018 March 12 on behalf of the landowners Kit Davies and Barbara Davies. This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or discretionary use of Backyard Suite (e.g. carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation 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 95 Rivervalley Drive SE (Plan 9012574, Block 17, Lot 83) 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

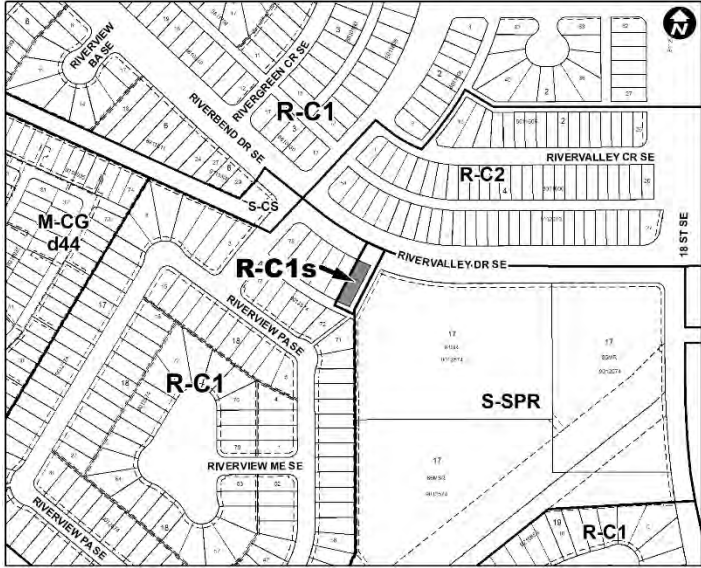
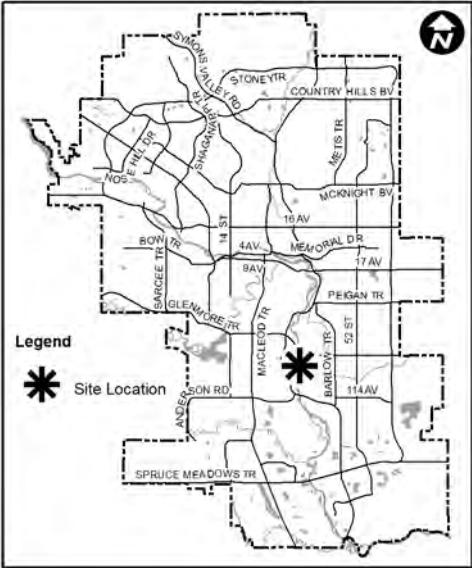
To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

Planning & Development Report to
Calgary Planning Commission
2018 May 17

ISC: UNRESTRICTED
CPC2018-0588
Page 2 of 5

**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,
LOC2018-0056**

Location Maps



**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,
 LOC2018-0056**

Site Context

The subject site is located in the southeast community of Riverbend. Surrounding development consists of low-density residential to the north, west and south of the site. Riverbend Elementary School is located to the east. The parcel is approximately 12.3 metres by 40.1 metres in size and is developed with a two-storey single detached dwelling with an attached two car garage accessed from Rivervalley Drive SE. A lane also exists to the side and rear of the property.

As identified in *Figure 1*, Riverbend has experienced a population decline from its peak in 2002.

Figure 1: Community Peak Population

Riverbend	
Peak Population Year	2002
Peak Population	10,773
2017 Current Population	9,338
Difference in Population (Number)	-1,435
Difference in Population (Percent)	-13%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Riverbend](#) 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 Rivervalley Drive SE and the rear lane. The area is served by Calgary Transit bus service Route 36 Riverbend with a bus stop within approximately 50 metre walking distance of the site at Rivervalley Drive SE. On-street parking adjacent to the site is unregulated although Rivervalley Drive SE is designated a Snow Route.

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.

Planning & Development Report to
Calgary Planning Commission
2018 May 17

ISC: UNRESTRICTED
CPC2018-0588
Page 4 of 5

Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE, LOC2018-0056

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 Riverbend Community Association responded with an email supporting the application. (Attachment 2)

Administration did not receive any letters objecting to the application.

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 (MDP) – (Statutory – 2009)

The subject site is located within the Residential Developed – Established Area as identified on Map 1 in the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP. More specifically, the general *Residential – Developed Residential Area* policies (Section 3.5.1) support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The *Neighbourhood Infill and Redevelopment* policies (Section 2.2.5) of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).

**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,
 LOC2018-0056**

Riverbend Area Structure Plan (Statutory – 1979):

The subject site is located within the “Residential” area as identified on Map 2 of the Riverbend Area Structure Plan (ASP). The Riverbend ASP does not address secondary suites specifically, but states that the community enjoys excellent access to downtown Calgary and the southeast employment areas, and therefore, may experience a demand for a variety of housing types. It also states that The City should be willing to exceed standard densities where site conditions warrant it.

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 *Riverbend Area Structure 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. Community Association Comments
3. 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?

TO CARE FOR BROTHER IN LAW
MORE TAXES FOR CITY

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

ONLY ONE NEIGHBOR AND IS FINE, GOOD
RELATIONSHIP

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

DRIVEWAY CAN ACCOMMODATE FOUR VEHICLES

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

NOT THAT I CAN THINK 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

Community Association's Comments

From: **RCA President** <president@riverbendcommunity.ca>
Date: Thu, Apr 12, 2018 at 3:29 PM
Subject: LOC2018-0056
To: CPAG Circ <CPAGCirc@calgary.ca>
Cc: Community Liaison Ward 12 <CAWard12@calgary.ca>

My apologies for not sending this in yesterday, so, I hope it is OK to still send in as it is only a day off.

Looking at the proposed plan, we have no immediate concerns with the project.

In fact, it would be fair to say that the way it is described meets all of our key requirements to make this an ideal situation for all.

1) The effort will see the home owner remain with the property.

One of our concerns on any project is having the home owner remain with the [property. Why? The reason is that by definition, in order to have a secondary suite, you have to have a primary suite which we define to be the home owner. In cases, where the home owner moves out, then, you have two secondary suites, which really is a defacto duplex.

We know that this can not be mandated, but, we still think there are things that could be done with any project to encourage it.

2) The effort is not intended to add to the foot print of the property.

This is not always going to be the case though, and in those instances where the footprint will change, we believe that there will likely be additional sensitivities that need to be addressed. For example, in cases, where there will be an second level garage suite, it may impact things like privacy, sunshine/shading, plants/trees, accessibility, etc.

3) The effort will provide benefits for the renter as well as the home owner.

4) There appears to be no issue with parking.

5) There are no issues with any neighbors around that are appropriate.

We know that not everyone is necessarily for secondary suites, But what we try and do is determine if any concerns are reasonable.

6) We did talk to Riverbend School and they too had no issues or concerns.

As such, for these reasons - we wanted to let the City know that it has the blessing of the community, and wish the people well in their endeavor.

Thank you and have a great day.

Douglas Ratke
President
Riverbend Community Association
19 Rivervalley Drive S.E.
Calgary, Alberta T2C 3S1
Tel: (403) 236-7270

Important Terms

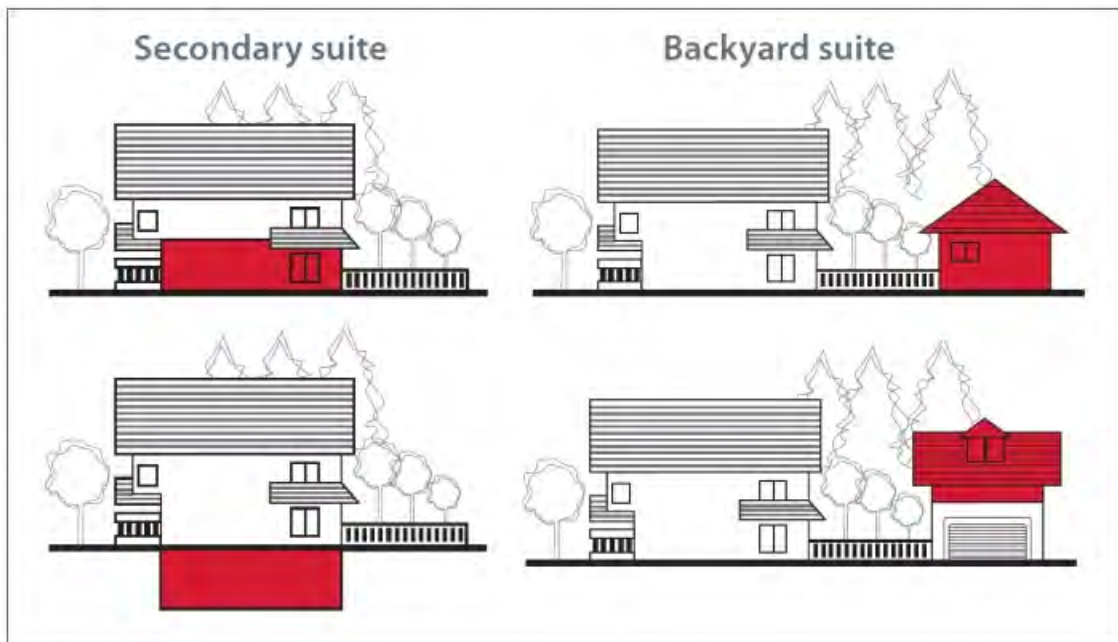
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Important terms



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 at the top and a vertical staff. The surveyor's legs are visible, and they appear to be wearing gaiters or tall boots.

Calgary Planning Commission 2018 May 17

Item 5.01

Planning & Development Report to
Calgary Planning Commission
2018 May 17

ISC: UNRESTRICTED
CPC2018-0574
Page 1 of 11

Development Permit in Silver Springs (Ward 1) at 84 Silvercreek Crescent NW, DP2017-4795

EXECUTIVE SUMMARY

This application was submitted by Gravity Architecture on 2017 October 18 on behalf of Habitat for Humanity Southern Alberta Society. The application proposes a new multi-residential development including:

- four stacked townhouse buildings;
- a total of 32 three-bedroom residential units;
- three storeys (12 metres); and
- a total of 45 vehicle parking stalls including five visitor and two barrier free stalls.

The proposed development is consistent with applicable City policies including those of the *Municipal Development Plan (MDP)* and the *Calgary Transportation Plan (CTP)*. The proposal also aligns with the intent of the Multi-Residential – Contextual Low Profile (M-C1) District of Land Use Bylaw 1P2007.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. **RECEIVE AND ACCEPT** this report and attachments for information; and
2. Recommend the Development Authority, without having to return to Calgary Planning Commission, **APPROVE** Development Permit DP2017-4795 of a New: Multi-Residential Development (4 buildings) at 84 Silvercreek Crescent NW (SW1/4 Section 10-25-2-5; Plan 1712377, Area A), with conditions (Attachment 3), subject to Council giving second and third reading of Bylaws 2C2018 and 29D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2018 January 22 Regular Public Hearing Meeting of Council, it was moved by Councillor Davison; Seconded by Councillor Chahal, that Council refer second and third readings of Bylaws 2C2018 and 29D2018 to Administration and direct Administration to work with the applicant, and the area Councillor on potential development permit issues and potential amendments to the Land Use and return to Council when the Calgary Planning Commission has conditionally approved the development permit application.

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**Development Permit in Silver Springs (Ward 1) at 84 Silvercreek Crescent NW,
DP2017-4795**

BACKGROUND

On 2017 March 24, a land use amendment and road closure application was submitted to redesignate 84 Silvercreek Crescent from Special Purpose – Future Urban Development (S-FUD) District and an undesignated road right-of-way to Multi-Residential – Contextual Low Profile (M-C1d95) District. The application includes a road closure for a portion of adjacent road right-of-way. The application is intended to accommodate the present development permit application which proposes redeveloping the site to provide affordable housing units.

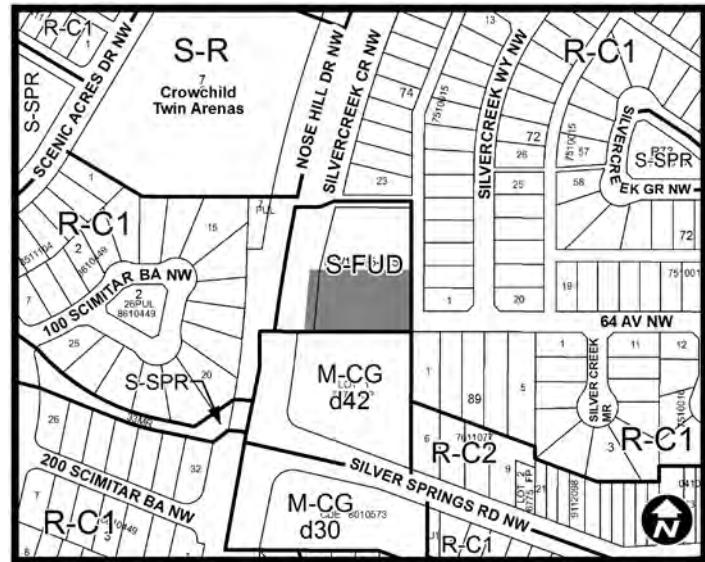
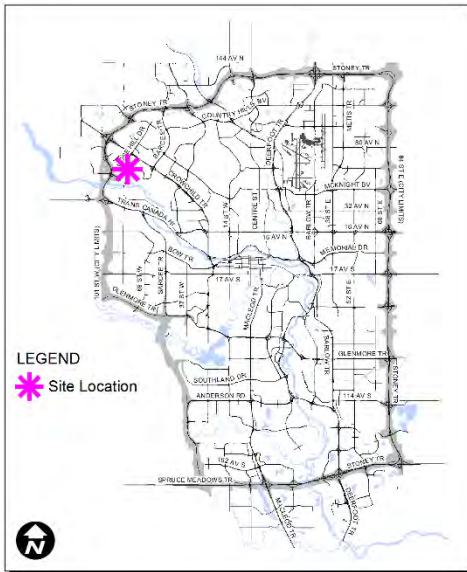
On 2017 October 18, the development permit was submitted, at which point the file was circulated to relevant internal and external stakeholders and was notice posted to request feedback from the local community.

On 2017 November 16, Calgary Planning Commission recommended that Council adopt the proposed land use amendment and road closure.

On 2018 January 22, Council gave first reading to the proposed redesignation (Bylaw 29D2018) and road closure (Bylaw 2C2018). As identified above, Council provided specific direction regarding the proposed development and withheld the second and third readings of the Bylaws 29D2018 and 2C2018 pending conditional approval of the development permit.

Development Permit in Silver Springs (Ward 1) at 84 Silvercreek Crescent NW,
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Location Maps



Development Permit in Silver Springs (Ward 1) at 84 Silvercreek Crescent NW, DP2017-4795

Site Context

The subject site is 0.35 hectares \pm (0.87 acres \pm) comprised of two parcels located in the northwest community of Silver Springs. The eastern parcel is currently developed with a single detached dwelling and detached garage. Immediately west of this parcel is an undesignated road right-of-way parcel that will be consolidated into the subject site.

To the north and east of the site, surrounding development is characterized by primarily low-density, single detached residential dwellings. A multi-residential townhouse development is located immediately south of the site and Nose Hill Drive NW, classified as an arterial street, is located immediately to the west.

As identified in Figure 1, the community of Silver Springs has seen population decline since the community's peak population of 10,510 in 1982.

Silver Springs	
Peak Population Year	1982
Peak Population	10,510
2017 Current Population	8,774
Difference in Population (Number)	-1,736
Difference in Population (Percent)	-17%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Application Review

On 2017 November 20 Administration identified initial concerns with the proposed development, which included building massing, provision of amenity space, uninterrupted parking surface, phasing and barrier free access to Nose Hill Drive NW. Further, amendments were requested in order to align the proposed development with relevant policies and bylaws.

On 2018 February 7, the proposed development was presented to the Urban Design Review Panel.

On 2018 April 17, revised drawings were submitted in response to comments received from the community, Administration and the Urban Design Review Panel.

The majority of comments identified by the Panel have been addressed to the satisfaction of Administration.

Development Permit in Silver Springs (Ward 1) at 84 Silvercreek Crescent NW, DP2017-4795

Citywide Urban Design

The proposed development was reviewed by the City Wide Urban Design team throughout the review process. Revisions were requested with regard to place-making through design elements such as pavers, illumination and seating opportunities. The applicant's rationale and the resulting additional revisions were deemed appropriate and sufficient.

Urban Design Review Panel

This application was presented to the Urban Design Review Panel (UDRP) on 2018 February 07, who supported the application with comments. Key comments from UDRP included playground location and site connectivity. UDRP did not request that the development permit return for a second review and the comments are contained in their entirety in Attachment 6 together with the applicant's response.

Site and Building Design

The application proposes a three-storey multi-residential development with a total of 32 three-bedroom units. Individual unit entries are proposed at-grade to provide direct connections from each unit to common walkways on the site.

As discussed in detail in the Strategic Alignment section of this report, the *Municipal Development Plan* encourages a broader range of residential housing options while being sensitive to existing development. In addition to complying with the contextual building height requirements of the proposed M-C1 land use district, the proposal includes several design elements that are intended to address adjacency considerations for the surrounding single-detached dwellings to the north and east of the site. These include:

- providing a 4.8 metre east setback that exceeds the required 3.6 metres;
- lowering the total building heights from the maximum allowable 14 metres to a proposed 12 metres;
- aligning the buildings in a north-south orientation to allow for sunlight penetration to the neighbouring lot to the north; and
- locating balconies internally and providing landscaping to mitigate overlooking and privacy concerns.

The proposal has been amended since Administration's and UDRP's comments to provide a central amenity space to create a social gathering point that the buildings have been organized around. The provision of this space breaks up the uniformity of the site and parking area. Small private backyards were removed to allow for open amenity space that can be accessed by all the units.

Connectivity to the surrounding community is achieved through a walkway that connects the existing sidewalk on 64 Avenue NW to Nose Hill Drive NW. This has been provided through a ramp structure and stairs as the slopes on the west portion of the property are significant. The intent is to provide a more direct pedestrian connection to the bus stop located 100 metres from

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the site on Nose Hill Drive NW. In addition, the proposal contains eight class 2 bike racks on the eastern edge of the site.

Motor vehicle access to the site is proposed from 64 Avenue NW. Forty-five (45) parking stalls have been provided which meets the requirements of the land use bylaw.

Landscaping on the site has been designed to articulate the entry ways to the units, provide screening between units and adjacent sites, and improve amenity space on the site. Small scale lighting is being provided to improve safety and security of the site.

Council Direction

As per Council direction, Administration worked with the applicant and area Councillor to address development permit concerns. The application was amended to address a number of issues, specifically, building height, centralizing the amenity space and improving the pedestrian connections through the site. Administration considered potential amendments to the land use district, however, no changes were deemed necessary.

Infrastructure

Transportation Networks

While a Traffic Impact Assessment (TIA) was not required as part of this application, a Traffic Generation and Parking Review memorandum was submitted and reviewed. This review indicated that the anticipated increase in traffic would be negligible and can be accommodated by the existing road network.

Administration explored different site access options including from the north and west of the site. Due to the steep slope along Nose Hill Drive NW and the road classification (arterial), vehicle access from the west was deemed unachievable and a north vehicle access was deemed unfeasible due to the high cost of infrastructure.

There are three transit stops within 200 metres of the site, the closest is approximately 100 metres from the site on Nose Hill Drive NW. As previously noted, a pedestrian connection has been proposed to connect to the public sidewalk on Nose Hill Drive NW. Vehicle access to the site is proposed from 64 Avenue NW. The overall parking supply meets the requirements of the land use bylaw including sufficient provision of visitor parking.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the site. The public underground infrastructure can accommodate the proposal without the need for off-site improvements. This was derived through approved reports and studies. Stormwater must be managed on-site and adhere to the allowable stormwater run-off coefficient as outlined by the Design Guidelines for Development Site Servicing Plans, and the Stormwater Management & Design Manual.

**Development Permit in Silver Springs (Ward 1) at 84 Silvercreek Crescent NW,
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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to internal and external stakeholders and was notice posted on-site. The application was also advertised online. Due to a high level of interest from community residents, a [project website](#) was created to provide updates on both the land use amendment/road closure application as well as the development permit.

The Silver Springs Community Association reviewed the application and provided comments on 2018 May 07 (Attachment 4). In their letter, the Association indicated support for the proposed development. Their comments were focused on:

- Building height being reduced by applicant;
- Limited relaxations proposed; and
- Ongoing engagement efforts by the applicant and City.

Administration received nine letters from area residents prior to the latest revisions to the plans. All of these were in opposition to the development permit. Reasons stated for opposition are summarized as follows:

- Traffic – additional traffic volumes that will lead to safety issues;
- Parking – on-street vehicle parking within the local community;
- Building height – 14 metres as allowed by the M-C1 District was seen out of context with surrounding bungalow homes; and
- Number of units – increasing the density which could lead to traffic issues and safety concerns.

An additional letter was received on the development permit application from a concerned citizens group that were represented at the public hearing. The letter was submitted after amended plans were received and post public hearing. It has been included in the report as Attachment 5 and the concerns outlined are summarized as follows:

- Small amount of soft landscaping for a site designed for families;
- Storm water management issues, both on-site and off-site;
- Impact on parcel to the north due to location of buildings;
- Height of buildings out of context with the community;
- Site is not conducive to either walking or biking;
- Pedestrian and traffic safety issues; and
- Phased site construction can elongate effects on neighbours.

Administration worked with the applicant to address community concerns. The amended proposed design responds to these concerns with the following:

- Amending the proposed development in order to provide a building that is more sensitive to the surrounding parcels, reducing the height from the maximum 14 metres to 12 metres;

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- Meeting the bylaw requirements for parking;
- Providing a Traffic Generation and Parking Review memo that outlined the anticipated increase in traffic would be negligible and can be accommodated by the existing road network;
- Providing a pedestrian connection to Nose Hill Drive NW; and
- Providing a slope stability assessment that outlines the retaining wall concept is considered to be feasible.

Engagement

Applicant Led Engagement

Habitat for Humanity met with the community to discuss the project on two occasions prior to submitting their formal land use (2017 March) and development permit (2017 October) applications. This included a meeting with the Silver Springs Community Association on 2017 February 07 and a public open house on 2017 March 23. Administration did not attend these meetings.

Subsequent to the 2018 January 22 Regular Public Hearing Meeting of Council, the applicant met with the Silver Springs Community Association, Administration, area Councillor's office and representatives of the residents group opposing the proposed development. The purpose of these meetings was to share information and report back on the changes that have been made to the application.

City Led Engagement

On 2017 May 03, Administration met with the community association and a resident group opposing the development to discuss the land use application and associated processes. On 2017 June 29, the City held a public information session. The event was attended by approximately 128 people and was intended to provide information of the proposed land use application as well as solicit public input on the proposal. A summary of the input received at this session is included in the What We Heard Report (Attachment 7).

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located in the 'Residential – Developed – Established' area as identified on Map 1: Urban Structure in the *Municipal Development Plan*. Within the Established area typology, it is acknowledged that intensification and change will continue to occur in these

**Development Permit in Silver Springs (Ward 1) at 84 Silvercreek Crescent NW,
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areas, and that it is important to maintain stable neighbourhoods. Land use policies for the Established Area support intensification that is consistent and compatible with the existing character of neighbourhoods. In accordance with city-wide policies, greater housing choices are encouraged in locations close to job markets and in areas well serviced by the Primary Transit Network in order to support transit and emphasize a pedestrian oriented environment. Further, optimization of existing infrastructure and services is encouraged as is the efficient use of land. The proposed development is consistent with the *MDP*, specifically as it creates affordable housing units within close proximity to the Primary Transit Network.

Land Use Bylaw 1P2007 (Statutory – 2007)

The proposed land use amendment and road closure (Bylaws 2C2018 and 29D2018) would redesignate the site to Multi-Residential – Contextual Low Profile (M-C1d95) District. This district allows for multi-residential development in a variety of forms with a maximum building height of 14 metres and a maximum of 33 units. The development permit application proposes three bylaw discrepancies identified in the table below. These relaxations are supported by Administration as they contribute positively to the overall design of the site and are considered to have a minimal impact to adjacent development.

Bylaw Relaxations		
Regulation	Standard	Provided
557 Amenity Space	Private amenity space (8) Private amenity space must: (b) have no minimum dimensions of less than 2.0 metres.	Plans indicate all covered patios/balconies as having a minimum dimension of 1.52m (-0.48m) <i>Relaxation supported as a large amount of communal amenity space is provided.</i>
570 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall. (b) within 3.0 m. of a property line.	Plans indicate the north and west retaining walls as being over the allowable 1.2m height. <i>Relaxation supported as the retaining walls in close proximity to the property lines increase the developable area of the site and address the existing steep grades.</i>
550 General Landscaped Area Rules	(7) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.	Plans indicate asphalt encroaching 2.42m into the west setback area. (5.72m setback required) <i>Relaxation supported as it allows the central amenity space to expand and will have negligible impact on the streetscape or surrounding parcels.</i>

**Development Permit in Silver Springs (Ward 1) at 84 Silvercreek Crescent NW,
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Social, Environmental, Economic (External)

Social

This application supports Calgary's Corporate Affordable Housing Strategy and addresses the non-market housing shortage, not only by adding an additional 32 units to the inventory, but specifically three bedroom units for families. The proposal provides an affordable home ownership option for families progressing through the housing spectrum in close proximity to existing transit.

Environmental

An environmental site assessment was not required, due to there being no history of contamination associated with this parcel.

Economic (External)

The proposed development will increase the density of the site, providing a larger base of residents to use surrounding services, amenities and surrounding retail locations.

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

The proposed development 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(S) FOR RECOMMENDATION(S):

The proposed development meets the intent of City policies and site-specific direction of Council. The proposal is consistent with the overarching policies of the *Municipal Development Plan* and *Calgary Transportation Plan*. The proposal provides a modest increase in density on a site well-supported by public transit and in close proximity to services and amenities. The design is sensitive to adjoining low-density residential uses and creates a strong pedestrian presence through the connections to adjoining roadways. The proposed development meets the intent of the Land Use Bylaw, with supportable relaxations.

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ATTACHMENT(S)

1. Applicant's Submission
2. Development Permit Plans
3. Conditions of Approval
4. Community Association Letter
5. Concerned Citizens Letter
6. Urban Design Review Panel Comments
7. What We Heard Report

Development Permit Plans

**Proposed Multi-Residential Development
for HABITAT FOR HUMANITY**

DP2017-4795



GRAVITY ARCHITECTURE

Proposed Multi-Residential Development
Cover
84 SILVERCREEK CR NW
DP 1.2 - 2018.04.30

Development Permit Plans



GRAVITY ARCHITECTURE

Proposed Multi-Residential Development
Project Aerial View
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

Development Permit Plans



GRAVITY ARCHITECTURE

Proposed Multi-Residential Development
Site Pedestrian Connection Diagram
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

Development Permit Plans



3D View - SE @ Site Entrance



3D View - SE Aerial



GRAVITY ARCHITECTURE

Proposed Multi-Residential Development

3D Views

84 SILVERCREEK CR NW

DP 1.2 - 2018 04 30

Development Permit Plans



3D View - SW @ Parking



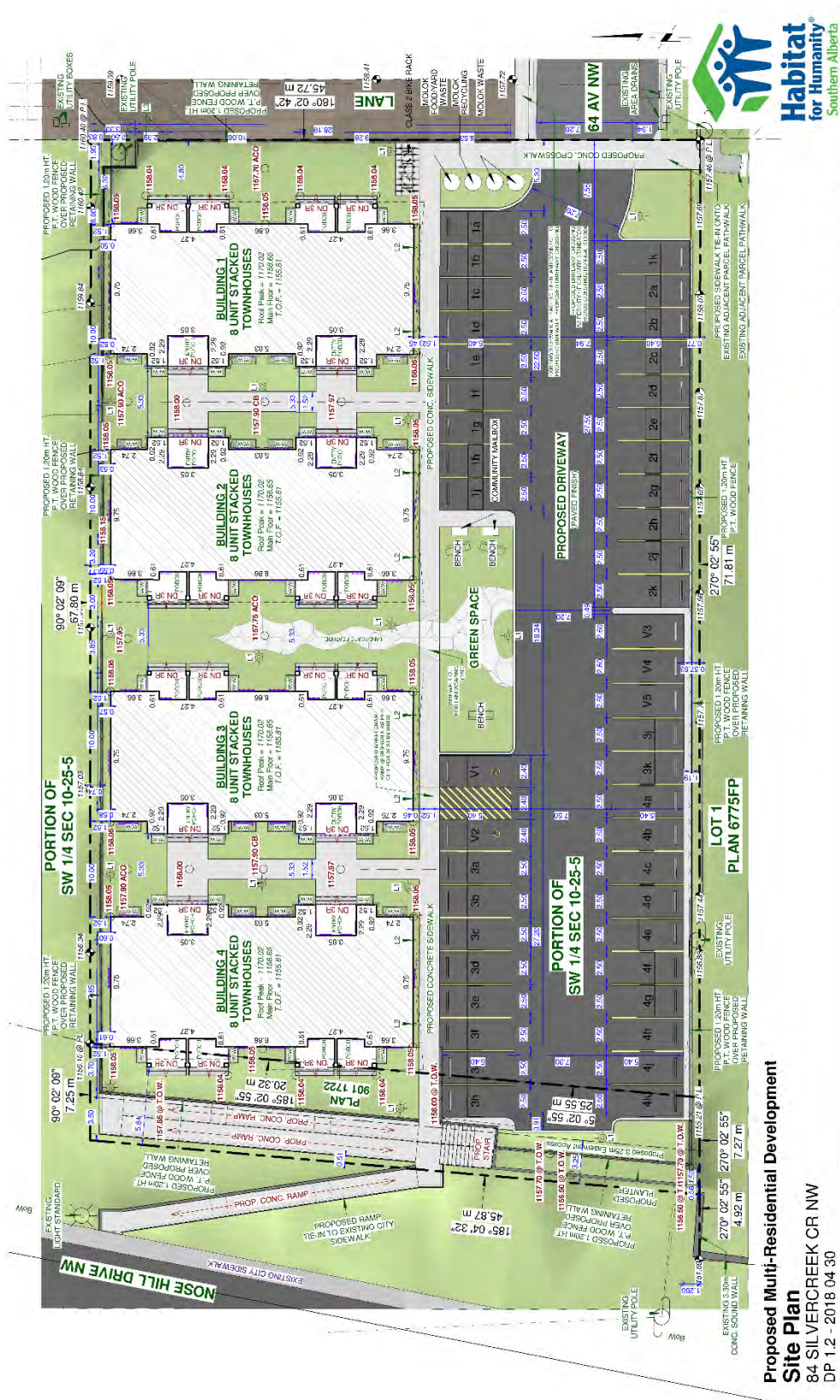
3D View - SW



Proposed Multi-Residential Development
3D Views
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

GRAVITY ARCHITECTURE

Development Permit Plans



Proposed Multi-Residential Development
Site Plan
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30



GRAVITY ARCHITECTURE

Development Permit Plans



Habitat for Humanity
Southern Alberta

GRAVITY ARCHITECTURE

Proposed Multi-Residential Development
Landscape Plan
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

Development Permit Plans

LAND USE BYLAW ANALYSIS BASED ON 1P2007

LAND USE DESIGNATION

- M-C1 695 Multi-Residential - Contextual Low Profile District
- Neighbouring Lots' Designations:
 - M-C6d42 (South Parcel)
 - S-FUD (North Parcel)
 - R-C11 (East Parcels)

PART 6: Multi-Residential District

- DIV 1: General Rules for Multi-Residential Land Use Districts
- DIV 3: M-C1 695 Multi-Residential - Contextual Low Profile District

588 (1) DISCRETIONARY USES

- 588 (1) (j) - Multi-Residential Development

590 DENSITY

- Density 85 units per hectare (695)

592 SETBACKS

- Front setback is the contextual front setback less 1.5m, or 3.0m
- Rear setback is 1.2m from the lane
- Side setbacks are 1.2m each

593 LANDSCAPING (Parcel size = 3,522.63m²)

- Minimum 40% of the parcel must be landscaped area; (Req'd: >1,409.13m²; Prov.: 1,423.95m²)
- Maximum hard surfaced landscaped area is 40% of the required landscaped area; (Req'd: -569.56m²; Prov.: 503.01m² [95.32%])
- Minimum of 1 tree and 2 shrubs must be planted for every 45 m² of the landscaped area; (Req'd: x 31.64, Trees = 32; Shrubs = 64 Shrubs; Prov.: Trees = 34 (C = 12+, D = 22); Shrubs = 125)
- Minimum of 25% of all trees must be coniferous

594 BUILDING HEIGHT & BUILDING SECTION

- Maximum Building Height is 11.0m
- Maximum height of vertical cross section through a building at 1.2m above average grade must not be greater than 40% of the maximum area of a horizontal cross section through the building between average grade and 10m.

557 AMENITY SPACE

- Minimum of 5m² per unit
- Have no minimum dimensions of 2m

558 MOTOR VEHICLE PARKING STALLS

- 1.25 stalls for resident parking (Req'd: 40 parking stalls; Prov.: 40 parking stalls)
- 0.15 stall for visitor parking (Req'd: 5 parking stalls; Prov.: 5 parking stalls)

559 BICYCLE PARKING STALLS

- 0.5 stall per unit - Class 1 (Req'd: 16 parking stalls; Prov.: 0 parking stalls)
- 0.1 stall per unit - Class 2 (Req'd: 4 parking stalls; Prov.: 8 parking stalls)

565 & 567 WASTE & RECYCLING

- On-site family development waste and recycling collection
- Topsoil, mulch, and other materials produced per week = 0.3 yd³ (0.24 m³) per unit
- 32 Units x 0.3 yd³ = 9.6 yd³

Provided Waste & Recycling Collection Containers:

- Mobik M-3000: Capacity 4.0 yd³ x 4 = 16 yd³
- 2 Mobik M-3000 for Waste
- 1 Mobik M-3000 for Recycling
- 1 Mobik M-3000 for Food / Yard Waste



GRAVITY ARCHITECTURE

Plantings

#	Species	Caliper	Canopy	Height	Status	Qty
1	Coniferous	0.08 m	1.20 m	3.00 m New	5	
C2	Coniferous	0.19 m	2.20 m	3.60 m New	7	
E1	Deciduous	0.19 m	1.20 m	3.50 m New	20	
E2	Deciduous	0.19 m	3.00 m	6.00 m New	22	
S1	Shrub	0.05 m	1.07 m	1.25 m New	16	
S2	Shrub	0.05 m	0.61 m	0.81 m New	18	
				1.25 m New	107	
					152	

LINE TYPES

- Subject Property Lines
- Adjacent Property Lines
- Canopies / Projections
- Eaves / Canopies
- Utility Lines - Overhead
- Utility Lines - Underground
- Existing Building To Be Removed
- Existing Other To Be Removed
- Proposed 4'-0" Chain-link Fence

WINDOW & DOOR LOCATIONS

- 3rd Floor Doors & Windows
- 2nd Floor Doors & Windows
- 1st Floor Doors & Windows
- Lower Doors & Windows

SPOT ELEVATION / GEODETICS

- 55.55 Existing Grade
- 55.55 Proposed Grade

SITE LIGHTING

- L1 - SITE LIGHT STANDARD
- 400 WATT HALOGEN LIGHT OR EQUIVALENT c/w MOUNTING POLE & MOUNTING ACCESSORIES
- L2 - SHIELDED WALL SCONCES @ 2.00m AFF. 100 WATT INCANDESCENT OR EQUIVALENT c/w MOUNTING ACCESSORIE
- L3 - UTILITY POLE MOUNTED SITE LIGHTING
- 400 WATT HALOGEN LIGHT OR EQUIVALENT c/w MOUNTING ACCESSORIES

Parking Stalls - Bicycle

Category	Dimensions	W	L	Qty.
Bicycle Parking (Class 2)		0.60 m	2.00 m	0

Parking Stalls

Category	Dimensions	W	L	Qty.
Residential		2.00 m	5.00 m	40
Visitor		2.40 m	5.00 m	2
Visitor		2.40 m	5.00 m	2
Visitor		2.00 m	5.00 m	5
				45

NOTE:

RETAINING WALL DESIGN TO INCORPORATE UNDERGROUND IRRIGATION SYSTEM FOR ANY ADJACENT SOFT LANDSCAPING.
REFER TO CIVIL AND STRUCTURAL ENGINEER DRAWINGS FOR SITE GRADING AND RETAINING WALL DESIGN.

Site and Landscaping Legend

PLANTINGS

- Deciduous Tree (D1)
- Deciduous Tree (D2)
- Coniferous Tree (C1)
- Coniferous Tree (C2)
- Shrub (S1)
- Shrub (S2)

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

ALL SOFT LANDSCAPING TO HAVE UNDERGROUND IRRIGATION SYSTEM

RETAINING WALL DESIGN TO INCORPORATE UNDERGROUND IRRIGATION SYSTEM FOR ANY ADJACENT SOFT LANDSCAPING.

SOFT / PERMEABLE LANDSCAPING

- Grass
- Mulch
- Gravel

HARD / NON-PERMEABLE LANDSCAPING

- Asphalt (Roads & Lanes)
- Concrete (Sidewalks & Patios)
- Retaining Walls

NON-LANDSCAPED AREAS

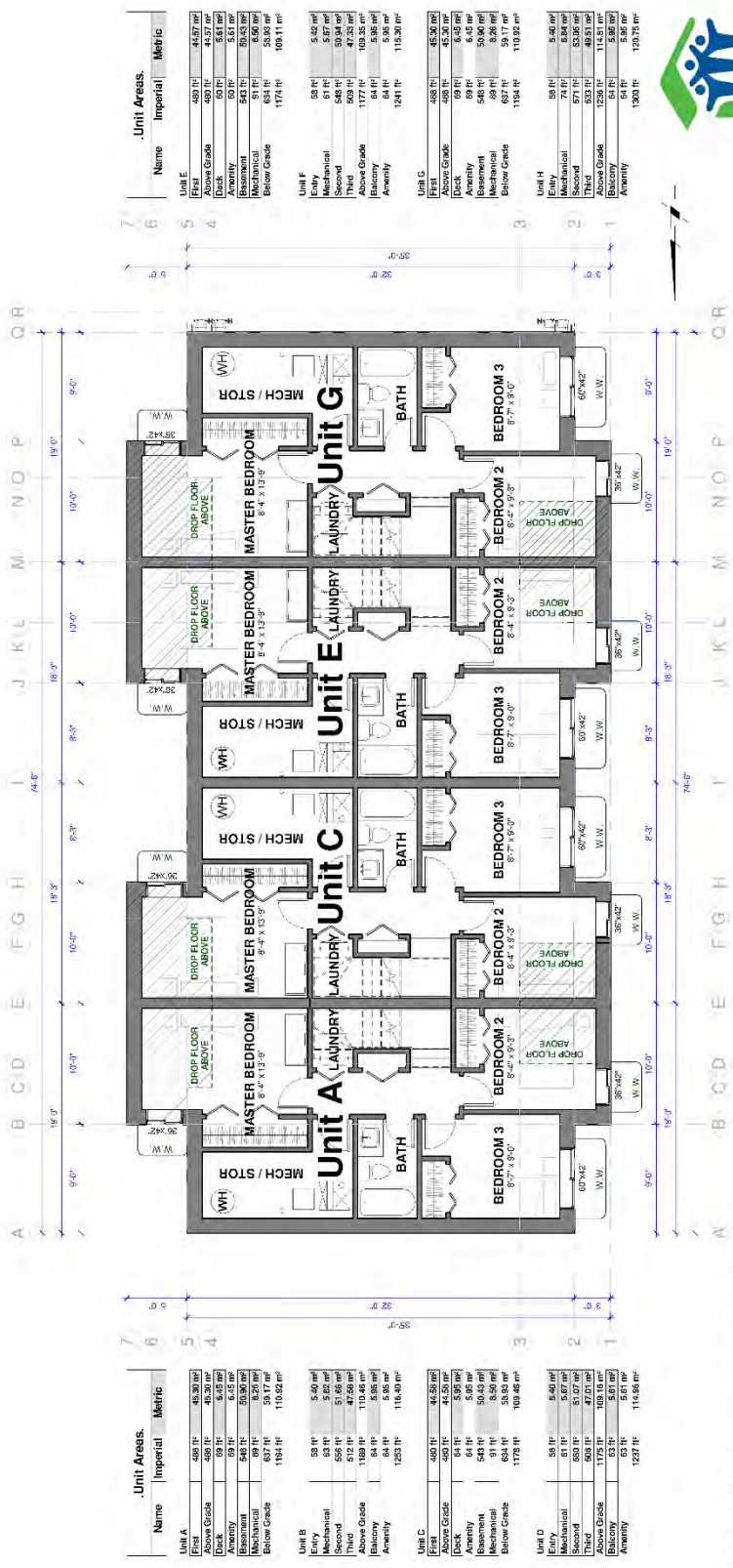
- Building Footprint
- Concrete (Driveways & Avoirs)

Proposed Multi-Residential Development

Site Notes and Schedules

84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

Development Permit Plans



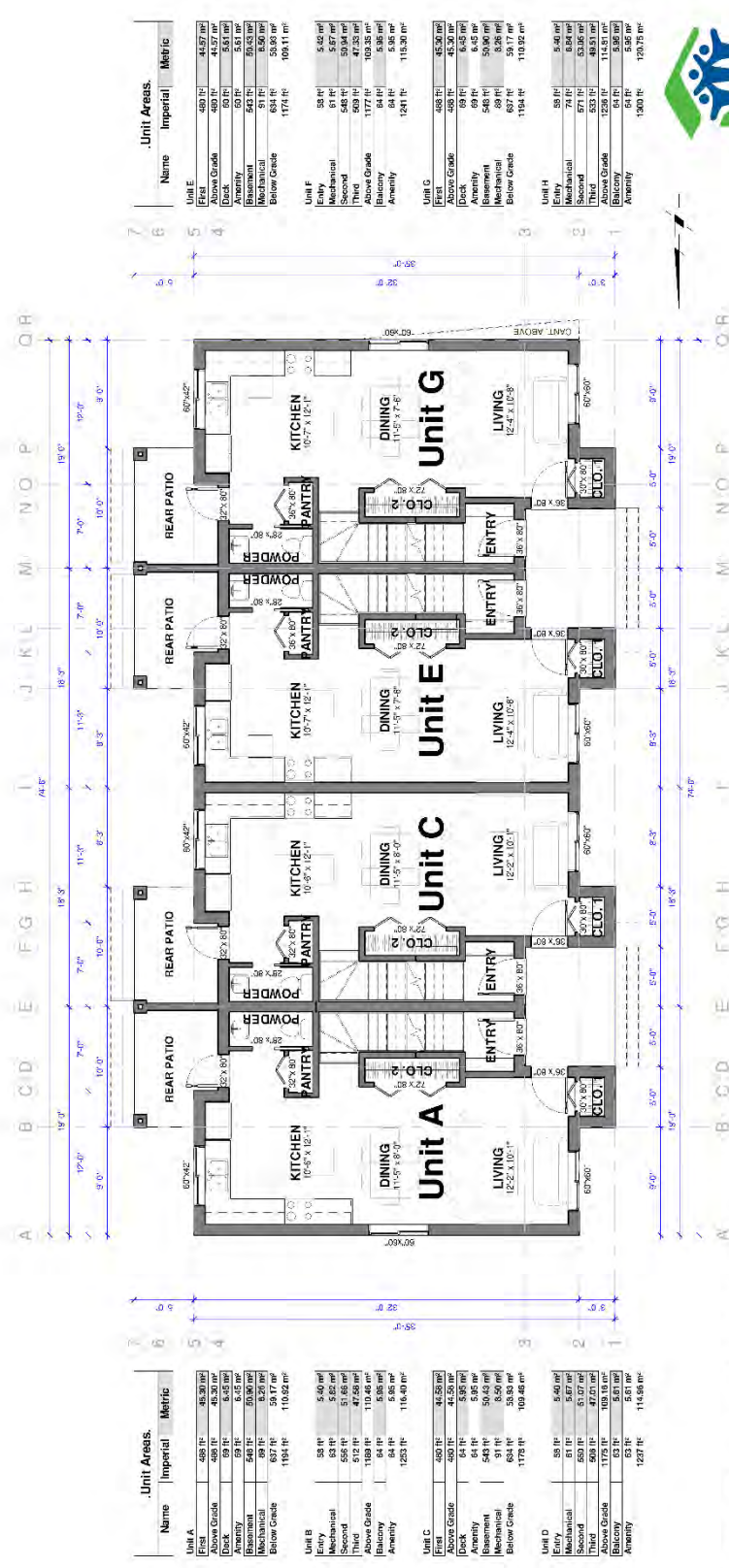
Unit Areas		
Name	Imperial	Metric
Unit A		
FRL	450 Ft ²	41.50 m ²
Above Grade	450 Ft ²	41.50 m ²
Deck	64 Ft ²	5.95 m ²
Entry	59 Ft ²	5.45 m ²
Mechanical	51 Ft ²	4.72 m ²
Below Grade	1175 Ft ²	108.18 m ²
Bathroom	543 Ft ²	50.43 m ²
Mechanical	49 Ft ²	4.53 m ²
Below Grade	1174 Ft ²	108.11 m ²
Unit B		
FRL	58 Ft ²	5.36 m ²
Above Grade	58 Ft ²	5.36 m ²
Deck	64 Ft ²	5.95 m ²
Entry	59 Ft ²	5.45 m ²
Mechanical	51 Ft ²	4.72 m ²
Below Grade	1175 Ft ²	108.18 m ²
Bathroom	543 Ft ²	50.43 m ²
Mechanical	49 Ft ²	4.53 m ²
Below Grade	1174 Ft ²	108.11 m ²
Unit C		
FRL	450 Ft ²	41.50 m ²
Above Grade	450 Ft ²	41.50 m ²
Deck	64 Ft ²	5.95 m ²
Entry	59 Ft ²	5.45 m ²
Mechanical	51 Ft ²	4.72 m ²
Below Grade	1175 Ft ²	108.18 m ²
Bathroom	543 Ft ²	50.43 m ²
Mechanical	49 Ft ²	4.53 m ²
Below Grade	1174 Ft ²	108.11 m ²
Unit D		
FRL	450 Ft ²	41.50 m ²
Above Grade	450 Ft ²	41.50 m ²
Deck	64 Ft ²	5.95 m ²
Entry	59 Ft ²	5.45 m ²
Mechanical	51 Ft ²	4.72 m ²
Below Grade	1175 Ft ²	108.18 m ²
Bathroom	543 Ft ²	50.43 m ²
Mechanical	49 Ft ²	4.53 m ²
Below Grade	1174 Ft ²	108.11 m ²
Unit E		
FRL	450 Ft ²	41.50 m ²
Above Grade	450 Ft ²	41.50 m ²
Deck	64 Ft ²	5.95 m ²
Entry	59 Ft ²	5.45 m ²
Mechanical	51 Ft ²	4.72 m ²
Below Grade	1175 Ft ²	108.18 m ²
Bathroom	543 Ft ²	50.43 m ²
Mechanical	49 Ft ²	4.53 m ²
Below Grade	1174 Ft ²	108.11 m ²
Unit F		
FRL	450 Ft ²	41.50 m ²
Above Grade	450 Ft ²	41.50 m ²
Deck	64 Ft ²	5.95 m ²
Entry	59 Ft ²	5.45 m ²
Mechanical	51 Ft ²	4.72 m ²
Below Grade	1175 Ft ²	108.18 m ²
Bathroom	543 Ft ²	50.43 m ²
Mechanical	49 Ft ²	4.53 m ²
Below Grade	1174 Ft ²	108.11 m ²
Unit G		
FRL	450 Ft ²	41.50 m ²
Above Grade	450 Ft ²	41.50 m ²
Deck	64 Ft ²	5.95 m ²
Entry	59 Ft ²	5.45 m ²
Mechanical	51 Ft ²	4.72 m ²
Below Grade	1175 Ft ²	108.18 m ²
Bathroom	543 Ft ²	50.43 m ²
Mechanical	49 Ft ²	4.53 m ²
Below Grade	1174 Ft ²	108.11 m ²
Unit H		
FRL	450 Ft ²	41.50 m ²
Above Grade	450 Ft ²	41.50 m ²
Deck	64 Ft ²	5.95 m ²
Entry	59 Ft ²	5.45 m ²
Mechanical	51 Ft ²	4.72 m ²
Below Grade	1175 Ft ²	108.18 m ²
Bathroom	543 Ft ²	50.43 m ²
Mechanical	49 Ft ²	4.53 m ²
Below Grade	1174 Ft ²	108.11 m ²



GRAVITY ARCHITECTURE

Prop. Multi-Residential Development
Lower Floor Plan
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

Development Permit Plans



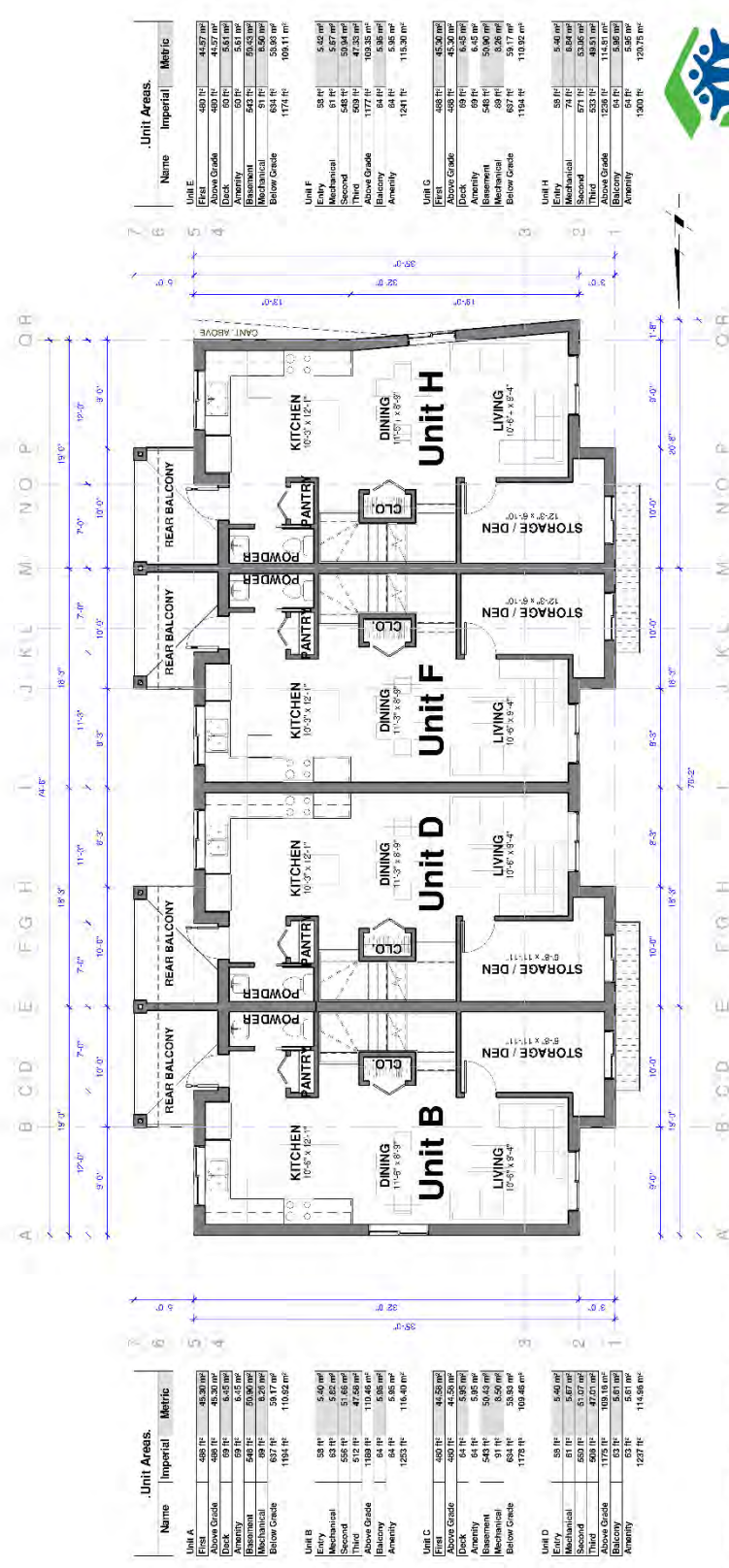
Unit Areas		
Name	Imperial	Metric
Unit A		
Floor	450 ft ²	41.57 m ²
Above Grade	450 ft ²	41.57 m ²
Below Grade	0 ft ²	0 m ²
Basement	543 ft ²	50.43 m ²
Mechanical	51 ft ²	4.72 m ²
Balcony	1175 ft ²	108.18 m ²
Amenity	175 ft ²	16.26 m ²
Unit B		
Floor	58 ft ²	5.38 m ²
Above Grade	58 ft ²	5.38 m ²
Below Grade	0 ft ²	0 m ²
Basement	558 ft ²	51.65 m ²
Mechanical	512 ft ²	47.59 m ²
Balcony	1193 ft ²	110.46 m ²
Amenity	64 ft ²	5.95 m ²
Unit C		
Floor	450 ft ²	41.57 m ²
Above Grade	450 ft ²	41.57 m ²
Below Grade	0 ft ²	0 m ²
Basement	543 ft ²	50.43 m ²
Mechanical	51 ft ²	4.72 m ²
Balcony	1175 ft ²	108.18 m ²
Amenity	175 ft ²	16.26 m ²
Unit D		
Floor	55 ft ²	5.10 m ²
Above Grade	55 ft ²	5.10 m ²
Below Grade	0 ft ²	0 m ²
Basement	558 ft ²	51.65 m ²
Mechanical	506 ft ²	46.91 m ²
Balcony	1175 ft ²	108.18 m ²
Amenity	51 ft ²	4.72 m ²



GRAVITY ARCHITECTURE

Prop. Multi-Residential Development
Main Floor Plan
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

Development Permit Plans



. Unit Areas

Name	Imperial	Metric
Unit A	450 ft ²	41.56 m ²
FFA	450 ft ²	41.56 m ²
Above Grade	450 ft ²	41.57 m ²
Below Grade	0 ft ²	0 m ²
Amenity	0 ft ²	0 m ²
Basement	543 ft ²	50.43 m ²
Mechanical	69 ft ²	6.39 m ²
Below Grade	1174 ft ²	108.35 m ²
Amenity	1774 ft ²	163.85 m ²

. Unit B

Entry	58 ft ²	5.38 m ²
Bathroom	51 ft ²	4.72 m ²
Second	509 ft ²	47.25 m ²
Third	1177 ft ²	108.35 m ²
Above Grade	1177 ft ²	108.35 m ²
Below Grade	0 ft ²	0 m ²
Amenity	64 ft ²	5.95 m ²
Amenity	1241 ft ²	115.30 m ²

. Unit C

FFA	450 ft ²	41.56 m ²
Above Grade	450 ft ²	41.56 m ²
Deck	64 ft ²	5.95 m ²
Basement	543 ft ²	50.43 m ²
Mechanical	69 ft ²	6.39 m ²
Below Grade	654 ft ²	60.59 m ²
Below Grade	1174 ft ²	108.35 m ²

. Unit D

Entry	58 ft ²	5.38 m ²
Bathroom	51 ft ²	4.72 m ²
Second	509 ft ²	47.25 m ²
Third	1177 ft ²	108.35 m ²
Above Grade	1177 ft ²	108.35 m ²
Below Grade	0 ft ²	0 m ²
Balcony	51 ft ²	4.72 m ²
Amenity	1227 ft ²	114.56 m ²

. Unit H

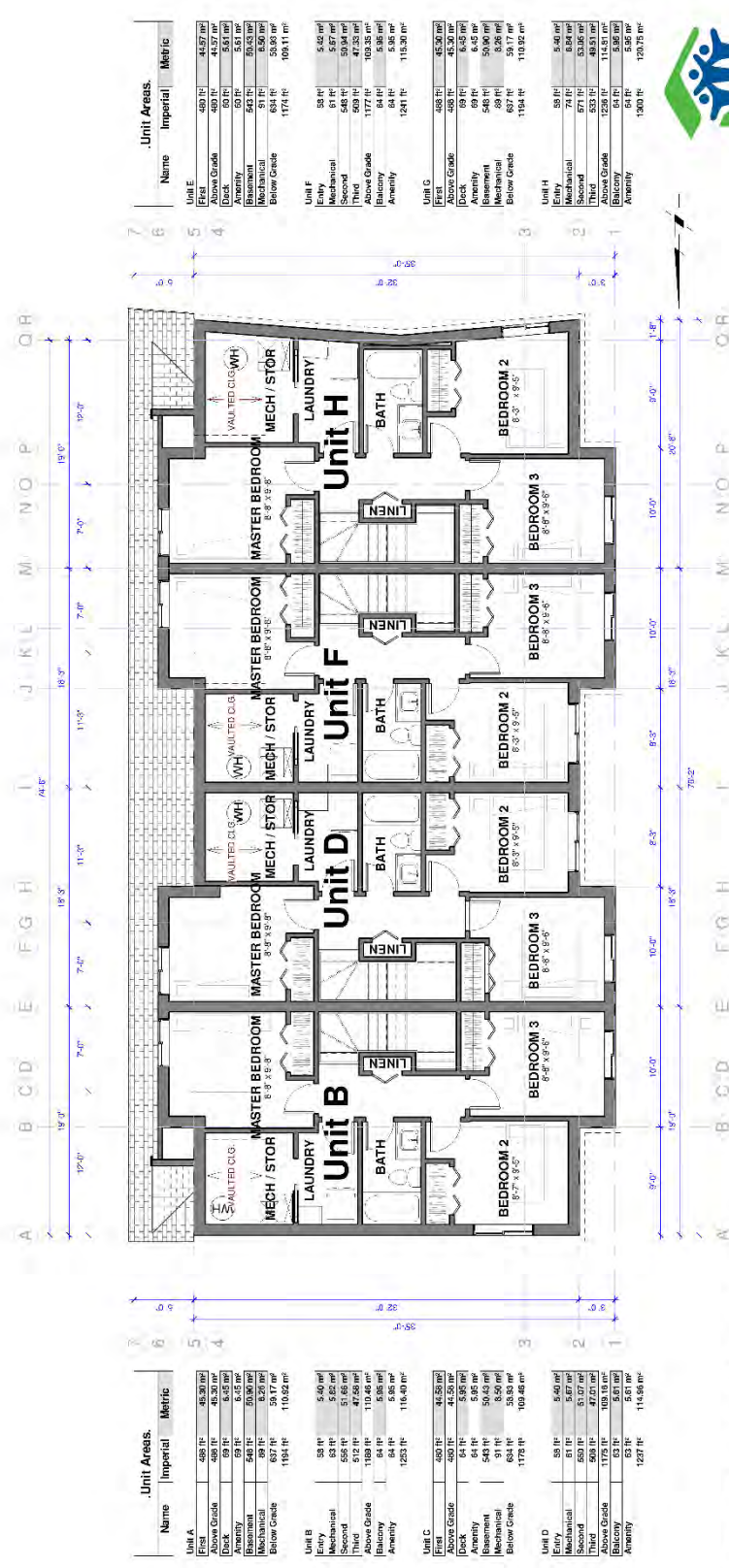
Entry	58 ft ²	5.38 m ²
Bathroom	51 ft ²	4.72 m ²
Second	509 ft ²	47.25 m ²
Third	1177 ft ²	108.35 m ²
Above Grade	1238 ft ²	114.51 m ²
Balcony	51 ft ²	4.72 m ²
Amenity	1300 ft ²	120.75 m ²



GRAVITY ARCHITECTURE

Prop. Multi-Residential Development
Second Floor Plan
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

Development Permit Plans



Unit Areas		
Name	Imperial	Metric
Unit A		
Floor	450 ft ²	41.50 m ²
Above Grade	450 ft ²	41.50 m ²
Below Grade	0 ft ²	0 m ²
Net Area	450 ft ²	41.50 m ²
Unit B		
Entry	58 ft ²	5.36 m ²
Bedroom	59 ft ²	5.46 m ²
Second	548 ft ²	50.64 m ²
Third	512 ft ²	47.35 m ²
Above Grade	1172 ft ²	108.35 m ²
Below Grade	84 ft ²	7.76 m ²
Net Area	1256 ft ²	116.11 m ²
Unit C		
Floor	450 ft ²	41.50 m ²
Above Grade	450 ft ²	41.50 m ²
Below Grade	0 ft ²	0 m ²
Net Area	450 ft ²	41.50 m ²
Unit D		
Entry	58 ft ²	5.36 m ²
Bedroom	59 ft ²	5.46 m ²
Second	548 ft ²	50.64 m ²
Third	512 ft ²	47.35 m ²
Above Grade	1172 ft ²	108.35 m ²
Below Grade	84 ft ²	7.76 m ²
Net Area	1256 ft ²	116.11 m ²
Unit E		
Entry	58 ft ²	5.36 m ²
Bedroom	59 ft ²	5.46 m ²
Second	548 ft ²	50.64 m ²
Third	512 ft ²	47.35 m ²
Above Grade	1172 ft ²	108.35 m ²
Below Grade	84 ft ²	7.76 m ²
Net Area	1256 ft ²	116.11 m ²
Unit F		
Entry	58 ft ²	5.36 m ²
Bedroom	59 ft ²	5.46 m ²
Second	548 ft ²	50.64 m ²
Third	512 ft ²	47.35 m ²
Above Grade	1172 ft ²	108.35 m ²
Below Grade	84 ft ²	7.76 m ²
Net Area	1256 ft ²	116.11 m ²



HABITAT
for Humanity
Southern Alberta

Prop. Multi-Residential Development
Third Floor Plan
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

GRAVITY ARCHITECTURE

Development Permit Plans

Materials Schedule		
#	Description	Colour
1	Asphalt Shingles	Dark Grey / Black
2	Vinyl Siding	Light Earthtone
3	Vinyl Siding	Dark Earthtone
4	Vinyl Siding	Dark Earthtone
5	Showerboard	Dark Earthtone
6	Showerboard	Dark Earthtone
7	Painted Metal	Dark Earthtone

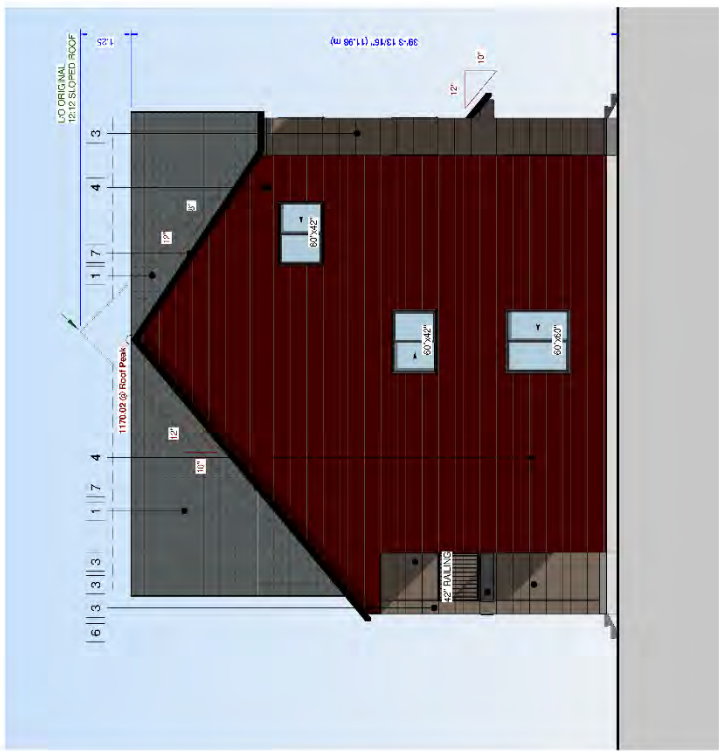


GRAVITY ARCHITECTURE

Prop. Multi-Residential Development
Front Elevation
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

Development Permit Plans

Materials Schedule		
#	Description	Colour
1	Asphalt Shingles	Dark Grey / Black
2	Vinyl Siding	Light Earthstone
3	Vinyl Siding	Earthstone
4	Vinyl Siding	Dark Earthstone
5	Shower Panel	Dark Earthstone
6	Showerboard	Earthstone
7	Polished Metal	Dark Earthstone



HABITAT
for Humanity
Southern Alberta

Prop. Multi-Residential Development
Left Side Elevation
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

Development Permit Plans

Materials Schedule

#	Description	Colour
1	Asphalt Shingles	Dark Grey / Black
2	Vinyl Siding	Light Earthtone
3	Vinyl Siding	Dark Earthtone
4	Vinyl Siding	Dark Earthtone
5	Showerboard	Dark Earthtone
6	Showerboard	Dark Earthtone
7	Painted Metal	Dark Earthtone



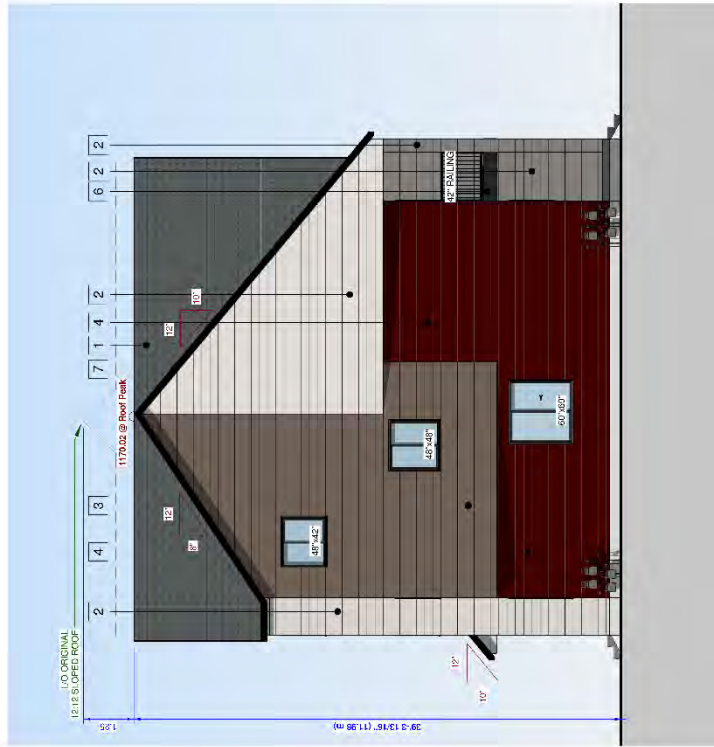
Habitat for Humanity
Southern Alberta

Prop. Multi-Residential Development
Rear Elevation
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

GRAVITY ARCHITECTURE

Development Permit Plans

Materials Schedule	
#	Description Colour
1	Asphalt Shingles Dark Grey/Black
2	Vinyl Siding Light Earthstone
3	Vinyl Siding Earthstone
4	Vinyl Siding Dark Earthstone
5	Shingles Dark Earthstone
6	Shingles Earthstone
7	Painted Metal Dark Earthstone



GRAVITY ARCHITECTURE

Prop. Multi-Residential Development
Right Side Elevation
84 SILVERCREEK CR NW
DP 1.2 - 2018 04 30

Applicant's Submission

Silvercreek Development Summary

84 SILVERCREEK CRES NW

Habitat for Humanity Southern Alberta purchased 0.79 acres of land in Silver Springs and is in the process of applying to The City of Calgary for a land use designation and development permit for a project to construct a 32-unit townhome development on that site. The project is on the Calgary Planning Commission (CPC) agenda on May 17. If approved by the CPC, it will go to City Council on June 11.

About the Development

- 32 stacked townhomes
- Each home 1100 sq.ft.
- 3 bedrooms, 1 ¼ baths
- 45 parking stalls (40 owners, 5 guests)
- 12 m maximum elevation
- Access via 64 Avenue NW
- Professional high-quality design

WHY SILVER SPRINGS?

- Great community for families
- Schools, parks, facilities, shopping and amenities
- Close to transit and LRT
- Not in the extreme suburbs
- Population decline – room for families
- Below city averages for multi-family homes and diversity

COMMUNITY BENEFITS

- Access to Nose Hill Drive bus stop for everyone
- Students for local schools
- Patrons for local businesses

CITY BENEFITS

- Increase density
- Create affordable housing in established community
- Engage 3,000 volunteers/year in affordable housing initiative
- No cost to City (outside HIP)
- Help other major funders impact affordable housing challenge



May 2018

Applicant's Submission

COMMUNITY CONSIDERATIONS

We have worked to ensure these homes will be a positive and vibrant part of the community

- Land was always zoned S-FUD
- Not applying for a high density re-designation
- Not seeking any major bylaw relaxations
- Delivering maximum allowable parking, means minimal parking on neighbouring streets
- Traffic study – negligible traffic impact

COMMUNITY ENGAGEMENT

- First meeting with SSCA in June 2016
- Two community engagement sessions in 2017
- Conversation continues

RESPONDED TO COMMUNITY CONCERNS

- Height reduced 2m
- 45 parking stalls
- Traffic impact study determined negligible impact

About Habitat for Humanity

Habitat for Humanity is one of the most trusted affordable housing organizations in the world, and a Habitat home is built somewhere every five and a half minutes. In Calgary, Habitat for Humanity has successfully built affordable housing in 25 communities over 25 years.

THE HABITAT HOME OWNERSHIP MODEL

- Homes are sold to working families at fair market value via Habitat's affordable mortgage program
- No interest, no down payment mortgage
- Mortgage payments capped at 25% of income
- Mortgage payments go into Fund for Humanity for future Habitat builds

WHO BUYS HABITAT HOMES?

- Working with steady employment
- Average 2-3 children
- Rigorous application process
- Citizens or permanent residents, minimum 2 yrs in Calgary



Learn more: www.habitatsouthernab.ca/silver-springs | Silvercreek Resident's Meeting, May 9 at 6:30 PM, Silver Springs Community Association

Conditions of Approval

Prior to Release Requirements

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

Planning:

1. Submit a total of six (6) complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior to Release conditions of all Departments as specified below.

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

- a. Three (3) of the plan set(s) shall highlight all of the amendments.
- b. Three (3) detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.

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

Development Engineering:

2. Amend the plans to:

Waste & Recycling Services - Collection Vehicle Access

- a. Indicate that all portions of the collection vehicle route are structurally capable of supporting a minimum weight of 25,000 kg.

Fire – Primary Fire Access Route Design

- a. Indicate the fire access route is designed to support a 38,556kg/85,000 lbs load.

3. **Prior to release of the Development Permit**, make satisfactory cost sharing arrangements with Carma Developers Ltd. for part cost of the existing underground utilities installed along the east boundary of the development area, that were constructed by Carma Developers Ltd. under Silver Springs Phase 4 (1974-034).
4. **After the Development Permit is approved but prior to its release**, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016.

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

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

Conditions of Approval

5. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

6. 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), 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.

7. Consolidate the subject parcels. Submit a copy of the registered plan and certificate of title, confirming the consolidation of subject parcels onto a single titled parcel, to the Development Engineering Generalist.

Transportation:

8. Amend the plans and provide the following:
 - Wheel chair ramps shall be provided behind the flares of the driveway.
 - Wheel Chair ramps have not been shown on site plan drawing.
 - Drawing No. DP1.3 entrance does not match with the entrance drawn on Drawing No. 084-09 GRADING. Amend the drawings so that they match each other.
9. Applicant has provided an alternative layout of the ramp as per the amended plans on April 17, 2018. Roads has also reviewed the amended plans and has accepted the retaining walls within the boulevard. Transportation and Roads are requiring that the applicant resubmit the drawings to include the grades and slopes on the site plan as well as contractors when submitting for an indemnification agreement will only submit the Site plan, therefore, the grades and slopes are required on the Site Plan.
10. Execute and register on title a Maintenance Easement Agreement with the City of Calgary over portion of the SW ¼ Sec 10, TWP 25, Rge 2 W5M for the purpose of maintaining a new sound attenuation fence as along Nose Hill DR. NW. The agreement and registerable to the satisfaction of the Director, Transportation Planning and the City Solicitor. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the

Conditions of Approval

executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.

Execute and register on title an encroachment agreement to allow the construction of retaining walls for the barrier free ramp within the Right-of-Way on Nose Hill DR. NW. Contact the Encroachment Administrator, Corporate Properties for execution of agreement and approvals.

11. In accordance with the *Encroachment Policy* adopted by Council on June 24, 1996, and as amended on February 23, 1998, encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments outside of the proposed ramp that are a result of this development are to be removed at the developer's expense. Encroachments are subject to approval by the Encroachment Administrator, Corporate Properties.
12. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

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

Roads

- a. Construction of new driveway crossing on 64 Avenue NW,
 - b. Construction of new sidewalks adjacent to 64 Avenue NW, Construction of sidewalk ramp with railing, connecting from private property to Nose Hill Drive NW.
 - c. Closure and removal of existing driveway crossing if any on 64 Avenue NW,
 - d. Construction of new curb and gutter adjacent to 64 Avenue NW,
 - e. (Optional due to turning templates) Construction of new asphalt lane paving,
 - f. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
13. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

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

Roads

- a. Street lighting upgrading adjacent to site,

Parks:

No comments.

Conditions of Approval

Permanent Conditions

The following permanent conditions shall apply:

Planning:

14. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
15. No changes to the approved plans shall take place unless authorized by the Development Authority.
16. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
17. Upon completion of the main floor of each building, proof of the geodetic elevation of the constructed main floor must be submitted to and approved by the Development Authority prior to any further construction proceeding. Fax confirmation to 403-268-8178 to the attention of 'Bylaw Checker - Geodetics'.
18. Retaining wall(s) that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.
19. 1.25 stalls per unit shall be provided on a permanent basis for the residential unit(s). Prior to the occupancy of the dwelling(s), surface parking stalls must be surfaced with asphalt to the satisfaction of the Development Authority.
20. Barrier-free parking stalls shall be located as shown on the approved plans released with this permit. Handicap parking stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
21. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.
22. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
23. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
24. This approval recognizes seven (7) phases on the approved plans which shall be completed in sequence. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for the Development Completion Permits.

Conditions of Approval

25. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent Development Completion Permit, the undeveloped portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds and erosion.
26. The garbage enclosure shall be kept in a good state of repair at all times. No refuse or recycling shall be stored outside of bins.

Development Engineering:

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

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

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

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

28. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
29. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

Conditions of Approval

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

30. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
31. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
32. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
33. Pursuant to Bylaw 2M2016, off-site levies are applicable.
34. **Prior to issuance of a Development Completion Permit or any occupancy of the building**, payment shall be made for off-site levies pursuant to Bylaw 2M2016. **To obtain a final estimate**, contact the **Public Infrastructure** Coordinator, Calgary Approvals Coordination at 403-268-6739 or email offsitelevy@calgary.ca

Transportation:

35. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
36. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. **Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.**

Parks:

37. 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 403-268-4760 for an inspection.

Community Association Letter



To Whom It May Concern

Re. Habitat for Humanity – Silver Creek Development

The Silver Springs Community Association (SSCA) welcomes families living in and moving to Silver Springs, additionally the SSCA supports multi-family developments within the community which comply with the City of Calgary bylaws and regulations. While the SSCA is provided the opportunity during the application and permit approval process to submit comments, The City of Calgary (City) bears primary responsibility for the evaluation and approval of applications and permits.

Over the Spring and Summer of 2017, the SSCA Board took steps to understand the nature of the proposed development by Habitat for Humanity in Silver Springs.

In March 2017 the SSCA held an Engagement night and invited Habitat for Humanity to speak on behalf of the proposal and the development to those Silver Springs residents whom attended. At the May 2017 SSCA Board meeting, the SSCA invited a group representing the residents opposed to the development and the City File Manager to attend the Board Meeting. The residents in attendance were given the opportunity to present to the Board and to the City File Manager their concerns regarding the development.

In March 2017, Habitat for Humanity had filed an application with the City to change the land use designation from Special Purpose – Future Urban Development (S-FUD) to Multi-Residential – Contextual Low Profile (Density at 110 dwelling units per hectare) (M-C1d110).

The SSCA is provided the opportunity to submit comments on these types of applications. After taking in the comments and concerns expressed by the residents, the SSCA submitted the comments that a density of 75 dwelling units per hectare was more reasonable given other multi-residential projects in Silver Springs.

In November 2017, the land use designation application was revised by Habitat for Humanity after purchasing an additional 0.04 hectares of road right of way adjacent to the property on the west side. The application was revised to a density of 95 dwellings per hectare. The SSCA comments along with comments submitted were taken into consideration when the land use designation application was approved.

Community Association Letter

The Development Permit application was made during October 2017 by Habitat for Humanity. The SSCA is provided the opportunity to submit comments on these types of applications. During the November 2017 SSCA Board meeting and after an lengthy discussion at the Board where all the previous information, comments and concerns were accounted for, the Board voted to support the proposed project by Habitat for Humanity with additional comments attached to the Development Permit that the SSCA would not support any easements from the established bylaws and further requested that the massing of the roof line be lowered in height.

In January 2018 at The City Council meeting, Council reviewed the Land Use application which was previously approved by the Calgary Planning Commission (CPC). The residents group made a presentation to Council opposing the Habitat for Humanity development. On the motion to approve the Land Use application, Council voted to accept first reading of the motion. Council further requested Habitat for Humanity to make further efforts to engage the community and gather additional support for the proposed project.

On February 28, 2018, the SSCA facilitated a meeting between the residents, the City File Manager and Habitat for Humanity. At that meeting Habitat for Humanity, disclosed that the building height (while not on the plans available at that meeting) had been reduced from 14 meters to 12 meters.

In April, 2018, Habitat for Humanity submits a revised Development Permit application with the changes to the project which Habitat had previously committed too. The SSCA Board met as scheduled at the April Board meeting. After a long discussion on the issues leading up to the review of the Revised Development Permit application, the SSCA Board voted in favour to support the Development Permit version 2 as it was presented.

The SSCA continues to support the development proposed by Habitat for Humanity with the inclusion of the comments supplied by the SSCA and continues to support the City's engagement process with the hope that the final approved project is agreeable to all stakeholders.

Regards,



Jeffrey Van Wyk
President
Silver Springs Community Association

Concerned Citizens Letter

Stakeholder Concerns - Proposed 32 Unit Development at 84 Silvercreek Cres NW

Main Issue

The applicant wants to build a 32 unit complex at the end of a dead end street. There is no direct access to a collector road, so the access is through narrow, local traffic only streets.

The Stakeholders, over 125 neighborhood residents, want a smaller complex – maximum of 12 units. Stakeholders are willing to make this compromise even though the development does not meet the City's Criteria for Multi-Unit infills.

Summary of Stakeholder (~ 125 Neighborhood Residents) Concerns

- Land Use Amendment (LOC2017-0093) only passed first reading at Council due to significant concerns Council had on site suitability (site meets only one of the City's own 8 Criteria for Multi-Unit Infills), unprecedented density for Silver Springs and the only multi-unit development to have no direct access to a collector road.
- Stakeholders feel that the design flaws of this proposed development are a direct result of the high density and the extremely poor site location/characteristics.
- Despite being directed by City Council to work on a solution (see City Council Jan 22nd meeting minutes), City Administration and the developer have failed to collaborate with the local residents.
- The specific design concerns are:
 - The current design, which we only got to see in mid-April, shows that the site will be ~80% buildings or hard landscaped. This means there is no place for the expected 100 or so children to play since the site is not adjacent to green space (one of the City's Criteria for Multi-Unit Infills).
 - Storm Sewer Drain at the exit of the site is continually backed up and with so little grass in the proposed development, residents are concerned this issue will be exacerbated.
 - Buildings are situated as far north as bylaws allow, which maximizes impact on the acreage to the north.
 - Developer states that the buildings have to be built to the north because the steep hillside to the south is not stable but is doing significant earthworks in close proximity to the southern property line.
 - The unsuitably high density means that the buildings would be the tallest in Silver Springs,
 - Site is not conducive to either walking or biking.
 - Dangerous pedestrian exit and traffic safety concerns.
 - Site Construction appears to be planned over several years and there appears to be a significant amount of site grading to eliminate the significant slope on the site.

Land Use Amendment (Redesignation) Application (LOC2017-0093)

The stakeholders presented information to City Council on Jan. 22, 2018 showing that the Land Use Report to the CPC:

- Had many errors – errors that stakeholders had attempted to correct several times with City Administration.
- Had omissions – where City Administration had ignored stakeholder input.
- Once corrected, the information showed that the proposed development only met one (a bus stop within 400 m) of the 8 Criteria for Multi-unit infill.
- Did not follow City of Calgary Engage Policy.

The result was:

- City Council spent almost 3 hours on the application, voted 7 to 3 to pass first reading and finally voted (7 to 3) to refer second and third readings until Development Application came to Council.
- Council directed "Administration to work with the applicant, and the area Councillor on potential development permit issues and potential amendments to the Land Use and return to Council when the Calgary Planning Commission has conditionally approved the development permit application."

Concerned Citizens Letter

Development Permit Application (DP2017-4795)

1. Lack of Collaboration with the City and Developer

Stakeholders have requested the following design changes, and even though Administration has been directed by Council to collaborate (also as promised in the City of Calgary Engage Policy), Administration have shown no inclination to collaborate with Stakeholders.

Resident Concern	Stakeholder Request	Developer/City of Calgary Response
Number of Units	if traffic is going through the neighborhood, a lower number of units.	NO.
Traffic/traffic safety	Access off Nose Hill Drive.	NO.
	A traffic safety study.	NO.
Building height	Two story building to fit in better with surrounding bungalows.	NO, the developer moved the peak down to 12 m, but would be the tallest building in Silver Springs.
	Build along southern property line to minimize impact on northern acreage.	NO.

2. Lack of Consultation

One of Stakeholders complaints at City Council was that the developer had very poor consultation with local residents. The developer had an Open House on March 23, 2017 and after meeting with ~ 125 residents that were opposed to the project, the developer submitted the Land Use application the following day. In other words they only met with local residents because they had to, not because they wanted to understand our concerns. The developer promised City Council they would do better, but they haven't lived up to that promise.

The developer finally had additional contact with local residents in late March, 2018 offering to discuss the project with residents individually. This was about one week after we sent a letter to City Administration complaining about the lack of consultations with the developer. We encouraged the developer to have a meeting so all the residents could hear the same information at the same time, as well as voice our collective concerns. The meeting is going to be held on May 9, 2018 and the CPC report is going to be submitted on May 11, 2018 for the CPC meeting on May 17, 2018. So any information coming out of this meeting likely will not be added to Report to the CPC, and will certainly not be acted upon by either the developer or the City.

3. Site Specific Design Concerns

It is worth noting that all of the Stakeholders design concerns would be either eliminated or greatly reduced if the developer would compromise and lower the density to a maximum of 12 units.

- ~80% of the site is either buildings or hard landscaped and only 20% is soft landscaped.
 - Developer highlighted at City Council that there would be a playground for the expected 100 or so children on the site, but the playground is eliminated on the final plans.
 - Developer also highlighted at City Council that there were meeting places between the buildings, but those spaces are now filled with trees and bushes since there is a lack of green space.
 - The nearest green space is ~ half a km away to the east to a ravine or to the west, across a busy road to a soccer field. One of the Criteria for Multi-Family Infills is being adjacent to green space.
- Storm Sewer Drain at the exit of the site is continually backed up.
 - A City Engineer testified at Council that there is a significant drainage problem on 64th Ave at the main exit of the site, which is to the east. During melts or rains, water pools and covers the sidewalk exit of the property, which is at the exit of the steeply sloped back lane.
 - Currently the site slopes and drains west towards Nose Hill Dr. and the site is mainly grass.

Concerned Citizens Letter

- The proposed development will have a large parking lot, as well as drainage from the buildings – all of which will drain to the east, right to the area that has poor drainage currently.
- There is no information on the drawings about what upgrades are planned.
- **Buildings are sited as far north as the bylaws allow. This maximizes the impacts on the acreage to the north.**
 - Stakeholders were told that they had to be built to the north because the steep hill at the south end of the property is geotechnically unstable, which local residents have known for years.
 - Developer is planning on significant excavation and buildup to flatten site grade for the massive parking lot. This parking lot is proposed extremely close to the southern property line.
- **Site is not conducive to either walking or biking.**
 - Only practical place within a 10 minute walk is Shoppers Drug Mart. Groceries, schools, pool, outdoor rink, most day care is a minimum 20 to 30 minute walk.
 - There are no bike lockers planned to protect bikes from the weather and storage in the units is limited to either the basement or the 4th floor.
- **Dangerous pedestrian exit from the site immediately crossing over the exit from a steep back lane as well as traffic safety concerns.**
 - The proposed exit from the site is on a sidewalk that has a back lane exit immediately east of the site.
 - This slanted sidewalk was iced over for ~ 4 months this winter despite calls to 311.
 - This is dangerous both from a slip and fall and the steep, icy back lane that exits onto 64th Ave right at the exit of the site.
 - Also, the local traffic only residential streets that would be used to access the proposed site are narrow – only able to fit one car if there are parked cars or snow ruts in the winter. These roads were not meant to have a high density development at the end of a dead end street.
 - There is also a dangerous intersection ~ 100 m from the exit of the site. It is a T intersection at the base of a steep hill. There have been several single vehicle accidents (hitting parked cars) and incidents (driving up on lawns at this intersection of the last several years. Currently there is little or no traffic coming from this dead end street, but now there will be significant vehicle as well as pedestrian traffic coming from the location.
 - One of the Criteria for Multi-unit Infills is to have access to a collector road.
 - Stakeholders have requested a traffic safety study multiple times over the last 14 months, but the request has been continually refused.
- **Site Construction**
 - This is a quiet local traffic only neighborhood and the site has poor access, so information on construction is important. As with most things on this project, local residents have absolutely no information on the construction timeline and how much large vehicle traffic is going to be involved.
 - To date the only information we have we have gleaned from the drawings that we finally got to see in Mid-April:
 - According to the drawings, it appears to be phased construction, but there is no timeline on how long construction is estimated to take.
 - Since the site is sloped to the west and the orientation of the buildings/parking lot along the slope, there is a significant amount of site grading. Some areas have up to ~2 m of fill as well as the addition of a retaining wall that surrounds the majority of the site. There is no indication on the drawings about outside fill that will be required or fill settling time. Both of these affect the overall impact of the construction on the neighborhood with large vehicle traffic and the construction timeline.

Urban Design Review Panel Comments

Date:	February 7, 2017	
Time:	3:45 pm	
Panel Members:	Present:	Absent:
	Chad Russill (vice chair)	Janice Liebe (chair)
	Robert LeBlond	Bruce Nelligan
	Terry Klassen	Yogeshwar Navagrah
	Chris Hardwicke	
	Glen Pardoe	
Advisor:	David Down, Chief Urban Designer	
Application number:	LOC2017-0093/DP2017-4795	
Municipal address:	84 Silvercreek Cr NW	
Community:	Silver Springs	
Project description:	New: Multi-Residential Development (4 buildings, 32 units)	
Review:	first	
File Manager:	Matthew Atkinson	
City Wide Urban Design:	Lothar Wiwjorra	
Applicant:	Gravity Architecture	
Architect:	Gravity Architecture	
Owner:	Habitat for Humanity Southern Alberta Society	
Ranking:	Endorse	

Summary

The proposed development of stacked townhouse typology is not usually within the scope of work reviewed by the Urban Design Review Panel and was submitted with considerably less materials than in accordance with the presentation requirements. Should the applicant present to the UDRP in the future, proper attention to required documents should be given. The Panel was not able to immediately understand various key project aspects such as context and floor plans due to limited visual information.

Two major subjects dominated the review period including playground location and site connectivity. The proposed location for the playground (far SW corner) is not identifiable as being the most preferred due to grading (lower than the parking area) and relative distance from the east buildings. It would be more desirable to review a more centralized location, for heightened sense of security (view lines and adjacency). Layout of the four buildings could be refined somewhat (including shifting of parking) to accommodate a centralized amenity area that could potentially integrate the mailboxes, playground, and bicycle parking as an intersecting social hub. This could also improve sight lines, security, and general site layout into a unified concept. Additional review of the pedestrian connection could strengthen layout. Waste collection area to be considered in conjunction with these aspects.

Despite the noted shortfall in materials, considering the land use change and overall application as presented, the Panel endorses this project.

Applicant Response

Urban Vitality			
	Topic	Best Practice	Ranking
1	Retail street diversity	Retail streets encourage pedestrians along sidewalk with a mix and diversity of smaller retail uses. Retail wraps corners of streets. Space for patios and cafe seating is provided.	NA
	UDRP Commentary		
	Applicant Response		

Urban Design Review Panel Comments

2	Retail street transparency, porosity	Retail street maximizes glazing - 70% and more. Maintains view into and out of retail, avoids display-only windows.	NA
UDRP Commentary			
Applicant Response			
3	Pedestrian-first design	Sidewalks are continuous on all relevant edges. Materials span driveway entries and parking access points. No drop offs or lay-bys in the pedestrian realm. Street furnishings support the pedestrian experience.	NA
UDRP Commentary			
Applicant response			
4	Entry definition / legibility	Entry points are clear and legible	Support
UDRP Commentary			
Applicant Response			
5	Residential multi-level units at grade	Inclusion of two or three storey units are encouraged, particularly at street level. Private outdoor patios with access to the sidewalk are ideal. Patios are large enough to permit furnishing and active use.	Support
UDRP Commentary			
Applicant Response			
6	At grade parking	At grade parking is concealed behind building frontages along public streets.	Support
UDRP Commentary			
Applicant Response			
7	Parking entrances	Ramps are concealed as much as possible. Entrances to parking are located in discrete locations. Driveways to garage entries are minimized, place pedestrian environment and safety first.	NA
UDRP Commentary			
Applicant Response			
8	Other		
Applicant Response			
Urban Connectivity <i>Provide visual and functional connectivity between buildings and places, ensure connection to existing and future networks. Promote walkability, cycle networks, transit use, pedestrian-first environments.</i>			
	Topic	Best Practice	Ranking
9	LRT station connections	Supports LRT use via legible, dedicated pedestrian pathways to stations with direct routes. Avoids desire lines / shortcutting through parking areas.	NA
UDRP Commentary			

Urban Design Review Panel Comments

	Applicant Response		
10	Regional pathway connections	Supports LRT use via legible, dedicated pedestrian pathways to stations with direct routes. Avoids desire lines / shortcutting through parking areas.	NA
	UDRP Commentary		
	Applicant Response		
11	Cycle path connections	Supports cycling via intentional, safe urban design connections to pathway systems and ease of access to bicycle storage at grade.	NA
	UDRP Commentary		
	Applicant Response		
12	Walkability - connection to adjacent neighbourhoods / districts / key urban features	Extend existing and provide continuous pedestrian pathways. Extend pedestrian pathway materials across driveways and lanes to emphasize pedestrian use.	Further Review Recommended
	UDRP Commentary		
	Connection to pathway adjacent Nose Hill Dr and general building orientations deemed contextually appropriate. There should be consideration of connections between existing and potential future multifamily areas that are neighbouring development parcels, with a hierarchy of intentionally defined entry points.		
	Applicant Response		
	<i>Our project originally proposed three pedestrian connection points, a public one to the west, another public one to the east, and a connection to the multi-residential project to the south at the southeast corner of the site. Since our presentation to the UDRP, we have added a pedestrian connection point in the NW corner of the site. This is intended as the barrier free access to Nose Hill DR NW, but it will also double as a connection point to the adjacent development site to the north. Further, our project provides continuous public pedestrian access from 64th AV at the East of our property to Nose Hill Drive at the West of our property.</i>		
13	Pathways through site	Provide pathways through the site along desire lines to connect amenities within and beyond the site boundaries.	Further Review Recommended
	UDRP Commentary		
	Layout of the four buildings could be refined somewhat (including shifting of parking) to accommodate a centralized amenity area that could potentially integrate the mailboxes, playground, and bicycle parking as an intersecting social hub. This could also improve sight lines, security, and general site layout.		
	Applicant Response		
	<i>Pathway within the site have been connected at the east and west ends of the site to the public sidewalk, and connections have also been made to the adjacent private sites at the northwest and southeast corners. The proposed pathways are clearly organized and are easy to navigate. Site lines along pathways run the length of the site in each direction with pathway destinations clear at each intersection.</i>		
14	Open space networks and park systems	Connects and extends existing systems and patterns.	Further Review Recommended
	UDRP Commentary		
	Stormwater function integrated with biodiversity could be a great opportunity for Low Impact Development and greening the site boundaries with trees and an appropriate level of planting diversity. The focal nature of the area at west end of the parking lot is also the area with the offsite pathway on the embankment, so to enhance and extend the natural network.		

Urban Design Review Panel Comments

	Applicant Response		
	<i>The incorporation of naturalized areas and stormwater filtration would be desirable. However, to achieve this on this small site would require that the buildings take up a smaller footprint and therefore also become taller. A significant reduction in the parking requirements would also be required. As these options would put this development out of context with the surrounding community, we have opted for lower density buildings within a manicured landscape.</i>		
15	Views and vistas	Designed to enhance views to natural areas and urban landmarks.	NA
	UDRP Commentary		
	Applicant Response		
16	Vehicular interface		Support
	UDRP Commentary		
	Applicant Response		
17	Other: Play Area		Further Review Recommended
	UDRP Commentary		
	If the playground was more a natural play style rather than a typical manufactured play structure, the components could be chosen to fit more easily into a confined dimension and integrate in a stronger centralized gesture.		
	Applicant Response		
	<i>The proposed play area will not be one with standard playground equipment. Rather, the common central amenity space will serve as a multi-purpose space for socializing and casual play.</i>		
	Contextual Response <i>Optimize built form with respect to mass, spacing and placement on site in consideration to adjacent uses, heights and densities</i>		
	Topic	Best Practice	Ranking
18	Massing relationship to context	Relationship to adjacent properties is sympathetic	Support
	UDRP Commentary		
	Massing appropriate for context.		
	Applicant Response		
19	Massing impacts on sun shade	Sun shade impacts minimized on public realm and adjacent sites	Further Review Recommended
	UDRP Commentary		
	No sun shade impacts presented.		
	Applicant Response		
	<i>A shadow study was not executed as this project only proposes low buildings with significant separation between them.</i>		
20	Massing orientation to street edges	Building form relates / is oriented to the streets on which it fronts.	Support
	UDRP Commentary		
	Orientation logical and appropriate for street edges.		
	Applicant Response		
21	Massing distribution on site		Support

Urban Design Review Panel Comments

	UDRP Commentary		
	Project is adjacent existing multifamily site to the south and while the north setback line was discussed in the presentation, after understanding of context, is supported by the Panel.		
	Applicant Response		
22	Massing contribution to public realm at grade	Building form contributes to a comfortable pedestrian realm at grade	NA
	UDRP Commentary		
	Applicant Response		
23	Other		
	Applicant Response		
Safety and Diversity <i>Promote design that accommodates the broadest range of users and uses. Achieve a sense of comfort and security at all times.</i>			
	Topic	Best Practice	Ranking
24	Safety and security	CPTED principles are to be employed - good overlook, appropriate lighting, good view lines, glazing in lobbies and entrances.	TBD
	UDRP Commentary		
	Applicant Response		
	<i>The clear organization of the site with good sight lines on the ground and good overlook from the units above help to improve the security of the site. As well, unit doors are partially glazed and porches are open.</i>		
25	Pedestrian level comfort - wind	Incorporate strategies to block wind, particularly prevailing wind and downdrafts. Test assumptions and responses via Pedestrian Level Wind Analysis. Particular attention to winter conditions.	TBD
	UDRP Commentary		
	Applicant Response		
	<i>With the buildings located towards the North P/L and the pedestrian pathway on the South of them, the buildings will provide relief to the pathways from Calgary's predominantly Northerly and Westerly winds.</i>		
26	Pedestrian level comfort - snow	Incorporate strategies to prevent snow drifting. Test assumptions and responses via Snow Drifting Analysis. Particular attention to winter conditions.	TBD
	UDRP Commentary		
	Applicant Response		
	<i>With fencing surrounding the site, and the necessary retaining at the west end of the site, it is not likely that snow will drift from adjacent properties. Within the site, drifting would most likely occur in the parking lot, which will be regularly cleared.</i>		
27	Weather protection	Weather protection is encouraged at principal entrances. Continuous weather protection is encouraged along retail / mixed used frontages.	Support
	UDRP Commentary		
	Residential unit entries have been designed with minimal, yet appropriate weather protection.		
	Applicant Response		
28	Night time design		TBD

Urban Design Review Panel Comments

	UDRP Commentary		
	No lighting design presented; information to be evaluated by administration.		
	Applicant Response		
	<i>The lighting plan will be designed prior to DP release as there is little concern that the lighting of this site could negatively impact adjacent sites.</i>		
29	Barrier free design	Site access to be equal for able and disabled individuals. Provide sloped surfaces 5% grade or less vs ramps.	TBD
	UDRP Commentary		
	Applicant Response		
	<i>This project has a barrier free site, but buildings are not intended to be barrier free.</i>		
30	Winter city	Maximize exposure to sunshine for public areas through orientation, massing. Design public realm that supports winter activity.	TBD
	UDRP Commentary		
	Applicant Response		
	<i>The main pedestrian access is along the south side of the buildings ensuring that it will almost always be exposed to the light and heat from the sun.</i>		
31	Other		
	Applicant Response		
	Service / Utility Design <i>Promote design that accommodates service uses in functional and unobtrusive manner. Place service uses away from and out of sight of pedestrian areas where possible. Screening elements to be substantive and sympathetic to the building architecture.</i>		
	Topic	Commentary	Ranking
32	(specify)		TBD

What We Heard Report



Silver Springs land use amendment

Stakeholder Report Back: What we Heard
August 10, 2017

Project overview

The City of Calgary received an application from Habitat for Humanity to change the designation of 84 Silvercreek Crescent NW. The application is for a land use amendment where Habitat for Humanity is looking to redevelop the site into townhouses.

Habitat for Humanity is proposing to develop 32 townhouse units on the parcel. M-C1 is the proposed land use district.

The proposed land use change would allow for:

- a maximum of 35 units. This is an increase from the current maximum of one single-detached dwelling; and,
- a maximum building height of 14 metres. This is an increase from the current maximum of 10 metres.

Engagement overview

Step 1

What: As part of the regular planning process a circulation letter was sent to adjacent landowners and two separate notices were posted notifying of the land use application. The feedback received through this process, including letter and email submissions directly sent to the file manager, were summarized.

A summary of the feedback to the notice posting was themed and presented to residents at the open house and for the online engagement.

Why: This was done to show all of the comments received through the notice process. It recognized the information shared, echoing back what has already been heard. It also served as a starting point for the open house and online engagement conversations.

Step 2

What: Specific to the engagement process, an open house and online engagement were held in the community and online in June and July of 2017 to solicit feedback from those interested and impacted by the land use application.

When: The open house was held on June 29, 2017 at the Silver Springs Community Association, 5720 Silver Ridge Drive NW. Online feedback forms were available from June 29 until July 21, 2017 on <http://engage.calgary.ca/silversprings> webpage.

What We Heard Report



Silver Springs land use amendment

Stakeholder Report Back: What we Heard
August 10, 2017

Who: The engagement was promoted through bold signs, in the newspaper, through an email list, in social media (Facebook) and the community newsletter. The table below summarizes how open house participants heard about the open house.

How did you hear about the session?	Road Sign	Newspaper	Word of Mouth	Email	Social Media (Facebook)	Community Newsletter
Number of responses	31	1	13	7	3	1

Why and how: The community association building was picked for the open house since it is a relatively central location in the community. It also had ample parking and was accessible. Bold signs were placed throughout the community on major roads to let residents know about the session.

At the open house, participants could provide feedback both on the boards or on paper feedback forms.

Online engagement was open for two weeks so that those who couldn't attend the open house could share feedback. The table below summarizes how many people participated and how many comments, ideas, suggests, etc. what we call pieces of feedback were collected during the engagement.

Location	Number of participants	Pieces of feedback
Open house	Approximately 128 attendees	<ul style="list-style-type: none"> • 281 pieces of feedback about the application • 81 pieces of feedback on the engagement process
Online engagement	30 feedback forms	<ul style="list-style-type: none"> • 83 pieces of feedback on the application

Report overview

What we asked: Both online and in person we asked 3 questions:

1. What do you like about the proposal?
2. What challenges do you see with the proposal?
3. What design or landscape features do you think are important for The City to keep in mind when reviewing this application?

Why: Much of the feedback from the notice postings was about the many challenges community members saw with the application. The first two questions were asked to collect any additional thoughts and ideas on challenges and likes.

What We Heard Report



Silver Springs land use amendment

Stakeholder Report Back: What we Heard
August 10, 2017

Community input was also sought to assess fit into the community so questions about design, landscaping and amenities were asked to help inform Administration's final recommendation to the Calgary Planning Commission.

Summary of feedback– circulation responses

The letters received did not support the proposed development. The most common reasons, and concerns expressed in the letters were about the following issues:

Theme	Concern
Traffic	Additional traffic in the community, specifically the ability of the existing roads to handle more cars. Also concern about winter road conditions on 64th avenue on the south side.
Parking	Parking both during construction and once the residences are built.
Density	Residents expressed general concerns about an increase in density and questioned the change.
Concerned about height	Many shared concerns about the development resulting in a loss of view of the mountains and/or creating shade.
Fire access to site	Concerns about fire trucks being able to access the site/community.
Fitting in with community	A number of comments were received about the development fitting into the existing design, function of the community. There were also a number of comments about the sustainability of the existing community with the introduction of multi-family house and transit access, green space, and school access.
Property values	Impact of the development on property values (views, density, etc.).
Safety and noise	There were a number of comments about non-traffic related security and noise concerns as a result of the development.
Process	Frustration with the City and Habitat for Humanity process.

What We Heard Report



Silver Springs land use amendment

Stakeholder Report Back: What we Heard
August 10, 2017

Public engagement summary

The following table summarizes the feedback heard through the public engagement. It is divided into themes and comments, questions, and concerns raised. The themes are arranged in no particular order. For all of the verbatim comments visit <http://engage.calgary.ca/silversprings>

Theme	Comments, questions and concerns
Habitat for humanity and affordable housing	<p>A few said that they like the development and the work Habitat for Humanity does, others like the work that habitat does but not on this location.</p> <p>A number of comments suggested that this site should be for seniors housing as this is an aging community.</p>
Schools	<p>A few said that the development would support the schools in the area and that the existing parks, playgrounds and sports fields would be better used with more families. The comment said that the schools are underpopulated and if it happened it would be hard on the existing families, so this development would benefit them by potentially bringing in more kids.</p> <p>However, others raised concerns about the impact on schools and shared a conflicting opinion that the schools were at capacity and that this development would negatively impact school capacity.</p>
Traffic, parking, and safety	<p>Overwhelmingly, participants expressed concerns that the development would impact traffic in the community. This included both vehicle and pedestrian traffic.</p> <p>There were also concerns about access in and out of the site both in terms of resident traffic and safety for access by emergency vehicles.</p> <p>Many comments expressed concerns about parking and access into the site. There were some comments about the safety of having townhouses in a cul-de-sac. A large number of respondents expressed concern about there being sufficient parking for the size of the development on site, and that there if it is not, it would cause spill over into already tight and full residential roads.</p> <p>There was one suggestion that road improvements to 64th Avenue NW and access to Nose Hill Drive NW should be done to address this concern.</p>
Access and connections	<p>The desire for safe and good access for pedestrians, transit users, kids and cars was asked by many participants.</p> <p>Concerns were shared that currently there is not good access and connection to major amenities like grocery stores from the site.</p> <p>The suggestion that there should be pedestrian access to Nose Hill Drive from the development to promote transit use and reduce traffic congestion.</p>

What We Heard Report



Silver Springs land use amendment

Stakeholder Report Back: What we Heard
August 10, 2017

Theme	Comments, questions and concerns
	A few times the suggestion was heard that moving the development closer to a main road would improve connections and reduce traffic and parking impacts.
Density and height	<p>Most participants said that the increase in density and height was too much for the size and location of the parcel.</p> <p>Some suggested a maximum of 16 units. Others said that less density would be preferred to townhouses, specifically a 2 stories one with 12 units or an M-1 or M-2 zoning for the site. Another comment said that there should be a maximum of 4 townhouses.</p>
Transit	There were a number of suggestions that better transit in the area, and access to the site is needed to support the development.
Change to the community	Some said the community has enough multifamily developments already. They expressed concern that it would negatively impact existing residences and their property values as well as the quiet/feel of the community. The concern that it will change the character of the community with bungalows and two storey residences being the main type of building.
The process	Concerns were shared that if this is approved it would set a precedent for other similar developments in the area. Others shared general frustrations about the planning and engagement.
Green space	Many expressed concern about the lack of green space, and specifically kid play space in the design. They expressed concern about where children would play and that more green and play space is needed on the site.
Landscaping	<p>Specific landscaping suggestions that were shared:</p> <ul style="list-style-type: none"> • Landscaping should preserve the privacy of adjacent landowners. • Would be nice to keep the trees that are already on the property. • No spruce trees. • Buffer noise from Nose hill Drive with landscaping but don't block the views of the current residents. • Room for grass, trees, and maybe a growing space. • Design height should match the existing community and keep the green space.

Next steps

The feedback collected, in addition to the technical review, will inform the recommendation made in response to the developer's proposal. A summary of this report and the public comments received for this application will be included in Administration's report to the Calgary Planning Commission and Council.

The public hearing date has not yet been set for this application.

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. 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, dark gray color against a white background.

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Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015

EXECUTIVE SUMMARY

This land use redesignation was submitted by the City of Calgary on 2018 January 23 on behalf of the landowners Curve Ventures, 2006737 Alberta Ltd (Ajay Nehru), 1382366 Alberta Ltd (Ajay Nehru), 1994177 Alberta Ltd (Ajay Nehru), Moxam Property Corporation and Congress Property Corporation. The intent of this City initiated land use amendment is to transfer unused density development rights. The application proposes a DC Direct Control District that transfers heritage density from three source parcels that are already municipally designated heritage resources, (721 - 13 Avenue SW, 725 - 13 Avenue SW, and 1010 - 14 Avenue SW), to two receiving parcels (524, 528 and 536 - 14 Avenue SW, and 805 - 14 Avenue SW, 1407 and 1409 - 7 Street SW).

The proposed guidelines for development on two of the source parcels maintain the current base land use district of the Centre City Multi-Residential High Rise District (CC-MH). The proposed guidelines for the third source parcel update an existing DC Direct Control District to align with the current Land Use Bylaw. The buildable base Floor Area Ratio (FAR) of all three source parcels will be reduced from 5.0 FAR to 1.62 FAR (721 - 13 Avenue SW), 4.04 FAR (725 - 13 Avenue SW) and 0.55 FAR (1010 - 14 Avenue SW) respectively.

The proposed guidelines for development on the two receiving parcels maintain the current base land use district of the Centre City Multi-Residential High Rise District (CC-MH) and increase the base FAR to 7.95 (524, 528 and 536 - 14 Avenue SW) and 7.92 (805 - 14 Avenue SW, 1407, 1409 - 7 Street SW) respectively.

Development permits (DP2017-5640 and DP2018-1076) for multi-residential developments on the receiving parcels are currently under review by Administration.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.49 hectares ± (1.23 acres ±) located at 524, 528 and 536 - 14 Avenue SW, 805 - 14 Avenue SW, 1407 and 1409 - 7 Street SW, 1010 - 14 Avenue SW, and 721 and 725 - 13 Avenue SW (Plan A1, Block 89, Lots 34 to 39; Plan A1, Block 103, Lots 17 to 20; Plan A1, Block 91, Lots 7 to 12; Plan A1, Block 94, Lot 25) from Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District to accommodate multi-residential development and transfer heritage density, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2008 February 04 Combined Meeting of Council, through LPT2007-64, Council adopted the Calgary Heritage Strategy. The approved content of the Strategy states that significant historic resources “can and should be protected through designation bylaws”.

Council approved designation bylaws 9M2018 and 10M2018 to protect the Houlton House (Congress) apartments (725 - 13 Avenue SW), and the West End Telephone Exchange building (1010 - 14 Avenue SW), as municipally designated heritage resources at the Regular Public Hearing Meeting of Council on 2018 February 20.

Council approved designation bylaw 21M2018 to designate the Moxam Apartments (721 - 13 Avenue SW) as municipally designated heritage resources at the Regular Public Hearing Meeting of Council on 2018 April 16.

Council approved the Beltline Area Redevelopment Plan (ARP) in 2007 with the provision of density transfer for heritage preservation as an acceptable bonusing initiative. An accompanying DC Bylaw is used to track the reduction of buildable FAR on municipally designated source parcels and the increase in buildable base FAR on the receiving parcels.

BACKGROUND

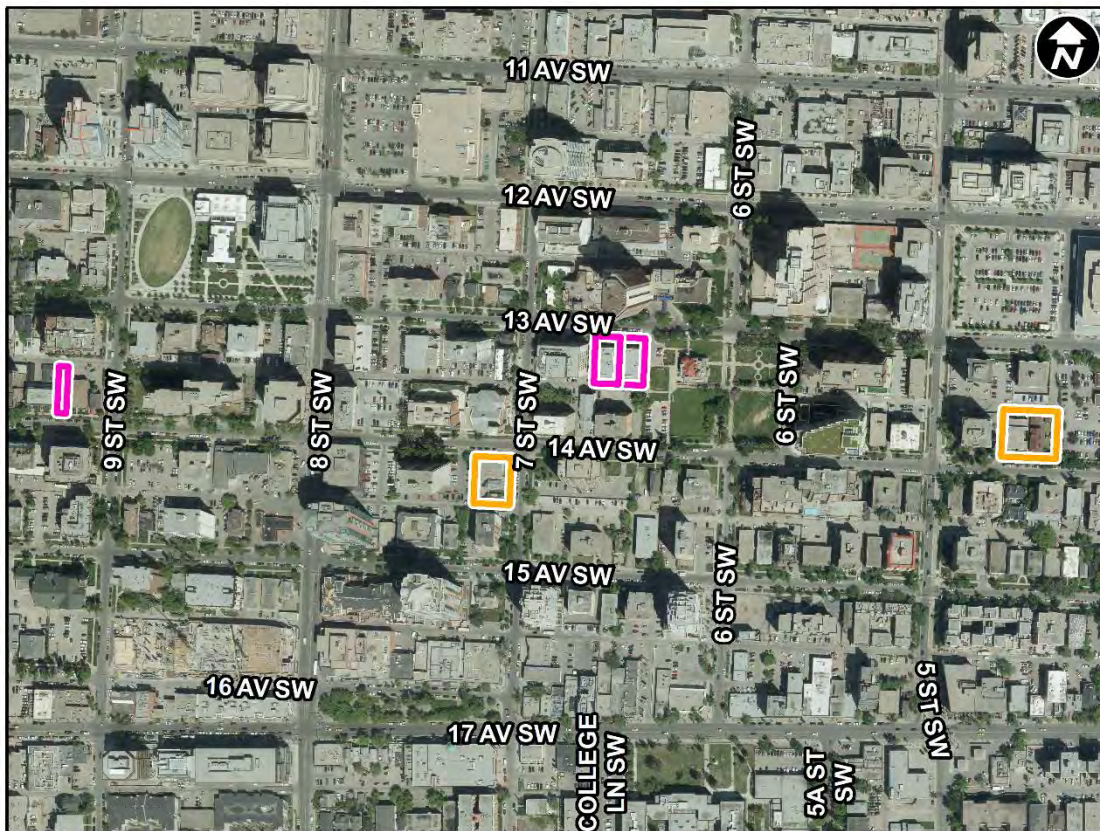
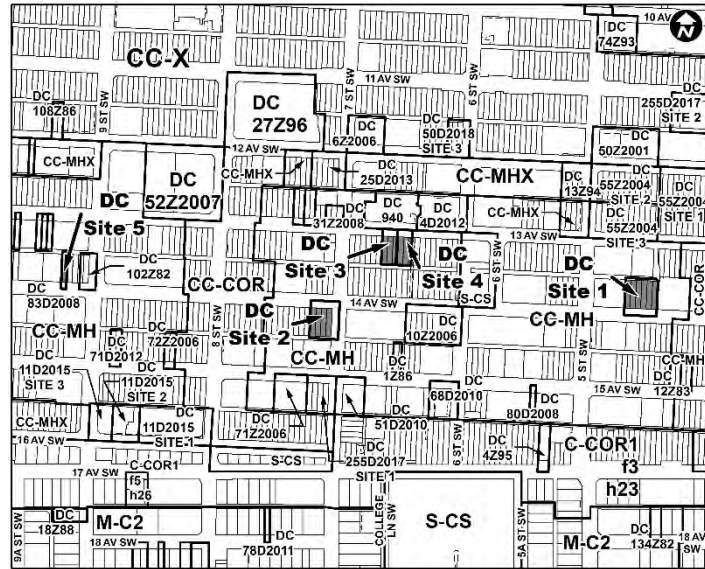
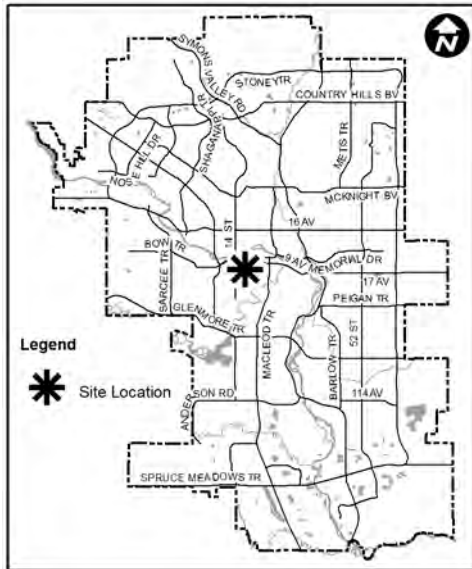
Conserving historic buildings is a recognized best practice in heritage planning, and is supported by the Calgary Heritage Strategy, Municipal Development Plan and the Beltline ARP. The Beltline ARP contains heritage conservation incentives that support the transfer of unused density development rights (gross floor area) from properties that are designated as municipal historic resources.

Development permits for two new multi-residential towers on the receiving parcels are under review by Administration. For the site located at 524, 528 and 536 - 14 Avenue SW DP2017-5640 proposes a 20 storey multi-residential tower with 205 dwelling units. For the site located at 805 - 14 Avenue SW, 1407, and 1409 - 7 Street SW, DP2018-1076 proposes a 14 storey multi-residential tower with 137 dwelling units.

Administration’s review of the development permits will determine the final building design, number of units and site layout details such as parking, landscaping and site access. No decision will be made on the development permit applications until Council has made a decision on the redesignation application.

Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015

Location Maps



Source Parcels **Receiving Parcels**

Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015

Site Context

The proposed DC district includes five sites. For the purposes of transferring heritage density, there are three source parcels and two receiving parcels. A DC district is required in order to enable and track the density transfer.

Source Parcels 1 & 2

The subject source parcels (DC Site 3 and Site 4) are adjacent sites located on 13 Avenue SW between 6 Street SW and 7 Street SW. The sites are developed with identical four storey apartment buildings, which are designated as municipal historic resources. Surrounding development to the north and south is characterized by a mix of mid and high-rise apartments. To the west is a six-storey commercial office building currently occupied by the Canadian Red Cross. To the east is the Lougheed House and Beaulieu Gardens. The predominant land use in this area is Centre City Multi-Residential High Rise District (CC-MH).



Source Parcel 1 (DC Site 3): 725 - 13 Avenue SW - Houlton House (Congress) Apartments

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Source Parcel 2 (DC Site 4): 721 - 13 Avenue SW - Moxam Apartments

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Source Parcel 3

The third source parcel (DC Site 5) is located on 14 Avenue SW between 9 Street SW and 10 Street SW. Surrounding development is characterized by low and mid-rise apartments. The predominant land use in this area is Centre City Multi-Residential High Rise District (CC-MH).



Source Parcel 3 (DC Site 5): 1010 - 14 Avenue SW - West End Telephone Exchange

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Receiving Parcel 1

The subject site (DC Site 1) is comprised of three parcels currently developed with a three-storey apartment and two vacant parcels. These parcels are currently addressed as 524, 528 and 536 - 14 Avenue SW. Surrounding development to the north, south and west is characterized by a mix of low, mid and high-rise apartments. To the east is a surface parking lot for the First Baptist Church.



Receiving Parcel 1 (DC Site 1): 524, 528 and 536 - 14 Avenue SW

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Receiving Parcel 2

The subject site (DC Site 2) is comprised of three adjacent parcels at the southwest corner of 7 Street SW and 14 Avenue SW. The parcels are currently addressed as 805 - 14 Avenue SW, 1407, 1409 - 7 Street SW. The site is currently developed with two single detached houses and one 3-storey apartment. Surrounding development to the east, south and west, is characterized by a mix of low, mid and high-rise apartments. To the north is the Wesley Methodist Church, which is occupied by the Calgary Opera.



Receiving Parcel 2 (DC Site 2): 805 - 14 Avenue SW, 1407, 1409 - 7 Street SW

Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015

As identified in *Figure 1: Community Peak Population*, the community of Beltline has seen population growth recently and reaching its peak historical population of 23,219 in 2017.

Figure 1: Community Peak Population

Beltline	
Peak Population Year	2017
Peak Population	23,219
2017 Current Population	23,219
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2017 Civic Census*

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The buildings on the source parcels are municipally designated heritage resources which, through this land use redesignation and a third party private agreement between landowners, will transfer unused development rights on the parcel (in the form of gross floor area allowed under their existing land use designation but surplus relative to the existing buildings) to the receiving parcels.

Source Parcels

The three source parcels and related density decrease due to density transfer off of the parcels, are as follows:

- Houlton House (Congress) Apartments at 725 - 13 Avenue SW (DC Site 3),
- Moxam Apartments at 721 - 13 Avenue SW (DC Site 4),
- West End Telephone Exchange building at 1010 - 14 Avenue SW (DC Site 5), and
- Density for these sites will be decreased from a base of 5.0 FAR to 1.62, 4.04 and 0.55 FAR respectively.

The proposed development guidelines for the Houlton House (Congress) Apartments at 725 - 13 Avenue SW (DC Site 3) and Moxam Apartments at 721 - 13 Avenue SW (DC Site 4) maintain the current base land use district of Centre City Multi-Residential High Rise District (CC-MH).

The proposed development guidelines for the West End Telephone Exchange building at 1010 - 14 Avenue SW (DC Site 4) modernises an existing Direct Control district (83D2008) based on the RM-7 Residential High Density Multi-Dwelling District to a base district of Centre City Multi-Residential High Rise District (CC-MH). The proposed Direct Control district also carries forward listed uses and signage regulations contained within bylaw 83D2008.

Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015

Receiving Parcels

The two receiving parcels, and related density increase due to density transfer, are as follows:

- 524, 528 and 536 - 14 Avenue SW (DC Site 1), and
- 805 - 14 Avenue SW, 1407, 1409 - 7 Street SW (DC Site 2),
- Both of the above sites maintain the current base land use district of Centre City Multi-Residential High Rise District (CC-MH), and
- Base density for these sites will be increased from a maximum of 5.0 FAR to a maximum of 7.97 FAR and 7.91 FAR respectively.

The proposed Direct Control guidelines are included in ATTACHMENT 2.

Implementation

Council approval of this application will transfer density development rights in the form of FAR from the source parcels to the receiving parcels, however it does not guarantee that the intended development will materialize, nor does this land use amendment constitute an approval of development and/or building permits.

If this application is approved by Council, the overall distribution of buildings, building design, mix and size of uses, and site layout details such as parking, landscaping, and site access will be reviewed by Administration through the development permit review process.

Infrastructure

Transportation Networks

A traffic impact assessment was not required as part of this application. Site access and parking requirements will be determined at the development permit stage.

Utilities and Servicing

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan (DSSP) circulation processes, to the satisfaction of Water Resources.

Stakeholder Engagement, Research and Communication

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

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.

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Citizen and Community Association Comments

No letters of support or opposition were received from citizens in response to this proposal. The Beltline Neighbourhood Association was circulated, but provided no formal comments in response to this proposal.

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)

This application aligns with the Municipal Development Plan with respect to Centre City intensification.

Beltline Area Redevelopment Plan (Statutory, 2006)

With respect to the Beltline ARP, the application supports the plan's heritage objectives and aligns with the policies of the Primary Residential area.

Centre City Plan (Non-Statutory, 2007)

This application aligns with the expectations and concept set out in the Primarily Residential typology of the Connaught Centre area within the Centre City Plan.

Social, Environmental, Economic (External)

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

Further analysis of any on-site sustainability initiatives proposed in conjunction with this project will be undertaken as part of the development permit review process. No environmental issues were identified through the proposed application.

Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015

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

The intent of this land use amendment is to transfer unused density development rights. While development permit applications (DP2017-5640 and DP2018-1076) have been submitted, Council's decision on this application may or may not result in the development considered under the associated development permit application being realized. Given the flexible nature of allowable building forms in the proposed base CC-MH District of the DC Bylaw, and the requirement for a new development permit to be submitted for review, potential risks associated with a different development concept are limited.

REASON(S) FOR RECOMMENDATION(S):

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

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control Guidelines

Applicant's Submission



March 9, 2018

Re: Land Use Redesignation (LOC2017-0015) - Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District

This land use redesignation is City initiated. The application proposes a Direct Control (DC) District that allows the transfer of heritage density from three donor sites (725 - 13 Avenue SW - Houlton House (Congress) Apartments; 1010 - 14 Avenue SW - West End Telephone Exchange, and 721 - 13 Avenue SW - Moxam Apartments) to two receiver sites (524, 528 and 536 - 14 Avenue SW, and 805 - 14 Avenue SW, 1407, 1409 - 7 Street SW), which is supported by policy direction of the Beltline Area Redevelopment Plan and the Land Use Bylaw (1p2007).

Donor Sites:

The proposed guidelines for development on the Congress Apartments and Moxam Apartments sites maintain the current base land use district of Centre City Multi-Residential High Rise District (CC-MH). The proposed guidelines for the West End Telephone Exchange site modernize an existing DC Direct Control District to align with the current Land Use Bylaw. The buildable floor area ratio of all three donor sites will be reduced to 1.62, 4.04 and 0.55 respectively.



725 - 13 Avenue SW
Houlton House (Congress) Apartments



721 - 13 Avenue SW
Moxam Apartments



1010 - 14 Avenue SW
West End Telephone Exchange

Applicant's Submission



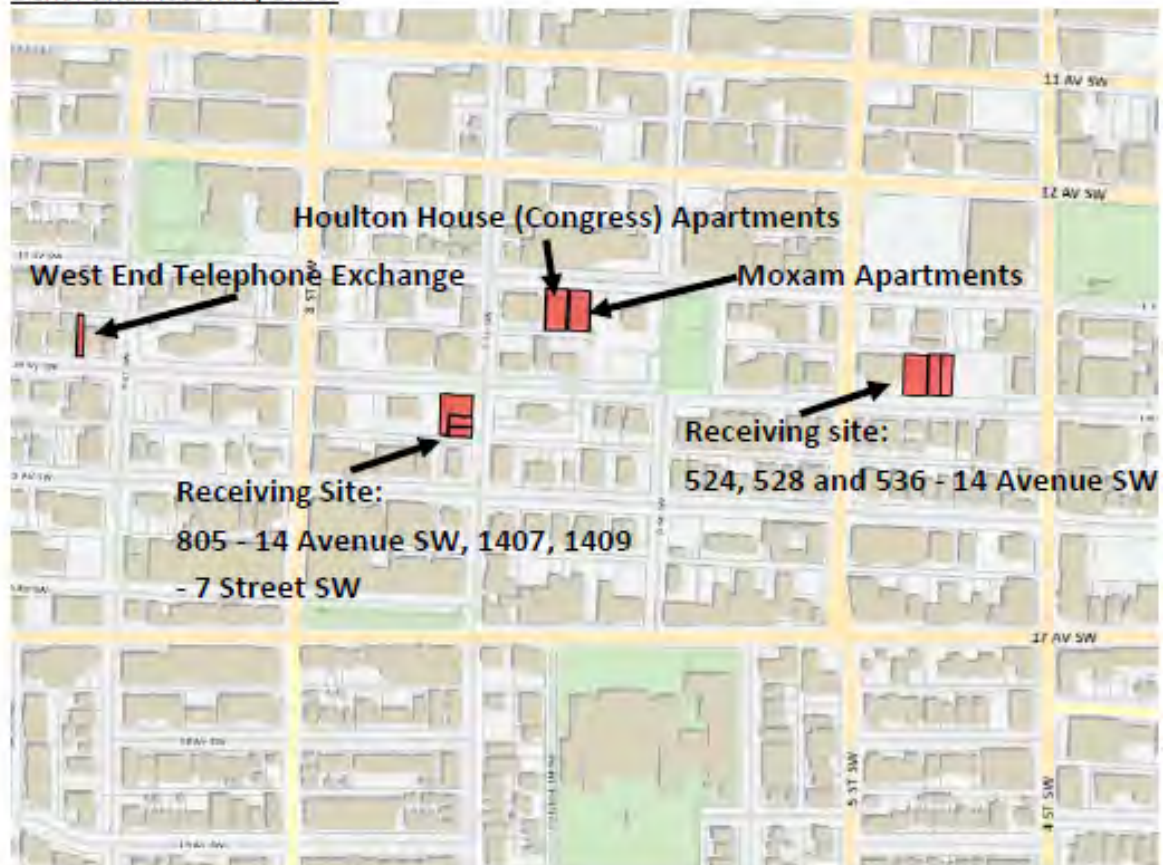
Receiving Sites:

The proposed guidelines for development on the two receiver sites maintain the current base land use district of Centre City Multi-Residential High Rise District (CC-MH) and increase the base floor area ratio to 7.95 (524, 528 and 536 - 14 Avenue SW) and 7.92 (805 - 14 Avenue SW, 1407, 1409 - 7 Street SW).

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

A development permit application (DP2017-5640) for a Multi-Residential Development at 524, 528 and 536 - 14 Avenue SW has been submitted. No decision will be made on the development permit until City Council has made a decision on this redesignation application.

Donor and Receiving Sites:



Applicant's Submission



What is an Area Redevelopment Plan?

An Area Redevelopment Plan guides the redevelopment of a specific area or neighbourhood by providing direction that is used for subsequent land use, subdivision and development decisions that collectively determine the form that the plan area will take.

What is heritage density transfer?

Conserving historic buildings is a recognized best practice in heritage planning, and is supported by the Calgary Heritage Strategy, Calgary Municipal Development Plan and Beltline Area Redevelopment Plan. The Beltline Area Redevelopment Plan contains heritage conservation incentives that support the transfer of unused density development rights from properties that are designated as Municipal Historic Resources to other development sites within the Beltline.

Visit our webpage to stay up to date about the application and provide feedback:

developmentmap.calgary.ca/#property/LOC2018-0015

Adam Sheahan

Planner II | Community Planning | Planning & Development

Mail Code: #8075, PO Box 2100, Station M, Calgary, AB Canada T2P 2M5

T 403.268.3285

Proposed Direct Control Guidelines

Purpose

- 1 This Direct Control District is intended to:
- (a) give affect Heritage Density Transfer to **DC receiving parcel 1** (Site 1) and **DC receiving parcel 2** (Site 2) from **DC source parcel 1** (Site 3), **DC source parcel 2** (Site 4), and **DC source parcel 3** (Site 5) as allowed by Part 11, Division 7, of Land Use Bylaw 1P2007.

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) “**DC receiving parcel 1**” means Site 1, the **parcels** legally described as Lots 34-39, Block 89, Plan A1 with the municipal addresses, 524, 528 and 536 - 14 Avenue SW, which is the **parcel** receiving an increase in **density** of 4,483.78 square metres from **DC source parcel 1** (Site 3) and 914.02 square metres from **DC source parcel 2** (Site 4);
 - (b) “**DC receiving parcel 2**” means Site 2, the **parcels** legally described as Lots 17-20, Block 103, Plan A1 with the municipal addresses, 805 - 14 Avenue SW, and 1407, 1409 - 7 Street SW, which are the **parcels** receiving an increase in **density** of 1,551.93 square metres from **DC source parcel 2** (Site 4) and 1,950.96 square metres from **DC source parcel 3** (Site 5);
 - (c) “**DC source parcel 1**” means Site 3, the **parcels** legally described as Lots 7-9, Block 91, Plan A1 with the municipal address 725 - 13 Avenue SW, which are the **parcels** from which 4,483.78 square metres of **density** is being transferred to **DC receiving parcel 1** (Site 1);
 - (d) “**DC source parcel 2**” means Site 4, the **parcel** legally described as Lots 9-12, Block 91, Plan A1 with the municipal address 721 - 13 Avenue SW, which is the **parcel** from which 914.02 square metres of **density** is being transferred to **DC receiving parcel 1** (Site 1) and 1,551.93 square metres of **density** is being transferred to **DC receiving parcel 2** (Site 2);
 - (e) “**DC source parcel 3**” means Site 5, the **parcels** legally described as Lot 25, Block 94, Plan A1 with the municipal address 1010 - 14 Avenue SW, which are the **parcels** from which 1,950.96 square metres of **density** is being transferred to **DC receiving parcel 2** (Site 2);

Proposed Direct Control Guidelines

Defined Uses

5 In this Direct Control District:

- (a) “**Public and Quasi-public Building**” means a building that is available to the public for the purpose of assembly, instruction, culture or community activity, including but not limited to, a church, a library, a museum, an art gallery and the recreational, social, or educational activities of a public group or organization;

Site 1

0.18 hectares (± 0.44 acres)

Application

6 The provisions in sections 7 through 10 apply only to Site 1.

Permitted Uses

7 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

8 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

9 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

10 (1) The maximum **floor area ratio** is 7.97 inclusive of the 4,483.78 square metres of heritage **density** that has been transferred from **DC source parcel 1** (Site 3) and 914.02 square metres of heritage **density** that has been transferred from **DC source parcel 2** (Site 4).

(2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 1.

Site 2

0.12 hectares (± 0.30 acres)

Application

11 The provisions in sections 12 through 15 apply only to Site 2.

Permitted Uses

12 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

13 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

14 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Proposed Direct Control Guidelines

Floor Area Ratio

- 15 (1) The maximum **floor area ratio** is 7.91 inclusive of the 1,551.93 square metres of heritage **density** that has been transferred from **DC source parcel 2** (Site 4) and 1,950.96 square metres of heritage **density** that has been transferred from **DC source parcel 3** (Site 5).
- (2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 2.

Site 3

0.08hectares (± 0.21 acres)

Application

- 16 The provisions in sections 17 through 20 apply only to Site 3.

Permitted Uses

- 17 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 18 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 19 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 20 (1) The maximum **floor area ratio** is 1.62.
- (2) The bonus provisions contained in Section 1203 a-c and e-h, Part 11, Division 7 do not apply to Site 3.

Site 4

0.08 hectares (± 0.21 acres)

Application

- 21 The provisions in sections 22 through 25 apply only to Site 4.

Permitted Uses

- 22 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 23 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 24 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Proposed Direct Control Guidelines

Floor Area Ratio

- 25 (1) The maximum **floor area ratio** is 4.04.
- (2) The bonus provisions contained in Section 1203 (a) – (c) and (e), (f), (h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 4.

Site 5

0.03 hectares (± 0.07 acres)

Application

- 26 The provisions in sections 27 through 31 apply only to Site 5.

Permitted Uses

- 27 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 28 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Hotel;**
 - (b) **Public and Quasi-public Building;** and
 - (c) **Retail and Consumer Service.**

Bylaw 1P2007 District Rules

- 29 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 30 (1) The maximum **floor area ratio** is 0.55.
- (2) The bonus provisions contained in Section 1203 (a) – (c) and (e) – (h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 5.

Signage

- 31 A maximum of one **Freestanding Sign** may be allowed on site, with a maximum **sign area** of 1.0 square metre.

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 17" is overlaid on the image.

Calgary Planning Commission 2018 May 17

Item 6.02

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ISC: UNRESTRICTED
CPC2018-0568
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**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,
LOC2018-0054**

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 March 09, by Alpine Vaults Holding Corporation, representing Next Steps Investments Inc. The application proposes to redesignate the subject parcel from DC Direct Control District to Mixed Use – Active Frontage (MU-2f3.0h20) District to allow for:

- mixed-use development on Inglewood's 9 Avenue SE main street;
- a maximum floor area ratio (FAR) of 3.0;
- a maximum building height of 20.0 metres; and
- a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

The proposal is in keeping with applicable policies of the Municipal Development Plan and the Inglewood Area Redevelopment Plan.

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.04 hectares ± (0.09 acres ±) located at 1309 – 9 Avenue SE (Plan A3, Block 6, Lot 5) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f3.0h20) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

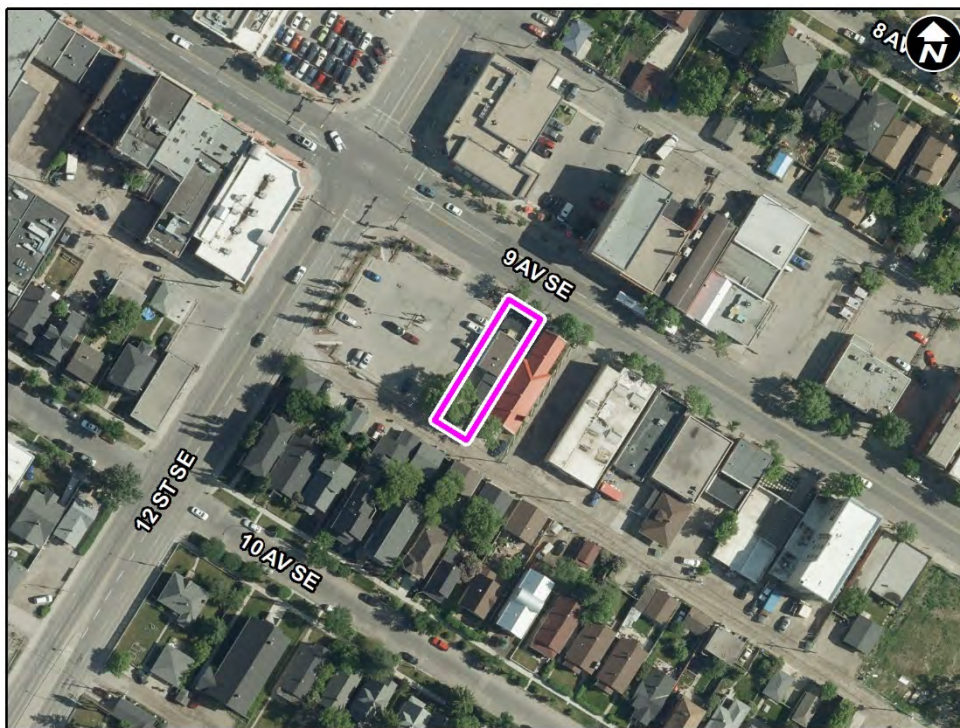
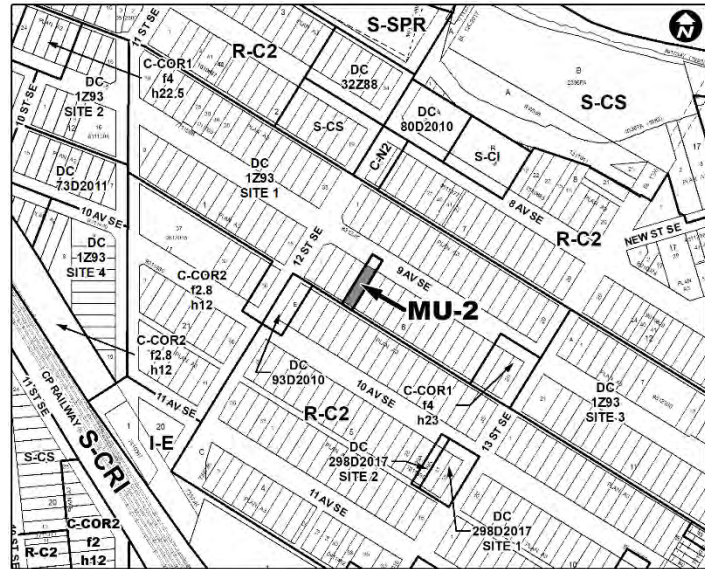
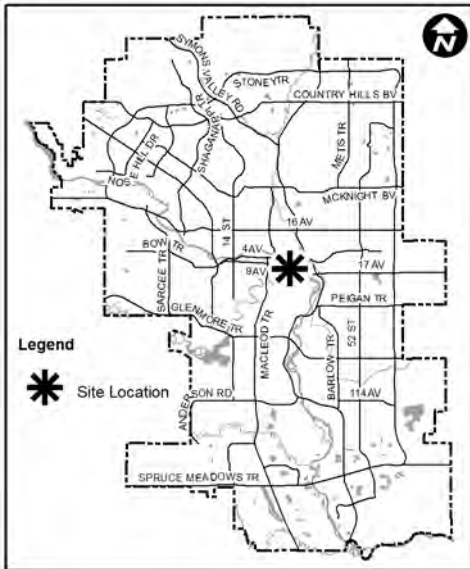
None.

BACKGROUND

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

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,
LOC2018-0054**

Location Maps



**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,
 LOC2018-0054**

Site Context

The subject site is located along the south side of 9 Avenue SE, the historic main street and commercial heart of Inglewood. The 9 Avenue SE main street contains a wide variety of retail stores, restaurants, residential and other commercial developments. The majority of the main street, from 11 Street SE to 15 Street SE, are designated the same DC Direct Control District (Bylaw 1Z93) as the subject site. Lands to the south of the site consist of existing low density residential development. Presently, the site comprises a single storey vacant building, previously used as a retail store. On-site parking is accessed via the rear lane.

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

Figure 1: Community Peak Population

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

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for mixed-use development on Inglewood's 9 Avenue SE main street. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This application is to redesignate the site from the existing DC Direct Control District (Bylaw 1Z93) to Mixed Use – Active Frontage (MU-2f3.0h20) District. The subject site is identified as 'Site 1' within the existing DC. The existing DC from 1993 restricts a number of automotive uses, such as automotive sales and retail, auto-body and paint shops, automotive services, and automotive specialities. The existing DC allows for buildings up to 15 metres to the eaveline and 20 metres to the roof peak; the proposed amendment is not requesting changes to the height of what is currently allowed. The proposed MU-2f3.0h20 District is intended to:

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**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,
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- promote development with storefronts along a continuous block face on 9 Avenue SE;
- allow a maximum floor area ratio (FAR) of 3.0; and
- allow a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,
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Implementation

The applicant's submission indicates they are interested in using the existing building for cannabis retail use. On 2018 April 5, Council approved a new definition for cannabis retail in Land Use Bylaw 1P2007. This new use is called Cannabis Store and is proposed within specific land use districts, including the MU-2 District. Cannabis Store is not being contemplated in any pre-1P2007 Bylaw DC Districts. The existing DC from 1993 is based on Bylaw 2P80 and is 'frozen in time', which means no new uses can be added to the existing DC, as Bylaw 2P80 is not being updated. A land use amendment is required to allow Cannabis Store in the district. A discretionary development permit is also required for change of use, subject to Council's decision on this land use redesignation and contingent on Cannabis Store use being added to the MU-2 district in Bylaw 1P2007.

Administration has received the associated change of use development permit for Cannabis Store on 2018 April 24. The overall development impact, use area, required parking and any other site planning consideration will be evaluated during the development permit review.

Infrastructure

Transportation Networks

A transportation impact assessment (TIA) and parking study were not required as part of this land use amendment. At the development permit stage, access is anticipated to be from the lane to protect the pedestrian realm along 9 Avenue SE. Ninth Avenue SE is classified as a Neighbourhood Boulevard street type and is also a frequent bus service route for transit. The parcel is also located within 400 metres of the future Inglewood / Ramsay LRT station along the Green Line alignment.

Utilities and Servicing

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

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 Inglewood Community Association indicated general support for the proposed land use redesignation in a letter received on 2018 April 10 (Attachment 2).

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,
 LOC2018-0054**

Administration also received four letters in response to the notice posting. One letter was seeking clarification on the application; one letter raised concerns with the proposal, and two letters stated support for the land use redesignation. Administration followed up with the resident who was seeking additional information and no further comments were provided. Reasons stated for opposition:

- Concerns with loss of historic building and character of the community (*The applicant is not intending to redevelop the site at this time and the existing building is not designated as a historic building*);
- Concerns with loss of convenient surface parking in Inglewood (*The subject site is not currently used as a surface parking lot*); and
- Does not support underground parking due to safety issues (*The associated development permit is for change of use within the existing building, no new building or underground structure is being proposed at this time*).

Reasons stated for support:

- Residents have met with the applicant to discuss the application;
- Redesignations are necessary in order to encourage a diversity of business; and
- Proposed height and density is similar to what the current land use allows;

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

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

Municipal Development Plan (Statutory, 2009)

The site is located within the 'Neighbourhood Main Street' area as identified on Map 1: Urban Structure Map in the Municipal Development Plan (MDP). The MDP also identifies 9 Avenue SE as part of the Primary Transit Network. Neighbourhood Main Streets provide a strong social function and typically support a mix of uses within a pedestrian friendly environment.

The land use policies in section 3.4.3 encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings within the Neighbourhood Main Streets, with the highest densities occurring in close proximity to transit stops. The policy discourages auto-oriented uses and designs that generate high volume of traffic, consume large amounts of lands in low density

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,
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form, require extensive surface parking, and create negative impacts for pedestrian travel and access.

The subject site is located within a 400 metre radius of the future Inglewood / Ramsay LRT Station along the Green Line alignment. The proposed land use amendment application is to allow for the site to develop with higher intensity mixed-use development that is transit-oriented and is in keeping with the above MDP policies.

Inglewood Area Redevelopment Plan (Statutory, 1993)

The existing Inglewood Area Redevelopment Plan (ARP) identifies the site as located within the 'Commercial Area' on the Generalized Land Use – Future Map (Map 6). The overall objective of the commercial policies is the development of an attractive pedestrian-oriented retail / residential strip which encourages a business and residential mix with building design reflecting the historic traditions of the area.

Section 3.3.1.g states, "Residential development is encouraged along 9 Avenue SE in low rise apartment form above grade level retail."

Section 3.3.1.h states, "New development designed to serve or sell vehicles, except on currently operating sites, will be discouraged. Any continuation of auto related uses shall be considered on the merit of each application having regard to the quality of the site development and its ability to enhance the retail and pedestrian environment along 9 Avenue SE. No change of use to auto sales lots will be permitted. Any changes to the use of existing auto-related uses (particularly auto body / paint shops) must not result in negative impacts on nearby housing."

The proposed MU-2 District is in keeping with the ARP policies, and promotes development of buildings that are scaled to the street and the surrounding neighbourhood provided in the form of mixed-use buildings with a variety of uses along the street. The district also provides building design requirements to orient both commercial and residential uses to the street, promoting the interaction of ground level businesses and housing with people moving along the sidewalk and along the 9 Avenue SE Main Street. The MU-2 District does not include major auto-oriented uses and facilitates development at a walkable scale that supports cycling and transit use.

It should be noted that there are several other City projects underway in Inglewood, including a new ARP for the community of Inglewood and Ramsay, and the 9 Avenue SE Streetscape Master Plan. The new ARP will account for the new Green Line LRT station. Draft policies and land uses are being developed and reviewed. Even though the proposal was assessed under the current Inglewood ARP, it is anticipated the proposed land use district will comply with the new ARP policies, which are anticipated to be presented to Council by 2018 December. As part of the implementation phase of the Main Streets initiative, The City is also developing a streetscape master plan for 9 Avenue SE. The plan design is focusing on pedestrian and transit and is exploring the visual elements of the street including sidewalks, street furniture, trees and open spaces, parking lanes, and public art opportunities.

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,
 LOC2018-0054**

Social, Environmental, Economic (External)

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

No environmental issues have been identified at this time.

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the Municipal Development Plan (MDP) and the Inglewood Area Redevelopment Plan (ARP). The site is located within close proximity to the proposed Inglewood / Ramsay Greenline LRT station and is within the Neighbourhood Main Street intended to support a greater mix of uses to serve changing community needs.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter

Applicant 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.

Inglewood is one of Calgary's most historic, vibrant communities with a well-developed urban personality and lifestyle. We recognize Inglewood as a top retail and business destination with unparalleled appeal to consumers and entrepreneurs; it has been our goal since the inception of aylmer&nelson to enter into a lease in Inglewood. Currently, the majority of 9th Avenue S.E. is designated as DC 1Z93. Due to the nature of the current designation, the land use "cannabis store" will not be added to the direct control district, leaving Inglewood as an under served area.

aylmer&nelson personifies the profile of a small business that thrives in Inglewood and contributes to the community as whole. As a company we are dedicated to expanding perspectives; we are focused on creating a unique and welcoming cannabis retail experience for consumers that sheds the 'stoner' culture historically associated with cannabis. aylmer&nelson has strong ties to the Alberta Cannabis Collective ('ABCC'), Alberta's leading cannabis retail industry association. The mission of the ABCC is to help establish Alberta as a world recognized cannabis retail environment characterized by integrity, respect, and prosperity. aylmer&nelson's vision aligns with the objectives of the ABCC, making the commitment to uphold the ABCC's standards for membership that go above and beyond the base requirements for licensing set out by the AGLC.

The vision of aylmer&nelson is to be a top retail brand known for developing leaders in design through our company pipeline and taking an innovative approach to cannabis education. The space of aylmer&nelson will be clean, bright, welcoming and secure. The interior will be professionally designed and the exterior will preserve the character of the building. The space will align with the unique and aesthetically pleasing spaces that set the standard for Inglewood.

Inglewood's development plan means big changes on the horizon. The re-designation of this parcel aligns with the proposed zoning specifications and intangible covenants of the Inglewood 9th ave streetscape master plan. Re-designating 1309 9 Avenue SE in conjunction with the federal legalization of cannabis will allow for aylmer&nelson, a unique small business, to establish it's roots in the Inglewood community.

We thank you for taking the time to consider our application for the re-designation of 1309 9 Ave SE.

ISC: Protected

Community Association Letter



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

April 10, 2018

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

Dear Christine Leung:

Re: LOC2018-0054, 1309 9 Avenue SE

The Planning Committee (PC) has reviewed the application regarding Rezoning from DC to MU-2f3h20 at the above location. We have met previously with the applicants and have no issues with their proposed retail cannabis shop as we expect that the industry will be highly regulated when the final rules are rolled out. We understand that the rezoning is necessary since DC does not contemplate the proposed use. As such, a motion was proposed by the PC to support the permit and was passed by the April 9 general meeting.

I would appreciate receiving a written copy of the formal decision on the permit. If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

A handwritten signature in black ink, appearing to be "L.J. Robertson", with a long horizontal line extending to the right.

L.J. Robertson, Chair

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, looking through the eyepiece of a theodolite. The theodolite is mounted on a tripod. The surveyor is holding a staff vertically in their left hand. The entire scene is rendered in a flat, monochromatic style.

Calgary Planning Commission 2018 May 17

Item 6.03

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**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,
LOC2017-0340**

EXECUTIVE SUMMARY

This application (LOC2017-0340) has been submitted by B&A Planning Group on behalf of Anderson Builders Group and the landowner, Sage Hill Developments Inc. The subject parcel is 4.75 hectares located in the community of Sage Hill. The land use amendment proposes to change the designation of the property from Commercial – Community 2 (C-C2f5.0h95) District to Mixed Use – General (MU-1f4.0h40) District, Mixed Use – General (MU-1f4.0h45) District, Mixed Use – Active Frontage (MU-2f4.0h45) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. This proposal provides for:

- a mixed-use development in the form of eight six to ten storey apartment buildings anticipating a total of 719 dwelling units (MU-2, MU-1);
- building heights of 40 to 45 metres (reduced from 95 metres);
- a minimum of 5,770 square metres of commercial floor space; and
- approximately 0.4 hectares of public park space (S-SPR).

The proposed Mixed Use Districts are intended to accommodate grade-oriented commercial and residential uses in a mid-rise building form. The Special Purpose District will provide a public amenity space through the dedication of municipal reserve (a public park) within the development. This application is being considered under the policies of the statutory *Symons Valley Community Plan* and the *Municipal Development Plan*.

This application has been applied for with the support of an outline plan application to provide the subdivision layout and public infrastructure development obligations (Attachment 3).

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 4.08 hectares ± (10.09 acres ±) located at 3645 Sage Hill Drive NW (Portion of Plan 1310597, Block 1, Lot 3) from Commercial – Community 2 (C-C2f5.0h95) District to Mixed Use – General (MU-1f4.0h40) District, Mixed Use – General (MU-1f4.0h45) District, Mixed Use – Active Frontage (MU-2f4.0h45) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,
LOC2017-0340**

BACKGROUND

The subject lands are part of an area annexed to The City of Calgary in 1989. While under the jurisdiction of the Municipal District of Rocky View, this parcel was subdivided from the balance of the quarter section. Outstanding municipal reserves were deferred at that time.

Given the initial growth pressure in the area after annexation, the *Symons Valley Community Plan* was drafted and adopted in 2001. The plan envisioned a predominantly residential area with five distinct communities with over 54,000 residents.

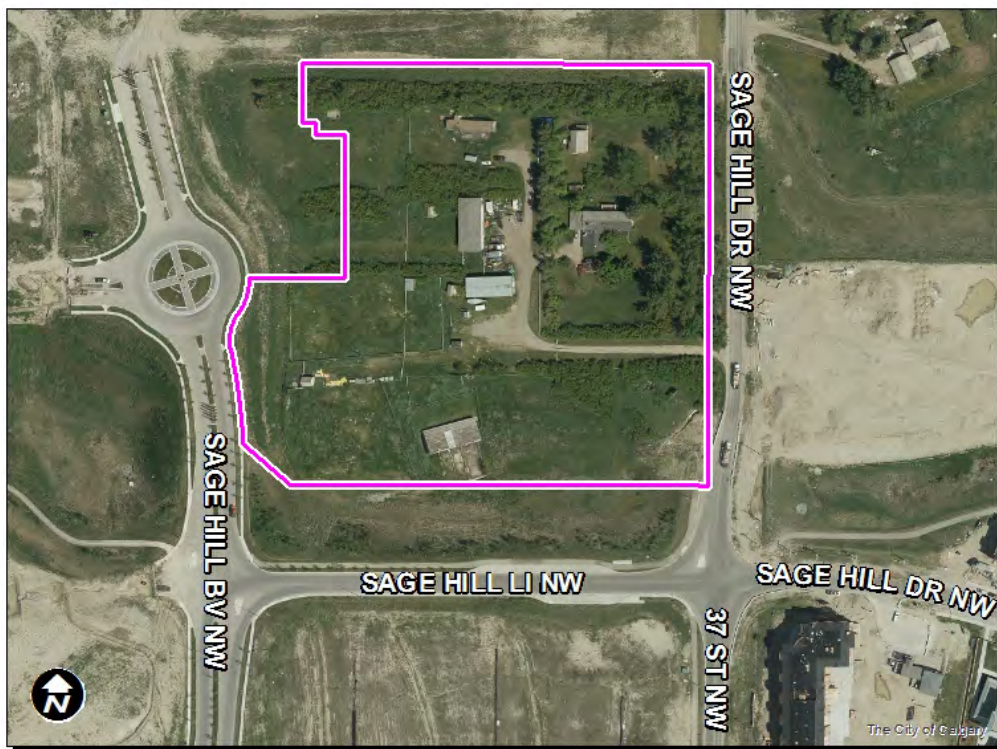
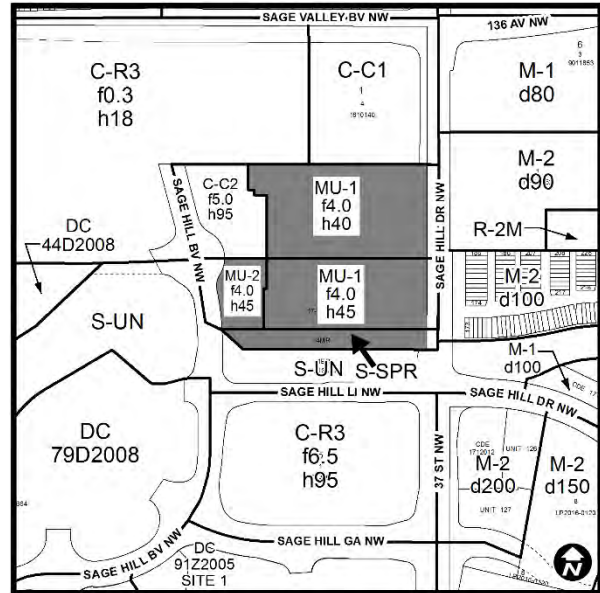
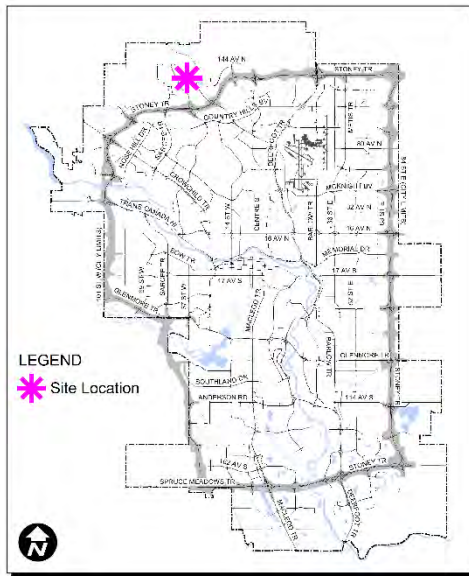
Since that time, several amendments of the *Symons Valley Community Plan* were undertaken which affected the subject parcel. In 2008, Council approved amendments to establish a Transit Oriented Planning Area around a future bus transit hub. These amendments included policies enabling regional commercial and high density residential land uses, as well as encouraging significant suburban office development. The *Municipal Development Plan* in 2009 identified this area as a Community Activity Centre. Initial development of the Transit Oriented Planning Area, based on the 2008 vision, was completed, including the commercial area, construction of most of the roads and the roundabouts that are currently in place (with portions of Sage Hill Boulevard NW remaining unfinished). Remnant land created from the alignment of Sage Hill Boulevard NW was added to the subject parcel.

Nine years later, several parcels in this area had yet to realize development. This led to the policy amendment that was approved by Council in 2017 September (Bylaw 55P2017). The *Symons Valley Community Plan* was amended modifying the vision with new policies enabling multi-residential, civic, and mixed-use areas which more closely aligned with landowners' current development expectations as supported through market studies.

There is a development permit for the northwest portion of this parcel currently under review by Administration (DP2016-5200). It was submitted under the current Commercial –Community 2 (C-C2f5h96) District in 2016, prior to the policy amendment (Bylaw 55P2017) and this land use and outline plan application. There is no land use change proposed for this portion of the site and thus this portion of the site will remain as C-C2f5.0h96. The development permit proposes a six-storey wood frame mixed-use building and does conform to the approved policy and the development expectations for this parcel as a whole.

Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,
LOC2017-0340

Location Maps



Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340

Site Context

Located in the developing community of Sage Hill, between Sage Hill Boulevard NW and Sage Hill Drive NW, north of Sage Hill Link NW, the subject site is approximately 4.75 hectares \pm (11.74 acres \pm) in size and currently contains an existing single detached dwelling and several associated outbuildings. The site is sloped, with a change in elevation of 14 metres over 220 metres, a grade of approximately 6 percent from west to east. It is covered in non-native vegetation and grass. A narrow environmental reserve parcel is immediately adjacent to the site on the south and forms a portion of the coulee system that runs from the west to the east in this area.

To the north and west of the parcel, the lands are currently vacant. These lands are anticipated for multi-residential development and a mixed-use town centre through a separate outline plan and land use application currently under review (LOC2017-0404). To the south of the subject site, across Sage Hill Link NW is a vacant parcel owned by The City of Calgary. A public library and bus transit hub is planned for that site, although a formal application has not yet been submitted.

Further south, beyond the City-owned site, there is an existing regional commercial centre (Sage Hill Crossing) offering a mix of large and medium format retail uses.

Further east of the subject parcel and across Sage Hill Drive NW, a townhouse development has been approved (DP2015-0237) and is awaiting construction.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use application, along with the associated outline plan, will facilitate the development of a mixed-use multi-residential area that will meet the intensities required by the *Municipal Development Plan* for a Community Activity Centre. This future development will also meet the intent of the Mixed Use Area policies of the *Symons Valley Community Plan*. Pedestrian connections through and around the site link it to the future civic facilities and transit hub to the south and to the regional pathway along the east and south of the site. A new public street through the site provides connection to existing infrastructure and forms a logical extension of the future transportation network that is planned to the west. A master concept plan has also been submitted in support of the application, which at a non-statutory level, provides conceptual information on how the site is expected to be developed in the future (Attachment 4).

Land Use

The existing land use district on the subject site is Commercial – Community 2 (C-C2f5.0h95) District. This district is intended for large commercial development on the boundary of several communities. It allows for commercial uses to be combined with office and residential uses in the same development. This land use district was applied to the parcel in 2008 to accommodate a previous proposal that had planned for significant suburban office and community scale commercial uses. The significant number of existing retail developments in the area (including both the Creekside and Beacon Hill shopping centres), and the struggling office market led

**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,
LOC2017-0340**

directly to the 2017 area structure plan amendment (Bylaw 55P2017) and this land use redesignation application.

This land use amendment application proposes to redesignate the subject site into three different Mixed Use Districts, while retaining the existing C-C2f5.0h95 land use district for the northwest portion of the site (Attachment 3, Site 1) for which a development permit is already under review (DP2016-5200). That land use still meets the intent of the Mixed Use Area policies in the *Symons Valley Community Plan* as it provides opportunities for commercial and residential within the same development.

The proposed Mixed Use – General (MU-1f4.0h40) District (1.8 hectares ±, 4.46 acres ±) (Attachment 3, Site 2) and Mixed Use – General (MU-1f4.0h45) District (1.46 hectares±, 3.61 acres±) (Attachment 3, Site 4) support a mix of commercial and residential uses at grade facing the commercial street and accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. Buildings in these districts are intended to be of moderate height, generally not exceeding ten storeys. Anticipated development (based on the accompanying master concept plan) is expected to be six-storeys; however, the proposed district modifiers allow for slightly higher forms to align with policy and to accommodate topography. The height modifier for the parcel north of the new Sage Hill Road NW is 40 metres. On the south side of Sage Hill Road NW, the height modifiers are 45 metres as the lower elevation of the land will be able to accommodate taller buildings without as much impact to surrounding sites. A floor area ratio of 4 has been applied to the Mixed Use Districts.

The Mixed Use – Active Frontage (MU-2f4.0h45) District (0.4 hectares ±, 0.98 acres ±) (Attachment 3, Site 3) is recommended for the west portion of the site, immediately south of the new proposed street. This district does not allow residential uses at grade in buildings facing a commercial street. As Sage Hill Boulevard NW is the main commercial street in the Community Activity Centre, development on this site will include at-grade retail and commercial uses to facilitate pedestrian activity on the street.

A portion of the site will be dedicated as a municipal reserve parcel at the time of subdivision, and will be used as a public park. The Special Purpose – School, Park, and Community Reserve (S-SPR) District (0.42 hectares ±, 0.98 acres ±) will be applied to this parcel. The municipal reserve site was selected to complement and enhance the existing environmental reserve parcel located immediately south of the subject site. It will provide active, passive, and educational programming, as well as pathway amenities that tie into the regional pathway network and provide a direct link to the transit facilities along Sage Hill Link NW.

Land Use Evaluation

Administration and the applicants worked together during the review process to develop an appropriate mixture of land uses that support the development aspirations of the applicant and respects the future land use strategy envisioned in the *Symons Valley Community Plan*. While the C-C2f5.0h95 District provides the opportunity to build a mixed-use building, the Mixed Use Districts detailed above provide a more appropriate selection of permitted and discretionary uses and regulations regarding building setbacks and form which helps establish a more pedestrian-friendly environment.

**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,
LOC2017-0340**

The MU-1 and MU-2 Districts provide for a variety of residential and commercial uses which will allow development to move with market demand as this site redevelops over a number of years.

Density

This area is identified as a Community Activity Centre in the urban structure map of the *Municipal Development Plan* (Map 1). Community Activity Centres must achieve a minimum intensity of 150 people and jobs per hectare. While it is to be confirmed at future development permit stages, this application generally proposes eight six-storey mixed-use buildings that will accommodate approximately 719 dwelling units and 5,770 square metres of commercial uses. Together, this will provide an estimated 357 people and jobs per hectare thus exceeding the minimum requirements of 150 people and jobs per hectare specified in the *Municipal Development Plan*.

Implementation

A master concept plan was submitted in support of this outline plan and land use amendment application as required by the *Symons Valley Community Plan* (Attachment 4). The purpose of the master concept plan was to ensure that the proposed land use districts and outline plan provided a comprehensively planned land use and infrastructure design required to achieve the desired outcomes envisioned in the area structure plan. For this application, this means a focus on site design and built form including: open space provision, pedestrian connectivity, public realm interfaces, orientation of parking spaces, location of waste and recycling facilities, vehicle and emergency accesses, and adequately accounting for the significant topographical variations on the site. This master concept plan has no official approval status; however, is fully intended to be referenced during future discretionary development permit applications, with the aforementioned objectives being further reviewed and implemented at these future development stages.

Slope adaptive solutions that will be employed in this area include: lining otherwise-exposed parkade walls with commercial and/or residential units ("liner units"), terracing of grade in areas such as the central north-south public access easement and the municipal reserve, and providing overland drainage between lots (in addition to onsite capture), which will allow for more gradual grade transitions than accommodating all stormwater on each individual site.

Private and public open spaces were considered in the plan. A publicly accessible pedestrian connection is provided through the centre of the parcel to increase permeability through the site. A mid-block crossing at this location was considered during the review of the application in order to connect the north side of the site to the south and ultimately to Sage Hill Link NW. However, more detailed design of the proposed road showed it would have a slope of 8% and, for safety reasons, a pedestrian crossing at that location was not supported. Instead, the north path will end at a gathering plaza along Sage Hill Road NW. The south path will provide a link to the public open space in the south with a gathering plaza located along Sage Hill Road NW across from the north plaza. Through slope adaptive built form, private space will also be provided through roof-top amenity areas. The municipal reserve parcel will contain a public park that features a naturalized play area structure. It adds to the public lands in the area (the existing

Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340

environmental reserve parcel) to improve the effectiveness of use and access through this park area.

Connectivity to the transit hub south of this site is increased through provision of a pathway through the future municipal reserve and environmental reserve parcels to transit along Sage Hill Link NW. This development also contains good connections to the wider regional path located along the coulee and down to West Nose Creek as well as north and south along Sage Hill Drive NW.

Design Review

While outline plan and stock district land use amendment applications do not normally go to the Urban Design Review Panel, Administration did present the master concept plan to the panel as part of the review process. The first was an informal review in the context of the development permit (DP2016-5200), which highlighted the site challenges with regards to the slopes, pedestrian connections, and building interfaces. The second was a formal review from the panel of the master concept plan as part of a pre-application process. The panel recommended additional review of location connections, the public realm in terms of spaces for moving through as well as spending time, the relationship between parking/vehicle circulation and the relation between building massing/public spaces/green spaces and site contours.

These comments influenced the site design. Changes that were made to address these concerns included more detailed work into building forms to address the grades, such as the "liner units", improved site connections such as the municipal reserve and environmental reserve pathway link and improved connections to the north, tying into a future sidewalk along that boundary. The new Sage Hill Road NW provides a separated sidewalk with street trees and on-street parking for a more main street-type environment. Plaza space along the future Sage Hill Road NW has been added to provide a gathering space for people in the area.

Infrastructure

Transportation Networks

The outline plan includes a new collector standard roadway (Sage Hill Road NW) connecting from the roundabout on Sage Hill Boulevard NW eastward to Sage Hill Drive NW. This new collector road will provide access to the adjacent parcels to the north and south. Parking lanes will be included on Sage Hill Road NW.

The outline plan is located within approximately 300 metres of the Sage Hill Transit Hub via Sage Hill Boulevard and Sage Hill Drive (37 Street NW), with some of the development sites being within 150 metres of the transit hub. The transit hub currently provides access to several routes including the 82 (service to Brentwood LRT Station and the University), 115 (service to Tuscany LRT Station), 123 (service to North Pointe, BRT route 301, future Green Line), and 129 (service to Dalhousie LRT Station). As Sage Hill, Kincora, Nolan Hill, and the Glacier Ridge Area Structure Plan areas build out, the transit hub is planned to facilitate access to enhanced transit service and high frequency buses, including one BRT service connecting the transit hub

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itself to Brentwood/University and another BRT service running between North Pointe and Tuscany LRT stations.

A Transportation Impact Assessment (TIA) submitted with this application was reviewed and accepted by Administration.

Utilities and Servicing

Services for the subject site are available from Sage Hill Drive NW. Main extensions for sanitary and storm along Sage Hill Drive NW will be required at the relevant tentative plan/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, notification 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.

This application was circulated to the Sage Hill Community Association but they provided no comments.

No citizen comments were received by Calgary Planning Commission Report submission date.

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. 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)

Map 1 "Urban Structure" of the *Municipal Development Plan* identifies the subject lands as part of the Residential Developing Planned Greenfield Area subject to an Area Structure plan. Additionally, it is located within a Community Activity Centre.

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Community Activity Centres should be locations for a mix of medium and higher density employment and residential uses. They should contain a broad range of ground-oriented and medium to high density apartment housing and a mix of housing tenure and affordability levels to accommodate a diverse range of the population (section 3.3.3(e)). Intensities in the Community Activity Centre should be a minimum of 150 people and jobs per hectare (Table 3-1). The proposed outline plan and associated land use districts complement the Community Activity Centre by adding to the range of housing options and the provision of local-scale commercial uses. The proposed land use districts will allow the development to meet the required intensities.

Symons Valley Community Plan (Statutory, 2001)

The subject site is located in the Transit Oriented Planning Area as identified in Map 3 Land Use Concept. Within this area, the subject parcel is also identified as the Mixed Use Area. Development within this area is to be pedestrian-oriented and transit supportive.

As per section 5.14.2(1), composition of the Mixed Use Area will allow for mid-rise buildings of four to ten storeys which should contain commercial uses at the ground level with residential above. Residential and live-work uses may locate on the main floor where they are determined to be subordinate to the ground floor commercial uses and take their primary access from grade.

The proposed and existing land use districts will allow for a mix of residential and commercial uses, with a requirement for commercial uses on the main floor in the Commercial – Community 2 (C-C2f5.0h95) and Mixed Use – Active Frontage (MU-2f4.0h45) Districts. The flexibility of the Mixed Use - General (MU-1f4.0h40, MU-1f4.0h45) District with regard to allowing residential uses on the ground floor combined with the policy will allow for ground floor residential where appropriate.

The Mixed Use Area should contain as part of its design, well-defined pedestrian-oriented features in accordance with the Design Guidelines in Appendix 1; these features are to achieve strong and direct connectivity to adjacent areas and internally throughout the site (section 5.14.2(2)(b)). The proposed public street in combination with the proposed pedestrian corridors (protected by public access easements) provides pedestrian connections within the future development as well as connections to surrounding areas.

Public open space and amenities shall be provided within the area and integrated with the portion of the environmental reserve along the southern boundary of the site (section 5.14.2(1)(vi)). The proposed plan contemplates a public park within the municipal reserve and a path connection to transit through the environmental reserve.

A master concept plan was submitted in support of the proposed outline plan and land use amendment as required in section 5.14.2(3)(a). This allowed the application to be reviewed taking into consideration the urban design, interface of future development with the street and adjacent properties, and evaluation of slope adaptive approaches which can be employed to achieve the best interface with the public realm.

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Future development permit applications will need to demonstrate compliance with the Design Guidelines in Appendix 1 of the *Symons Valley Community Plan* and the master concept plan developed in support of this outline plan and land use amendment (section 5.14.2 (3)(a)). The Design Guidelines provide flexible guidance for design features in the Transit Oriented Planning Area. Provisions qualitatively address building form, pedestrian connectivity, building setbacks, and amenity space.

Social, Environmental, Economic (External)

Social

The recommended land use framework will provide for a mix and intensity of uses that supports active modes of transportation and makes an efficient use of land and infrastructure. The development area anticipates approximately 719 dwelling units and approximately 5,770 square metres of commercial floor area for a total intensity of 357 people and jobs per hectare. This will allow a more efficient use of this undeveloped land and introduce additional services, housing types and associated amenities to this community as well as supporting the transit hub.

Although encouraged by policy, no additional sustainability measures were proposed by the applicant. They have proposed to revisit this issue at the time of subsequent development permits.

Environmental

The application was reviewed by the Environmental and Safety Management group at The City of Calgary and no environmental issues were identified.

Economic (External)

The proposed land use and associated outline plan provide the framework to provide realistic and efficient development outcomes to allow for additional population and jobs in this area. This will enable a more efficient use of the land, will contribute to the development of supporting infrastructure, and provide additional populations to be utilizing the anticipated additional transit and public amenities which are being proposed for this area.

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.

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Risk Assessment

This area is intended to develop as a higher density mixed-use development. However, there is a large component of multi-residential development in the surrounding area. Changing market conditions have already affected the site twice and this is still a risk. This risk is mitigated through the application of the Mixed Use Districts as it allows for flexibility around the provision of residential and commercial uses.

REASONS FOR RECOMMENDATIONS:

The proposed land use amendment conforms to the policies in the Symons Valley Community Plan and is in keeping with the applicable policies of the Municipal Development Plan. The mixture of land uses will allow the development to achieve the minimum intensities required to meet targets for the Community Activity Centre. 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. The supporting master concept plan provides an understanding on the details of the overall site's development which will be further implemented at future individual development permit stages.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Land Use District Map
3. Proposed Outline Plan
4. Master Concept Plan

Applicant's Submission

Introduction

On behalf of Anderson Builders Group 1989 Inc. (ABG) and Sage Hill Developments Inc., B&A Planning Group (B&A) has prepared an Outline Plan and Land Use Redesignation application of 4.75 hectares (11.74 acres) of land to accommodate residential mixed-use development in the community of Sage Hill.

The outline plan proposal includes an east/west public road linking Sage Hill Boulevard NW in the west to Sage Hill Drive NW in the east. The link will divide the parcel into north and south halves. The intent is to future subdivide the land adjacent to the new road into eight separate parcels plus create a Municipal Reserve (MR) parcel running parallel to the south property line.

The land use redesignation component of the application relates to the dedication of Municipal Reserve (MR) and its redesignation from C-C2 District to S-SPR District. At the encouragement of Administration, ABG has also agreed to redesignate a portion of the site adjacent to Sage Hill Boulevard NW, from C-C2 to MU-2 District which would require street level retail with residential units above. ABG has also agreed to redesignate the majority of the site from C-C2 to MU-1 District where either retail or residential may occur on street level. The northwest corner of the site, which is subject of an existing mixed-use development permit application, will remain as the current C-C2 land use designation.

The MR lands, which include a Multi-Use/Regional Pathway, will complement the open space found on the adjacent Environmental Reserve (ER) parcel to the south. A centrally located north/south pedestrian link over private land will connect the MR parcel in the south to the Genesis land in the north. Access to the pathway will be secured with an access easement agreement to be registered on future subdivided parcels. ABG has also agreed to provide a pathway through the City owned ER parcel providing an additional pedestrian connection between the site and Sage Hill Link NW to the south.

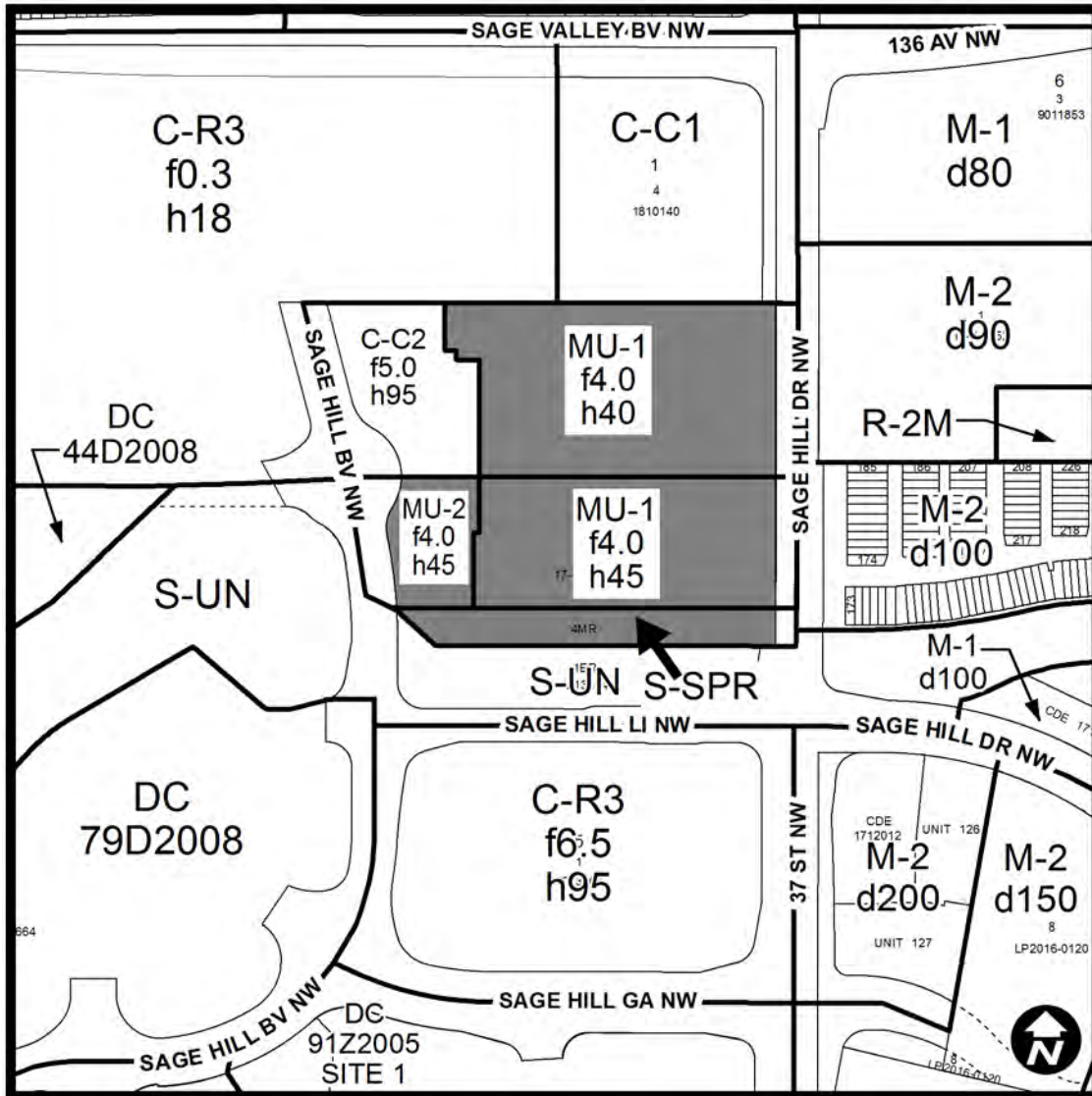
The 0.4 hectare MR dedication augments the previously dedicated 0.07 hectares already provided prior to the consolidation of the two parcels that makes up the subject land.

Road widening dedication along Sage Hill Drive NW will assist with upgrades of Sage Hill Drive NW to a Complete Streets Arterial road standard which will also include Multi-Use/Regional Pathways.

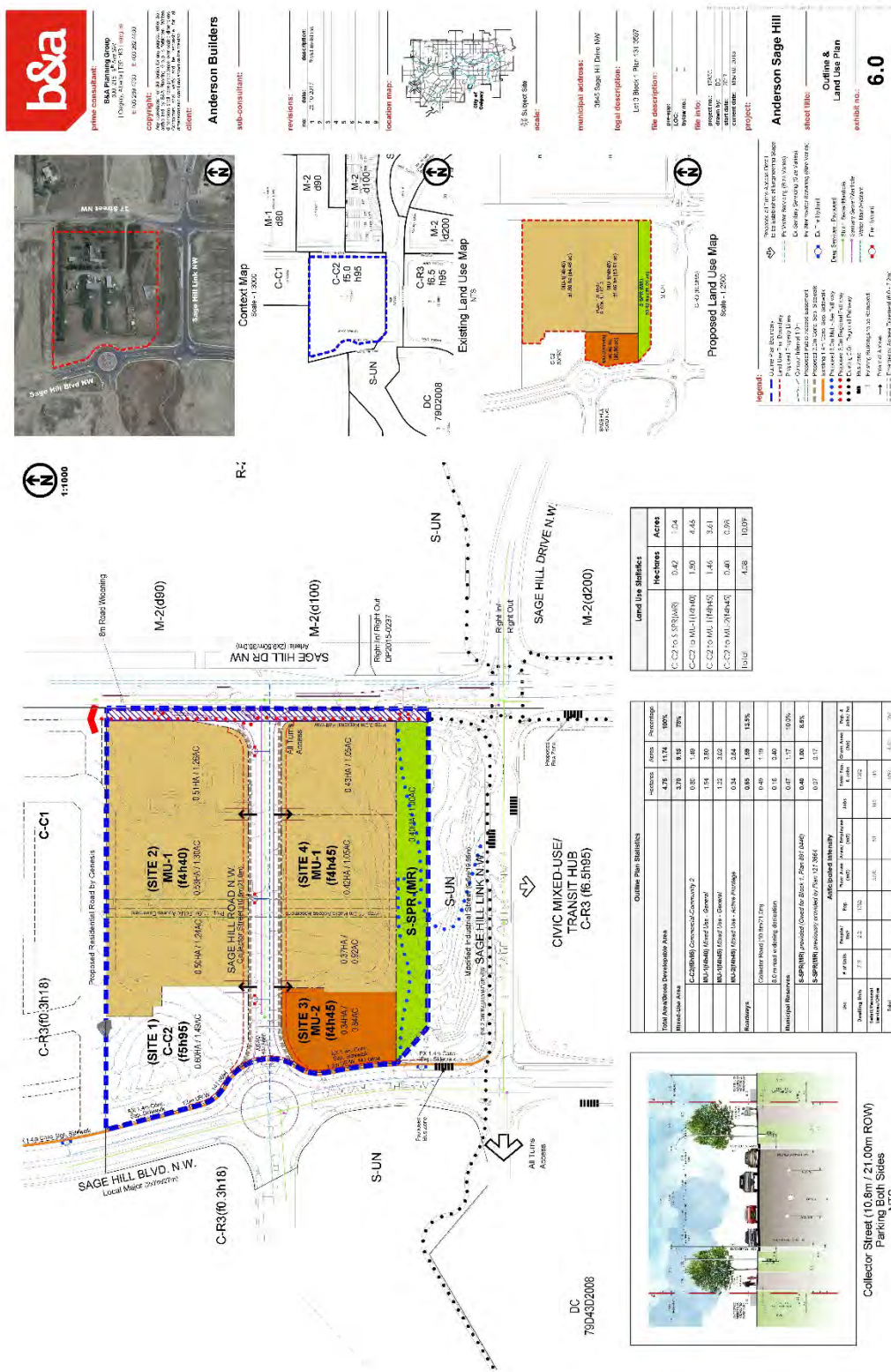
As a builder and conditional purchaser of the land, ABG's vision is to create a mid-density residential enclave supplemented with support commercial/office uses in close proximity to the future Bus Rapid Transit (BRT) station.

The application would bring residential and complementary commercial uses that will help the city achieve the development intensity required to support BRT service in this Transit Oriented Planning Area.

Land Use Map



Outline Plan

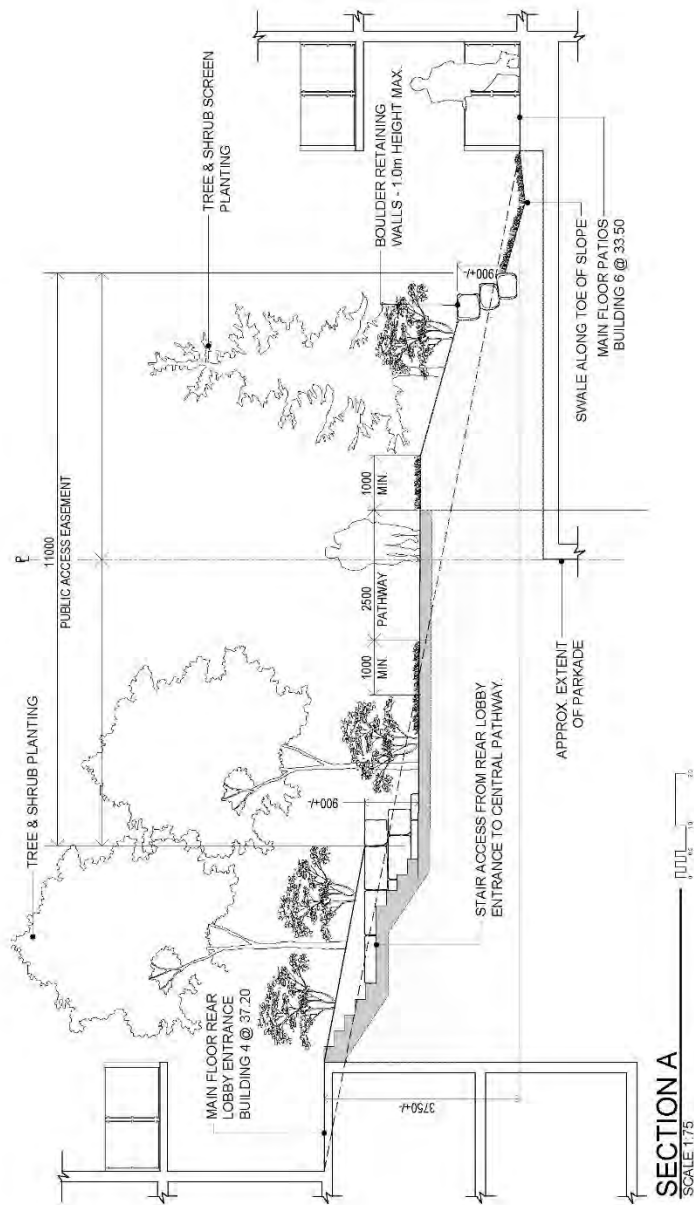


Master Concept Plan



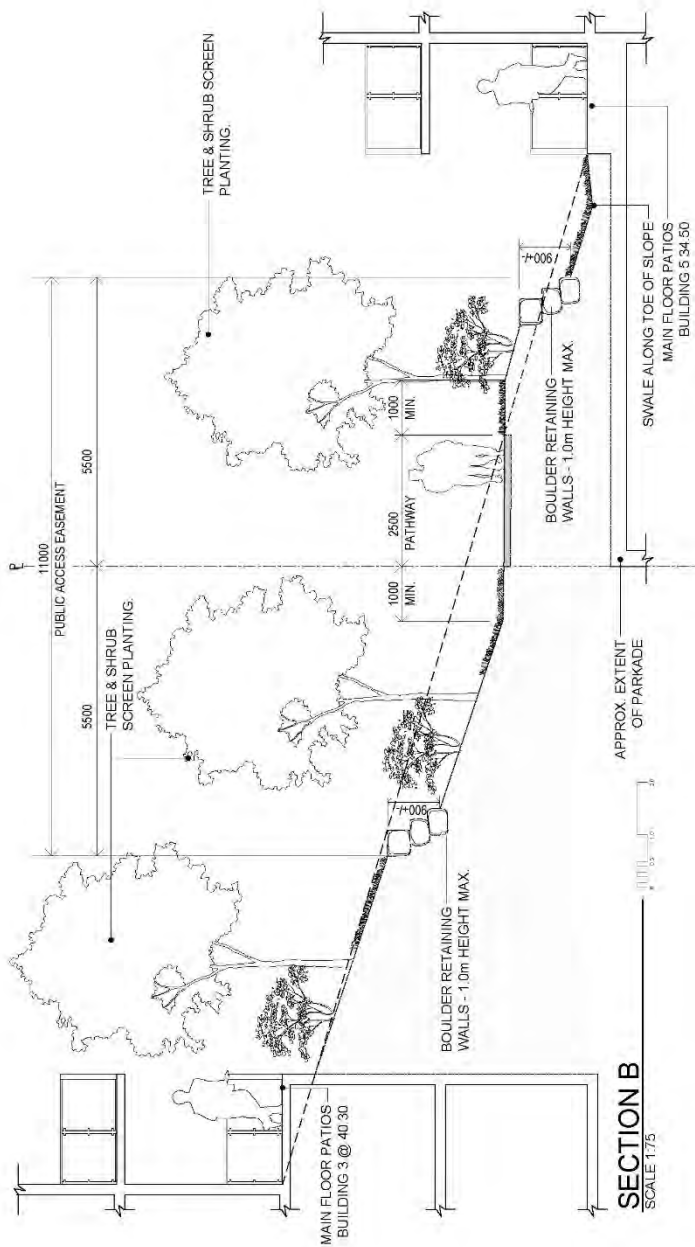
Master Concept Plan

BAGE HILL OPEN SPACE SECTIONS

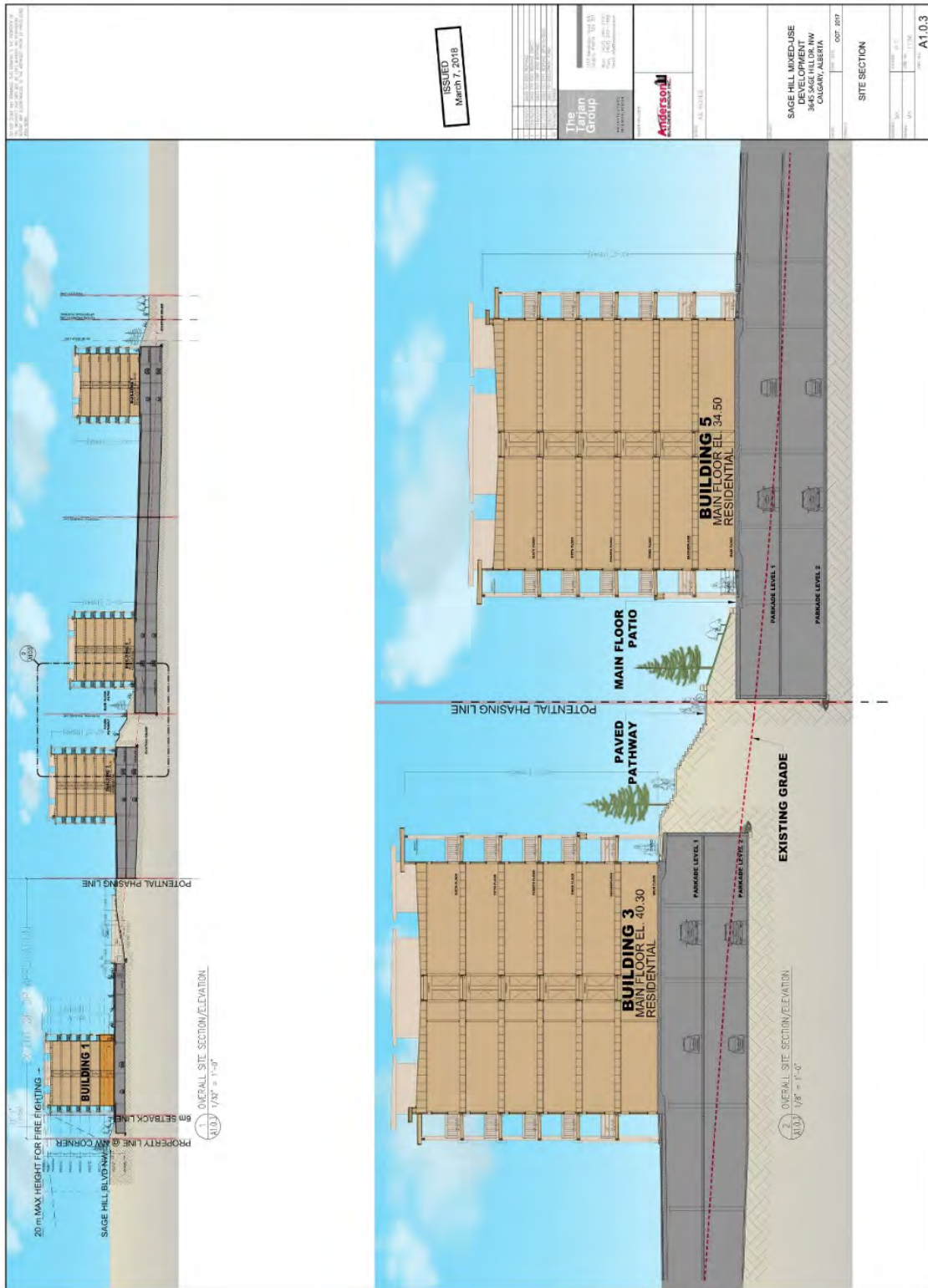


Master Concept Plan

SAGE HILL OPEN SPACE SECTIONS



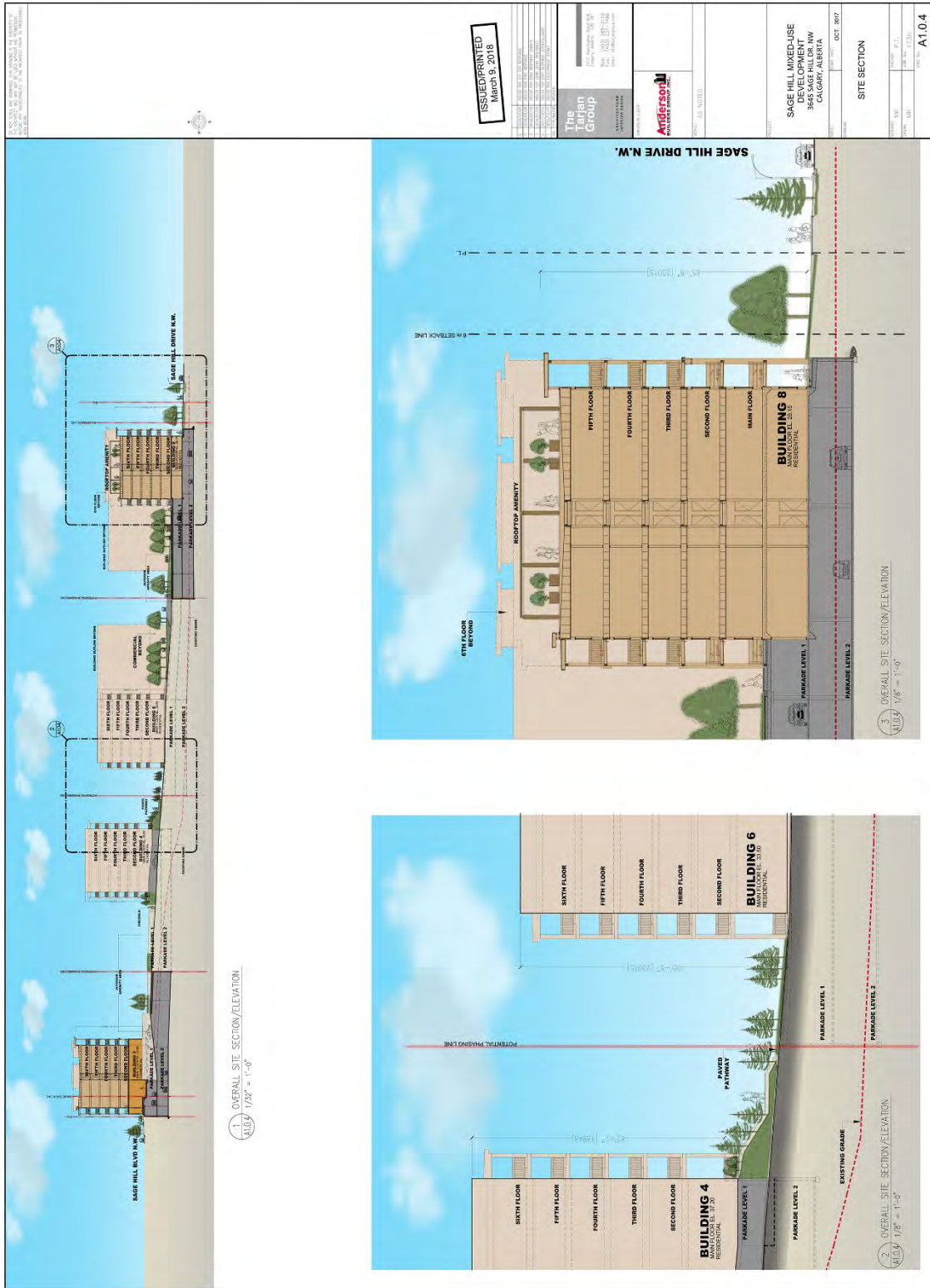
Master Concept Plan



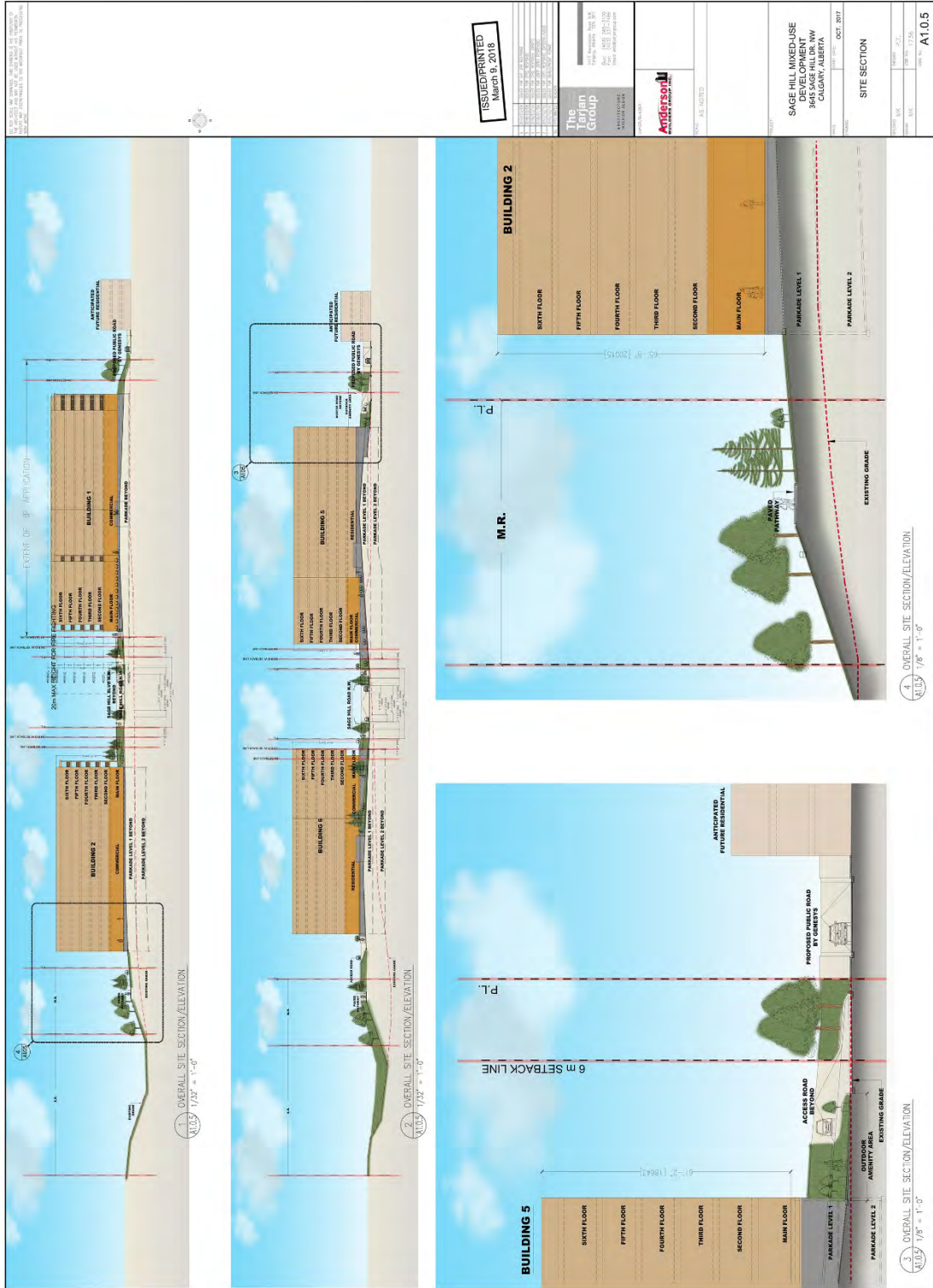
Master Concept Plan



Master Concept Plan



Master Concept Plan



ISSUED/PRINTED
March 9, 2018

The
Gibson
Group

Architectural
Firm

SAGE HILL MIXED-USE
DEVELOPMENT
CALGARY, ALBERTA

DATE	DESCRIPTION
OCT. 2017	ISSUED FOR PERMIT
SITE SECTION	
SCALE	1/32" = 1'-0"
DATE	17-18
NO.	A1.0.5

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

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Item 6.04

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Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340 (OP)

EXECUTIVE SUMMARY

This application has been submitted by B&A Planning Group on behalf of Anderson Builders Group (the landowner is Sage Hill Developments Inc). This outline plan application proposes an outline for the future subdivision and development of 4.75 hectares (11.74 acres) of land in the northwest community of Sage Hill. This proposal provides for:

- eight sites intended for mixed-use development in the form of six to ten storey buildings anticipating a total of 719 dwelling units;
- a minimum of 5,770 square metres of commercial floor space;
- approximately 0.4 hectares of public park space;
- the location and size of a future public road; and
- the location of major utilities and services.

An outline plan is a form of detailed infrastructure and overall subdivision layout plan for a specified area. This application is being considered under the policies of the statutory *Symons Valley Community Plan* and *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 new mixed-use and special purpose districts recommended in the associated land use application (CPC2018-0592).

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan to subdivide the 4.75 hectares ± (11.74 acres ±), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject lands are part of an area annexed to The City of Calgary in 1989. While under the jurisdiction of the Municipal District of Rocky View, this parcel was subdivided from the balance of the quarter section. Outstanding municipal reserves were deferred at that time.

Given the initial growth pressure in the area after annexation, the *Symons Valley Community Plan* was drafted and adopted in 2001. The plan envisioned a predominantly residential area with five distinct communities with over 54,000 residents.

Since that time, several amendments of the *Symons Valley Community Plan* were undertaken which affected the subject parcel. In 2008, Council approved amendments to establish a Transit Oriented Planning Area around a future bus transit hub. These amendments included policies enabling regional commercial and high density residential land uses, as well as

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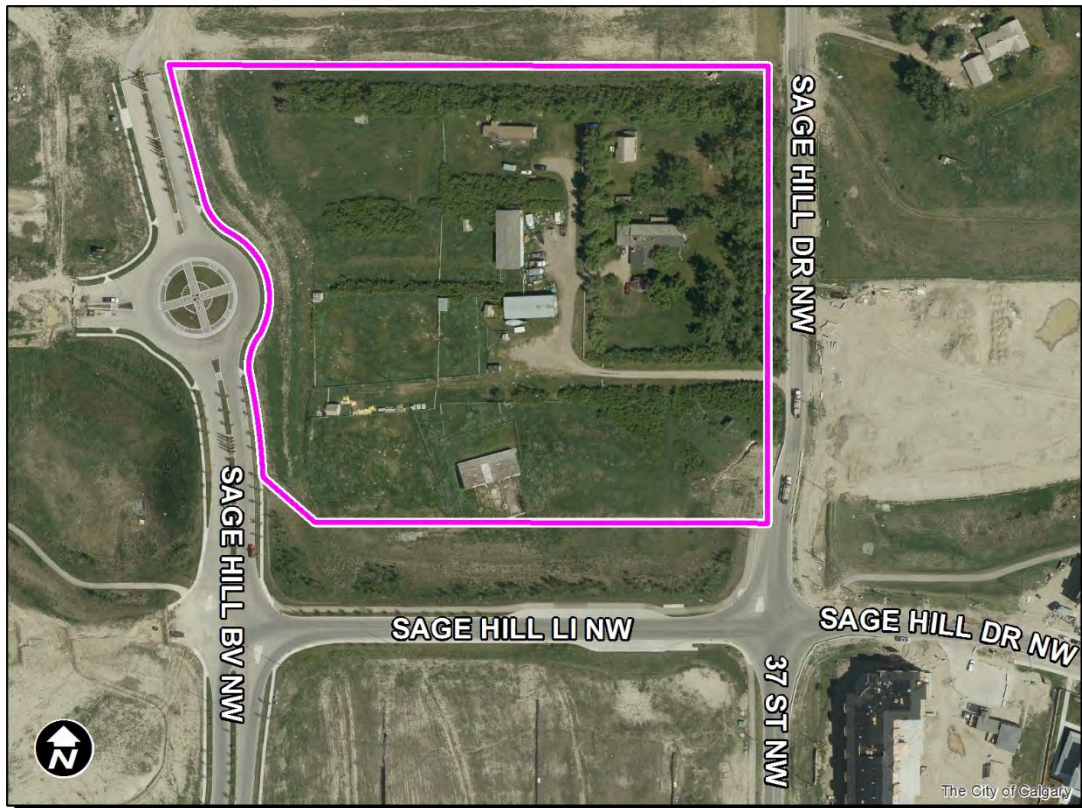
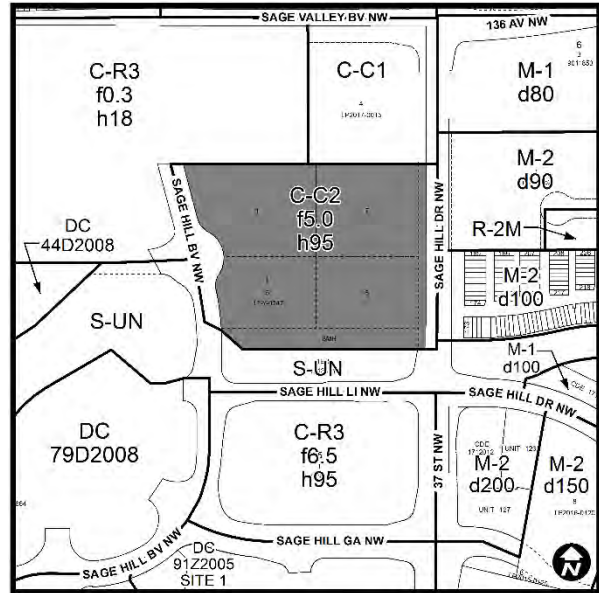
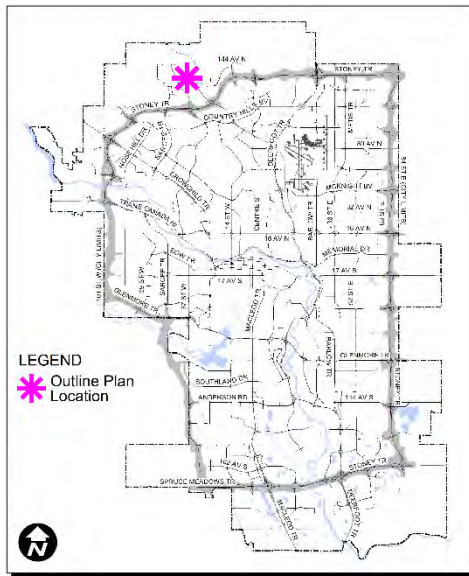
encouraging significant suburban office development. The *Municipal Development Plan* in 2009 identified this area as a Community Activity Centre. Initial development of the Transit Oriented Planning Area, based on the 2008 vision, was completed, including the commercial area, construction of most of the roads and the roundabouts that are currently in place (with portions of Sage Hill Boulevard NW remaining unfinished). Remnant land created from the alignment of Sage Hill Boulevard NW was added to the subject parcel.

Nine years later, several parcels in this area had yet to realize development. This led to the policy amendment that was approved by Council in 2017 September (Bylaw 55P2017). The *Symons Valley Community Plan* was amended modifying the vision with new policies enabling multi-residential, civic, and mixed-use areas which more closely aligned with landowners' current development expectations as supported through market studies.

There is a development permit for the northwest portion of this parcel currently under review by Administration (DP2016-5200). It was submitted under the current Commercial –Community 2 (C-C2f5.0h96) District in 2016, prior to the policy amendment (Bylaw 55P2017) and this land use and outline plan application. There is no land use change proposed for this portion of the site, and thus this portion of the site will remain as C-C2f5.0h96. The development permit proposes a six-storey wood frame mixed-use building and does conform to the approved policy and the development expectations for this parcel as a whole.

Land Use Amendment Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive
NW, LOC2017-0340 (OP)

Location Maps



Land Use Amendment Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340 (OP)

Site Context

Located in the developing community of Sage Hill, between Sage Hill Boulevard NW and Sage Hill Drive NW, north of Sage Hill Link NW, the subject site is approximately 4.75 hectares \pm (11.74 acres \pm) in size and currently contains an existing single detached dwelling and several associated outbuildings. The site is sloped, with a change in elevation of 14 metres over 220 metres, a grade of approximately 6 percent from west to east. It is covered in non-native vegetation and grass. A narrow environmental reserve parcel is immediately adjacent to the site on the south and forms a portion of the coulee system that runs from the west to the east in this area.

To the north and west of the parcel, the lands are currently vacant. These lands are anticipated for multi-residential development and a mixed-use town centre through a separate outline plan and land use application currently under review (LOC2017-0404). To the south of the subject site, across Sage Hill Link NW is a vacant parcel owned by The City of Calgary. A public library and bus transit hub is planned for that site, although a formal application has not yet been submitted.

Further south, beyond the City-owned site, there is an existing regional commercial centre (Sage Hill Crossing) offering a mix of large and medium format retail uses.

Further east of the subject parcel and across Sage Hill Drive NW, a townhouse development has been approved (DP2015-0237) and is awaiting construction.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan, along with the associated land use application, will facilitate the development of a mixed-use multi-residential area that will meet the intensities required by the *Municipal Development Plan* for a Community Activity Centre. This future development will also meet the intent of the Mixed Use Area policies of the *Symons Valley Community Plan*. Pedestrian connections through and around the site link it to the future civic facilities and transit hub to the south and to the regional pathway along the east and south of the site. A new public street through the site provides connection to existing infrastructure and forms a logical extension of the future transportation network that is planned to the west. A master concept plan has also been submitted in support of the application, which at a non-statutory level, provides conceptual information on how the site is expected to be developed in the future (Attachment 6).

Subdivision Design

The outline plan proposes a future subdivision which will create a new internal street extending from the existing traffic circle on Sage Hill Boulevard NW, east to Sage Hill Drive NW. It is anticipated that approximately eight separate parcels, will be created as development sites off this internal street: four of which will be north of the new Sage Hill Road NW and four to the south of the road. This subdivision pattern will create the framework for street facing residential and mixed-use development. Anticipated parcel sizes will vary but are generally rectangular averaging 0.51 hectares or less in size. It is currently anticipated that the units will be rental

Land Use Amendment Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340 (OP)

units, but that could change over time, and could also inform whether these larger residential blocks are subdivided into smaller bareland or building condominiums.

Construction drawings for the new internal subdivision street were submitted during this application review in order to confirm road elements, such as rights of way and crossings, and to support a subdivision application that is also currently under review by Administration (SB2017-0047). The subdivision application was submitted in anticipation of the outline plan decision and to assist the applicant with their other timeline and financial commitments. The level of detail provided by this review further informed site design elements such as anticipated building interfaces with the public sidewalk and the north-south pedestrian pathway, which are discussed further in the Implementation section.

The Commercial – Community 2 (C-C2f5.0h95) site is irregularly shaped to account for the specific site design considerations associated with the development application that was submitted in December 2016 (DP2016-5200).

A 0.4 hectare ± (1.0 acre ±) municipal reserve parcel (public park) is dedicated along the south portion of the site, buffering the existing environmental reserve. Preliminary concepts for development of that park space have been provided and conditionally accepted by Administration. A north-south public access easement is also ensured through the outline plan design, which is centrally located within the site to ensure pedestrian permeability and connection to adjacent lands and amenities.

It is important to note that outline plans provide a tentative layout of future subdivision boundaries. However, through future detailed subdivision design and development permit reviews, some variations are permitted to the general layout as provided in the outline plan, subject to administrative review.

Land Use

A land use redesignation application has been submitted in support of this outline plan. The existing land use district on the subject site is Commercial – Community 2 (C-C2f5.0h95) District. This district is intended for large commercial development on the boundary of several communities. It does provide for commercial uses to be combined with office and residential uses in the same development. This land use district was applied to the parcel in 2008 to accommodate a previous plan that had planned for significant suburban office and community scale commercial uses. The significant number of existing retail developments in the area (including both the Creekside and Beacon Hill shopping centres), and the struggling office market led directly to the 2017 area structure plan amendment (Bylaw 55P2017) and this land use redesignation application.

The associated land use amendment application proposes to redesignate the subject site into three different Mixed Use Districts, while retaining the existing C-C2f5.0h95 land use district for the northwest portion of the site (Attachment 4, Site 1) for which a development permit is already under review (DP2016-5200). That land use still meets the intent of the Mixed Use Area policies in the *Symons Valley Community Plan* as it provides opportunities for commercial and residential within the same development.

Land Use Amendment Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340 (OP)

The proposed Mixed Use – General (MU-1f4.0h40) District (1.8 hectares ±, 4.46 acres ±) (Attachment 4, Site 2) and Mixed Use – General (MU-1f4.0h45) District (1.46 hectares±, 3.61 acres±) (Attachment 4, Site 4) support a mix of commercial and residential uses at grade facing the commercial street and accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. Buildings in these districts are intended to be of moderate height, generally not exceeding ten storeys. Anticipated development (based on the accompanying master concept plan) is expected to be six-storeys; however, the proposed district modifiers allow for slightly higher forms to align with policy and to accommodate topography. The height modifier for the parcel north of the new Sage Hill Road NW is 40 metres. On the south side of Sage Hill Road NW, the height modifiers are 45 metres as the lower elevation of the land will be able to accommodate taller buildings without as much impact to surrounding sites. A floor area ratio of 4 has been applied to the Mixed Use Districts.

The Mixed Use – Active Frontage (MU-2f4.0h45) District (0.4 hectares ±, 0.98 acres ±) (Attachment 4, Site 3) is recommended for the west portion of the site, immediately south of the new proposed street. This district does not allow residential uses at grade in buildings facing a commercial street. As Sage Hill Boulevard NW is the main commercial street in the Community Activity Centre, development on this site will include at-grade retail and commercial uses to facilitate pedestrian activity on the street.

A portion of the site will be dedicated as a municipal reserve parcel at the time of subdivision, and will be used as a public park. The Special Purpose – School, Park, and Community Reserve (S-SPR) District (0.42 hectares ±, 0.98 acres ±) will be applied to this parcel. The municipal reserve site was selected to complement and enhance the existing environmental reserve parcel located immediately south of the subject site. It will provide active, passive, and educational programming, as well as pathway amenities that tie into the regional pathway network and provide a direct link to the transit facilities along Sage Hill Link NW.

Land Use Evaluation

Administration and the applicants worked together during the review process to develop an appropriate mixture of land uses that supports the development aspirations of the applicant and respects the future land use strategy envisioned in the *Symons Valley Community Plan*. While the C–C2f5.0h95 District provides the opportunity to build a mixed-use building, the Mixed Use Districts detailed above provide a more appropriate selection of permitted and discretionary uses and regulations regarding building setbacks and form which helps establish a more pedestrian-friendly environment.

The MU-1 and MU-2 Districts provide for a variety of residential and commercial uses which will allow development to move with market demand as this site redevelops over a number of years.

Density

This area is identified as a Community Activity Centre in the urban structures map of the *Municipal Development Plan* (Map 1). Community Activity Centres must achieve a minimum intensity of 150 people and jobs per hectare. While it is to be confirmed at future development permit stages, this application generally proposes eight six-storey mixed-use buildings that will

Land Use Amendment Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340 (OP)

accommodate approximately 719 dwelling units and 5,770 square metres of commercial uses. Together, this will provide an estimated 357 people and jobs per hectare thus exceeding the minimum requirements of 150 people and jobs per hectare as specified in the *Municipal Development Plan*.

Implementation

A master concept plan was submitted in support of this outline plan and land use amendment application as required by the *Symons Valley Community Plan* (Attachment 6). The purpose of the master concept plan was to ensure that the proposed land use districts and associated outline plan provided a comprehensively planned land use and infrastructure design required to achieve the desired outcomes envisioned in the area structure plan. For this application, this mean a focus on site design and built form including: open space provision, pedestrian connectivity, public realm interfaces, orientation of parking spaces, location of waste and recycling facilities, vehicle and emergency accesses, and adequately accounting for the significant topographical variations on the site. This master concept plan has no official approval status; however, is fully intended to be referenced during future discretionary development permit applications, with the aforementioned objectives being further reviewed and implemented at these future development stages.

Slope adaptive solutions that will be employed in this area include: lining otherwise-exposed parkade walls with commercial and/or residential units (“liner units”), terracing of grade in areas such as the central north-south public access easement and the municipal reserve, and providing overland drainage between lots (in addition to onsite capture) which will allow for more gradual grade transitions than accommodating all stormwater on each individual site.

Private and public open spaces were considered in the plan. A publicly accessible pedestrian connection is provided through the centre of the parcel to increase permeability through the site. A mid-block crossing at this location was considered during the review of the application in order to connect the north side of the site to the south and ultimately to Sage Hill Link NW. However, more detailed design of the proposed road showed it would have a slope of 8 percent and, for safety reasons, a pedestrian crossing at that location was not supported. Instead, the north path will end at a gathering plaza along Sage Hill Road NW. The south path will provide a link to the public open space in the south with a gathering plaza located along Sage Hill Road NW across from the north plaza. Through slope adaptive built form, private space will also be provided through roof-top amenity areas. The municipal reserve parcel will contain a public park that features a naturalized play area structure. It adds to the public lands in the area (the existing environmental reserve parcel) to improve the effectiveness of use and access through this park area.

Connectivity to the transit hub south of this site is increased through provision of a pathway through the future municipal reserve and environmental reserve parcels to transit along Sage Hill Link NW. This development also contains good connections to the wider regional path located along the coulee and down to West Nose Creek as well as north and south along Sage Hill Drive NW.

Land Use Amendment Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340 (OP)

Design Review

While outline plan and stock district land use amendment applications do not normally go to the Urban Design Review Panel, Administration did present the master concept plan to the panel as part of the review process. The first was an informal review in the context of the development permit (DP2016-5200), which highlighted the site challenges with regards to the slopes, pedestrian connections, and building interfaces. The second was a formal review from the panel of the master concept plan as part of a pre-application process. The panel recommended additional review of location connections, the public realm in terms of spaces for moving through as well as spending time, the relationship between parking/vehicle circulation and the relation between building massing/public spaces/green spaces and site contours.

These comments influenced the site design. Changes that were made to address these concerns included more detailed work into building forms to address the grades, such as the “liner units”, improved site connections such as the municipal reserve and environmental reserve pathway link and improved connections to the north, tying into a future sidewalk along that boundary. The new Sage Hill Road NW provides a separated sidewalk with street trees and on-street parking for a more main street-type environment. Plaza space along the future Sage Hill Road NW has been added to provide a gathering space for people in the area.

Infrastructure

Transportation Networks

The outline plan includes a new collector standard roadway (Sage Hill Road NW) connecting from the roundabout on Sage Hill Boulevard NW eastward to Sage Hill Drive NW. This new collector road will provide access to the adjacent parcels to the north and south. Parking lanes will be included on Sage Hill Road NW.

The outline plan is located within approximately 300 metres of the Sage Hill Transit Hub via Sage Hill Boulevard and Sage Hill Drive (37 Street NW), with some of the development sites being within 150 metres of the transit hub. The transit hub currently provides access to several routes including the 82 (service to Brentwood Light Rail Transit (LRT) Station and the University), 115 (service to Tuscany LRT Station), 123 (service to North Pointe, Bus Rapid Transit (BRT) route 301, future Green Line), and 129 (service to Dalhousie LRT Station). As Sage Hill, Kincora, Nolan Hill, and the Glacier Ridge Area Structure Plan areas build out, the transit hub is planned to facilitate access to enhanced transit service and high frequency buses, including one BRT service connecting the transit hub itself to Brentwood/University and another BRT service running between North Pointe and Tuscany LRT stations.

A Transportation Impact Assessment (TIA) submitted with this application was reviewed and accepted by Administration.

Land Use Amendment Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340 (OP)

Utilities and Servicing

Services for the subject site are available from Sage Hill Drive NW. Main extensions for sanitary and storm along Sage Hill Drive NW will be required at the relevant tentative plan/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, notification 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.

This application was circulated to the Sage Hill Community Association but they provided no comments.

No citizen comments were received by Calgary Planning Commission Report submission date.

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. 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)

Map 1 "Urban Structure" of the *Municipal Development Plan* identifies the subject lands as part of the Residential – Developing - Planned Greenfield Area subject to an Area Structure plan. Additionally, it is located within a Community Activity Centre.

Community Activity Centres should be locations for a mix of medium and higher density employment and residential uses. They should contain a broad range of ground-oriented and medium to high density apartment housing and a mix of housing tenure and affordability levels to accommodate a diverse range of the population (section 3.3.3(e)). Intensities in the Community Activity Centre should be a minimum of 150 people and jobs per hectare (Table 3-1). The proposed outline plan and associated land use districts complement the Community Activity Centre by adding to the range of housing options and the provision of local-scale

Land Use Amendment Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340 (OP)

commercial uses. The proposed land use districts will allow the development to meet the required intensities.

Symons Valley Community Plan (Statutory, 2001)

The subject site is located in the Transit Oriented Planning Area as identified in Map 3 Land Use Concept. Within the Transit Oriented Planning Area, the subject parcel is identified as the Mixed Use Area. Development within this area is to be pedestrian-oriented and transit supportive.

As per section 5.14.2(1), composition of the Mixed Use Area will allow for mid-rise buildings of four to ten storeys which should contain commercial uses at the ground level with residential above. Residential and live-work uses may locate on the main floor where they are determined to be subordinate to the ground floor commercial uses and take their primary access from grade.

The proposed and existing land use districts will allow for a mix of residential and commercial uses, with a requirement for commercial uses on the main floor in the Commercial – Community 2 (C-C2f5.0h95) and Mixed Use – Active Frontage (MU-2f4.0h45) Districts. The flexibility of the Mixed Use - General (MU-1f4.0h40, MU-1f4.0h45) District with regard to allowing residential uses on the ground floor combined with the policy will allow for ground floor residential where appropriate.

The Mixed Use Area should contain as part of its design, well-defined pedestrian-oriented features in accordance with the Design Guidelines in Appendix 1; these features are to achieve strong and direct connectivity to adjacent areas and internally throughout the site (section 5.14.2(2)(b)). The proposed public street in combination with the proposed pedestrian corridors (protected by public access easements) provides pedestrian connections within the future development as well as connections to surrounding areas.

Public open space and amenities shall be provided within the area and integrated with the portion of the environmental reserve along the southern boundary of the site (section 5.14.2(1)(vi)). The proposed plan contemplates a public park within the municipal reserve and a path connection to transit through the environmental reserve

A master concept plan was submitted in support of the proposed outline plan and land use amendment as required in section 5.14.2(3)(a). This allowed the application to be reviewed taking into consideration the urban design, interface of future development with the street and adjacent properties, and evaluation of slope adaptive approaches which can be employed to achieve the best interface with the public realm.

Future development permit applications will need to demonstrate compliance with the Design Guidelines in Appendix 1 of the *Symons Valley Community Plan* and the master concept plan developed in support of this outline plan and land use amendment (section 5.14.2 (3)(a)). The Design Guidelines provide flexible guidance for design features in the Transit Oriented Planning Area. Provisions qualitatively address building form, pedestrian connectivity, building setbacks, and amenity space.

Land Use Amendment Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340 (OP)

Social, Environmental, Economic (External)

Social

The recommended land use framework will provide for a mix and intensity of uses that supports active modes of transportation and makes an efficient use of land and infrastructure. The development area anticipates 719 dwelling units and approximately 5,770 square metres of commercial floor area for a total intensity of 357 people and jobs per hectare. This will allow a more efficient use of this undeveloped land and introduce additional services, housing types and associated amenities to this community as well as supporting the transit hub.

Although encouraged by policy, no additional sustainability measures were proposed by the applicant. They have proposed to revisit this issue at the time of subsequent development permits.

Environmental

The application was reviewed by the Environmental and Safety Management group at The City of Calgary and no environmental issues were identified.

Economic (External)

The proposed land use and associated outline plan provide the framework to provide realistic and efficient development outcomes to allow for additional population and jobs in this area. This will enable a more efficient use of the land, will contribute to the development of supporting infrastructure, and provide additional populations to be utilizing the anticipated additional transit and public amenities which are being proposed for this area.

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

This area is intended to develop as a higher density mixed-use development. However, there is a large component of multi-residential development in the surrounding area. Changing market conditions have already affected the site twice and this is still a risk. This risk is mitigated through the application of the Mixed Use Districts as it allows for flexibility around the provision of residential and commercial uses.

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**Land Use Amendment Outline Plan in Sage Hill (Ward 2) at 3645 Sage Hill Drive
NW, LOC2017-0340 (OP)**

REASONS FOR RECOMMENDATIONS:

The proposed new outline plan serves to implement the objectives of the Municipal Development Plan which support the efficient utilization of land and infrastructure by providing an outline for the future subdivision of new mixed-use districts recommended in the associated land use application.

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the Symons Valley Community Plan and will allow for a comprehensively developed mixed-use area with good pedestrian connections and the provision of a public park. The conditions of approval (Attachment 1) effectively implement the technical aspects of the plan area's future development.

ATTACHMENTS

1. Conditions of Approval
2. Applicant's Submission
3. Subdivision Data Sheet
4. Proposed Outline Plan
5. Proposed Land Use District Map
6. Master Concept Plan

Conditions of Approval

Planning:

1. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
2. The existing buildings shall be removed prior to endorsement of the final instrument.
3. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities in accordance with the Area Structure Plan.
4. To provide pedestrian connectivity through and to services within the site and to the transit hub south of the site, a public access easement shall be provided as shown on the master concept plan submitted in support of this outline plan.

Development permit applications that consider sites on the east boundary of the public access easement shall include the comprehensive development of that public access easement within that development permit.

5. At the discretion of the Approving Authority, prior to or concurrent with the submission of any tentative plan or development permit, updated concept drawing(s) may be required; the concept plan(s) shall illustrate co-ordination and comprehensively planned pedestrian and vehicular connectivity between sites within the outline plan area. The concept plan(s) shall include the following elements:

(i) Regional and local pathways, transit stops and transit routing;

(ii) Access, general on-site building footprints, site layout, internal pedestrian circulation, parking areas, loading areas, amenity spaces, and phasing.

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 Shelby Engineering Ltd (File No 1-19363), dated April 10, 2018.
 - Geotechnical Report, prepared by Shelby Engineering Ltd. (File No 1-19363), dated February 2018.
7. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
8. This subject plan area is within the boundary of the (West) Nose Creek drainage catchment area. Based on the Watershed Management Plan, average annual runoff volume is limited to 26mm.
9. **Prior to endorsement of any Tentative Plan**, execute a Development Agreement. Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.

Conditions of Approval

10. Off-site levies, charges and fees are applicable. Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
11. **Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing watermain installed/constructed in Sage Hill Drive NW that was paid for and/or constructed by United Acquisition II Corp. for under Sage Hill, Phase 01 (2007-053).
12. **Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Genesis Land Development Corp. for part cost of the existing sanitary and storm sewers installed in Sage Hill Drive NW that was paid for and/or constructed by Genesis Land Development Corp. under Sage Hill Commercial, Phase 01 (2007-012).
13. **Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Genesis Land Development Corp. for part cost of the existing storm water wet pond installed southeast of the site, which was constructed by Genesis Land Development Corp. under Sage Hill Commercial, Phase 01 (2007-012).
14. **Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Genesis Land Development Corp. for part cost of the existing surface installed/constructed in Sage Hill Drive NW that was paid for and/or constructed by Genesis Land Development Corp. under Sage Hill, Phase 05 (2015-075).
15. 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 west two lanes of Sage Hill Drive NW, along the east boundary of the plan area.
 - c. Construct the MR within the plan area.
 - d. Construct the multi-use pathway within the MR and ER within 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.

Conditions of Approval

Transportation:

16. **Prior to approval of the affected tentative plan**, provide a typical cross-section showing existing and proposed grades, including interim future and ultimate road grades and proposed lot grading adjacent to Sage Hill Drive NE. The cross-sections are to be drawn to scale and dimensioned to property lines and lip of gutter.
17. **Prior to approval of the affected tentative plan**, the cross sections and profile for Sage Hill Road between Sage Hill Drive and Sage Hill Boulevard will be approved to the satisfaction of Transportation.
18. **Prior to the approval of the affected tentative plan**, the developer shall submit scale (1:500) drawings showing the geometry of and vehicle templating for the roundabout at Sage Hill Boulevard and Sage Hill Road NE. The drawings shall demonstrate that Sage Hill Road NW will tie-into the existing roundabout to the satisfaction of Transportation.
19. The accesses to Sage Hill Road NW shall align centerline to centerline across the street.
20. No direct vehicular access shall be permitted to or from Sage Hill Drive NW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
21. No direct vehicular access to Sage Hill Road will be permitted within 60m centreline spacing from Sage Hill Drive NW.
22. 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(s).
23. 7.2m wide private road rights-of way are required connecting between the proposed parcels to provide 2 accesses to Sage Hill Road NW. An Access Easement Agreement and right of way plan for the private roads shall be executed and registered on the applicable title(s) **concurrent with the registration of the final instrument** at the Tentative Plan stage.
24. 11.0m wide public access easements are required over the MU-1 parcels to provide pedestrian access to the pathway system within the S-SPR and S-UN lands. A Public Access Easement Agreement and right of way plan shall be executed and registered on the applicable title(s) **concurrent with the registration of the final instrument** at the Tentative Plan stage.
25. In conjunction with the applicable Development Permit applications, a noise attenuation study is required for the development adjacent to Sage Hill Drive NE. The study must be certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, and shall be submitted to Transportation Planning for approval.
26. All noise attenuation features (noise walls, berms, etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe onto the road right-of-ways).

Conditions of Approval

Parks:

27. **Prior to endorsement of the affected tentative plan**, the developer shall submit under separate cover, Landscape Construction Drawings, including cross-sections, for all Municipal Reserve and Environmental Reserve lands within the established scope/boundaries of the Outline Plan area (LOC2017-0340) to Parks for review and approval. This shall include the pathway connection and associated components of that installation within Block 1, Lot 1 ER, to the satisfaction of Parks. Landscape Construction Drawings shall follow the submission requirements outlined with the Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition).

As a required component of the Landscape Construction Drawing(s), submit a Habitat Restoration Plan for all natural areas to Parks for review and approval, to the satisfaction of the Natural Area Coordinator. See the City's [Habitat Restoration Project Framework](#) for guidance.

28. **Prior to endorsement of the affected tentative plan**, protection fencing shall be installed along surveyed boundaries of Environmental Reserve (ER) lands adjacent to the Outline Plan area. An onsite meeting shall be arranged to confirm that the surveyed boundaries of the ER lands meet Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting. The protection fencing shall be maintained along the confirmed surveyed boundaries of the ER lands until construction activity of the subject site has been completed. Contact the Parks Development Inspector at 403-268-1358.

Exception and/or alteration of protection fencing locations may be temporarily required for the pathway connection and associated components of that installation within Block 1, Lot 1 ER. Full scope of the installation to be established as part of the Landscape Construction Drawings submitted under separate cover.

29. The developer is responsible for constructing all Municipal Reserve and Environmental Reserve lands within the established scope/boundaries of the Outline Plan area. This shall include the pathway connection and associated components of that installation within Block 1, Lot 1 ER, to the satisfaction of Parks.
30. The developer shall restore to a natural state, Environmental Reserve lands outside the established scope/boundaries of the Outline Plan area that are damaged in any way as a result of this development. All landscape rehabilitation on the Environmental Reserve lands resulting from development activity shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector.
31. Plant all public trees in compliance with the approved Public Landscaping Plan.
32. The developer shall submit under separate cover, Utility Line Assignment Construction Drawings for trees installed within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval.

Conditions of Approval

No person shall plant trees or shrubbery on City Lands without prior written authorization from the Director, Calgary Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Director, Development Engineering

33. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition).
34. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca.
35. Low Impact Development (LID) drainage components shall not to conflict with pathways.
36. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems.

Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control:
<http://www.calgary.ca/UEP/Water/Documents/Water-Documents/escguidelines2001-02-12.pdf>

37. All proposed site fencing required adjacent to Municipal Reserve lands, including footings, shall be installed completely within private property, unless otherwise approved by Parks.
38. Construction access through Municipal Reserve and Environmental Reserve lands is not permitted, unless otherwise authorized by Parks.
39. Stockpiling or dumping of construction materials on Municipal Reserve and Environmental Reserve lands is not permitted, unless otherwise authorized by Parks.
40. Retaining walls placed within the Municipal Reserve and Environmental Reserve lands is not permitted, unless otherwise authorized by Parks.
41. Site grading of the development site shall match the grades of the Municipal Reserve lands with all grading confined to private property, unless otherwise authorized by Parks.
42. Drainage from the development site onto Municipal Reserve and Environmental Reserve lands is not permitted, unless otherwise authorized by Parks.
43. Use of Municipal Reserve and Environmental Reserve lands as an overland stormwater emergency spill location is not permitted.
44. Backsloping from the development site into Municipal Reserve and Environmental Reserve lands is not permitted, unless otherwise authorized by Parks.

Conditions of Approval

45. 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.
46. Construct all Regional Pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), including applicable setback requirements, to the satisfaction of Parks.
47. Any damage to the existing Regional and Local Pathways along and within the boundaries of the plan area must be repaired at the developer's expense, to the satisfaction of the Director, Parks.
48. All impacts to pathways including Regional Pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. Coordinate with Duane Sutherland (Parks Pathways Lead – duane.sutherland@calgary.ca or 403-537-7504) prior to the start of construction regarding proposed changes and impacts to the existing pathway system in the area.
49. All landscape construction and rehabilitation on public parks shall be in accordance with the City of Calgary Parks' Development Guidelines and Standards Specifications: Landscape Construction (current version).

Applicant's Submission

Introduction

On behalf of Anderson Builders Group 1989 Inc. (ABG) and Sage Hill Developments Inc., B&A Planning Group (B&A) has prepared an Outline Plan and Land Use Redesignation application of 4.75 hectares (11.74 acres) of land to accommodate residential mixed-use development in the community of Sage Hill.

The outline plan proposal includes an east/west public road linking Sage Hill Boulevard NW in the west to Sage Hill Drive NW in the east. The link will divide the parcel into north and south halves. The intent is to future subdivide the land adjacent to the new road into eight separate parcels plus create a Municipal Reserve (MR) parcel running parallel to the south property line.

The land use redesignation component of the application relates to the dedication of Municipal Reserve (MR) and its redesignation from C-C2 District to S-SPR District. At the encouragement of Administration, ABG has also agreed to redesignate a portion of the site adjacent to Sage Hill Boulevard NW, from C-C2 to MU-2 District which would require street level retail with residential units above. ABG has also agreed to redesignate the majority of the site from C-C2 to MU-1 District where either retail or residential may occur on street level. The northwest corner of the site, which is subject of an existing mixed-use development permit application, will remain as the current C-C2 land use designation.

The MR lands, which include a Multi-Use/Regional Pathway, will complement the open space found on the adjacent Environmental Reserve (ER) parcel to the south. A centrally located north/south pedestrian link over private land will connect the MR parcel in the south to the Genesis land in the north. Access to the pathway will be secured with an access easement agreement to be registered on future subdivided parcels. ABG has also agreed to provide a pathway through the City owned ER parcel providing an additional pedestrian connection between the site and Sage Hill Link NW to the south.

The 0.4 hectare MR dedication augments the previously dedicated 0.07 hectares already provided prior to the consolidation of the two parcels that makes up the subject land.

Road widening dedication along Sage Hill Drive NW will assist with upgrades of Sage Hill Drive NW to a Complete Streets Arterial road standard which will also include Multi-Use/Regional Pathways.

As a builder and conditional purchaser of the land, ABG's vision is to create a mid-density residential enclave supplemented with support commercial/office uses in close proximity to the future Bus Rapid Transit (BRT) station.

The application would bring residential and complementary commercial uses that will help the city achieve the development intensity required to support BRT service in this Transit Oriented Planning Area.

Subdivision Data Sheet

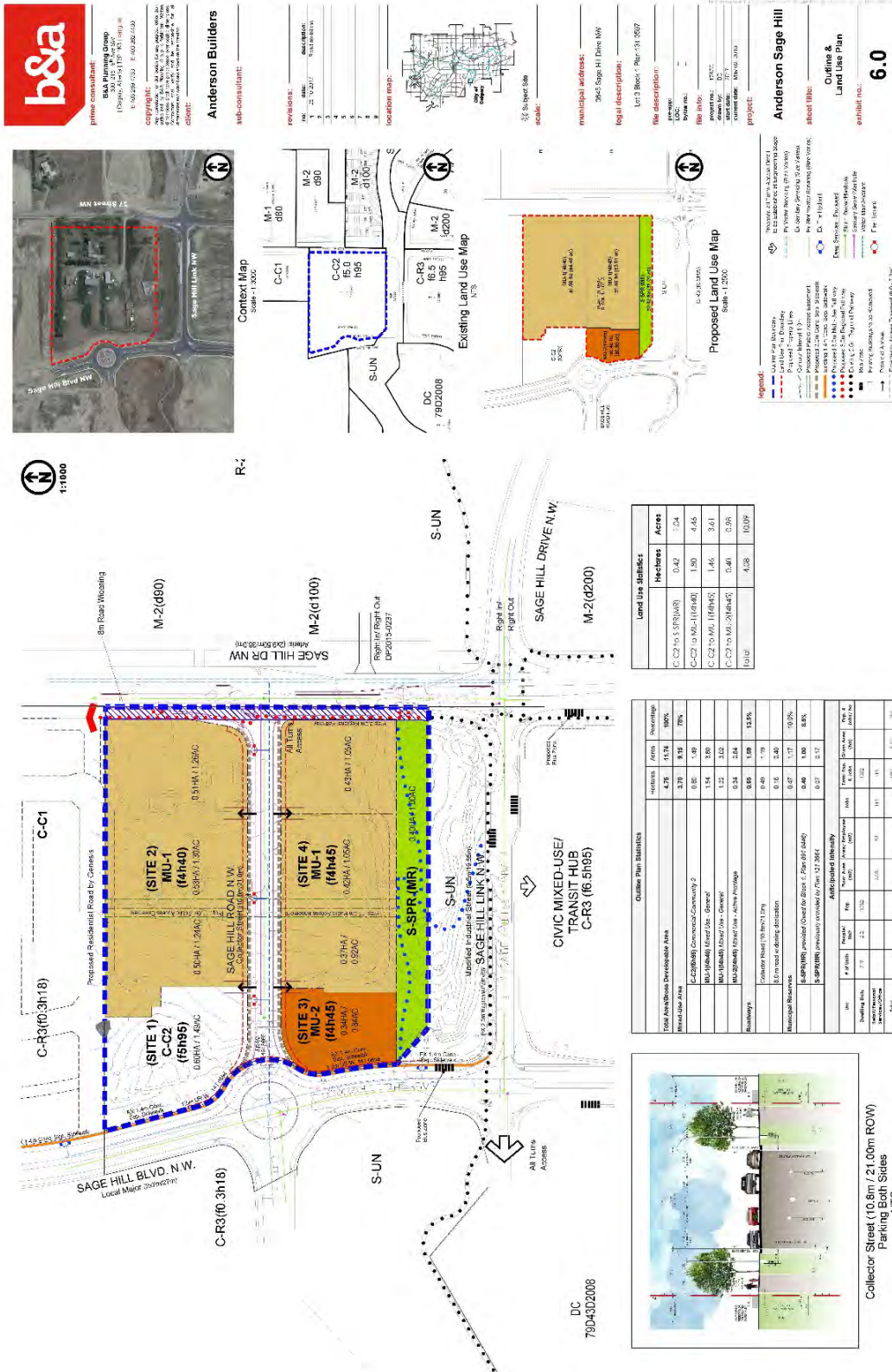
	HECTARES	ACRES
GROSS AREA OF PLAN	4.75	11.74
LESS: ENVIRONMENTAL RESERVE	N/A	N/A
LESS: LAND PURCHASE AREA	N/A	N/A
NET DEVELOPABLE AREA	4.75	11.74

LAND USE	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
MU-1f4h40	1.80	4.46	3	293
MU-1f4h45	1.46	3.61	3	252
MU-2f4h45	0.40	0.98	1	76
C-C2f5h95	0.67	1.65	1	98
Total Mixed Use	3.66	9.05	7	TBD
(Non-Residential)	0.67	1.65	1	TBD

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	0.65	1.6	13.68
PUBLIC UTILITY LOT	N/A	N/A	N/A

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	0.42	1.04	8.9
MSR	N/A	N/A	N/A
MR (NON-CREDIT)	N/A	N/A	N/A

Outline Plan



b&a
prime consultant

B&A Planning Group
300 St. Patrick St.
Ottawa, Ontario K1P 6L7
Tel: 613-237-2211 Fax: 613-237-2213

Anderson Builders
self-consultant

revisions:

no.	date	description
1	2017	initial
2	2017	revisions
3	2017	revisions
4	2017	revisions
5	2017	revisions

location map:

Support Site

scale:

municipal address: 3845 Sage Hill Drive NW
legal description: Lot 3 Block 18 Plan 131/2017

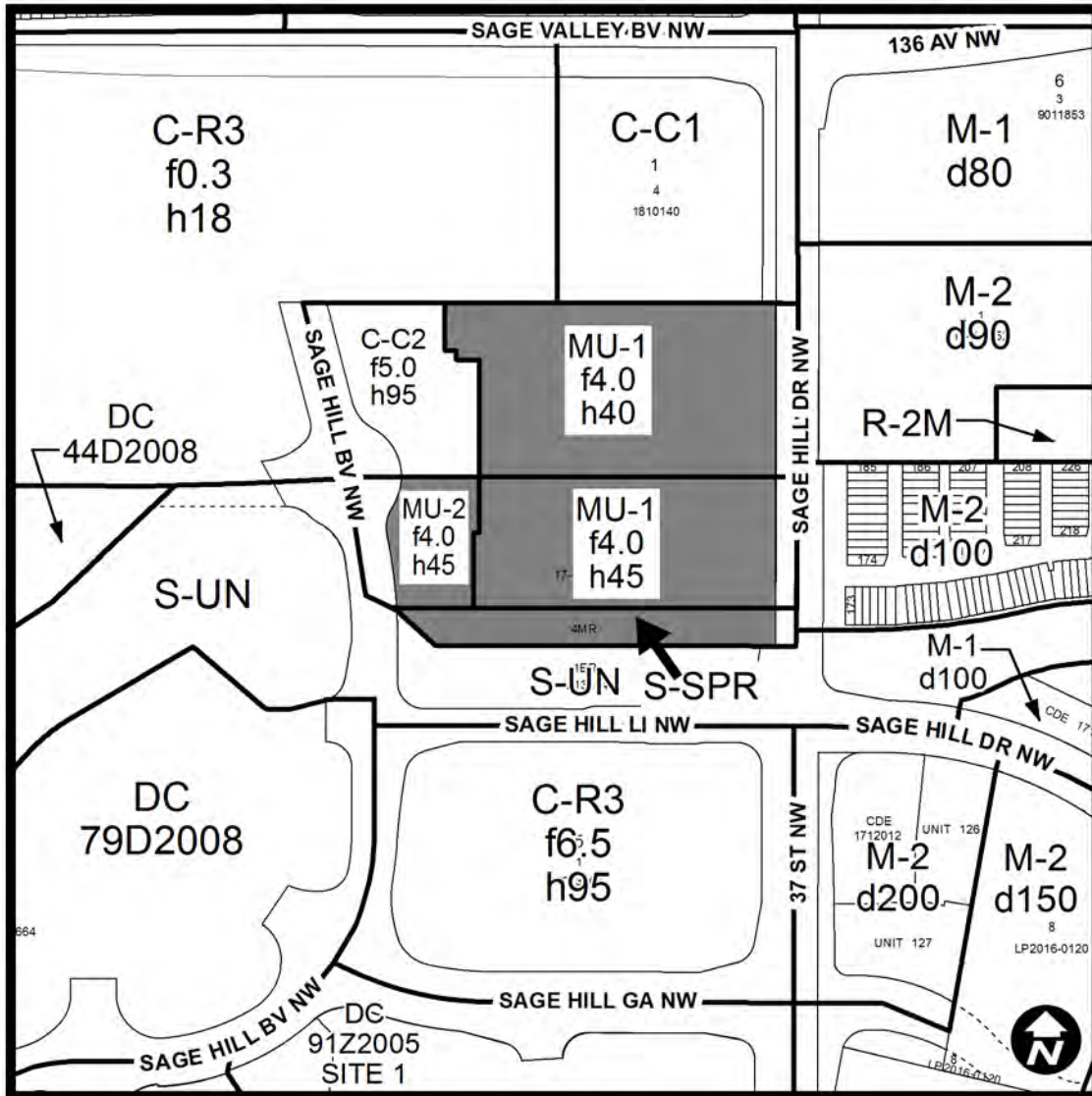
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project: Anderson Sage Hill
client: Anderson Builders
drawn by: [Name]
checked by: [Name]
date: [Date]

Context Map
Scale: 1:300

Existing Land Use Map
Scale: 1:200

Proposed Land Use Map
Scale: 1:200

Land Use Map

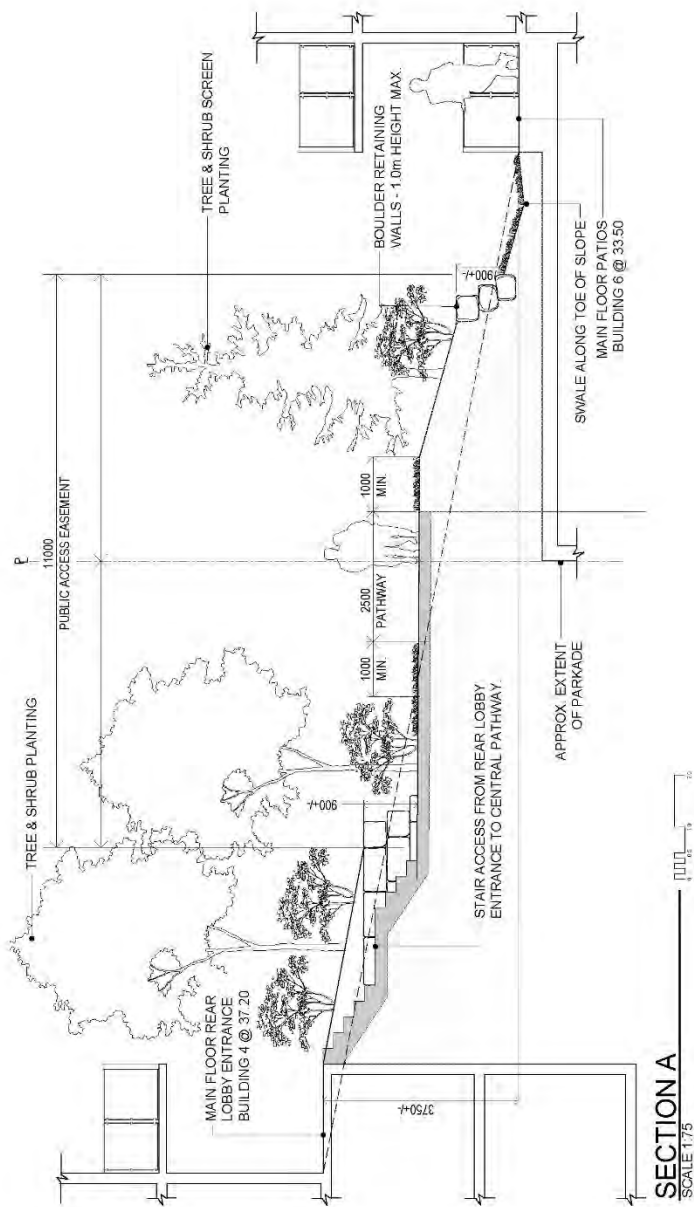


Master Concept Plan



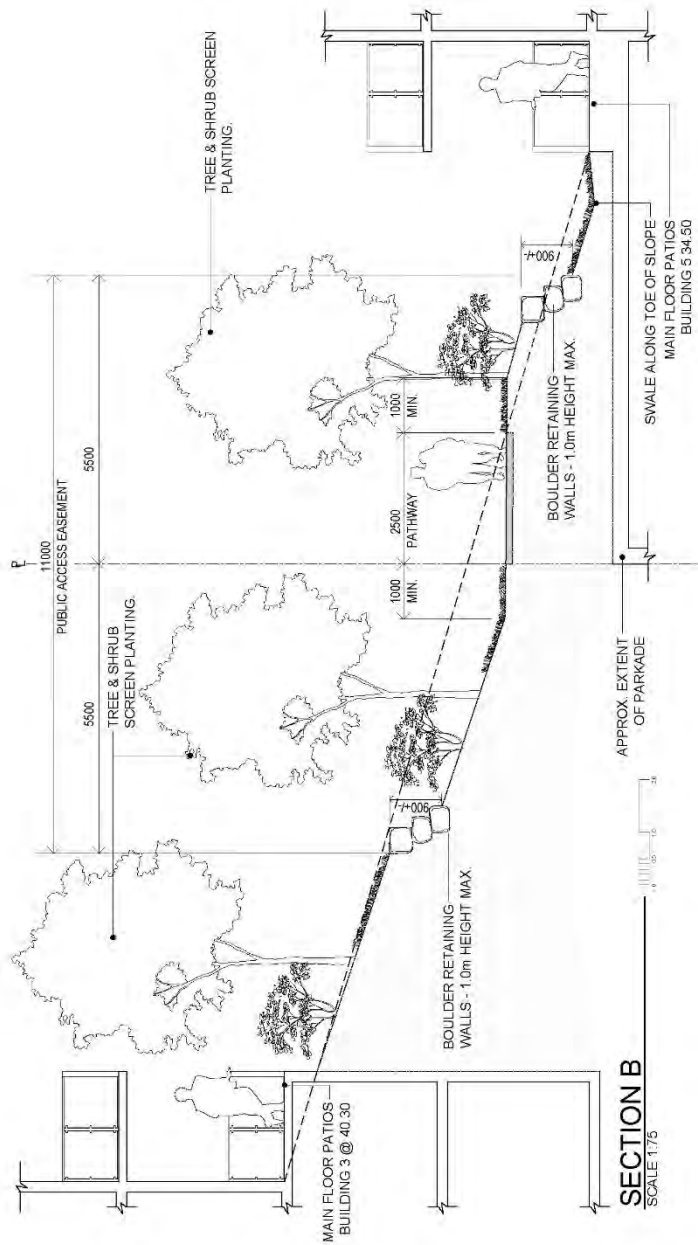
Master Concept Plan

SAGE HILL OPEN SPACE SECTIONS

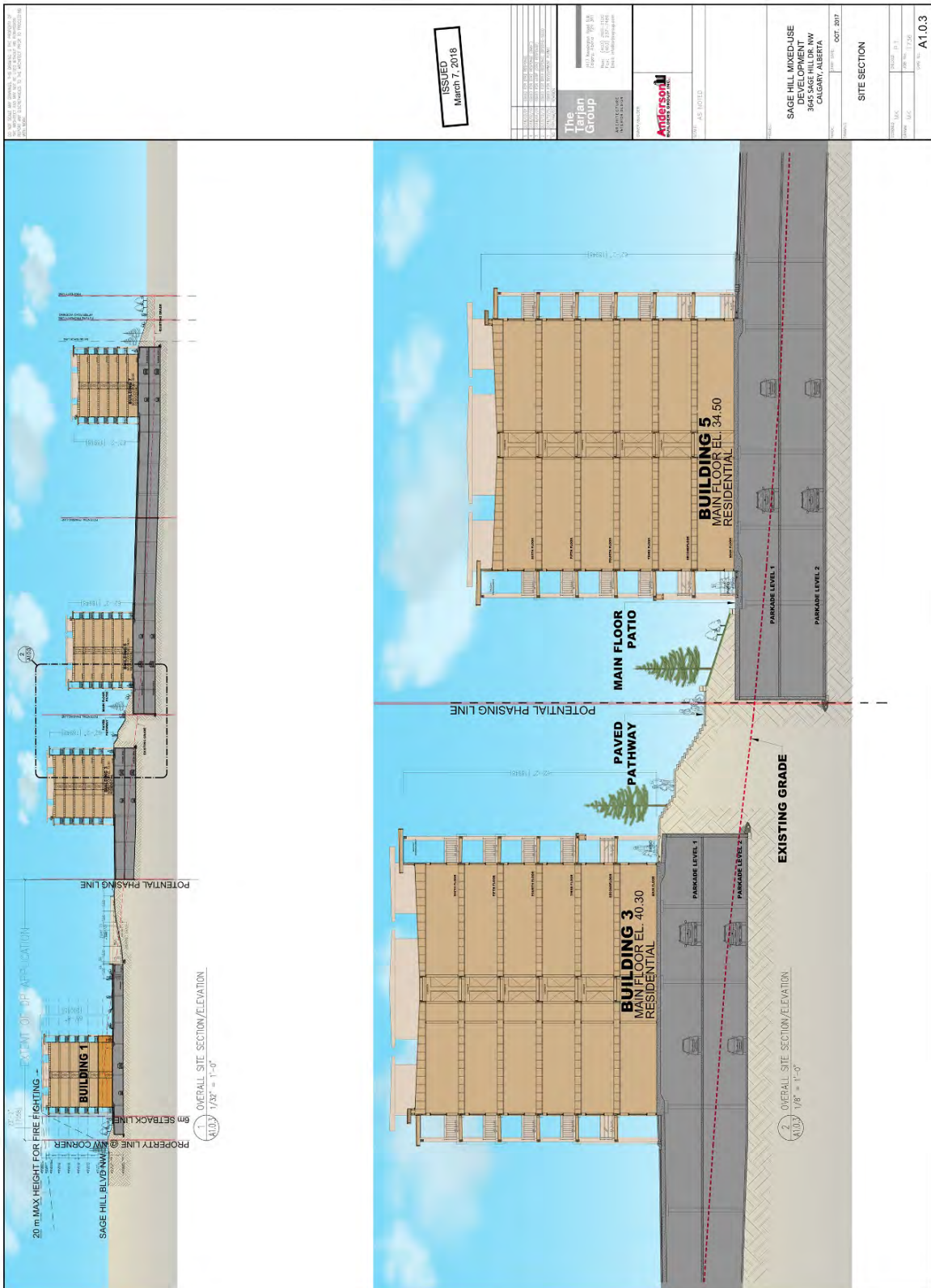


Master Concept Plan

SAGE HILL OPEN SPACE SECTIONS



Master Concept Plan



ISSUED
March 7, 2018

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DATE: 05/10/18

SAGE HILL MIXED-USE DEVELOPMENT
 3645 SAGE HILL DR. NW
 CALGARY, ALBERTA

DATE: OCT. 2017

SITE SECTION

SCALE: 1/8" = 1'-0"

DATE: 05/10/18

PROJECT NO.: A1.0.3

Master Concept Plan



Master Concept Plan



Master Concept Plan

