



AGENDA
CALGARY PLANNING COMMISSION
TO BE HELD 2018 MAY 31 AT 1:00 PM
IN COUNCIL CHAMBERS

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

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

ISC: Unrestricted



CALGARY
**PLANNING
COMMISSION**
CENTENNIAL

A CENTURY OF VISION 1911 - 2011

CONSENT AGENDA

ITEM NO.: 3.01 Jeff Quigley

COMMUNITY: Kingsland (Ward 11)

FILE NUMBER: LOC2018-0053 (CPC2018-0640)

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

MUNICIPAL ADDRESS: 7204 - 5 Street SW

APPLICANT: Michael Wieczorek

OWNER: Michael Wieczorek

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 3.02 Melanie Horkan

COMMUNITY: South Foothills (Ward 12)

FILE NUMBER: LOC2017-0402 (CPC2018-0641)

PROPOSED CLOSURE: 0.52 hectares ± (1.28 acres ±) of road adjacent to 8945 - 38 Street SE

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

MUNICIPAL ADDRESS: Adjacent to 8945 - 38 Street SE

APPLICANT: IBI Group

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

INDEX OF PLANNING ITEMS

ITEM NO.: 6.01 Gareth Webster

COMMUNITY: Beltline (Ward 8)

FILE NUMBER: LOC2018-0017 (CPC2018-0648)

PROPOSED REDESIGNATION: From: Centre City Multi-Residential High Rise Support Commercial District (CC-MHX)

To: DC Direct Control District to accommodate the additional use of Restaurant: Neighbourhood within an existing building

MUNICIPAL ADDRESS: 1207 - 12 Avenue SW

APPLICANT: Belyea Consulting Ltd

OWNER: Opus Properties Corporation

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.02 Adam Sheahan

COMMUNITY: Altadore (Ward 8)

FILE NUMBER: LOC2018-0042 (CPC2018-0653)

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

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

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

MUNICIPAL ADDRESS: 4925 and 4929 – 21A Street SW

APPLICANT: Civicworks Planning + Design

OWNER: James Charal
283305 Alberta Limited (Dennis McCaffery)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.03 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 Inc
2006737 Alberta Ltd (Ajay Nehru)
1382366 Alberta Ltd (Ajay Nehru)
1994177 Alberta Inc (Ajay Nehru)
Moxam Property Corporation
Congress Property Corporation

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 6.04 Ezra Wasser

COMMUNITY: Fairview Industrial (Ward 9)

FILE NUMBER: LOC2018-0065 (CPC2018-0612)

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

MUNICIPAL ADDRESS: 7056 Farrell Road SE

APPLICANT: O2 Planning and Design

OWNER: 1414234 Alberta Ltd (PBA Land Development Ltd)

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 6.05 Chris Wolfe
COMMUNITY: Manchester Industrial (Ward 9)
FILE NUMBER: LOC2018-0052 (CPC2018-0634)
PROPOSED REDESIGNATION: From: Industrial – General (I-G) District
To: Industrial – Commercial (I-C) District
MUNICIPAL ADDRESS: 6120 - 2 Street SE
APPLICANT: Stantec Consulting
OWNER: PBA Land Development Ltd
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 6.06 Sabrina Brar
COMMUNITY: Mount Pleasant (Ward 7)
FILE NUMBER: LOC2018-0064 (CPC2018-0651)
PROPOSED AMENDMENT: Amendment to the North Hill Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Residential – Contextual One/Two Dwelling (R-C2) District
To: Residential – Grade-Oriented Infill (R-CG) District
MUNICIPAL ADDRESS: 702 - 20 Avenue NW
APPLICANT: New Century Design
OWNER: Donna Grace Beaudry
ADMINISTRATION RECOMMENDATION: **APPROVAL**

MISCELLANEOUS ITEMS

ITEM NO.: 7.01

Ben Ang

PROPOSED:

Early engagement with CPC for PE2018-00811
(LOC2015-0170) CPA 9 Avenue SE Parkade

ADMINISTRATION RECOMMENDATION:

FOR INFORMATION ONLY

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The instrument has a circular level at the top and a vertical staff. The text "Calgary Planning Commission 2018 May 31" is overlaid on the image.

Calgary Planning Commission 2018 May 31

Item 3.01

Land Use Amendment in Kingsland (Ward 11) at 7204 – 5 Street SW, LOC2018-0053

EXECUTIVE SUMMARY

This land use amendment application was submitted by Michael Wieczorek on 2018 March 19 on behalf of the landowner Michael Wieczorek. 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 (0.13 acres \pm) located at 7204 - 5 Street SW (Plan 3215HG, Block 1, Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

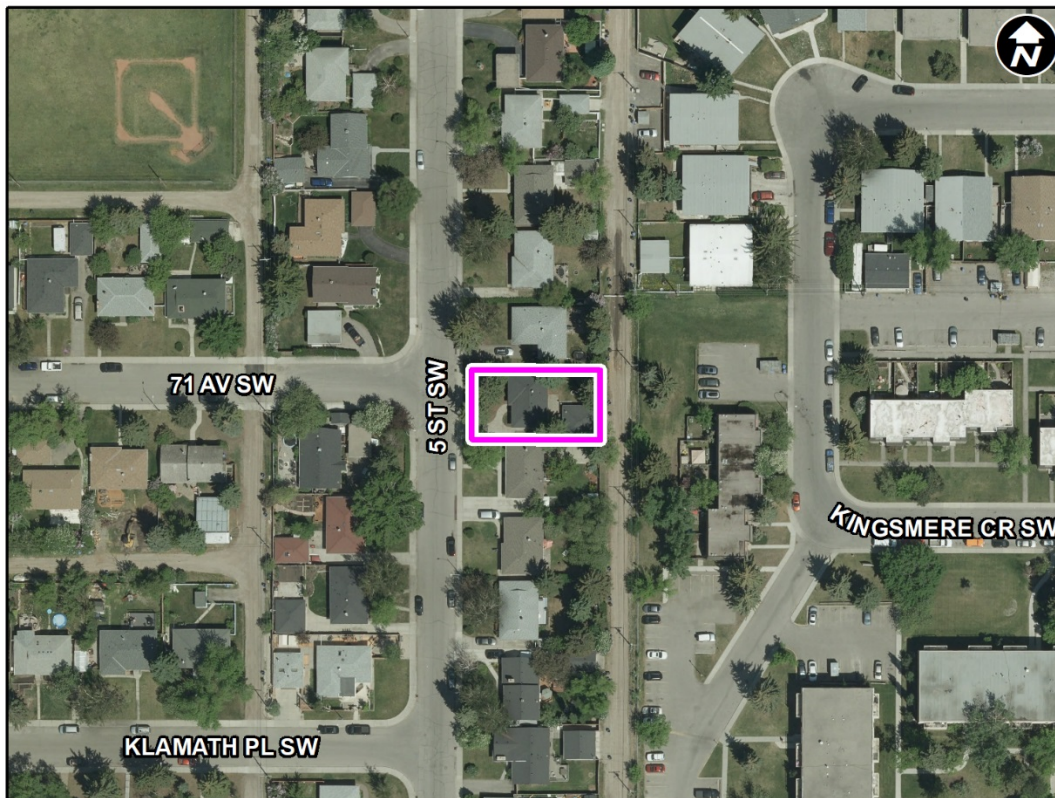
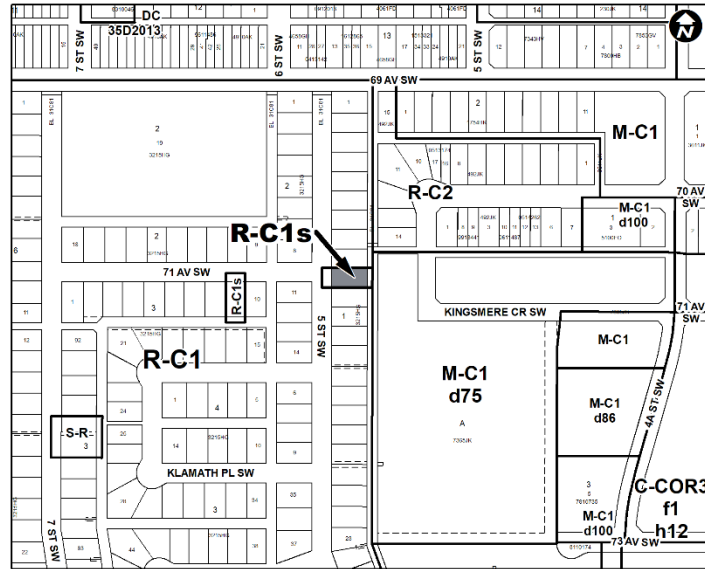
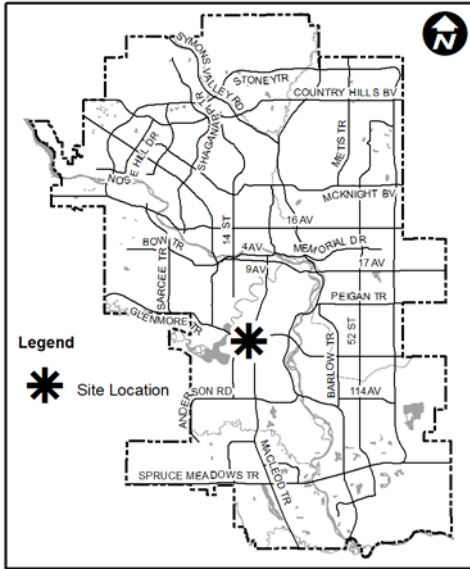
On 2018 March 12, Council reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout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

BACKGROUND

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

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2018-0053

Location Maps



Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2018-0053

Site Context

The subject site is located in the southwest community of Kingsland. Surrounding development consists of low-density residential to the north, west and south of the site. A multi-residential development exists to the east of the site. The parcel is approximately 16 metres by 30 metres in size and is developed with a one storey single detached dwelling. A detached double vehicle width garage exists, with access from the rear lane. A single vehicle width driveway exists with access from 5 Street 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	4,667
Difference in Population (Number)	-674
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 [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 5 Street SW and the rear lane. On-street parking adjacent to the site is unregulated. The area is served by Calgary Transit bus service with stops located approximately 600 metres walking distance on Elbow Drive SW. The Heritage LRT Station is approximately 1.5 kilometres from the subject site.

Utilities and Servicing

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

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2018-0053

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 a letter of objection to the application from the Kingsland Community Association (Attachment 2): Reasons stated for opposition are summarized below:

- No engagement was conducted by the applicant;
- Application is not compliant with the Kingsland Community Plan; and
- Parking concerns.

Administration did not receive any letters from the public objecting to the application.

Engagement

No public meetings were held by the applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

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

Municipal Development Plan (Statutory – 2009)

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

Social, Environmental, Economic (External)

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

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2018-0053

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 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)

0053

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?

A additional safe and legal secondary suite will be added to the rental pool. Over time, single family homes with secondary suites should be worth more and generate more property tax for the city. Affordable rental properties make Calgary one of the top cities in the world to live and work in. Additional density in this central SW community help to take advantage of the already-established transit options such as the #3 bus line on Elbow Drive and the C-Train line. The Heritage train station is a mere 15 minute walk away. Adding more density in established areas is one of the key plans of the MDP and council's vision for the future growth of Calgary. Being able to accommodate another suite within an established area prevents the need to develop a greenfield unit somewhere on the outskirts of town. Kingsland's population is projected by the city to grow at a slower rate than the rest of the city so secondary suite applications such as this one can help bridge the gap.

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

No engagement done prior to the time of application. There have been three approved RC-1 to RC-1s applications in Kingsland at the time of report submission, all with inferior parking capacity on their lots.

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

There is an oversized double detached that is accessible from the back lane. There is an oversized front driveway accessible from 5 Street SW. This driveway can accommodate an oversized vehicle due to its length. The lot has 55 ft. of frontage so it can accommodate additional vehicles at the front in the case of either suite occupants having guests or visitors over. The property dimensions are 55 ft. x 100 ft. which is 10% larger than an average 50 ft. x 100 ft. city lot in established areas.

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

None that can be thought 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 Comments



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

April 7, 2018

Jeff Quigley - 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) 268-4759

Re: LOC2018-0053 7204 5 St SW R-C1 to R-C1s Application

Dear Mr. Quigley,

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 has heard many concerns raised by residents, and we wonder how Administration missed so many of these points with the proposed implementation and criteria for preliminary suites assessment.
2. This application is not compliant with Kingsland Community Plan and represents inappropriate spot rezoning. The 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 with no community or immediate neighbor engagement.
3. KCA observes younger families repopulating the R-C1 district and our higher density areas is seeing growth as well. KCA is aware of recent DP applications such as 110 condo building, 94 seniors building, and a 550 seniors / apartment complex. Kingsland population will be growing, and the City needs to consider improved pedestrian access to LRT stations as part of our broader growth plan.
4. The applicant has a garage but the LUB does not require such stalls to be occupied by tenants, hence there is a risk for double rented properties with parking spillover to curb. The parcel has a driveway for one vehicle since tandem stalls do not count.

Community Association Comments

5. The parcel is only slightly larger than a new suburb lot but suites are generally opposed in neighborhoods where lots are double the area.
6. The application is devoid of 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 and identified land use objective
 - preliminary stakeholder engagement summary
 - conceptual plan for main dwelling and backyard suite (RPR/photo markup) and discussion of the scale of the redevelopment
 - discussion on physical challenges such as overhead or underground electrical lines, poles or boxes, water drains, or general grade or retaining wall issues
 - discussion on potential privacy issues with adjacent homes, with an explanation on mitigations
 - identification for off street parking for visitors, and whether the applicant will provide more than the LUB minimum stalls
7. Suite applications in R-C1 should be rejected until Administration can provide better implementation. The current process is simplistic and leaves our community exposed to the risks of negative development.
8. Note that KCA supports a recent application for basement suite in R-C2 /R-CG since we see this as an appropriate use in that area and the applicant has been collaborative.
9. 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

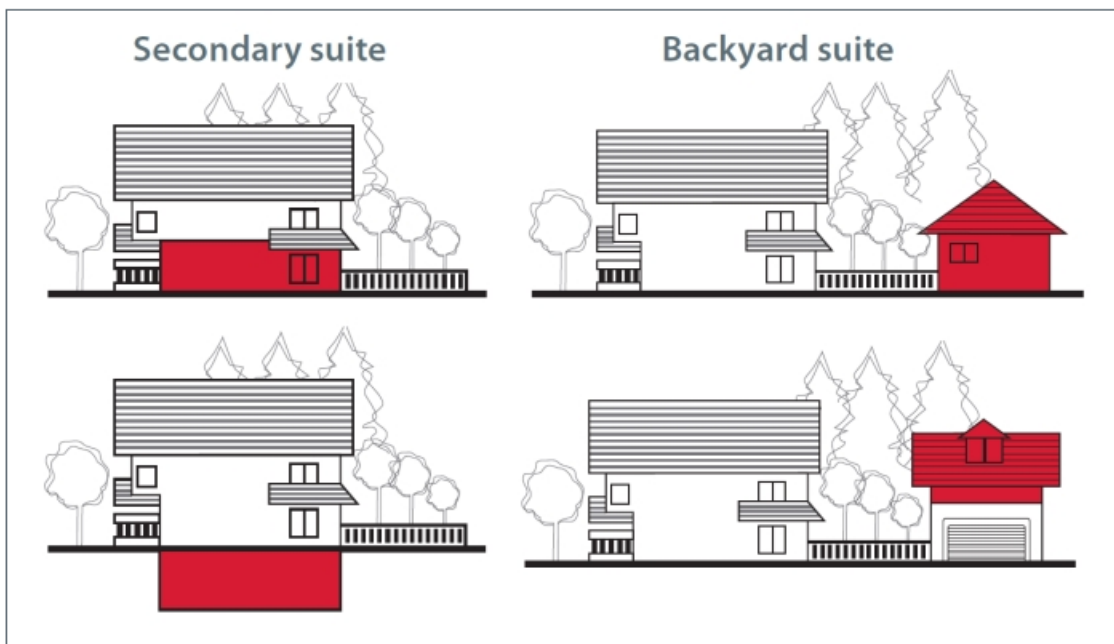
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms



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 right leg is tucked under the tripod. The background is plain white.

Calgary Planning Commission 2018 May 31

Item 3.02

Planning & Development Report to
Calgary Planning Commission
2018 May 31

ISC: UNRESTRICTED
CPC2018-0641
Page 1 of 6

Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 – 38 Street SE, LOC2017-0402

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2017 December 22, by IBI Group, representing Remington Development Corporation. The application proposes to close a portion of undesignated road right-of-way adjoining 8945 – 38 Street SE and redesignate the closed road to Industrial – General (I-G) District.

The applicant is in negotiations with the City of Calgary Real Estate & Development Services to close and purchase the subject road right-of-way, which has been deemed as surplus. The closed road right-of-way will be consolidated with 8945 – 38 Street SE.

The proposal is aligned with the applicable city-wide policies of the Municipal Development Plan and the land use policies of the Southeast Industrial Area Structure Plan. The proposed land use redesignation to Industrial – General (I-G) District is consistent with the adjacent lands, and access to all existing utilities will be maintained via an easement or utility right-of-way agreement.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.52 hectares \pm (1.28 acres \pm) of road (Plan 1810720 Area 'A') adjacent to 8945 – 38 Street SE, with conditions (Attachment 2).
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.52 hectares \pm (1.28 acres \pm) of closed road (Plan 1810720, Area 'A') adjacent to 8945 – 38 Street SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District.
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The owners of the adjoining parcels to the east and west of the subject road right-of-way, Remington Development Corporation, are in the process of designing a comprehensive industrial redevelopment, known as 'Barlow Crossing'. The proposed land use redesignation of the road right-of-way to Industrial – General (I-G) District will allow consolidation with the adjacent parcels and flexibility in the design process.

**Planning & Development Report to
Calgary Planning Commission
2018 May 31**

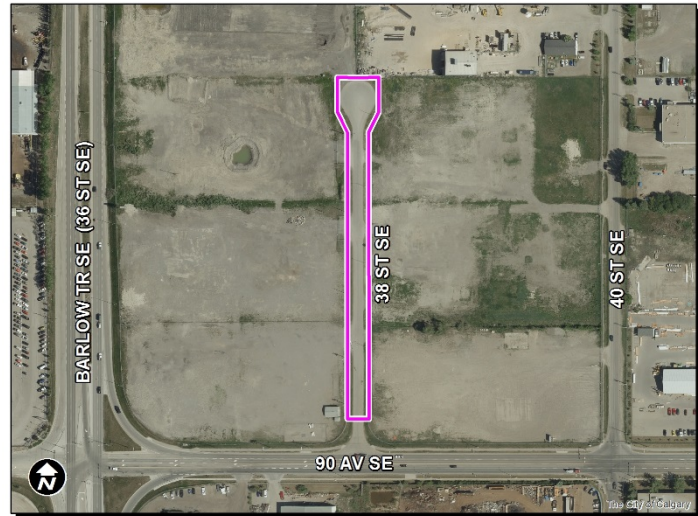
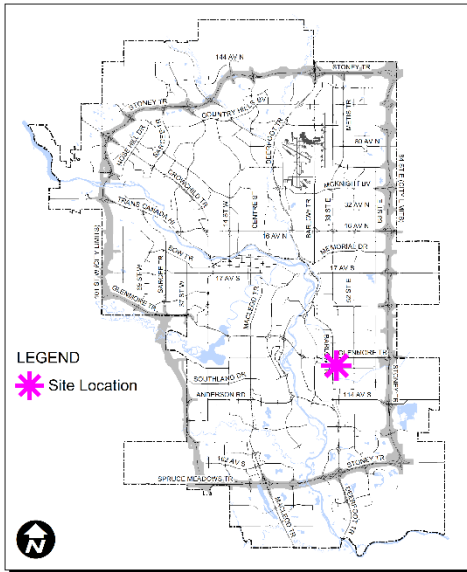
**ISC: UNRESTRICTED
CPC2018-0641
Page 2 of 6**

**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 -
38 Street SE, LOC2017-0402**

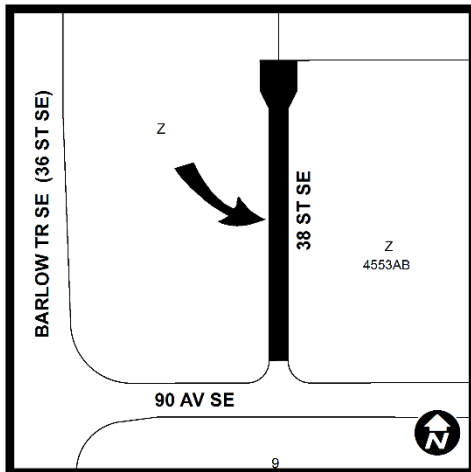
As a first phase of future redevelopment, a development permit application (DP2017-5149) was approved on 2018 May 03 for a new Car Wash, Gas Bar, Convenience Food Store and associated signage at 8945 – 38 Street SE.

Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 -
38 Street SE, LOC2017-0402

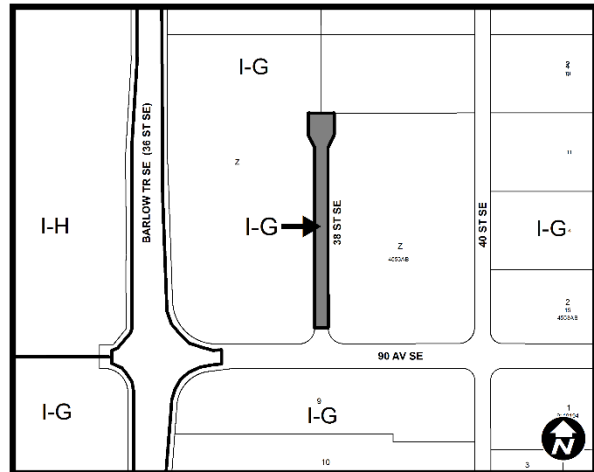
Location Maps



Road Closure Map



Proposed Land Use Map



**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 -
38 Street SE, LOC2017-0402**

Site Context

The subject site is located to the east of Barlow Trail SE and north of 90 Avenue SE, in the community of South Foothills. This application proposes the road closure and land use redesignation of 38 Street SE. The road right-of-way is approximately 0.52 hectares (1.28 acres) in size, generally flat and has vehicular access onto 90 Avenue SE.

The Industrial – General (I-G) District is the predominant land use designation surrounding this road right-of-way, however, the site directly west on Barlow Trail SE is designated Industrial – Heavy (I-H) District.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed Industrial – General (I-G) District would allow the applicant to incorporate the land with the adjacent parcels to create a comprehensive industrial redevelopment. The application is compatible with the uses and developments in the surrounding area and meets the objectives of the applicable policies outlined in the Strategic Alignment section of this report.

Land Use

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

Infrastructure

Transportation

The internal road network within the proposed comprehensive redevelopment known as ‘Barlow Crossing’ will be private to accommodate a flexible site layout. A Transportation Impact Assessment (TIA) was submitted with the related development permit application (DP2017-5419). Various improvements and conditions were identified that will be required under future development permit applications.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 -
38 Street SE, LOC2017-0402**

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.

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

Engagement

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposed road closure and land use amendment is consistent with the SSRP policies including the Efficient Use of Land policies (Section 5) Land Use Patterns policies (Section 8).

Municipal Development Plan (Statutory, 2009)

The subject site is identified under Map 1 'Urban Structure' of the Municipal Development Plan (MDP), as Standard Industrial area. Several policies within Section 3.7 'Industrial Areas' are relevant to the subject site, including:

- 3.7.1(a) Industrial uses should continue to be the primary use; and
- 3.7.1(b) Allow for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.

The proposed redesignation will allow the consolidation of the parcel with the adjacent Industrial – General (I-G) industrial uses and meets the MDP objectives.

Southeast Industrial Area Structure Plan (Statutory, 1996)

The subject site is located within the 'Existing I-4 Limited Serviced Industrial District' on Map 2 of the Southeast Industrial Area Structure Plan. This district is intended to accommodate a variety of future industrial uses. The proposed road closure and land use redesignation is consistent with this policy.

**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 -
38 Street SE, LOC2017-0402**

Social, Environmental, Economic (External)

The proposed road closure and land use redesignation will allow future industrial uses and employment opportunities once the land is incorporated into the adjacent Industrial – General (I-G) District parcels.

No environmental concerns were identified at this time.

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed road closure and land use redesignation is aligned with applicable policies identified in the Municipal Development Plan (MDP) and the Southeast Industrial Area Structure Plan (ASP). The proposed road closure and redesignation will also set the stage for future redevelopment of the adjacent parcels.

ATTACHMENT(S)

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

Applicant's Submission



0402

Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

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

The subject site is a portion of 38th Street SE, adjacent to 8945 38th Street SE, to be closed. It is legally described as Road Plan 0313134 and is located in the South Foothills Industrial Park. The area of the road to be closed is 0.519 ha (1.282 ac) and will be purchased by the adjacent land owner, Remington Development Corporation (Remington).

The subject site is currently zoned Special Purpose Future Urban Development District (S-FUD) in the City of Calgary Land Use Bylaw 1P2007. The proposed land use is Industrial – General (I-G) consistent with the neighboring land uses which provides for:

- a wide variety of light and medium general industrial uses and a limited number of support commercial uses;
- parcels typically located in internal locations;
- the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies;
- a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally found in industrial areas;
- uses and buildings that may have little or no relationship to adjacent parcels;
- appropriate controls to ensure screening of any outdoor activities; and
- limits on sales and office activities in order to preserve a diverse industrial land base.

The subject site (closed road) has been deemed to be surplus therefore the proposed road closure and land use re-designation is to facilitate the development of the adjacent site at 8945 38th Street S.E as identified on DP2017-5149 submitted in November 2017.

ISC: Protected

Proposed Road Closure Conditions

1. All costs associated with the closure shall be borne by the applicant.
2. That protection and/or relocation of any utilities will be at the applicant's expense and to appropriate standards.
3. That the closed road right-of-way be consolidated with the adjacent lands at 8945 38 Street SE.
4. Any utility right-of-ways are to be provided to the satisfaction of the Development Authority and the City Solicitor.

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 May 31" is overlaid on the image.

Calgary Planning Commission 2018 May 31

Item 6.01

Planning & Development Report to
Calgary Planning Commission
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ISC: UNRESTRICTED
CPC2018-0648
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Land Use Amendment in the Beltline (Ward 8) at 1207 - 12 Avenue SW, LOC2018-0017

EXECUTIVE SUMMARY

This application was submitted by Belyea Consulting Ltd on 2018 January 24 on behalf of Opus Properties Corporation. The application proposes a land use designation through a Direct Control District on this site to allow for:

- The additional discretionary use of Restaurant: Neighbourhood in an existing building on the site;
- Retention of the existing permitted and discretionary uses in the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX).

The proposed land use amendment enables the expansion of the existing restaurant business in an existing building, while retaining the stock CC-MHX land use district.

A Direct Control District is required as expansion of the existing restaurant cannot be dealt with through the development permit process and the proposed use of Restaurant: Neighbourhood does not exist in the CC-MHX land use district.

The proposal is deemed appropriate and in keeping with applicable policies identified in the Municipal Development Plan, Centre City Plan and Beltline Area Redevelopment Plan.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT** by bylaw, the proposed redesignation of 0.16 hectares ± (0.40 acres ±) located at 1207 -12 Avenue SW (Plan A1, Block 81, Lots 15 to 20) from Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) **to** DC Direct Control District to accommodate the additional use of Restaurant: Neighbourhood within an existing building; and
2. Give three readings to the proposed bylaw.

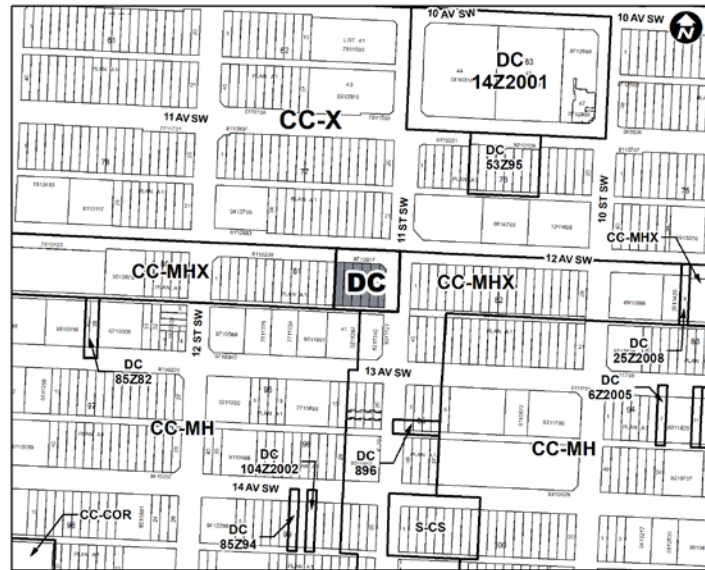
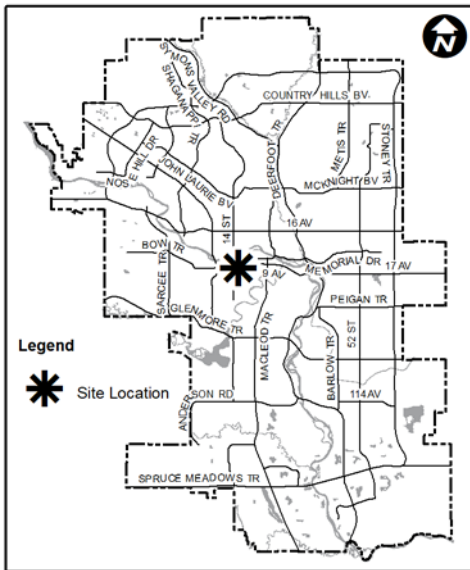
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in the Beltline (Ward 8) at 1207 12 Avenue SW LOC2018-0017

BACKGROUND

Location Maps



Land Use Amendment in the Beltline (Ward 8) at 1207 12 Avenue SW LOC2018-0017

Site Context

The subject site is located in the Beltline community and comprises a single storey retail building at the corner of 12 Avenue SW and 11 Street SW, with at grade parking associated with existing commercial uses to the front (north) elevation accessed from 12 Avenue SW. Located to the north of the site is an existing two storey commercial building (occupied by a fitness centre), with high rise residential development to the north west, south and further west. To the east lies the playing fields of Connaught School, with the school building further east.

The site's total area is approximately 0.16 hectares ± (0.40 acres ±) in size.

As identified in *Figure 1*, the community of Beltline reached its peak population 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*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

This land use amendment application proposes to redesignate the subject site from CC-MHX to a Direct Control District based on CC-MHX, adding an existing defined use from the Land Use Bylaw of Restaurant: Neighbourhood to this site. This application would allow for expansion of the public area (seating area) of an existing restaurant in the retail building to occur.

A site specific Direct Control District is required to allow for expansion of an existing restaurant in the CC-MHX land use district. By increasing the public area of the restaurant, the existing definition which applies to the site (Restaurant: Food Service Only – Small) would no longer be suitable and there is no larger restaurant use listed in the CC-MHX land use district which would be compatible for expansion of a restaurant.

The circumstances of the application warrant a Direct Control District in line with Section 20 of the Land Use Bylaw. The proposed additional use of Restaurant: Neighbourhood does not currently exist in the CC-MHX land use district; further the public area of the existing Restaurant Food Service – Only: Small (of 75 square metres) cannot be relaxed through the development permit process.

Land Use Amendment in the Beltline (Ward 8) at 1207 12 Avenue SW LOC2018-0017

Infrastructure

Transportation Networks

The subject site fronts onto 12 Avenue SW, which is a one way Arterial class roadway, with 11 Street SW on the east side of the site, which is a Boulevard class roadway in the Centre City Mobility Plan.

A Transportation Impact Assessment was not required due to the minor scale of this land use amendment.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site and can accommodate the proposed land use without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

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

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

Administration circulated this land use amendment to the Beltline Neighbourhood Association, with comments due on 2018 April 26. As of the date of writing this report, no comments had been received.

Engagement

No public meetings were held by the applicant or Administration.

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

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

Municipal Development Plan (Statutory – 2009)

The site is located in the Centre City land use typology in the MDP Urban Structure map. The proposed Direct Control District to allow for the discretionary use of Restaurant: Neighbourhood that will contribute to local employment in an existing established mixed use neighbourhood in

Land Use Amendment in the Beltline (Ward 8) at 1207 12 Avenue SW LOC2018-0017

alignment with (section 3.2.1) Centre City planning policy in the MDP, which seeks to reinforce the Centre City as the focus of business, employment, cultural, recreational, retail and high density housing in Calgary.

Centre City Plan (Non-statutory – 2007)

The site is located in the high density urban residential mixed-use neighbourhood of West Connaught in the Centre City plan. This land use amendment aligns with the policies of the Centre City Plan by reinforcing the neighbourhood centre along 11 Street SW and supporting existing local retail development in alignment with policy 4.2.8(2).

Beltline Area Redevelopment Plan (Statutory – 2006)

The site is in a primarily residential land use typology area in the Beltline ARP land use concept (map 3) and is in a non-residential use policy area (map 3b). The Beltline ARP allows the provision of compatible commercial developments (specifically listing restaurants) in primarily residential land uses, such as the CC-MHX land use district; and encourages these compatible commercial developments to locate along major streets and avenues.

This land use district to facilitate the expansion of an existing restaurant is considered to be complimentary to existing commercial and residential uses in close proximity to the subject site, and the impacts of noise, light and traffic can be regulated through the development permit process. It is notable that there is an existing restaurant on the subject site; the use being introduced will not be licensed nor will there be a significant increase to the floor area of the new restaurant use proposed by this land use amendment (i.e. this land use amendment does not introduce a Restaurant: Medium or a Restaurant: Large).

Social, Environmental, Economic (External)

An environmental site assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

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Land Use Amendment in the Beltline (Ward 8) at 1207 12 Avenue SW LOC2018-0017

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation to a Direct Control District based on CC-MHX to facilitate expansion of an existing established restaurant is aligned with applicable policies identified in the *Municipal Development Plan, Centre City Plan and Beltline ARP* and is therefore recommended for approval.

ATTACHMENT(S)

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

Applicant's Submission

LAND USE REDESIGNATION 1207 – 12 Avenue SW

Statement of Reasons for Direct Control District Application

Lands: 1207 – 12th Avenue SW (Site)
Current Land Use: CC-MHX
Requested Land Use: DC layered over CC-MHX with the addition of the use of Restaurant Neighbourhood as a permitted use in an existing building.
Current approved Uses: Restaurant: Food Service Only – Small (278 +/- sq. m. gross) and Convenience Food Store (286 +/- sq. m. gross)

History of Site:

In 1986 the Site was approved for a restaurant and convenience store with DP1986-1793 under 2P80 with a land use district of C-3 which did not dictate the size of a restaurant. In 1998 the policy of restricting the restaurant size, when a site was adjacent to or across the lane or street from a residential district, was incorporated in LUB 2P80 as a rule and thus could be relaxed.

Impact of 1P2007 on Site:

When LUB 1P2007 was approved by Council all land use designations were upgraded based on a city wide approach and not site specific unless a request for review was asked by the landowner. Many landowners were not aware of the complete details of how 1P2007 would affect their lands. In general a C-3 District was transitioned to a C-COR1 District – depending on its location. Within Section 16C for those lands south of the CP rail line that were C-3 or C-3(23) under 2P80 they appear to all have been transitioned to either C-COR1 or CC-COR except for the subject site which was designated CC-MHX.

C-COR1 – allows, as a permitted use, Restaurant Neighbourhood (public area of up to 150 sq. m.)

CC-COR – allows, as a discretionary use, Restaurant: Food Service Only – Medium (public area between 76 sq. m. and 300 sq. m.)

CC-MHX – only allows, as a discretionary use, Restaurant: Food Service Only – Small (public area up to 75 sq. m.)

Beltline Area Redevelopment Plan – December 2016 Printing:

Map 3B of the Beltline ARP shows the corner of 12th Avenue and 11th Street SW as a "non-residential use policy area" and Section 4.2.1 "Uses" supports the use of "restaurants" in Primarily Residential areas in the ARP.

Restaurant: Neighbourhood Use added 5P2015:

When Council passed, in 2015, the new definition of "Restaurant: Neighbourhood" it was on the recognition that for neighbourhood restaurants to be successful the public area needed to be larger than the 75 sq. m. yet smaller than 300 sq. m. and so this new use definition was incorporated into LUB 1P2007.

One of the main considerations for the addition of "Restaurant: Neighbourhood" use was to provide for a lower parking ratio when the public area was less than 150 sq. m. Since most CC districts did not require parking for a restaurant use, and in some cases prohibited it, those districts were not included in the policy to allow for the use "Restaurant: Neighbourhood" as either a permitted or discretionary use.

Direct Control Request:

The current restaurant operator has requested the expansion of the public area, within the existing space, in response to the increased neighbourhood clientele as a result of the increased density in the area. Since the Site is the only former C-3 parcel to be designated CC-MHX, thus not allowing it the benefit of either having a "Restaurant: Neighbourhood" or a "Restaurant: Food Service Only – Medium" this application is a request to create a Direct Control District with CC-MHX as the base for the Site to allow for the addition of "Restaurant: Neighbourhood" as a permitted use, in an existing building, in Section 1133 (2). This request would also require either an amendment to Section 1107(6.1) Centre City District General Rules by adding "Restaurant: Neighbourhood" to the list of uses or incorporating the language and intent of Section 1107(6.1) directly into the Direct Control District.

Proposed Direct Control District Guidelines

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for the additional **discretionary use** of **Restaurant: Neighbourhood** within an existing **building**.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

Discretionary Uses

- 5 (1) The **discretionary uses** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
 - (2) The following **uses** are **discretionary uses** in this Direct Control District if they are located within an existing **building**:
 - (a) **Restaurant: Neighbourhood**.

Bylaw 1P2007 District Rules

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

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Calgary Planning Commission 2018 May 31

Item 6.02

**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 – 21A Street SW
 LOC2018-0042**

EXECUTIVE SUMMARY

This application was submitted by Civicworks Planning + Design on 2018 February 26 on behalf of the landowners James Charal and 283305 Alberta Limited (Dennis McCaffery). The application proposes to change the redesignation of these two parcels from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 7 dwelling units (an increase from the current maximum of 4 dwelling units); and
- the uses listed in the proposed R-CG designation.

This application is intended to accommodate a comprehensive redevelopment of the subject parcels. An amendment to the South Calgary Altadore Area Redevelopment Plan (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the Municipal Development Plan.

ADMINISTRATION RECOMMENDATION:

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

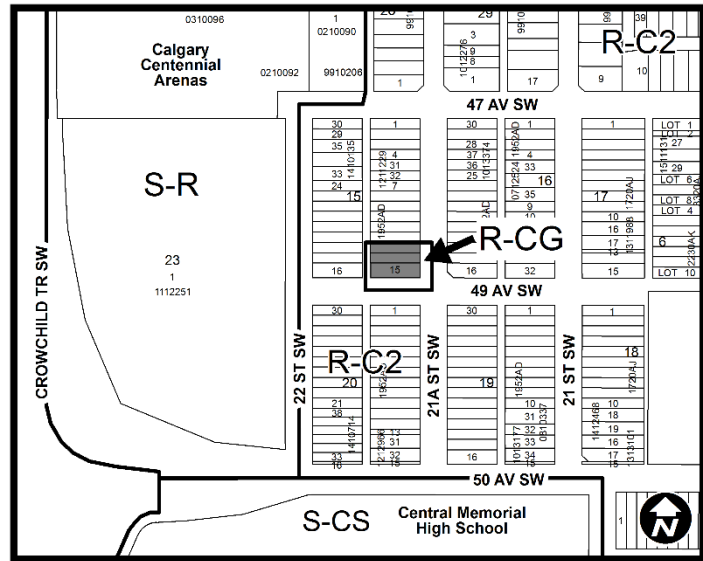
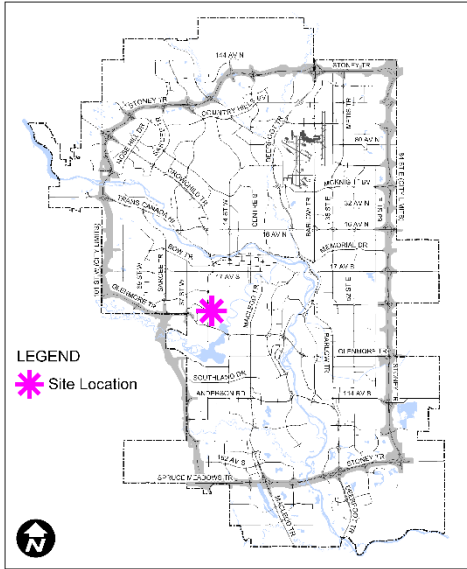
1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares ± (0.24 acres ±) located at 4925 and 4929 – 21A Street SW (Plan 1952AD, Block 15, Lots 13 to 15) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW
LOC2018-0042

BACKGROUND
Location Maps



**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW
 LOC2018-0042**

Site Context

The subject site consists of two parcels and is located in the community of Altadore north of 49 Avenue SW and west of 21A Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is the Residential – Contextual One/Two Dwelling (RC-2) District.

The site is a corner site, approximately 0.09 hectares in size with approximate dimensions of 26 by 36 metres. A rear lane exists to the west of the site. The property is currently developed with two two-storey single detached dwellings and two garages accessed from the lane and avenue.

As identified in *Figure 1*, the community of Altadore has seen population growth over the last several years reaching its population peak in 2015. By 2017 the population decreased by approximately 3,100 residents. Note, a portion of Altadore was subtracted in 2016 to create the community of Garrison Woods.

Figure 1: Community Peak Population

Altadore	
Peak Population Year	2015
Peak Population	9,867
2017 Current Population	6,795
Difference in Population (Number)	-3,072
Difference in Population (Percent)	-31.1%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

Land Use

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

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to seven (7) dwelling units on the subject site.

Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW LOC2018-0042

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

Implementation

A development permit (DP2018-1033) application for a comprehensive redevelopment of this site was submitted on 2018 March 15. The development permit proposes seven dwelling units (a Semi-Detached dwelling and a five-unit Rowhouse Building).

Administration's review of the development permit will determine the building design, number of units and site layout details such as parking, landscaping and site access. The development permit has been reviewed and is supported by Administration. No decision will be made on the development permit until Council has approved or refused this land use redesignation.

Infrastructure

Transportation Networks

The subject site is located approximately 150 metres from transit stops for several bus routes on 50 Avenue SW as well as approximately 600 metres from Bus Rapid Transit stops along Crowchild Trail SW. Vehicular access is available from the existing rear lane. A traffic impact assessment was not required as part of this application or the associated development permit application.

Utilities and Servicing

Water and sanitary mains are available from 21A Street and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Storm sewer mains are not available to service the subject site. At re-development, sewer extension or construction of a drywell will be required to contain runoff onsite at the developer's expense.

Stakeholder Engagement, Research and Communication

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

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

**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW
LOC2018-0042**

The Community Association was circulated, and responded with a letter of objection to the land use proposal, under Attachment 2.

Administration received three letters in support and thirty-nine (39) letters of opposition to the application from citizens. Reasons stated for opposition focused on the following themes:

Increased Traffic

Concerns were expressed about increased traffic volume generated by the development that would use local streets and lanes. Transportation has determined that the proposed land use will not generate significantly more traffic volume than the existing land use.

Parking

Concerns were expressed about increased competition for public on-street parking, particularly on 21A Street SW. Off-site parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system. Planning has determined that the proposed development complies with on-site parking requirements (at 1 stall per unit). The adjoining frontage and flanking streets provide additional on-street parking capacity.

Community Character

Concerns were expressed about the compatibility of the R-CG District and rowhousing development with the context of semi- and single detached homes in the area. Administration reviewed the development guidelines in the R-CG District and concluded that the district is appropriate adjacent to low density residential development.

ARP Policy

Concerns were expressed about misalignment with the South Calgary/Altadore Area Redevelopment Plan. The ARP identifies the subject site as Residential Conservation rather than Residential Low Density. Administration reviewed the ARP and determined that an amendment to the ARP is required. The proposed amendment to the ARP is deemed appropriate given the intent of the ARP and contextual nature of the proposed R-CG District.

Engagement

Administration was invited to a community meeting held by the applicant to provide supplementary information about this proposal and the associated review process on 2018 April 25. Members of Administration were present to provide clarification on the land use and the development permits applications and process-related questions.

**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW
LOC2018-0042**

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

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

Municipal Development Plan (Statutory – 2009)

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

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

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

The subject parcel is located within the Residential Conservation area as identified on Map 2: Land Use Policy in the South Calgary/Altadore Area Redevelopment Plan (ARP). The Residential Conservation area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Residential Low Density (Attachment 3).

The proposed amendment to the ARP is deemed appropriate given the intent and contextual nature of the proposed R-CG District.

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

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

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

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2018 June 14**

**ISC: UNRESTRICTED
CPC2018-0653
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**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW
LOC2018-0042**

The subject parcel meets four of eight of the location criteria in that it is located on a corner parcel, serviced by direct lane access, located within 600 metres of primary transit, and within 400 metres of a transit stop.

Moderate intensification in this location has a minimal impact on adjacent properties and is therefore considered appropriate.

Social, Environmental, Economic (External)

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 allow for a comprehensive redevelopment of the two parcels. While a development permit has been submitted, Council's decision on this land use amendment application may not result in both parcels being redeveloped comprehensively and/or the development considered under the associated development permit application may not be realized.

Given the nature of allowable building forms in the proposed R-CG District, potential risks associated with both parcels being developed independently are limited.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *South Calgary/Altadore Area Redevelopment Plan* as amended and is in keeping with applicable policies of the applicable policies of the Municipal Development Plan. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

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

Applicant's Submission



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

FEBRUARY 26, 2018

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

RE: Land Use Redesignation from R-C2 to R-CG: 4925, 4929 - 21a Street SW | Lots 13, 14, 15, Block 15, Plan 1952AD

The subject parcel is located in the community of Altadore and consists of 0.0956ha of privately owned land. RNDSQL Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction of a seven-unit Rowhouse Building with front doors facing 21a Street and 49 Avenue SW, a seven-bay garage structure and no provisions for secondary suites on site. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits each of the subject parcels to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the South Calgary / Altadore ARP will also be required.

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

PLANNING RATIONALE

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

Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 49 Avenue and 21a Street SW with grade-oriented unit entrances.

Direct Lane Access: The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 49 Avenue and 21a Street SW.

Proximity To Transit: The subject site is ~175m from a local transit stop (Route 13) along 50 Avenue SW, and ~400m from another local transit stop (Route 7) along 20 Street SW.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site allows future residents direct and easy access to a variety of community resources. A large community open space, Flames Community Arenas, Garrison Curling Club and Passchendaele Park are a short walk (~250m) from the subject site. Additionally, Central Memorial High School, Lord Shaghnessy High School and Alternative High School are within ~250m of the subject lands.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP). The MDP identifies ground-oriented housing as a key component of complete and resilient communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options. MDP policies also encourage: the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

Applicant's Submission



COMMUNITY ENGAGEMENT

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

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

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

The signage outlines RNDSQR's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific project information and provides answers to commonly asked questions about the proposed land use district and development outcome.



SIGNAGE INSTALLED ON-SITE DURING R-CG APPLICATION PROCESS

HEY NEIGHBOUR!

An exciting change is happening here!

We are proposing a land use change here to give more Calgarians an opportunity to:

- FIND NEW INNER-CITY LIVING OPTIONS**
The inner city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by bringing it with you. We want to give more Calgarians the opportunity to see what makes inner city living great! For inner city families looking for something different, we build homes that fit in the missing middle - or other words, mid-rise condos or townhomes.
 In everything we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realize our vision!
- HAVE MORE CHOICES FOR GETTING AROUND**
For over 100 years, cities have been shaped by the needs of vehicles. Planning transportation around the automobile has allowed people to live further away from their everyday destinations and has given rise to most cities look today. We want to create homes for those who deal with the thought of the daily commute. We choose to build in walkable neighbourhoods with great access to transit, car sharing services and cycling amenities - making car ownership optional for more and more people living in the inner city. We want to give more Calgarians this option - to live in communities where having a vehicle is a choice and not a necessity.
- FIT WHERE YOU LIVE**
If where you live is about finding balance. We all want to get more out of our lives, and for some, that means less commuting and more time. It means appreciating that sometimes less is more - a philosophy that embodies conscious and sustainable living. At RNDSQR, we focus on living, connecting, and creating spaces where people can make it all fit. We build homes for people who understand the joys of walking around the corner for groceries, a fresh coffee, and amazing local meals. We build for people who love the vibrant mix of the inner city. And we also value quality craftsmanship, and believe we can do that all day.

Want to know more or let us know what you think?
 Visit www.engageRNDSQR.com

Applicant's Submission



Project Website | www.engageRNDSSQR.com

To ensure that all stakeholders have consistent and easy access to information about future RNDSSQR projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The *engageRNDSSQR* website portal includes:

- Information about RNDSSQR and their vision;
- Project-specific pages that include site location, proposed land use change, and the associated development vision;
- Answers to frequently asked questions;
- Opportunities to contact the project team with general or site-specific questions and comments; and
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).



Applicant's Submission



Surrounding Area Postcard Drop | ~100 surrounding area neighbours

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

The postcards outline RNDSQL's vision for introducing innovative new housing options to Calgary's inner-city communities and direct interested parties to get in touch with the project team. A corresponding project website portal includes additional site-specific information and provides answers to commonly asked questions.

HEY NEIGHBOUR!
An exciting change is happening near you!

We are proposing a land use change at 4925.4929 - 21a Street SW to give more Calgarians an opportunity to:

- FIND NEW INNER-CITY LIVING OPTIONS**
The inner city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by giving more Calgarians the opportunity to see what makes inner city living great! For inner city families looking for something different, we build homes that fit in the missing middle - not typical condos or infills. In everything we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realize our vision!
- HAVE MORE CHOICES FOR GETTING AROUND**
Over the last 100 years, cities have been shaped by the needs of vehicles. Planning transportation around the automobile has allowed people to live further away from their everyday destinations and given rise to how most cities look today. We want to create homes for those who dread the thought of the daily commute. We choose to build in walkable neighbourhoods, with great access to transit, car sharing services and cycling amenities. We want to give more Calgarians this option - to live in communities where having or using a vehicle is a choice and not a necessity.
- FIT WHERE YOU LIVE**
"Fit where you live" is about finding balance. We all want to get more out of our lives, and for some, that means less commuting and more living. It means appreciating that sometimes less is more - a philosophy that embodies conscious and sustainable living. At RNDSQL, we focus on living, connecting, and creating spaces where people can make it all fit. We build homes for people who understand the joys of walking around the corner for groceries, a fresh coffee, and amazing local meals. We build for people who love the vibrant mix of the inner city. We also value quality craftsmanship, and believe we can fit that in too.

Want to know more or let us know what you think?
Visit www.engageRNDSQL.com

fit where you live.

The inner city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by sharing it with you.

We craft inspired, affordable, modern spaces for people who want to spend less time commuting and more time living. We believe you should love where you live, and we are passionate about the details that make each project unique.

CONCLUSION

The proposed land use redesignation will facilitate a development vision that addresses the "missing middle" - a form of housing that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

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

Sincerely,

Boris Karn, Planner
B.H.Sc., M.Plan.



Community Association Letter



3130 16 Street SW
Calgary, AB, T2T 4G7

April 12, 2018

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

Attn: Adam Sheahan, adam.sheahan@calgary.ca

SENT BY EMAIL

Dear Mr. Sheahan;

RE: Community Association Feedback for LOC2018-0042

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

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments proactively, prior to application. Proactive communication allows time for facilitating constructive dialogue. On February 27, 2018 the applicant sent a memo to the MLCA outlining their intent to apply for a 7-Unit R-CG redesignation. In our response to the memo we noted:

- The MLCA encourages applicants to engage with us and neighbours prior to application to provide feedback on the proposed design. If there is an opportunity to do this we would appreciate it.
- Although 7 units on two sites may seem modest in comparison to larger multi-residential developments, members of our communities have expressed that R-CG does have significant impacts. We would encourage you to host an open house.

On March 21, 2018, upon receiving significant opposition from the community regarding this application, the MLCA again requested that the applicant host an open house for the residents. The purpose of the open house would be:

- For residents to discuss the land use application with City Administration and Councillor Woolley in a face-to-face setting. To date there has been little opportunity for residents to engage with

Marda Loop Communities Association Vision:

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

Community Association Letter

Community Association Feedback for LOC2018-0042
Page 2 of 4

City Administration and Councillor Woolley on the implementation of the R-CG district in our communities.

- For residents to provide feedback to City Administration, Councillor Woolley, and the applicant on the proposed built form and site plan (i.e. the Development Permit application).

At the time of the above request, with the exception of the site plan posted on RNDSQR's website, we had not seen any further details regarding the design of the buildings. We have since been circulated on the Development Permit application. As the DP application is a permitted use, it is concerning that the community may not have an opportunity to provide their feedback to The City unless a bylaw relaxation has been requested by the applicant.

Further to our second request, the applicant has scheduled an open house on April 25, 2018. It is our understanding that City Administration and Councillor Woolley will have representation at this meeting.

To date, the MLCA has received written objections from approximately 37 community residents regarding the application, and 2 residents have expressed their support.

Concerns expressed by the community include (but are not limited to):

- Potential for severe privacy and shadowing impacts on adjacent, neighboring properties due to increase of parcel coverage and contextual height allowed.
- With increase of parcel coverage, reduced allowable green/amenity space.
- Potential for negative pressure on parking and traffic with increase in allowable units on parcel.
- Inappropriate contextual fit for the community, within existing homes and streetscape.
- The R-CG district does not align with the South Calgary/Altadore Area Redevelopment Plan (ARP). The ARP identifies this area as residential conservation rather than residential low density.
- The property does not meet the location criteria for multi-residential infill either in physical proximity or purpose.
- Negative impacts to pedestrian safety due to an increase of traffic.
- Decrease in home values.

Neighbours supportive of the development indicated that bringing more people into the neighbourhood (i.e. increasing density) and increasing the affordability of housing/housing inclusivity would benefit the community and promote more diversity.

We recognize that there has been discussion about whether The City's Location Criteria for Multi-Residential Infill should apply to the R-CG district. Based on the feedback received from community members on R-CG applications to date, the MLCA feels the criteria do have merit when considering which locations are appropriate for this type of development. While this location may be on a corner parcel (Criteria 1), is within 400 metres of a transit stop (Criteria 2), it just falls within 600 metres of a

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Community Association Letter

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future planned primary transit stop (Criteria 3), and has direct lane access (Criteria 8), its failure to achieve the purpose statements of any of the remaining four criteria suggests this location is not suitable for the R-CG district.

- Criteria 4 (on a collector or higher standard roadway on at least one frontage): 21a Street SW and 49 Avenue SW are local roads at these locations. As such, multi-residential development here would increase traffic on local residential streets.
- Criteria 5 (adjacent to existing or planned non-residential development or multi-unit development): This development would not serve as a transition of height and massing between lower density uses and larger buildings as there are no larger buildings in the immediate vicinity.
- Criteria 6 (adjacent to or across from an existing or planned open space, park or community amenity): The nearest parks are one block or more away; therefore, the visual impact of the increased height and massing of this development will not be reduced by open space, nor will this development improve the safety of any parks facilitated through an "eyes on the street" philosophy.
- Criteria 7 (along or in close proximity to an existing or planned corridor or activity centre): This development will not act as a transition and/or buffer between lower and higher density development.

Based on the above noted concerns, the unsuitable location of the proposed development, *and* significant opposition from the community, it is the position of the MLCA to oppose this land use redesignation application.

As Altadore continues to re-develop at a fast pace, there are ongoing concerns regarding the lack of a comprehensive review of how and where increasing the density of the community is appropriate. It is our opinion that some locations are appropriate for this type of development and we have not opposed all R-CG applications in Altadore. We would therefore prefer to see an update to the South Calgary/Altadore ARP, in consultation with the community, to proactively include the R-CG district.

Continuing the current pattern of implementing this district on an ad hoc basis as corner lots become available for redevelopment is causing extreme frustration and uncertainty in the community. Additionally, debating and engaging on the land use for each and every application requires valuable time and resources for all parties involved including community members, MLCA volunteers, applicants, City Administration, Calgary Planning Commission, and City Council. With the increasing rate of these applications, this does not seem like a sustainable approach.

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Community Association Letter

Community Association Feedback for LOC2018-0042
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If you have any questions regarding these comments, please contact Lauren Makar at your convenience.
Thank you in advance for considering these comments when assessing the merits of this application.

Regards,



MacKenzie Kroeger
Co-Chair Planning & Development Committee
Marda Loop Communities Association



Doug Fraser
President
Marda Loop Communities Association
president@mardaloop.com

cc: Lauren Makar, Director, Planning & Development, Marda Loop Communities Association
development@mardaloop.com

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

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

Proposed Amendment to South Calgary/Altadore Area Redevelopment Plan

- (a) Amend the South Calgary/Altadore Area Redevelopment Plan, being Bylaw 13P86 of the City of Calgary, by changing 0.09 hectares \pm (0.24 acres \pm) located at 4925 and 4929 – 21A Street SW (Plan 1952AD, Block 15, Lots 13 to 15) of Map 2 entitled “Land Use Policy” from “Residential Conservation” to “Residential Low Density” as generally shown in the sketch below.

Map 2

Land Use Policy

Legend

- Study Area Boundary
- King Edward School Site
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Local Commercial
- General Commercial
- Open Space

0 200
Metres

This map is conceptual only. No measurements of distances or areas should be taken from this map.



Subject Site

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

Calgary Planning Commission 2018 May 31

Item 6.03

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 Inc, 2006737 Alberta Ltd (Ajay Nehru), 1382366 Alberta Inc (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 (725 - 13 Avenue SW), 4.04 FAR (721 - 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 7.97 (524, 528 and 536 - 14 Avenue SW) and 7.91 (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

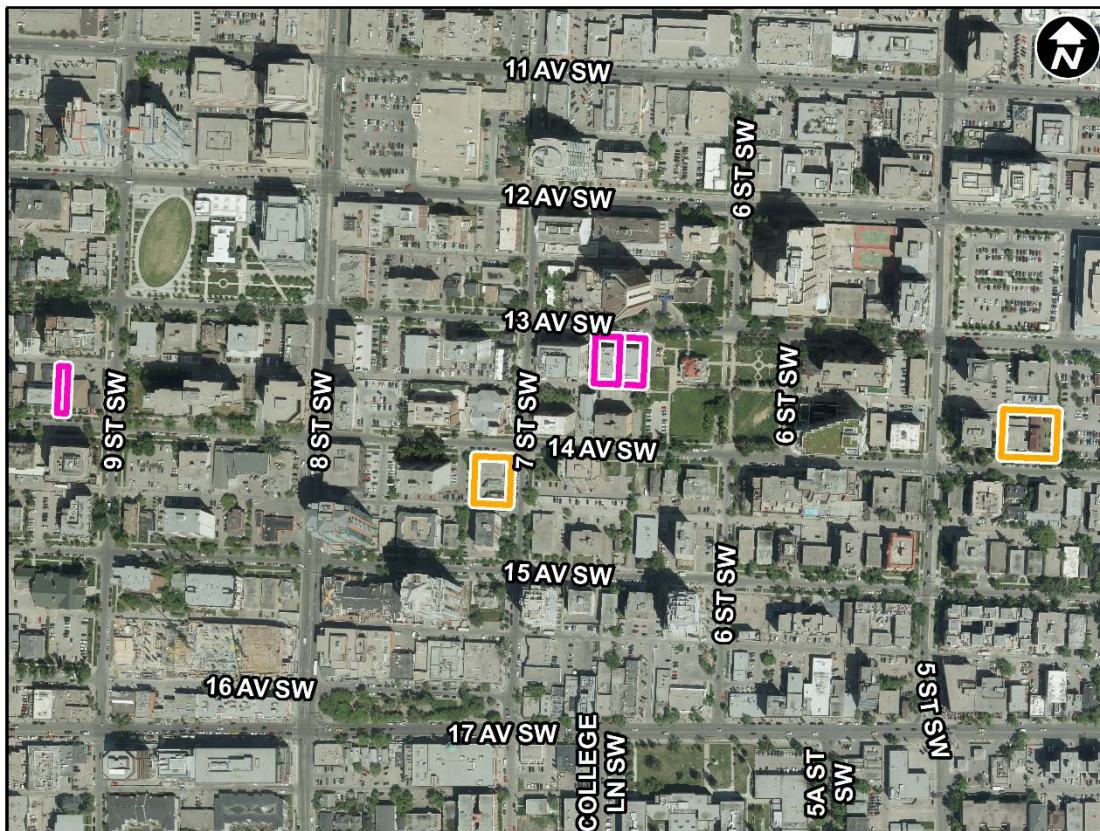
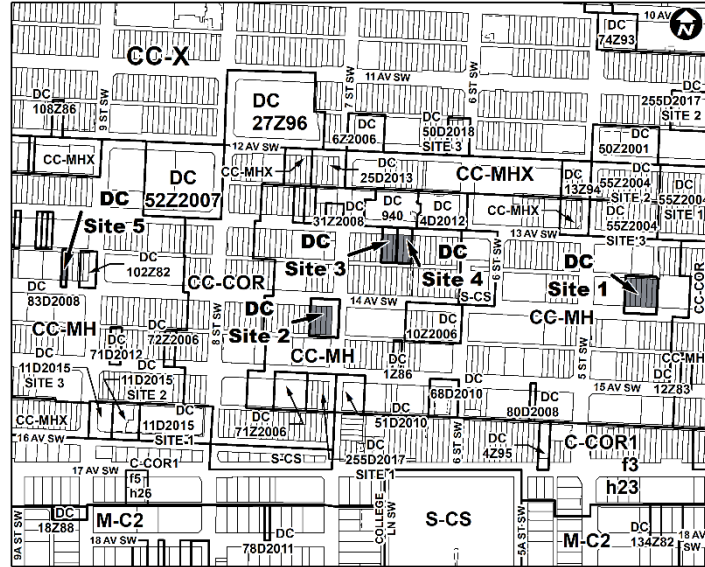
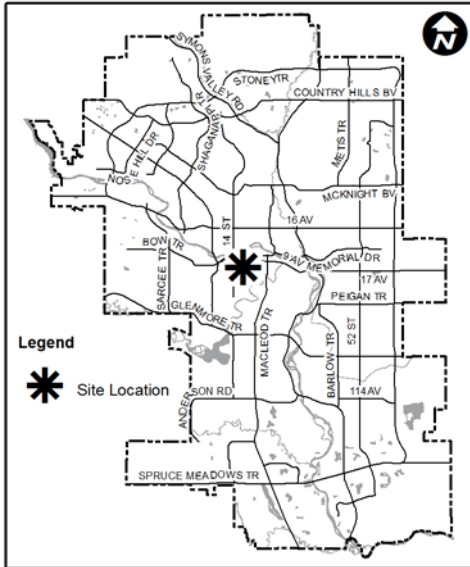
Conserving historic buildings is a recognized best practice in heritage planning, and is supported by the Calgary Heritage Strategy, Municipal Development Plan and the Beltline ARP. The Beltline ARP contains heritage conservation incentives that support the transfer of unused density development rights (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

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

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

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

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

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.

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

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



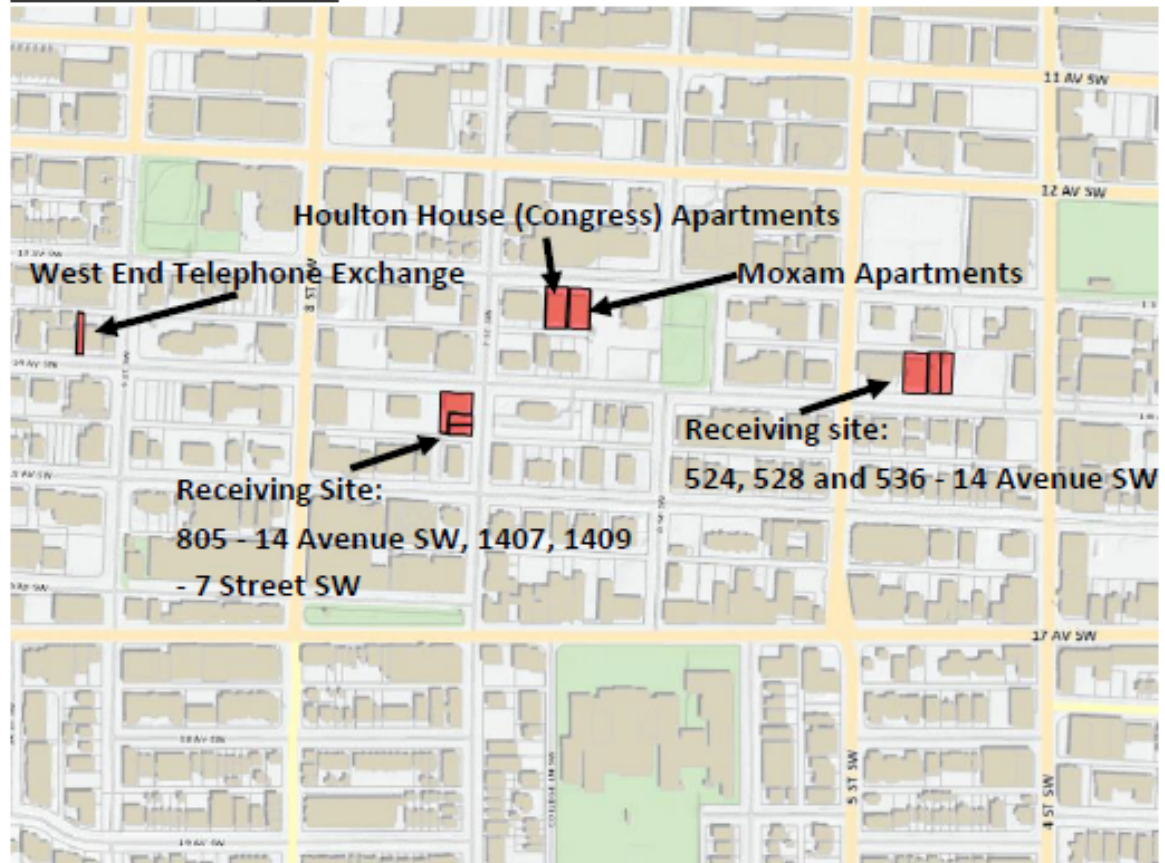
Receiving Sites:

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

Clint Robertson

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T 403.268.3285

Proposed Direct Control Guidelines

Purpose

- 1 This Direct Control District is intended to:
- (a) give effect to a 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

Site 1

0.18 hectares (± 0.44 acres)

Application

5 The provisions in sections 6 through 9 apply only to Site 1.

Permitted Uses

6 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

7 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

8 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

9 (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

10 The provisions in sections 11 through 14 apply only to Site 2.

Permitted Uses

11 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

12 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

13 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

14 (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.

Proposed Direct Control Guidelines

Site 3

0.08 hectares (± 0.21 acres)

Application

15 The provisions in sections 16 through 19 apply only to Site 3.

Permitted Uses

16 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

17 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

18 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

19 (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

20 The provisions in sections 21 through 24 apply only to Site 4.

Permitted Uses

21 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

22 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

23 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

24 (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.

Proposed Direct Control Guidelines

Site 5

0.03 hectares (± 0.07 acres)

Application

25 The provisions in sections 26 through 30 apply only to Site 5.

Permitted Uses

26 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

27 (1) 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.

(2) The following **uses** are additional **discretionary uses** if they are located in an existing **building** at the time of the effective date of this Direct Control District:

- (a) **Community Recreational Facility;**
- (b) **Hotel;**
- (c) **Indoor Recreation Facility;**
- (d) **Library;**
- (e) **Museum;**
- (f) **Place of Worship – Medium;**
- (g) **Retail and Consumer Service;**
- (h) **School – Private;**
- (i) **School Authority – School;**
- (j) **School Authority Purpose – Major;**
- (k) **School Authority Purpose – Minor; and**
- (l) **Service Organization.**

Bylaw 1P2007 District Rules

28 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

29 (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

30 A maximum of one **Freestanding Sign** may be allowed on site, with a maximum **sign area** of 1 square metre.

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

Calgary Planning Commission 2018 May 31

Item 6.04

Planning & Development Report to
 Calgary Planning Commission
 2018 May 31

ISC: UNRESTRICTED
 CPC2018-0612
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**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,
 LOC2018-0065**

EXECUTIVE SUMMARY

This application was submitted on 2018 March 22 by O2 Planning and Design on behalf of the landowner 1414234 Alberta Ltd (PBA Land Development Ltd). This application proposes to redesignate the subject parcel from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for:

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

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

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.88 hectares ± (4.62 acres ±) located at 7056 Farrell Road SE (Plan 5701JK, Block 40) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

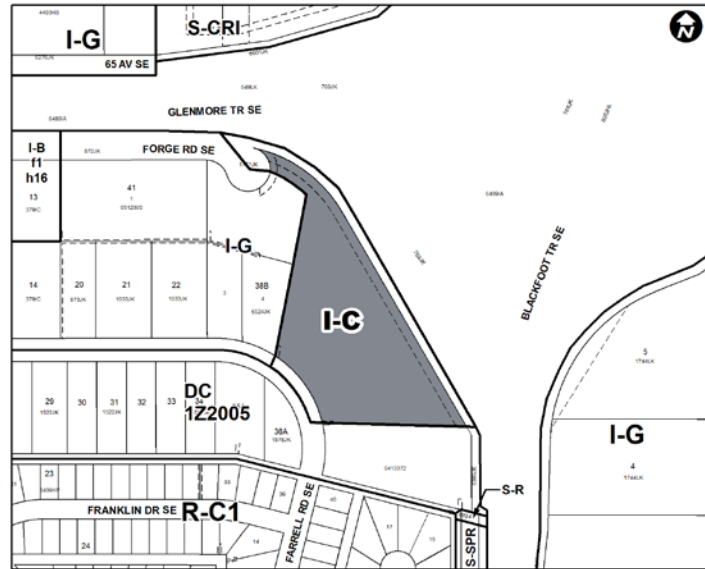
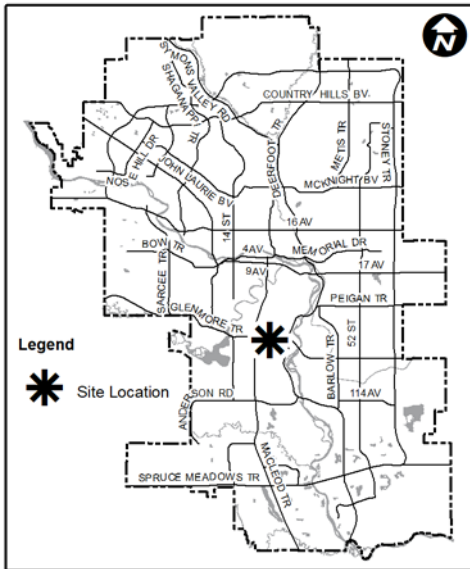
None.

BACKGROUND

None.

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

Location Maps



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

Site Context

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

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

Land Use

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

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

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

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

Implementation

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

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

Infrastructure

Transportation Networks

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

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

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

Engagement

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

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

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

Municipal Development Plan (Statutory, 2009)

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

The Standard Industrial area is intended to contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained. Whereas the I-C District allows for industrial uses among other uses. The intent of this application is to allow for professional services, offices, and retailers, which are uses that are inconsistent with the policies of the MDP. The resulting development may be consistent with the MDP or inconsistent with MDP.

There is no local area plan for Fairview Industrial.

Social, Environmental, Economic (External)

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

No environmental issues have been identified at this time.

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

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

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

0065

Applicant's Submission

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

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

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

A grayscale silhouette of a surveyor wearing a wide-brimmed hat and a jacket, standing next to a tripod-mounted surveying instrument. The surveyor is looking through the instrument's eyepiece. The instrument has a circular level and a vertical staff. The text "Calgary Planning Commission 2018 May 31" is overlaid on the image.

Calgary Planning Commission 2018 May 31

Item 6.05

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ISC: UNRESTRICTED
CPC2018-0634
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**Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE,
LOC2018-0052**

EXECUTIVE SUMMARY

This application was submitted by Stantec Consulting on 2018 March 08 on behalf of the landowner PBA Land Development Ltd. This application proposes to change the designation of this property from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for:

- industrial developments with support commercial uses (e.g. warehouses with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores);
- a maximum building height of 12.0 metres (a decrease from the current maximum of 16.0 metres); and
- the uses listed in the proposed I-C designation.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 4.97 hectares ± (12.28 acres ±) located at 6120 - 2 Street SE (Plan 8673GY, Block 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

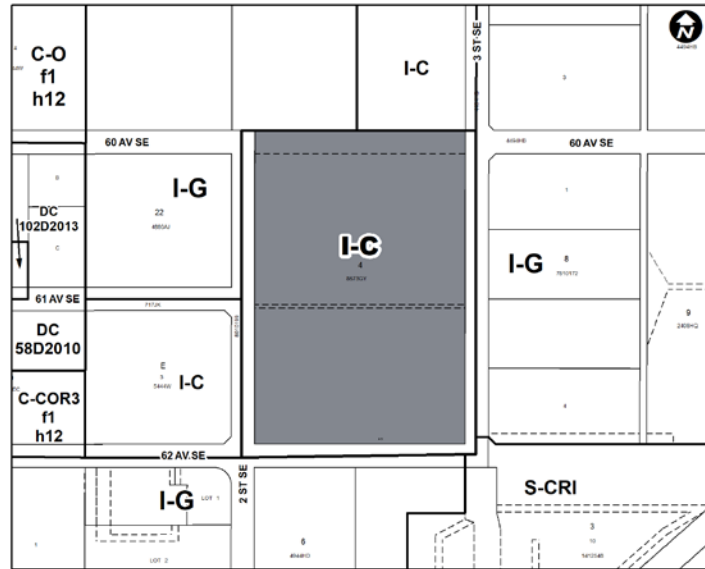
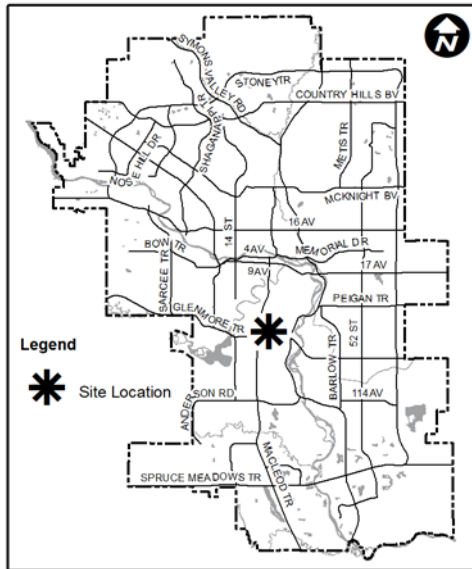
PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE,
LOC2018-0052

BACKGROUND

Location Maps



Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE, LOC2018-0052

Site Context

The property is located in southeast industrial area of Manchester Industrial, north of Glenmore Trail SE and west of Blackfoot Trail SE. Industrial – General (I-G) properties exist to the northwest of the subject property. A Special Purpose – City and Regional Infrastructure (S-CRI) District property, developed with baseball diamonds, exists to the southeast of the subject property. The S-CRI site is a closed landfill and the permanent 300 metre setback applies, prohibiting schools, residences, hospitals and food establishments from developing without a variance. There are other I-C designated parcels to the north and west of the subject site.

The site's total area is approximately 4.97 hectares \pm (12.28 acres \pm). The property is developed with four one and two storey industrial buildings, that each have a number of different tenants occupying portions of the buildings.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for an expanded range of commercial/industrial uses that generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report. The key issues that were evaluated as a part of this application were:

- Policy Alignment: This application is supported by applicable policy.
- Infrastructure Impacts: The transportation network and utility system can accommodate the development of this site.

Administration has determined that the proposed land use is appropriate for the subject site.

Land Use

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

The proposed I-C District allows for light industrial uses that are unlimited in size and small-scale commercial uses that are intended to be compatible with and complement light industrial uses and areas. I-C parcels are intended to be located along or within 200 metres from major streets or expressways (as is the subject site). Accordingly, the I-C District contains provisions to ensure that developments provide an appropriate transition between other land use districts and the I-G District or between highly visible industrial parcels and the I-G District. These provisions include setback, screening, landscaping and building design controls that are intended to address aesthetics in accordance with these more highly visible locations. The I-C District allows for a maximum floor area of 1.0 and a maximum building height of 12.0 metres.

Beyond maximum building height and a slightly different suite of allowable uses, key differences between the I-C and I-G Districts are that there are no use area restrictions for office and that retail and consumer service uses (with maximum use area limits) are allowed in the I-C District.

Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE, LOC2018-0052

This is in contrast to the I-G District where retail sales activities and office uses are restricted by rules to ensure that these uses may only exist as ancillary components of the principal I-G uses.

In recognition of the I-C District's reduced maximum building height of 12.0 metres from the 16.0 metre maximum height in the I-G District, the Development Authority may consider maximum building height relaxations for development proposals for industrially oriented uses on the site, including proposed General – Industrial Light uses. This would be to allow for development of an industrial building product that is in keeping with current industry conventions for these types of developments, thereby preserving the industrial utility of these lands.

Implementation

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

Infrastructure

Transportation Networks

A Transportation Impact Assessment was not required for this land use amendment application. Glenmore Trail SE is classified as a "Skeletal Roadway" and Blackfoot Trail SE is classified as an "Arterial Street", according to Road and Street Network Map (Map 7) of the *Calgary Transportation Plan*. Access to the property is provided via 3 and 4 Street SE and 60 and 61 Avenue SE. Calgary Transit bus routes 66 and 72/73 run along 58 Avenue SE, and the closest bus stop is located 300 metres from the property.

Utilities and Servicing

The subject site is serviced with water, sanitary and storm from adjacent streets. The proposed land use amendment will not trigger the requirement for servicing or network upgrades.

Stakeholder Engagement, Research and Communication

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

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

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**Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE,
LOC2018-0052**

Engagement

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

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

Municipal Development Plan (Statutory, 2009)

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

The Standard Industrial area is intended to contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained. Whereas the I-C District allows for industrial uses among other uses. The intent of this application is to allow for and expanded range of uses on the site.

There is no local area plan for Manchester Industrial.

Social, Environmental, Economic (External)

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

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

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

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CPC2018-0634
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**Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE,
LOC2018-0052**

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

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

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

The LUR application consists of approximately 5 ha± (12 acres±). The subject property known as 'Phillips Park' (the 'Site') consists of one (1) parcel (Plan 8673GY, Block 4). The current built form consists of four (4) principal industrial buildings in a courtyard orientation.

The LUR proposes to redesignate the Site from the Industrial – General (I-G) District to the Industrial – Commercial (I-C) District to accommodate a wider variety of commercial uses while retaining the core light industrial function of the property. The reason for the requested redesignation is to respond to shifting demands for commercial uses in this part of Calgary, which are occurring in the context of the larger operational/ functional and market evolution of Manchester relative to newer industrial parks in outlying areas. In addition to these factors, the owner is undertaking plans to renovate and upgrade the existing buildings, again in response to shifting tenant requirements and market expectations. At this time, no additional development is planned for the Site, and as such we are not requesting any special provisions related to density, FAR, or height. We are also not planning any significant structural changes or major additions to the existing buildings, which are to remain in place. The exterior renovations that are planned for the buildings are largely cosmetic in nature, and will be done to modernize and improve the aesthetics and functionality of the entire property.

The redesignation to I-C will be more compatible with the long-term vision and interface with adjacent land uses in the area (many of which are also designated I-C). Redesignation of the subject site to I-C will afford additional flexibility to attract uses to the Site which are not currently available with the I-G district, and will more effectively compliment the adjacent properties.

The proposed LUR is compliant with all local area policy plans, as well as the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP). Though not directly included in the existing Chinook Station Area Plan (CSAP), we understand that the Site is intended to be included in the upcoming Chinook Station Area Redevelopment Plan (CSARP). We would be happy to meet with the CSARP team during the LUR review, should it be required. The proposed LUR to I-C will complement the nearby Office/Commercial/Light Industrial precinct located one block west of the Site at Centre Street and 61 Avenue SE, which transitions to a commercial district east of the Chinook Centre regional shopping centre.

We recognize that there are uses contemplated with the I-C District that may be restricted due to the landfill setback, and understand that all Development Permit applications will be subject to the Landfill and Waste Management Facilities Setbacks.

Phillips Park has existed in the Manchester Industrial District for the past 40 years, and PBA is excited to be undertaking this LUR application. During this time, Manchester Industrial has evolved and we see this as an opportunity to invest in the area by updating the property and bringing in a new land use district. The proposed I-C designation will bring additional employment opportunities, businesses, and will offer the flexibility for its continued success in south east Calgary until the property warrants redevelopment to a higher and better use.

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 31

Item 6.06

**Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW,
 LOC2018-0064**

EXECUTIVE SUMMARY

This application was submitted by New Century Design on 2018 March 20 on behalf of the landowner Donna Grace Beaudry. This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) to allow for:

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

A minor map amendment to the *North Hill Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The amendment proposes changing the land use typology of the site from low density residential to low density residential or low density multi dwelling. The proposal conforms to the Area Redevelopment Plan as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

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

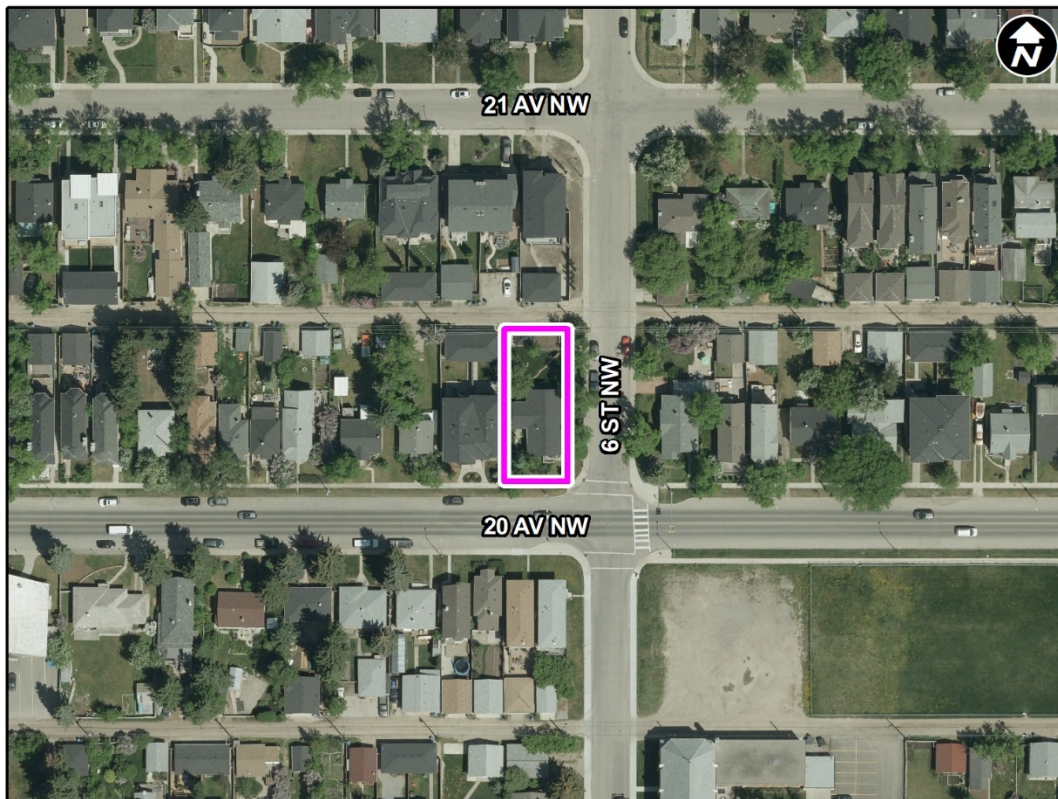
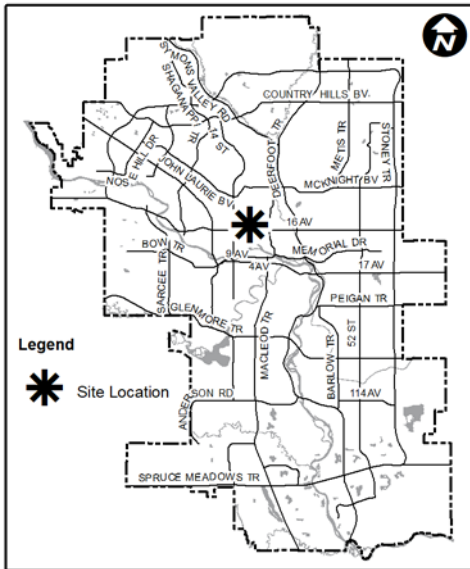
1. **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 702 - 20 Avenue NW (Plan 2934O, Block 23, Lots 1 and 2) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW,
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Location Maps



**Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW,
 LOC2018-0064**

BACKGROUND

Site Context

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

The site is approximately 0.06 hectares in size with approximate dimensions of 15 by 36 metres. A rear lane exists to the north of the site. The property is currently developed with a one-storey single detached dwelling, with a parking pad accessing 6 Street NW. As identified in Figure 1, Mount Pleasant has experienced a stable population with 2017 being the peak population year.

Figure 1: Community Peak Population

Mount Pleasant	
Peak Population Year	2017
Peak Population	5,811
2017 Current Population	5,811
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

Land Use

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

**Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW,
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The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four (4) dwelling units on the subject site.

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

Implementation

As noted, the proposed amendment is intended to accommodate a comprehensive redevelopment of the subject parcel. Administration is reviewing an associated development permit (DP2018-1109) application for this parcel which proposes a new 4 unit rowhouse building.

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

Infrastructure

Transportation Networks

The subject site is located at the northwest corner of 20 Avenue NW and 6 Street NW. The site is accessed via 6 Street NW. The site is also located approximately 400 metres from a transit stop located on 4 Street NW. The nearest Primary Transit Network location is located approximately 1.1 kilometres on Centre Street (Centre Street BRT). Future vehicular access, upon a redevelopment scenario, is anticipated to be from the existing rear lane. A traffic impact assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

**Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW,
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Stakeholder Engagement, Research and Communication

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

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

The Mount Pleasant Community Association has reviewed this application and submitted a letter which stated they have no objection to this application. The Community Association did have comments on the development permit application which is currently under review. Administration received one letter of objection to this application. Concerns expressed are summarized as follows:

- Increase in parked vehicles along the street, avenue and back alley;
- Increase in traffic congestion;
- Increase in the number of waste, recycling and green bins in the alley;
- Proposed development will block downtown views;
- R-CG allows for too much lot coverage; and
- Rowhouses and fourplexes are out of context with surrounding development.

Engagement

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan. While the South Saskatchewan Regional Plan makes no specific reference to this site, the proposal is consistent with policies on land use patterns.

Municipal Development Plan (Statutory – 2009)

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

**Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW,
LOC2018-0064**

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

North Hill Area Redevelopment Plan (Statutory – 2000)

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

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

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

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

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

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

The following location criteria were consistent with the guidelines:

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

**Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW,
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The following location criteria were not met:

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

The proposed amendment includes moderate intensification which has minimal impact on adjacent properties, and is therefore considered appropriate.

Social, Environmental, Economic (External)

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

An environmental site assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

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

Risk Assessment

There are no known risks.

REASON(S) FOR RECOMMENDATION(S):

The proposal generally conforms to the intent and objectives of the *North Hill Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENT(S)

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

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

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

0064

AS THE CLIENT'S REPRESENTATIVE, NEW CENTURY DESIGN INC. IS EXCITED TO PROVIDE THIS ROW HOUSE DESIGN AND LAND USE REDESIGNATION FOR YOUR REVIEW. MUCH CONSIDERATION HAS GONE INTO THE LAYOUT. THESE WILL FIT A VERY SPECIFIC AND MUCH NEEDED FAMILY DEMOGRAPHIC. SO MANY MORE YOUNGER ADULTS AND FAMILIES WILL BE ATTRACTED TO THE POSSIBILITY OF INNER CITY LIVING THAT HAS BEEN PRICED OUT OF REACH.

WE HAVE CREATED A DESIGN WITH VISUAL INTEREST AND CONTEMPORARY STYLING WHILE BEING EFFICIENT IN THE IMPORTANT STRUCTURAL ASPECTS OF THE BUILDING. THIS WILL HELP EXTEND THE LIFE OF THE PROJECT AND REDUCE THE LONG TERM COST OF MAINTENANCE.

THE PROJECT SHOULD FIT WONDERFULLY INTO THE NEIGHBOURHOOD. MOUNT PLEASANT IS A VERY DESIREABLE COMMUNITY, WITH MANY CLOSE-BY ATTRACTORS TO YOUNG, NEW FAMILIES. IN ADDITION TO THE AMOUNTY SPACES WE HAVE PROVIDED ON SITE, THERE IS PARK ACROSS THE STREET AND THE MOUNT PLEASANT SPORTS PLEX AND COMMUNITY CENTRE

ISC: Protected

Applicant's Submission

PL 1263 (R2017-09)

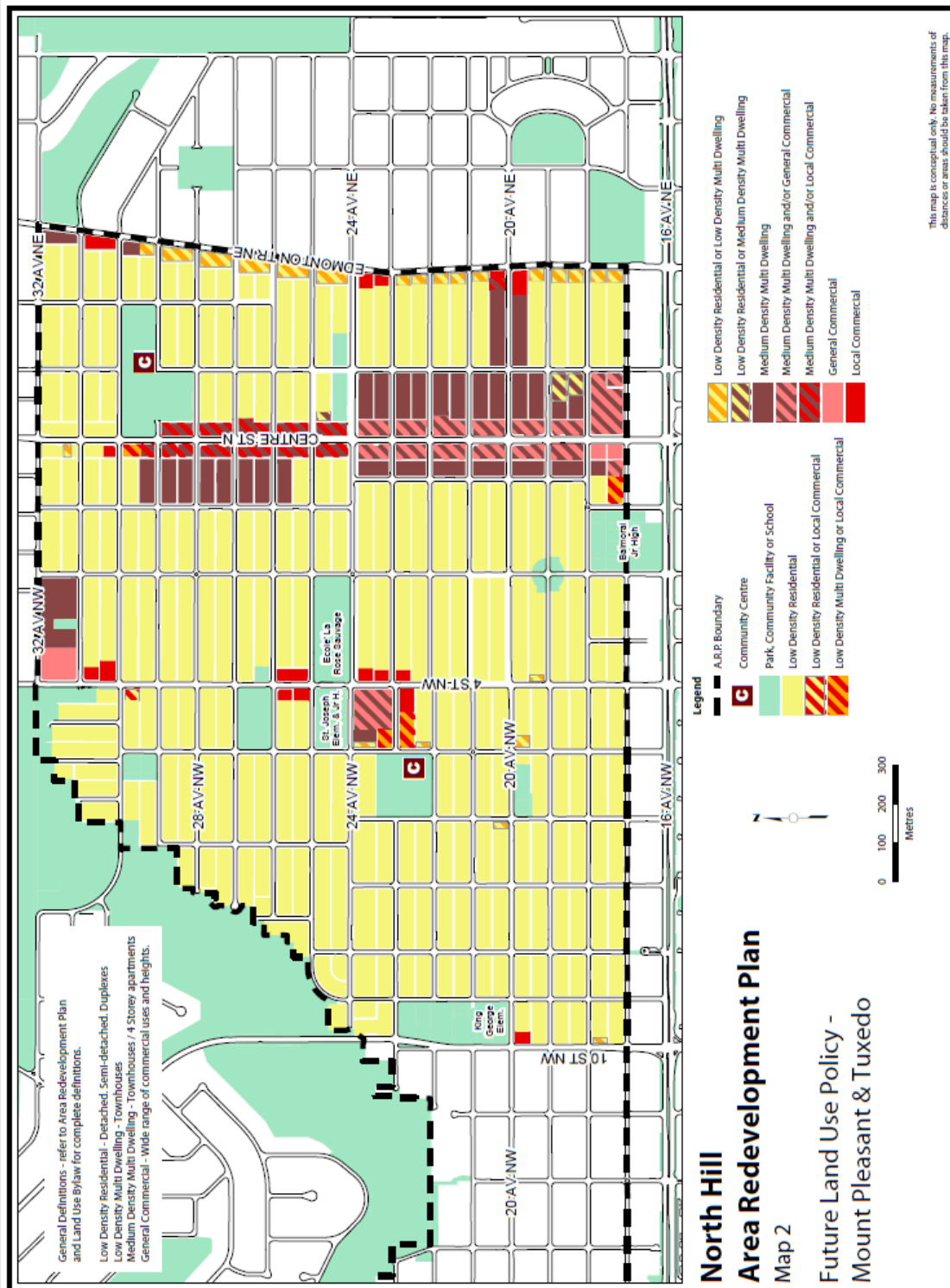
JUST TWO BLOCKS AWAY, THE ROW HOUSE CONCEPT IS
IN OBVIOUS. IT ALLOWS FOR NEWER FAMILIES TO START IN AN AREA
THEY OTHERWISE WOULD NOT AFFORD, AND AS THEY GROW OUT OF THE
SMALLER ACCOMODATION THEY ARE ABLE TO MOVE UP AND USE
THE EQUITY THEY HAVE BUILT UP. THIS KEEPS THE AREA LESS
TRANSIENT AND STRENGTHENS COMMUNITY PRIDE AND LEADERSHIP.
ROW HOUSES ARE ONLY GOING TO ADD TO THE ALREADY VIBRANT
COMMUNITIES CALGARY HAS IN ITS INNER CITY.

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

ISC: Protected

Proposed Amendment to the North Hill Area Redevelopment Plan

- (a) Delete the existing Map 2 entitled “Future Land Use Policy” and replace with the revised Map 2 entitled “Future Land Use Policy” as follows:



Community Association Letter

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to review these applications and offers the following comments.

At this time, MPCA has no objection to the rezoning of this parcel from R-C2 to R-CG proposed in LOC2018-0064. MPCA has the endorsement of its members for higher density like this along the busier streets in Mount Pleasant, such as 20th Ave NW.

MPCA is generally supportive of row house development such as this, in appropriate locations, but offers the following comments on DP2018-1109:

1. The entrances facing the street/avenue should have more prominence to tie the building to the neighborhood better.
2. More detail in the external finish including quality materials and material differentiation would improve the aesthetics, fit better into the community and provide better maintenance longevity, especially given the prominence of the location in the community.
3. The garbage/waste recycling bin should be moved to the west side of the garage to avoid it spilling out onto the street and creating an eyesore. We realize this will bring the east side of the garage closer to the street but feel that is preferable to the garbage bins. The east side of the garage should also have some architectural feature and/or design to make it more attractive and not just a plain blank wall.
4. The roofline seems disjointed and could be reworked to be less dramatic and fit into the neighborhood style better.
5. We would like to see as many of the existing mature trees as possible retained. There are a number of trees in the amenity spaces that seem like they could be retained, to the benefit of the building residents and the community.
6. We would like more detail on the finishing of the amenity spaces and hope that there is more landscaping committed to than just grass.
7. Given the location of the property on major pedestrian routes in the community we expect that pedestrian mobility and safety will be maintained during the entire excavation and construction process. This can be either by keeping all of the sidewalks of this property unobstructed or building and maintaining secure, safe semi-permanent sidewalk replacements on the roads.

Chris Best
Mount Pleasant Community Association Board Director
Planning, Transportation and Land Use (PTLU) Committee Chair