

**CITY OF CALGARY
NOTICE OF 2019 JULY 22
PUBLIC HEARING ON
PLANNING MATTERS**

The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. The City of Calgary assumes no liability for any inaccurate, delayed or incomplete information provided on the website. The official documents and materials may be viewed at the Office of the City Clerk, Corporate Records Section, during office hours, 8:00 a.m. to 4:30 p.m., Monday to Friday, on the main street level of the Administration Building, 313 - 7 Avenue SE. In case of any discrepancies between the documents and materials on this website and the official documents and materials at the Office of the City Clerk, the official documents and materials at the Office of the City Clerk shall prevail. Please contact 403-268-5311 as soon as possible if you notice any errors or omissions in the documents and materials.

**THE CITY OF CALGARY
NOTICE OF PUBLIC HEARING
OF CALGARY CITY COUNCIL
PLANNING MATTERS**

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Monday, 2019 July 22, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents available relating to these items may be inspected by the public during office hours, 8:00 a.m. to 4:30 p.m., Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 – 7 Avenue SE.

A copy of the proposed bylaws and documents relating to these items are available on the City of Calgary website www.calgary.ca/planningmatters. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. The City of Calgary assumes no liability for any inaccurate, delayed or incomplete information provided on the website. The official documents and materials may be viewed at the Office of the City Clerk. In case of any discrepancies between the documents and materials on this website and the official documents and materials at the Office of the City Clerk, the official documents and materials at the Office of the City Clerk shall prevail. Please contact 403-268-5311 as soon as possible if you notice any errors or omissions in the documents and materials.

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters may do so provided they are printed, typewritten or legibly written and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not printed in the Council Agenda or shared with Members of Council. Only those submissions **received** by the City Clerk **not later than 12:00 p.m., MONDAY, 2019 July 15**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office.** Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to PublicSubmissions@calgary.ca.

*The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) for the purpose of public participation in land use decision making. **Submissions meeting criteria will be included in the public meeting Council Agenda as received.** The personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 311 for the FOIP Program Administrator, Planning & Development Department, IMC#8115, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.*

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for City Council's consideration of the issue before them. **Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 606 and bylaw 44M2006 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861. If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Laura M. Kennedy
CITY CLERK

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 www.calgary.ca/landusebylaw, except those for the DC District which are available from Planning & Development. Please direct questions with regard to the matters mentioned herein to 403-268-5311.

INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing
on Proposed Amendments to the Land Use Bylaw
1P2007, and Other Planning Matters, to be held on
Monday, 2019 July 22 at 9:30 a.m.

* * * * *

CALGARY PLANNING COMMISSION REPORTS

- Item 1 Land Use Amendment in Kingsland (Ward 11) at 837 – 67 Avenue SW,
LOC2019-0034, CPC2019-0598
Bylaw 133D2019

- Item 2 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201
- 28 Avenue SW, LOC2019-0037, CPC2019-0697
Bylaws 49P2019 and 139D2019

- Item 3 Land Use Amendment in Parkdale (Ward 7) at 3120 Parkdale Boulevard NW,
LOC2019-0032, CPC2019-0608
Bylaw 138D2019

- Item 4 Policy Amendment and Land Use Amendment in West Springs (Ward 6) at
multiple addresses, LOC2018-0237, CPC2019-0702
Bylaws 50P2019 and 143D2019

- Item 5 Policy Amendment and Land Use Amendment in West Springs (Ward 6) at
multiple address, LOC2017-0188, CPC2019-0523
Bylaws 47P2019 and 135D2019

- Item 6 Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at
multiple addresses, LOC2018-0226, CPC2019-0636
Bylaws 9C2019 and 142D2019

- Item 7 Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW
LOC2019-0012, CPC2019-0651
Bylaw 134D2019

- Item 8 Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at
5116 Richard Road SW, LOC2018-0277, CPC2019-0544
Bylaw141D2019

- Item 9 Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)
between 816 and 824 McDougall Road NE, LOC2019-0023, CPC2019-0500
Bylaws 8C2019 and 140D2019

- Item 10 Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward
9) at 65 and 69 - 7A Street NE, LOC2019-0047, CPC2019-0690
Bylaws 52P2019 and 147D2019

Page 2
Agenda

- Item 11 Land Use Amendment in Manchester Industrial (Ward 9) at 4415 – 1 Street SE, LOC2019-0033, CPC2019-0673
Bylaw 145D2019
- Item 12 Land Use Amendment in Kingsland (Ward 11) at 7103 – 7 Street SW, LOC2019-0043, CPC2019-0676
Bylaw 146D2019
- Item 13 Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 – 24 Street SE, LOC2018-0153, CPC2019-0689
Bylaws 51P2019 and 144D2019
- Item 14 Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW, LOC2019-0008, CPC2019-0716
Bylaw 151D2019
- Item 15 Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406, CPC2019-0551
Bylaw 137D2019
- Item 16 Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107, CPC2019-0717
Bylaw 154D2019
- Item 17 Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174, CPC2019-0720
Bylaws 53P2019 and 149D2019
- Item 18 Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 – 21 Avenue NW, LOC2019-0002, CPC2019-0704
Bylaws 54P2019 and 150D2019
- Item 19 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230, CPC2019-0596
Bylaws 48P2019 and 136D2019
- Item 20 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216 Centre Street NE, LOC2019-0001, CPC2019-0705
Bylaws 55P2019 and 153D2019
- Item 21 Land Use Amendment in Hillhurst (Ward 7) at 628 – 15 Street NW, LOC2018-0048, CPC2019-0712
Bylaw 148D2019
- Item 22 Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015, CPC2019-0709
Bylaw 152D2019

Page 3
Agenda

Item 23 Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
 LOC2018-0157, CPC2019-0714
 Bylaw 155D2019

STREET NAME CHANGES

Item 1 Proposed Street Name in West Springs (Ward 6), SN2018-0014, CPC2019-
 0594

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
Corrected CPC2019-0598

Land Use Amendment in Kingsland (Ward 11) at 837 – 67 Avenue SW, LOC2019-0034

EXECUTIVE SUMMARY

This application was submitted by Sara Karimi Avval on 2019 March 07, on behalf of the landowner, James R. Burnell. The application proposes to change the designation of 837 – 67 Avenue SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouse, in addition to building types already allowed (e.g. single detached dwellings, semi-detached dwellings, duplex homes);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of **3 dwelling units** (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

The proposal conforms to the relevant policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.11 acres ±) located at 837 – 67 Avenue SW (Plan 4910AK, Block 9, Lot 1 and 2) from Residential – contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 May 16:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.11 acres ±) located at 837 – 67 Avenue SW (Plan 4910AK, Block 9, Lot 1 and 2) from Residential – contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to **Proposed Bylaw 133D2019**.

**Planning & Development Report to
Calgary Planning Commission
2019 May 16**

**ISC: UNRESTRICTED
Corrected CPC2019-0598**

Land Use Amendment in Kingsland (Ward 11) at 837 - 67 Avenue SW, LOC2019-0034

Excerpt from the Minutes of the 2019 May 16 Regular Meeting of the Calgary Planning Commission

“The following clerical corrections were noted with respect to Report CPC2019-0598:

- Cover Report, on page 1, Executive Summary section, bullet three, and on page 4, Land Use section, paragraph two by deleting "4 dwelling units" and replacing with "3 dwelling units".
- Cover Report, on page 4, Transportation section, paragraph one by deleting "150 metres east" and replacing with "150 metres west".”

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Sara Karimi Avval on 2019 March 07 on behalf of the landowner, James R. Burnell. The proposal (Attachment 1) is to accommodate a secondary suite in the existing semi-detached dwelling. No development permit application has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
Corrected CPC2019-0598

Land Use Amendment in Kingsland (Ward 11) at 837 - 67 Avenue SW, LOC2019-0034

Location Maps



Land Use Amendment in Kingsland (Ward 11) at 837 - 67 Avenue SW, LOC2019-0034

Site Context

The subject site, 837 – 67 Avenue SW, is located in the community of Kingsland, at the corner of 67 Avenue SW and 7 Street SW. The site is one block east of Elbow Drive SW and one block south of Glenmore Trail SW.

The parcel is approximately 0.04 hectares (0.11 acres) in size and approximately 13 metres in width by 37 metres in length. It is developed with a semi-detached dwelling and detached garage that is accessed from the rear lane.

The surrounding area is largely designated Residential – Contextual One / Two Dwelling (R-C2) District with a variety of multi-residential and commercial developments within 300 metres radius of the subject site.

As identified in Figure 1, the community of Kingsland reached its peak population in 1971 with a total of 5,341 residents. The current population is 4,645, a decline of 696 residents.

Figure 1: Community Peak Population

Kingsland	
Peak Population Year	1971
Peak Population	5,341
2018 Current Population	4,645
Difference in Population (Number)	- 696
Difference in Population (Percent)	- 13%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an established city area within the city and allows for a range of housing forms that are in keeping with the scale and character of the existing neighbourhood.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
Corrected CPC2019-0598

Land Use Amendment in Kingsland (Ward 11) at 837 - 67 Avenue SW, LOC2019-0034

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential district intended to accommodate duplex, semi-detached and single detached dwellings in developed areas. The district allows for a maximum of two dwelling units and a maximum height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) townhouse developments where the face of each dwelling unit must directly face a public street. With a maximum permitted density of 75 units per hectare, the site could accommodate up to **3 dwelling units**.

The R-CG District also allows for a range of other low density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

The proposed R-CG District will allow for modest residential intensification of the site in a manner that is compatible with existing adjacent residential developments.

Development and Site Design

The rules of the proposed R-CG District provided basic guidance for the future site development including appropriate uses, height, landscaping and parking.

Environmental

An Environmental Site Assessment was not required as part of this application.

Transportation

A Transportation Impact Assessment was not required as part of this application. Vehicular access to the parcel is available via the rear lane. The area is served by Calgary Transit bus service with stops located approximately **150 metres west** from the subject site on Elbow Drive SW providing service to downtown. On-street parking is restricted on 7 Street SW and residential parking zone restriction on 67 Avenue SW.

Access and parking will be reviewed at the development permit stage.

Utilities and Servicing

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

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
Corrected CPC2019-0598

Land Use Amendment in Kingsland (Ward 11) at 837 - 67 Avenue SW, LOC2019-0034

Stakeholder Engagement, Research and Communication

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

The Kingsland Community Association was circulated as part of this application. The Community Association responded with no comment on the proposed redesignation on 2019 April 01 (Attachment 2). No citizen comments were received by the CPC Report submission date and no public meetings were held by the applicant or Administration for this application.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

This 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential Developed – Established area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage modest redevelopment in the established area over time including incorporating appropriate density, mix of land uses and pedestrian-friendly environment to existing infrastructures.

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

There is no local area plan in place for the community of Kingsland.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
Corrected CPC2019-0598

Land Use Amendment in Kingsland (Ward 11) at 837 - 67 Avenue SW, LOC2019-0034

Social, Environment Economic (External)

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

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density of an established area parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 133D2019**

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-06)

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.

I would like to apply for a zoning change for my property 637 87 Ave SW Calgary (Kingsland) to allow for a multi-family residence.

This is great area of Calgary as it has easy access to shopping, transit, hospital, and major roads for transportation. It's a busy area of the city, and there are many places that are already zoned as multi-family units around me. I do not feel that increasing the density of this residence would negatively affect the area. This is a good sized home on a good sized lot, with plenty of off-street parking available.

Re-zoning would allow me to add a legal secondary suite to this residence, giving me an extra source of revenue to help pay down the mortgage on the property. It would also increase the value of the property, which would in turn increase the property taxes received by the City.

I appreciate the City of Calgary allowing a period of time for people to add legal suites based on the fire code and would like to take advantage of this offer.

I am a big proponent of safety and want to ensure to myself, prospective tenants, and the City of Calgary that I will not put anyone at risk for personal benefit.

I also want to show that I do not intend to hide things from the City and that I do not intend to cut corners to get around current City rules and guidelines.

I want things to be done right, safely, and within the allowances the City permits.

I appreciate you taking the time to review my application.

I hope we can both work together to building a safer Calgary.

ISC: Protected

Community Association Letter

From: Darren MacDonald
Sent: Sunday, March 31, 2019 7:41 PM
To: CPAG Circ
Cc: Chan, Calvin C.
Subject: [EXT] Re: LOC2019-0034 - Circulation Package

Hi Calvin,

The community has no comments on this application. Our understanding is that the application may not be required if council changes the bylaws as is being proposed by administration next week, and at any rate we are neutral on basement suites in R-C2.

Regards
Darren MacDonald
KCA Planning Director

PROPOSED

CPC2019-0598
ATTACHMENT 3

BYLAW NUMBER 133D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0034/CPC2019-0598)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0034/CPC2019-0598
BYLAW NUMBER 133D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0697

Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037

EXECUTIVE SUMMARY

This land use redesignation application was submitted on 2019 March 18 by CivicWorks Planning + Design on behalf of the landowner Christine Macken. This application proposes to change the designation of 2201 - 28 Avenue SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District in the community of Richmond to allow for:

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

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

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2201 – 28 Avenue SW (Plan 4479P, Block 20, Lots 39 and 40) 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.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0697

Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 49P2019**.
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2201 – 28 Avenue SW (Plan 4479P, Block 20, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to **Proposed Bylaw 139D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

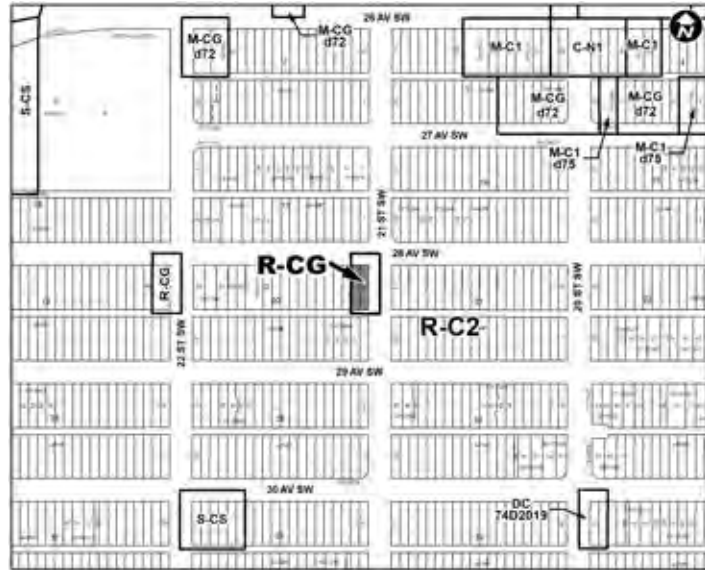
This land use redesignation application for 2201 - 28 Avenue SW was submitted on 2019 March 18 by CivicWorks Planning + Design on behalf of the landowner Christine Macken. The parcel is located in the community of Richmond, on a corner parcel, at 28 Avenue SW and 21 Street SW. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District (Attachment 1). No development permit application has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0697

**Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28
Avenue SW, LOC2019-0037**

Location Maps



Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037

Site Context

The subject site is located on the southwest corner of the intersection of 28 Avenue SW and 21 Street SW in the community of Richmond. Surrounding development is characterized by single detached and semi-detached dwellings.

The subject site is approximately 0.06 hectares in area with dimensions of approximately 15 metres by 37 metres. It is currently developed with a one-storey single detached dwelling with a parking pad and accessory building. There is lane access at the rear of the property.

As identified in Figure 1, the community of Richmond reached peak population in 2018.

Figure 1: Community Peak Population

Richmond	
Peak Population Year	2018
Peak Population	4882
2018 Current Population	4882
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an inner city area and provides for a development form that will be compatible with the low density residential character of the existing neighbourhood as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

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

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0697

Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low density housing forms such as single detached, semi-detached, and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowed in R-CG developments.

The proposed R-CG District will allow for modest residential intensification of the site in a manner that is compatible with existing adjacent residential developments.

Development and Site Design

While a development permit has not been submitted for this parcel, the rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the site development including height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process will include:

- ensuring an engaging built interface along both 28 Avenue SW and 21 Street SW;
- emphasizing individual at-grade entrances;
- provision of parking for the rowhouse development; and
- locations and screening of amenity spaces.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian and vehicular access to the site is available from 28 Avenue SW, 21 Street SW and the rear lane. The area is served by Calgary Transit, with the Shaganappi Point LRT Station within approximately 1.7 kilometres walking distance of the site on 28 Avenue SW and 26 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority. The site is approximately 330 metres from a transit stop, servicing Route 6 which offers service to the downtown core and the Westbrook LRT Station.

Utilities and Servicing

Public water and sanitary exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0697

Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037

Stakeholder Engagement, Research and Communication

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

No comments were received from the Richmond/Knob Hill Community Association.

Administration received twelve letters of opposition to the application. Already congested on-street parking, impact on the character of the neighbourhood, increase in density and on-street traffic and loss of privacy were cited as the main reasons for opposition in the letters.

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

The applicant led engagement included the following:

- Community Association notification memos which included information on the proposal and outlining stakeholder engagement;
- On-site signage that was installed at the time of submission which included project and contact information;
- 100 postcards delivered to surrounding neighbours that provided information on the proposal and how to contact the applicant for questions or comments; and
- Responding actively to stakeholder feedback – six email responses and three telephone calls.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Town and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan* as the proposed land use amendment and policy amendments builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure and establishing strong and

Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037

sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the MDP. The applicable MDP policies encourage redevelopment and modest intensification in the inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with the relevant MDP policies as the rules of the R-CG District provide for a modest increase in density in a form that is sensitive to existing residential development in terms of height, built-form and density.

Richmond Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the ARP. The Conservation/Infill area is intended for low-density developments in the form of single-detached and duplex dwellings. To accommodate the R-CG District, a minor amendment to Map 2 (Attachment 2) is required to change the subject site to Low Density Residential, which is intended for low profile family-oriented redevelopment (single and duplex dwellings and townhousing not exceeding 75 units per hectare).

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will facilitate a more efficient use of the existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0697

**Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28
Avenue SW, LOC2019-0037**

REASON(S) FOR RECOMMENDATION(S):

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

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 49P2019**
3. **Proposed Bylaw 139D2019**

Applicant's Submission



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

15.03.2019

ATTN: City of Calgary Planning & Development

—

RE: Land Use Redesignation from R-C2 to R-CG:
2201 - 28 Avenue SW | Lots 39-40, Block 20, Plan 4479P

Planning & Development
The City of Calgary
PO Box 2100, Station M 800
Macleod Trail SE
Calgary, AB T2P 2M5

The subject parcel is located in the community of Richmond / Knob Hill and consists of 0.058ha of privately owned land. Oldstreet Development Corporation has retained CivicWorks to undertake a land use redesignation process to facilitate the construction a four-unit Rowhouse Building with front doors facing 28 Avenue and 21 Street SW, with 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. 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 Richmond 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 proposed development vision will introduce new, innovative and more affordable housing options to the inner city, where single and semi-detached homes are increasingly out of reach. The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 28 Avenue and 21 Street SW with grade-oriented unit entrances.

Direct Lane Access: The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 28 Avenue and 21 Street SW. Additionally, the existing front drive curb cut will be removed and rehabilitated to City sidewalk standards.

Applicant's Submission



Proximity To Transit: The subject site is within ~350 walking distance (~250m as the crow flies) from a local transit stop (Route 6) along 26 Avenue SW, and within ~600m walking distance (~415m as the crow flies) from a Primary Transit stop (Route 20 and 112) and future BRT stop along Crowchild Trail SW.

Proximity To A Main Street Corridor: The subject site is within ~475m walking distance of the 33 Avenue SW Neighbourhood Main Street.

Proximity To An Existing Open Space / Community Amenity: The subject site is within ~250m walking distance of both the Richmond School, Richmond Knob Hill Community Association and associated open space.

CITY-WIDE POLICY ALIGNMENT

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

COMMUNITY ENGAGEMENT

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

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

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

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



Applicant's Submission



Surrounding Area Postcard Drop: ~ 100 surrounding area neighbours



Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated development vision. The postcards outline the proposed land use change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquires, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

CONCLUSION

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

Should you have any questions, comments, or concerns, please contact me at 403.889.4434 or boris@civicworks.ca.

Sincerely,

Boris Karn | Urban Planner
BHSc, MPlan

PROPOSED

CPC2019-0697
ATTACHMENT 2

BYLAW NUMBER 49P2019

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE RICHMOND AREA REDEVELOPMENT PLAN BYLAW 17P85 (LOC2019-0037/ CPC2019-0697)

WHEREAS it is desirable to amend the Richmond Area Redevelopment Plan Bylaw 17P85, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Richmond Area Redevelopment Plan attached to and forming part of Bylaw 17P85, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.06 hectares \pm (0.15 acres \pm) located at 2201 – 28 Avenue SW (Plan 4479P, Block 20, Lots 39 and 40) from 'Conservation/Infill' to 'Low Density Residential' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 49P2019

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2019-0697
ATTACHMENT 3

BYLAW NUMBER 139D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0037/CPC2019-0697)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

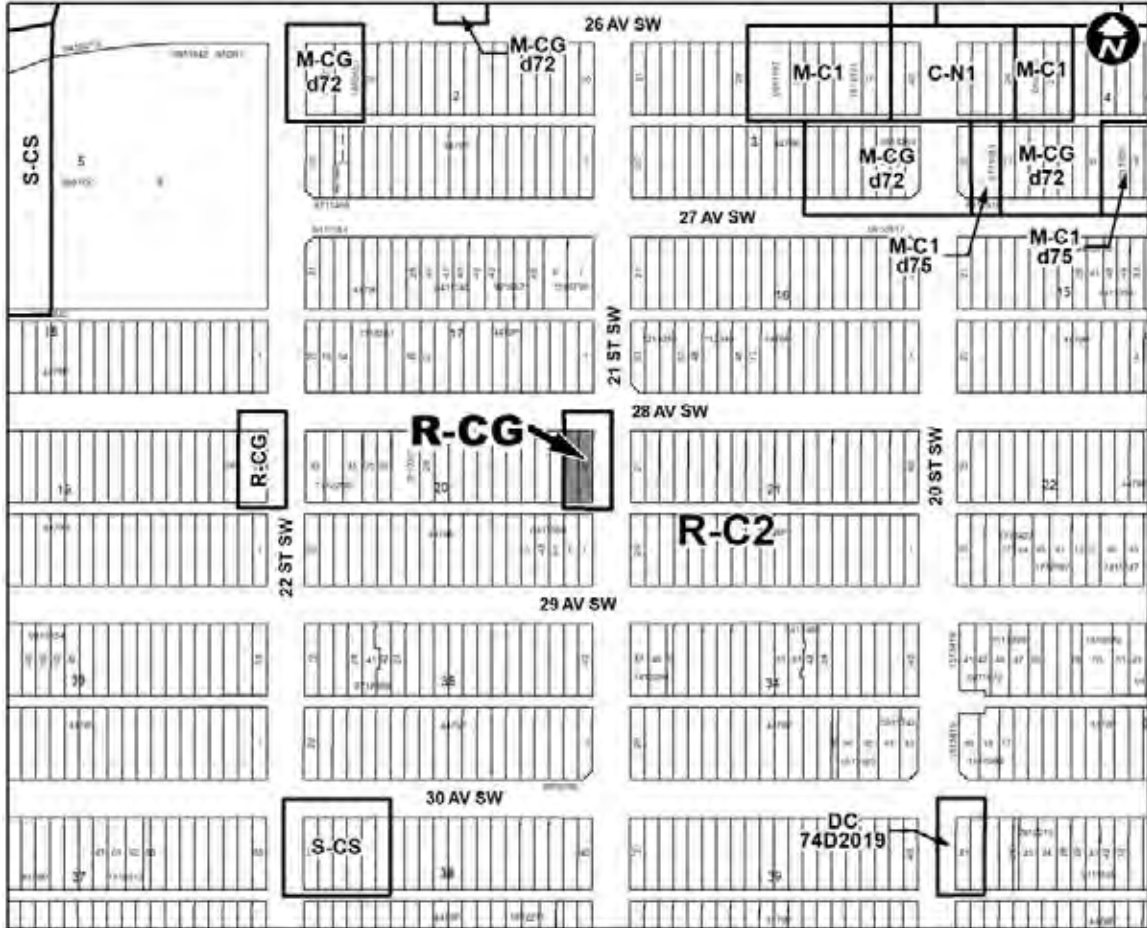
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0037/CPC2019-0697
BYLAW NUMBER 139D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0608

**Land Use Amendment in Parkdale (Ward 7) at 3120 – Parkdale Boulevard NW,
LOC2019-0032**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Inertia on behalf of the landowners Tammy Le and Andy Phan on 2019 March 06. This application proposes to change the designation of the subject site from Residential – Contextual One / Two (R-C2) District to Residential – Grade Orientated Infill (R-CG) District to allow for:

- rowhouses in addition to building uses already allowed (e.g. single detached, semi-detached, duplex homes and secondary 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 District.

This proposal conforms to the relevant policies of the *Municipal Development Plan* and is supported by the objectives of the *South Shaganappi Communities Area Plan*.

A development permit application for a four-unit rowhouse development has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 3120 – Parkdale Boulevard NW (Plan 8321AF, Block 37, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 3120 – Parkdale Boulevard NW (Plan 8321AF, Block 37, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to **Proposed Bylaw 138D2019**.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0608

**Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,
LOC2019-0032**

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

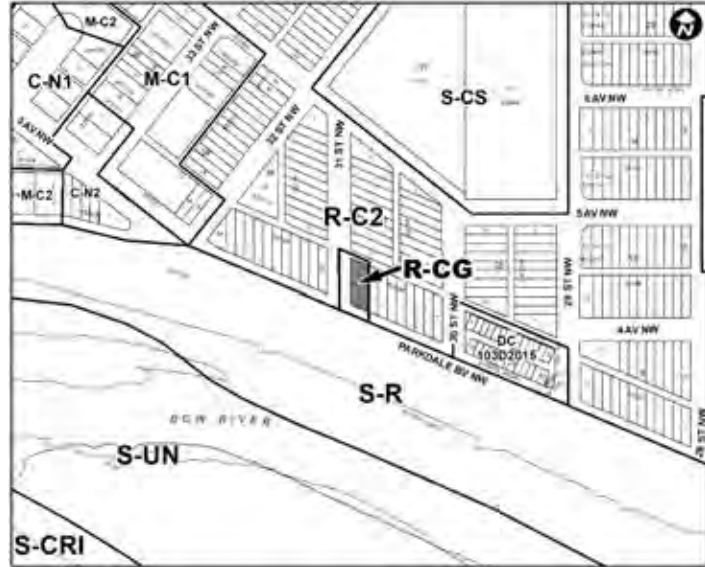
This land use amendment application was submitted by Inertia on behalf of the landowners Tammy Le and Andy Phan on 2019 March 06 (Attachment 1). A development permit application for a four-unit rowhouse development (DP2019-1285) was submitted by Inertia on 2019 March 19 and is currently under review (Attachment 2).

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0608

Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,
LOC2019-0032

Location Maps



**Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,
LOC2019-0032**

Site Context

The subject parcel is located at the northeast corner of the intersection at Parkdale Boulevard NW and 31 Street NW. The site is approximately 17 metres in width by 39 metres in length and is located in the residential community of Parkdale in the northwest quadrant of Calgary. The parcel currently has a one-storey single detached dwelling with detached garage located upon it. A rear lane exists along the northern edge of the site.

The surrounding community is characterized by a mix of single and semi-detached homes. The predominant land use in the area is Residential – Contextual One / Two (R-C2) District. There have been pockets of re-development throughout the area which contains a higher mix of densities of residential units. The Parkdale Community Association and park space are 500 metres to the northwest of the site. Westmount Elementary is the nearest school and is located 200 metres north of the site.

There is a neighbourhood activity centre comprised of small scale businesses located 200 metres west of the site. North Hill Mall is the nearest Community Activity Centre and is located less than 5 kilometres north of the parcel. Similarly, SAIT is located less than 6 kilometres to the northeast. The downtown core, Sunnyside’s commercial district and the University of Calgary are less than 3 kilometres away respectively.

In terms of employment, Foothills Hospital, Alberta’s Children Hospital along with the University of Calgary are located three kilometres north of the parcel.

As shown in Figure 1, the community of Parkdale achieved its peak population in 2018.

Figure 1: Community Peak Population

Parkdale	
Peak Population Year	2018
Peak Population	2,602
2018 Population	2,602
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0608

**Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,
LOC2019-0032**

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal involves the redesignation of a single R-C2 parcel to R-CG to allow for a larger array of low density residential uses. The current proposal meets the objectives of all applicable planning policies as described in the Strategic Alignment portion of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex dwellings. Single detached dwellings may include a secondary suite but semi-detached dwellings may not. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units on this parcel.

The proposed Residential – Grade Orientated Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to 4 dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the future site development including appropriate uses, building massing and height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- Ensuring an engaging built interface along both Parkdale Blvd and 31 Street NW frontages;
- Mitigation of overlooking and privacy concerns; and
- Improving pedestrian connections along 31 Street NW by ensuring vehicle access to the site is off the lane.

A development permit application for a four-unit rowhouse was submitted by Inertia group on 2019 March 19 and has been placed on hold by administration. No decision will be made on the development permit application until a decision has been rendered on this land use designation.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0608

**Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,
LOC2019-0032**

Environmental

There are no environmental concerns associated with the site or current proposal.

Transportation

Pedestrian access to the subject site is available from Parkdale Boulevard NW and 31 Street NW. Vehicular access is restricted to the rear lane. The area is served by Calgary Transit bus service. Base, primary and rapid service is provided along Parkdale Boulevard NW as the Routes 1, 9, 40, 90 and 305 have stops located across the street from the property; providing a direct connection to major northwest activity hubs and the downtown core respectively. On street parking adjacent to the subject site is restricted to local residents only on 31 Street NW. There is no parking available along Parkdale Boulevard NW.

A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

Administration received an email from the Parkdale Community Association stating they have no objection for this application.

Administration received ten citizen responses noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

- increase in traffic, noise and parking issues;
- increase in height, density, and lot coverage;
- reduced privacy on neighbouring properties;
- insufficient space allocation for waste and recycling bins; and
- general concern about higher density residential and commercial developments within neighbourhood.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0608

**Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,
LOC2019-0032**

A number of comments were primarily relevant to the Development Permit application (DP2019-1285) and will be addressed during the subsequent review process.

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

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential Developed Inner City area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). The applicable MDP policies encourage redevelopment and modest intensification in inner-city communities intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

South Shaganappi Communities Area Plan (Non Statutory – 2011)

The subject parcel is located within Inner City Residential land use typology as shown on Map 3: Development Strategy and Urban Structure in the *South Shaganappi Communities Area Plan (SSCAP)*. The applicable SSCAP policies encourages multi-residential development and modest intensification in a form and nature that respects scale and character of the neighbourhood context. The proposal is in keeping with relevant SSCAP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0608

**Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,
LOC2019-0032**

Social, Environmental, Economic (External)

The proposed land use district will provide a wider range of housing types than the existing designation. As a result, the site will better accommodate the housing needs of various age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with applicable policy directives of the *Municipal Development and South Shaganappi Communities Area Plan*. The proposed R-CG land use district was created for cases where new development was to occur in close proximity or adjacent to low-density residential development. The proposed change would allow for a modest increase in density for an inner city parcel while allowing for development that can be compatible with the built form of the existing community.

ATTACHMENT(S)

1. Applicant Submission
2. Development Permit (DP2019-1285) Summary
3. Community Association Letter
4. **Proposed Bylaw 138D2019**

Applicant Submission

Site Address: 3120 Parkdale Blvd. NW
Land Use Redesignation from R-C2 to R-CG

March 06, 2019

Design Intent and Context:

The subject parcel is located in the community of Parkdale and consists of 0.062 ha. We are proposing a development with a four-unit multi-residential building with doors facing 31 ST NW and Parkdale Blvd, with vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

The current land use designation is (R-C2) Residential – Contextual one/two dwelling which allows for single detached or semi-detached dwelling and a maximum height of 10m. To support the proposed development, we are applying to change the designation from R-C2 to R-CG Division 11: Residential – Grade-Oriented Infill.

The Land Use Bylaw describes the R-CG district as follows:

The Residential – Grade-Oriented Infill (R-CG) District accommodates existing residential development; accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; accommodates Secondary Suites and Backyard Suites with new and existing residential development; provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

The parcel is located on a corner lot and is situated next to low density Single-detached and Semi-detached buildings towards the east, and Single-detached buildings to the west across the adjacent street. The proposed land use is intended to add further density along a major corridor. While R-CG does allow slightly higher density than the current designation, the rules of the district ensure that development is compatible with low density residential development.

The proposed development will be designed so each unit will have separate and direct access to grade. The overall massing will be designed with in the setbacks and maximum height rule of the Land Use Bylaw which respects the existing character of the block.

The site has specific attributes which make it ideal for an increase in density:

- The site is only 150m from multiple bus stops to the east and west.
- The site is less than 200m to Westmount Elementary School.
- The site is only 10 minutes' walk west (a 5 minutes' drive) to small shops and restaurants.
- The site is only 15 minutes' walk (a 6 minutes' drive) to Foothills Hospital.
- The site is only 15 minutes' walk (a 6 minutes' drive) to The University of Calgary.
- The site is only 5 minutes' drive to Banff Trail CTrain Station
- The site is only 6 minutes' drive to Sunnyside CTrain Station

Development Permit (DP2019-1285) Summary

A development permit application (2019-1285) has been submitted by Inertia Group on 2019 March 19. The development permit application is for a two-storey, four-unit rowhouse development including 4 on-site motor vehicle stalls. The following excerpts (Figure 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

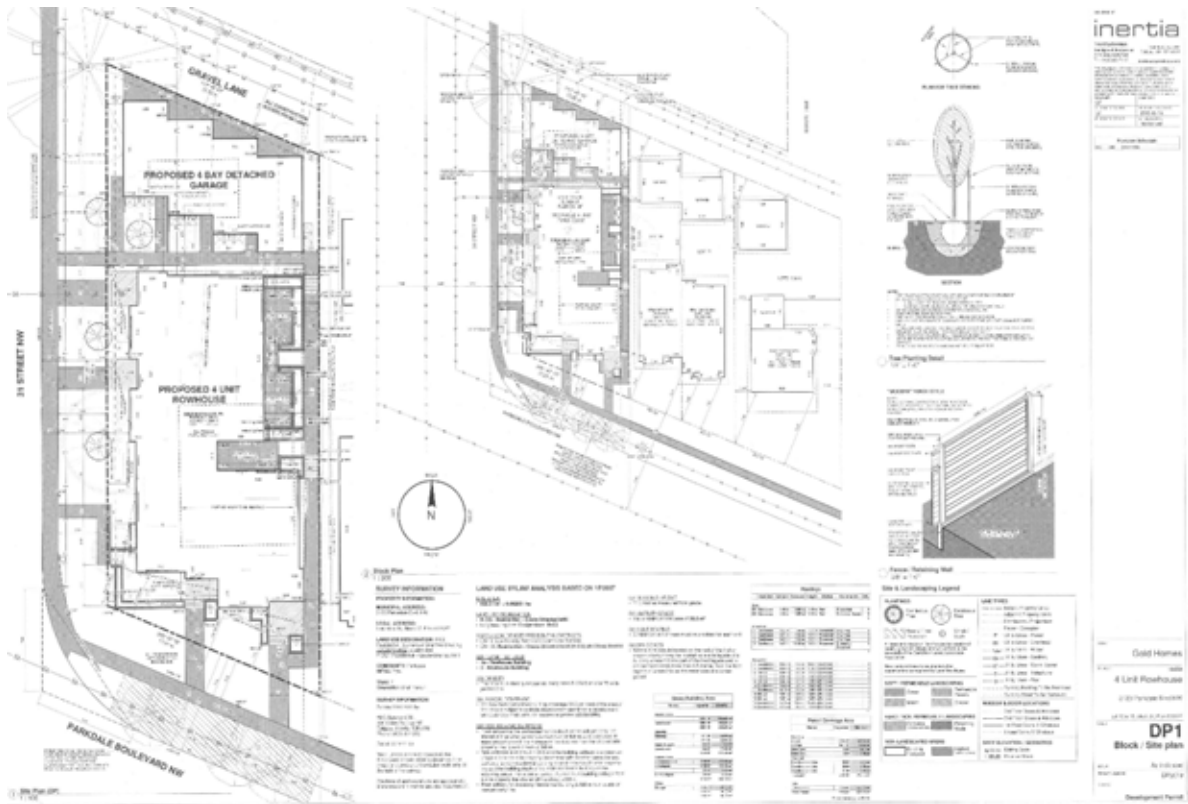
Administration's review of the development permit will determine the ultimate building design, number of units and site layout details such as parking, landscaping and site access. No decision will be made on the development permit application until council has made a decision on this land use redesignation.

Figure 1: Rendering of Proposed Development (View from Parkdale Blvd NW)



Development Permit (DP2019-1285) Summary

Figure 2: Site Plan



Community Association Letter



APPLICATION NOTICE LOC2019-0032

March 12, 2019

A new Land Use Amendment to accommodate R-CG is proposed at the address(es) below. Please contact the file manager directly at any point in the review process if you have any questions or concerns.

Application Details

File Number: LOC2019-0032

File Manager: ALLAN SINGH

Phone: (403) 268-5398

eMail: Allan.Singh@calgary.ca

Address: 3120 PARKDALE BV NW

8321AF;37;19.20

Community: PARKDALE

Ward: 07

Map Section: 19C

Application Description: Land Use Amendment

Proposed Use: R-CG

Existing Use: R-C2

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please return your response to: Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
eMail: cpac.circ@calgary.ca

Please check the corresponding box below and forward any comments to the above sender.

No Objection

Comments Attached

Name: Judy Hoarf

Date: April 10 2019

Organization: Parkdale CA

Comments Due By: April 04, 2019

(If representing an organization)

PROPOSED

CPC2019-0608
ATTACHMENT 4

BYLAW NUMBER 138D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0032/CPC2019-0608)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

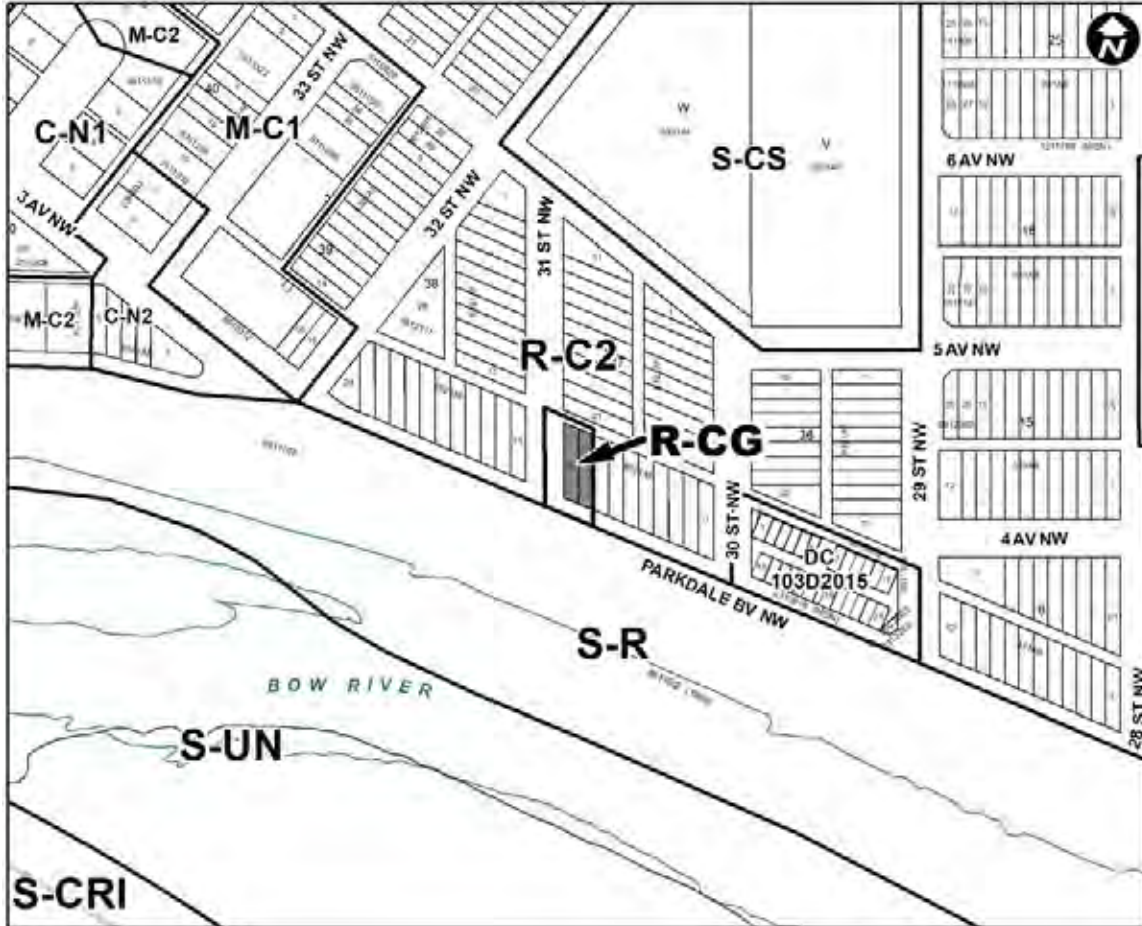
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0032/CPC2019-0608
BYLAW NUMBER 138D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0702

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237

EXECUTIVE SUMMARY

This application was submitted by IBI Group on 2018 October 19 on behalf of the landowners Giuseppe Tiberio, John Tiberio, John Mark Noel, Leanne Rae Tiberio and Katherine Lois Tiberio. The application seeks to redesignate three acreage parcels totalling 3.01 hectares (7.44 acres) in size from a DC Direct Control District (Bylaw 12Z96) to the Residential – Low Density Mixed Housing (R-G) District and the Special Purpose – School, Park and Community Reserve (S-SPR) District. The new districts will allow for:

- an anticipated 64 dwelling units (R-G);
- 0.301 hectares (0.743 acres) of Municipal Reserve intended for a park site (S-SPR); and
- the location of future local roadways, utilities and services.

The proposed land uses and road network align with previously approved outline plans in the area, as well as with the amended *West Springs Area Structure Plan*. The proposed land use amendment application and the associated outline plan (CPC2019-0703) on today's agenda serve to implement the policies of the *Municipal Development Plan* by presenting a more efficient infrastructure and land use pattern.

An amendment to the *West Springs Area Structure Plan* is required to allow for an increase in density from the currently allowed threshold.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the West Springs Area Structure Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 3.01 hectares ± (7.44 acres ±) located at 7233, 7373 and 7385 – 11 Avenue SW, (Plan 4587S; Blocks 3 and 4; Plan 0611171; Block 4; Lot 1) from DC Direct Control District **to** Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate residential development; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0702

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the West Springs Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 50P2019**.
3. ADOPT, by bylaw, the proposed redesignation of 3.01 hectares ± (7.44 acres ±) located at 7233, 7373 and 7385 – 11 Avenue SW, (Plan 4587S; Blocks 3 and 4; Plan 0611171; Block 4; Lot 1) from DC Direct Control District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate residential development; and
4. Give three readings to **Proposed Bylaw 143D2019**.

Excerpt from the Minutes of the 2019 June 6 Regular Meeting of the Calgary Planning Commission:

“A revised Attachment 3 was distributed with respect to Report CPC2019-0702”.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

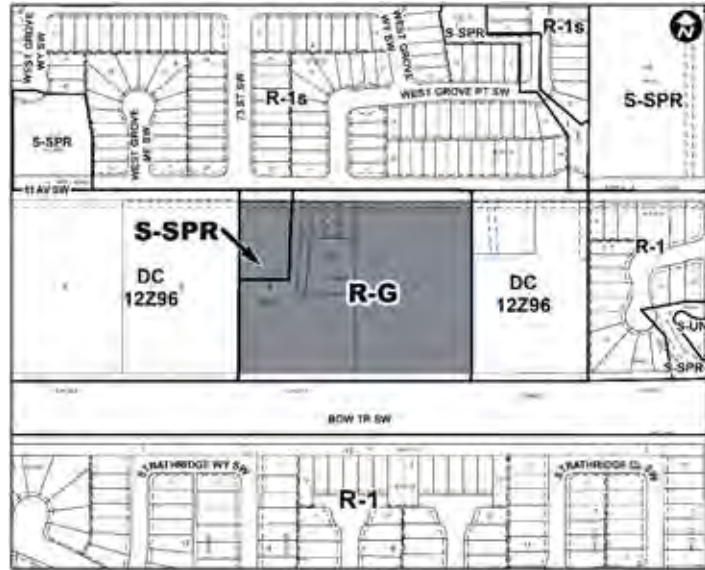
This application was made by IBI Group on 2018 October 19 on behalf of the landowners Giuseppe Tiberio, John Tiberio, John Mark Noel, Leanne Rae Tiberio and Katherine Lois Tiberio (Attachment 1). The lands on the north side of 11 Avenue SW were developed by the same owner under a previous outline plan and land use amendment (LOC2014-0137) approved in December of 2015.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0702

**Policy Amendment and Land Use Amendment in West Springs (Ward 6) at
multiple addresses, LOC2018-0237**

Location Maps



Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237

Site Context

The subject site, 7233, 7373 and 7385 – 11 Avenue SW, is composed of three acreage parcels in the community of West Springs. The total area is approximately 3.01 hectares (7.44 acres). The site is relatively flat, though there does exist a low point at the northeast corner. Several aspen stands mark the site, though none of these are identified as environmentally significant. Former acreage sites across 11 Avenue SW are currently being redeveloped into single detached dwellings under the Residential – One Dwelling (R-1s) District. Adjacent sites to the east and west remain as acreages under the DC Direct Control District (Bylaw 12Z96).

Figure 1 provides population statistics for the community of West Springs.

Figure 1: Community Peak Population

West Springs	
Peak Population Year	2018
Peak Population	10,495
2018 Current Population	10,495
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

The community continues to grow as vacant or undeveloped lands continue to be brought into development. Additional demographic and socio-economic information may be obtained online through the [West Springs](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application, along with the associated outline plan (CPC2019-0703 - Attachment 2), will facilitate the continued development of a residential neighbourhood as envisioned by the policies of the *Municipal Development Plan* and the *West Springs Area Structure Plan*.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Subdivision Design

The proposed subdivision is approximately 3.01 hectares (7.44 acres) in size and consists of low density residential uses in a laneless configuration, with a local park space. The road network is based on a single east-west road through the southern portion of the site. This road is accessed from the local collector (11 Avenue SW) by a pair of north-south roads. The pattern can be easily repeated with adjacent future applications to ensure a highly connective network.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0702

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237

Open space is provided with a single park in the northwest portion of the site 0.301 hectares (0.743 acres) in size and provides the 10 percent Municipal Reserve (MR) requirement. The park will contain a natural playground, picnic area, informal open active play spaces and a looped pathway system.

This park space is located so it may be mirrored to the west when and if this parcel redevelops.

Land Use

This land use amendment application proposes two new land uses: Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The R-G District (2.05 hectares) is intended to accommodate a wide variety of low density housing forms, from single detached dwellings to rowhouses and cottage housing clusters. The proposed district is in general alignment with the character of the area, as the lands to the north have developed as low density single detached dwellings under the Residential – One Dwelling (R-1s) District. By allowing alternate building forms with slightly higher densities, R-G grants the opportunity for more variation and slightly higher density, without compromising the low density character of the area.

The S-SPR District is intended for the Municipal Reserve parcel at the northwest corner of the site and will allow for the intended park use of that site.

Density

The application proposes 64 dwelling units over the plan area, which equates to a density of 21.3 units per hectare (8.6 units per acre). This exceeds the maximum density allowed under the current *West Springs Area Structure Plan*, which allows maximum densities of 7.4 to 12.4 units per hectare (3 to 5 units per acre).

While exceeding the plan requirements, this level of density does align with the ongoing evolution of the area. Development of the sites to the north was accompanied by a reclassification of the lands to the ASP's Medium Density category, which requires a density of 19.8 to 24.7 units per hectare (8 to 10 units per acre). This level of density corresponds with the current minimum densities expected in greenfield areas and can be achieved without compromising the overall character of the neighbourhood. Considering also that the density of the neighbourhood at large is comparatively quite low, an amendment to Medium Density is appropriate and can be accomplished through a minor map amendment to the ASP (Attachment 3).

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0702

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237

Environmental

A Phase 1 Environmental Site Assessment was submitted; however, no significant environmental issues were identified.

Transportation

The lands will be accessed from the local collector, 11 Avenue SW, which was constructed with the approval of the lands north of that street.

The proposed road network within the subdivision can be replicated as the adjacent parcels are redeveloped and integrated into this plan. To allow turnaround movements in the interim, one of the lots will have an easement placed upon it which will prevent development and allow it to act as a hammerhead turnaround.

The evolving grid network will allow easy connectivity for all active modes.

No Transportation Impact Assessment was required.

A Traffic Noise Analysis Report for the development adjacent to Bow Trail SW will be required at the tentative plan stage.

Utilities and Servicing

All services are available from 11 Avenue SW.

A Sanitary Servicing Study was required and confirmed that the site could be serviced without additional upgrades.

Stakeholder Engagement, Research and Communication

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

Five letters from adjacent neighbours were received, objecting to increased density in the area.

The West Springs Cougar Ridge Community Association was circulated the application, but no comments were received by the time of report production.

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.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0702

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use and policy amendments build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is identified as Residential – Developing – Future Greenfield on Map 1 of the *Municipal Development Plan* (MDP). Section 3.6 of the MDP directs that the applicable Area Structure Plan provides detailed guidance for the review of planning applications.

West Springs Area Structure Plan (Statutory – 2012)

As described previously, the proposed density exceeds the limits laid out by the existing *West Springs Area Structure Plan*. Reclassification of the site from the Standard Density to the Medium Density category to accommodate the proposal is appropriate and is accomplished through the accompanying minor amendment to the plan (Attachment 3).

Social, Environmental, Economic (External)

The proposed outline plan enables the continued evolution of the community of West Springs in the form of a potential wide range of low density uses. The development of these lands will enable a more efficient use of land and infrastructure, will support surrounding uses and amenities while introducing the location for additional amenities for the area.

Financial Capacity

Current and Future Operating Budget

As development proceeds in this area, the local infrastructure is assumed by The City, and as additional services come online, operating costs will be incurred. As this area is considered to be an actively developing community, these costs are being incorporated into the One Calgary 2019 - 2022 four year service plan and budget. Operating costs are related to services such as roads, utilities, parks and waste and recycling.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0702

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use and policy amendments serve to implement the objectives of the *Municipal Development Plan* and the *West Springs Area Structure Plan* through the efficient utilization of land and infrastructure.

The proposal allows for the continued evolution of a low density residential neighbourhood by introducing the possibility of varied low density residential housing forms that will match well with the existing context.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Outline Plan
3. **Proposed Bylaw 50P2019**
4. **Proposed Bylaw 143D2019**

Applicant's Submission

This project is located in the community of West Springs and consists of 3 small acreage parcels, 3.01 ha (7.44 ac) in total, south of 11th Avenue SW, located between 73rd Street and approximately 70th Street SW. The site is municipally known as 7385, 7373, 7233 11th Ave S.W and legally as Plan 0611171, Block 4, Lot 1; Plan 4587S, Block 4; Plan 4587S, Block 3. The parcels are country residential in nature and are currently zoned 12Z96.

This Land Use application seeks to redesignate these properties to Residential - Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate 64 single family residential lots with one Municipal Reserve park. The proposed project is an extension of West Grove Estates and The Rise developed by Bri-mor (1810133 Alberta Ltd.), which are directly north of 11th avenue. The proposed development requires a Land Use, Outline Plan and amendment to the West Springs Area Structure Plan (ASP).

The subject parcels are located within the Standard Density Infill district identified on map 2 of the ASP, which allows for a density of 7.4 - 12.4 units per gross developable hectare (uph) or 3 – 5 units per acre (upa). The proposed development anticipates 64 units over 3.01 ha (7.44 ac) providing a density of 21.26 units per hectare (8.60 units per acre). As such, we are requesting the ASP be amended to change the land use concept for these parcels from Standard Density Infill to Medium Density, to allow for 19.84 uph - 24.8 uph (8-10upa).

There are currently 7 undeveloped acreages south of 11th avenue, including the subject parcels for this application. A shadow plan has been prepared to show how the area could potentially develop in the future. The shadow plan was designed so that each of the parcel could be developed independently or developed as a single development. Municipal reserves have been identified in each parcel, however, they could be combined if developed by one developer.

PROPOSED

CPC2019-0702
ATTACHMENT 3

BYLAW NUMBER 50P2019

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WEST SPRINGS AREA STRUCTURE PLAN BYLAW 20P2012 (LOC2018-0237/CPC2019-0702)

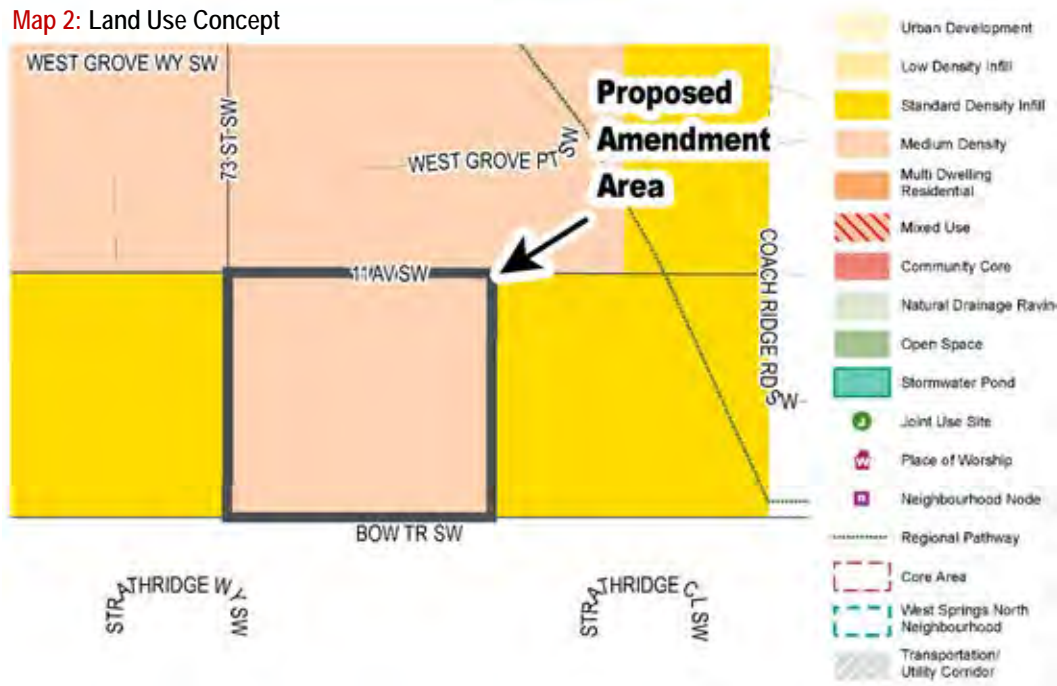
WHEREAS it is desirable to amend the West Springs Area Structure Plan Bylaw 20P2012, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The West Springs Area Structure Plan attached to and forming part of Bylaw 20P2012, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Concept', by changing 3.01 hectares \pm (7.44 acres \pm) located 7233, 7373 and 7385 – 11 Avenue SW, (Plan 4587S, Blocks 3 and 4; Plan 0611171, Block 4, Lot 1) from 'Standard Density Infill' to 'Medium Density' as generally illustrated in the sketch below:

Map 2: Land Use Concept



PROPOSED

BYLAW NUMBER 50P2019

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2019-0702
ATTACHMENT 4

BYLAW NUMBER 143D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0237/CPC2019-0702)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

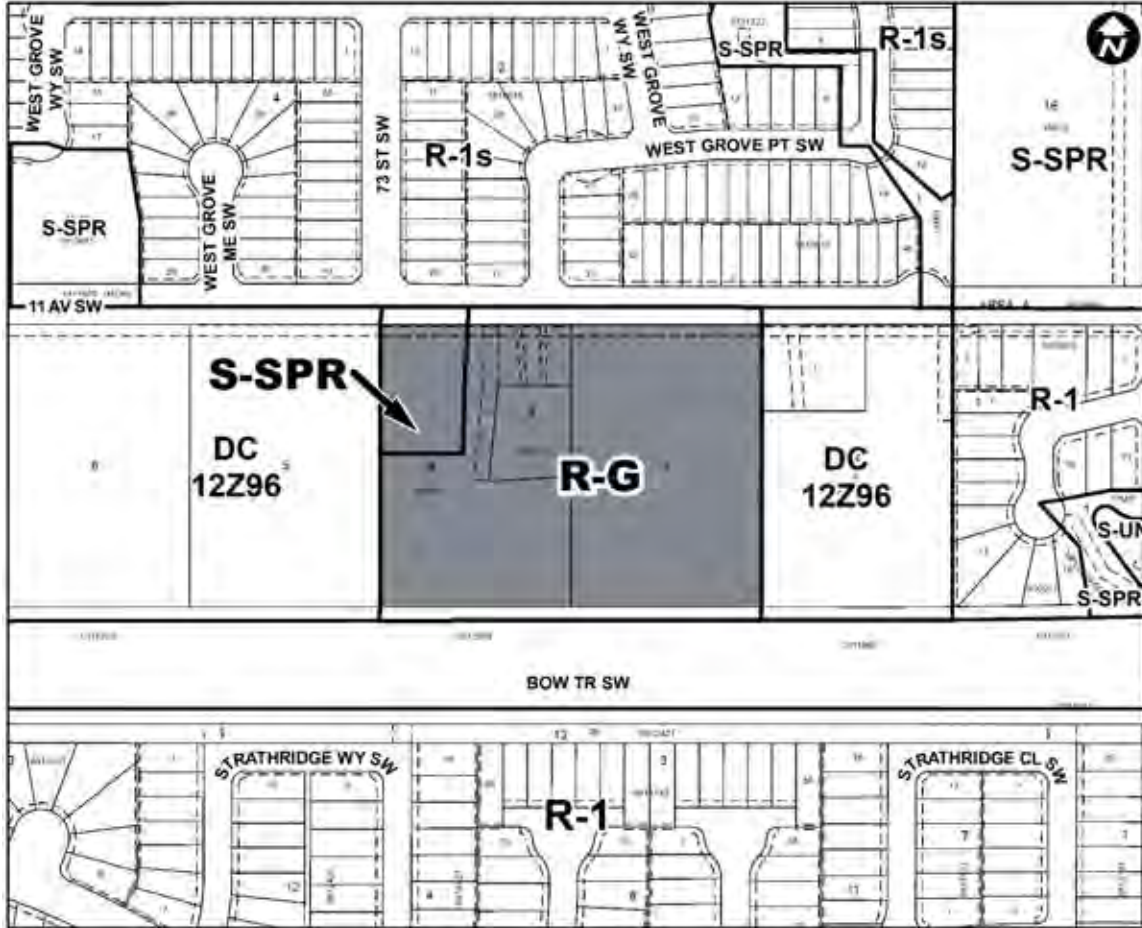
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2018-0237/CPC2019-0702
BYLAW NUMBER 143D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0523

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188

EXECUTIVE SUMMARY

This application was submitted by IBI Group on behalf of the landowner, 2116162 Alberta Ltd (Brawn Community Trust), on 2017 July 04. The policy amendment and land use redesignation consists of 13.53 hectares \pm (33.43 acres \pm) of undeveloped land in the southwest community of West Springs. The proposed land use area is within the *West Springs Area Structure Plan* (ASP).

The subject lands are currently designated as DC Direct Control District (Bylaws 12Z96, 78Z2001 and 84Z2004). The proposal includes a number of land uses to accommodate a range of residential development, commercial uses, older adult housing, support medical uses and open space, including:

- The development of a residential bareland condo on lands approximately 1.78 hectares (4.40 acres) with a mix of single detached and semi-detached dwellings (DC);
- Approximately 0.58 hectares (1.43 acres) for the completion of two cul-de-sacs of existing single detached dwellings (R-1);
- Three mixed use sites with varying height and floor area ratio (FAR) totalling 2.08 hectares (5.13 acres) for residential and neighbourhood commercial development (MU-1f2.5h16, MU-1f2.5h20, and MU-1f4.0h28);
- A 0.29 hectare (0.72 acre) commercial site (C-COR2 f2.5h28);
- An older adult housing development with support medical uses of 2.47 hectares (6.10 acres) (DC);
- Approximately 0.04 hectares (0.09 acres) of non-credit Municipal Reserve in the form of pathways and open space (S-SPR);
- Preserving approximately 2.61 hectares (6.44 acres) for pathways and open space to be dedicated as Conservation Reserve (S-UN);
- Preserving approximately 1.14 hectares (2.82 acres) land to be dedicated as Environmental Reserve (S-UN); and
- 0.19 hectares (0.47 acres) for supporting public infrastructure (S-CRI).

This application has been applied for with the support of a related outline plan application (CPC2019-0524) to provide the future subdivision layout for development of the subject site. Conditions have been incorporated in the outline plan to effectively address the development of the site given unique conditions and site constraints.

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 13.53 hectares ± (33.43 acres ±) located at 1166 Wentworth View SW, 1127 - 85 Street SW and 8888 - 12 Avenue SW (Plan 0214183, Block 14, Lot 75; Plan 6160HF, Block C) from DC Direct Control District to Residential – One Dwelling (R-1) District, Mixed Use - General (MU-1f2.5h16) District, Mixed Use - General (MU-1f2.5h20) District, Mixed Use - General (MU-1f4.0h28) District, Commercial – Corridor 2 f2.5h28 (C-COR2 f2.5h28) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to accommodate low density residential development, and comprehensively designed older adult housing community, with guidelines (Attachment 4); and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 May 16:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the West Springs Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 47P2019**.
3. **ADOPT**, by bylaw, the proposed redesignation of 13.53 hectares ± (33.43 acres ±) located at 1166 Wentworth View SW, 1127 - 85 Street SW and 8888 - 12 Avenue SW (Plan 0214183, Block 14, Lot 75; Plan 6160HF, Block C) from DC Direct Control District to Residential – One Dwelling (R-1) District, Mixed Use - General (MU-1f2.5h16) District, Mixed Use - General (MU-1f2.5h20) District, Mixed Use - General (MU-1f4.0h28) District, Commercial – Corridor 2 f2.5h28 (C-COR2 f2.5h28) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to accommodate low density residential development, and comprehensively designed older adult housing community, with guidelines (Attachment 4); and
4. Give three readings to **Proposed Bylaw 135D2019**.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0523

**Policy Amendment and Land Use Amendment in West Springs (Ward 6) at
multiple address, LOC2017-0188**

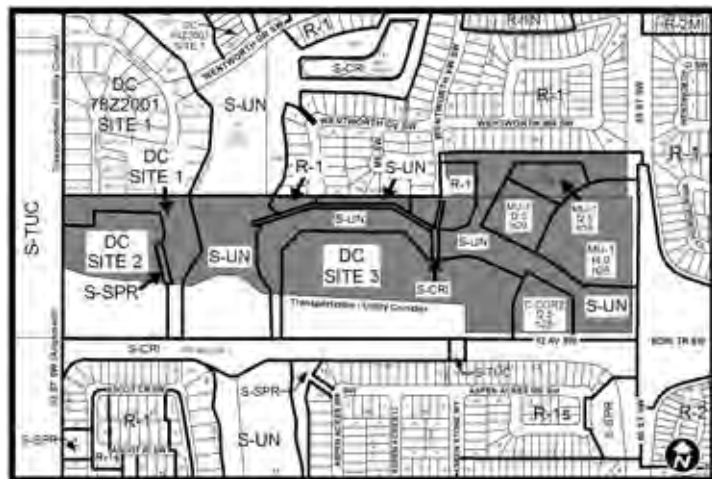
PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by IBI group on 2017 July 04 on behalf of the landowner 2116162 Alberta Ltd (Brawn Community Trust). As noted in the Applicant's Submission (Attachment 1), this land use and policy amendment application is accompanied by an outline plan (CP2019-0524) that will allow for a range of new housing types to meet the needs of various household sizes, ages, lifestyles and income levels in West Springs.

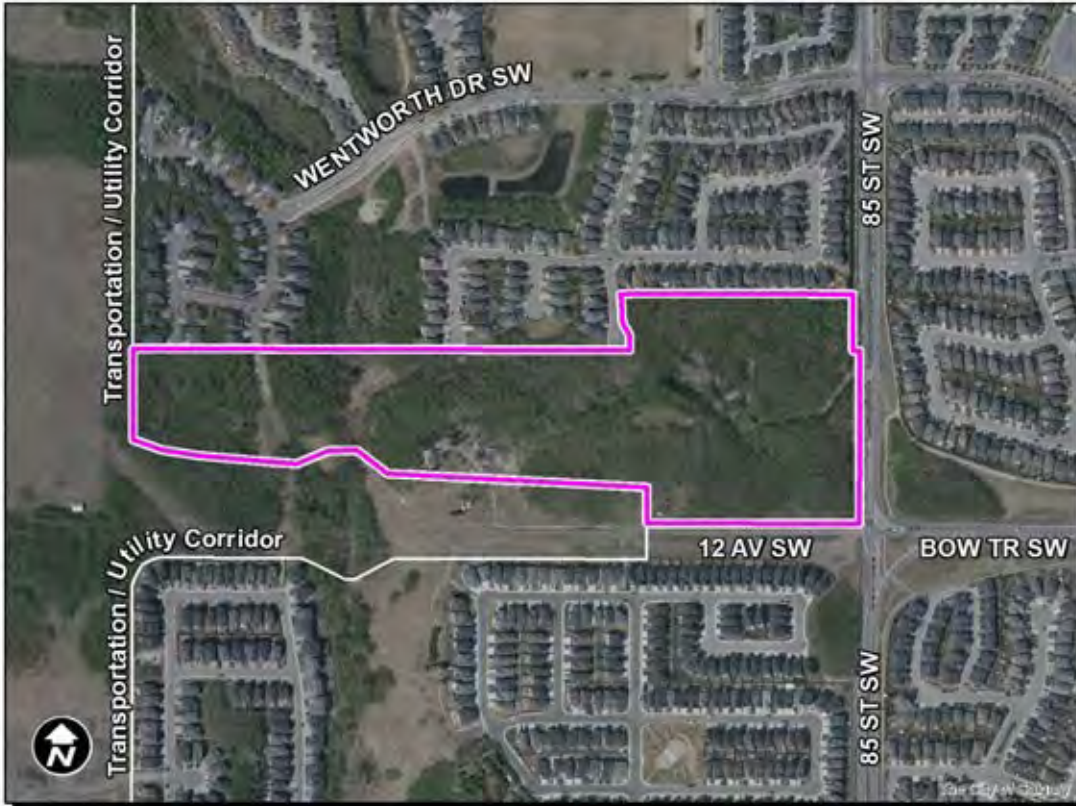
Location Maps



Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0523

**Policy Amendment and Land Use Amendment in West Springs (Ward 6) at
multiple address, LOC2017-0188**



Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188

Site Context

The subject site is approximately 13.53 hectares (33.43 acres) in size and is located in the developed community of West Springs. The site is an irregular rectangle in shape and is bound by existing low-density residential development to the north, 85 Street SW to the east, Bow Trail SW the south and the future West Ring Road extension of the Stoney Trail Transportation and Utility corridor to the west.

As identified in Figure 1, the community of West Springs reached peak population in 2018.

Figure 1: Community Peak Population

West Springs	
Peak Population Year	2018
Peak Population	10,495
2018 Current Population	10,495
Difference in Population (Number)	-
Difference in Population (Percent)	-

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed outline plan (Attachment 5) and associated land use framework (Attachment 3) will enable a large-scale infill development that includes a range of housing types, mixed-use, and commercial building forms on an undeveloped site in an established community. The following analysis considers the appropriateness of the proposed community design, range of uses and intensities in the context of relevant policy, sound planning principles and local citizen interests.

Planning Considerations

Subdivision Design

The associated proposed outline plan (Attachment 5) comprises approximately 13.53 hectares (33.43 acres) of land in an existing established community. It provides a framework for subdivision and development that seeks to enable medium density residential infill development in a manner that complements the existing community of West Springs. The plan provides for a mix of housing types including older adult multi-residential housing, single and semi-detached dwellings and support medical and commercial uses. Overall, the plan anticipates the provision of 520 new residential units to accommodate approximately 800 new residents and approximately 260 new jobs.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0523

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188

Street Network

The proposed street network includes an all-turns access/egress from 85 Street SW and a right-in/right-out access/egress from Bow Trail SW. On the north end of the plan area, extensions to Wentworth Grove SW and Wentworth View SW are proposed to complete the existing street network and round out the existing low density residential development. On the west side of the ravine, a southward extension of Wentwillow Lane SW (a private bareland condominium road) is proposed to complete the development cell in that area (includes 40 existing dwelling units).

As part of the City's Bow Trail SW Widening and Intersection Improvements project and in conjunction with the West Ring Road project, The City is working with the landowner to construct the long-term buildout requirements for the portions of 85 Street SW and Bow Trail SW that are adjacent to the site. This work is anticipated to be completed this year.

Open Space and Pathways

Open space is primarily provided to preserve the existing ravine and extensive Aspen Woodland located on the property. The Municipal Reserve (MR), 0.87 hectares (2.14 acres), was pre-dedicated from a 2001 development (LOC2001-0037), therefore there is no MR obligation within this outline plan area.

Environmental Reserve (ER), totaling 1.14 hectares (2.82 acres), protects the existing ravine which is part of a larger ravine network to the north and south and will contribute to protection of a comprehensive ravine network. Conservation Reserve (CR) totaling 2.64 hectares (6.44 acres) preserves a portion of the Aspen Woodland and also provides a buffer for the development to the north. As identified within the Municipal Government Act, CR is used to protect and conserve lands that are environmentally significant and do not qualify as ER. Additionally, tree preservation zones are located within some of the proposed residential area to enable further tree protection.

Local pathways and trails are provided through ER and CR to provide linkages throughout the outline plan area. A north to south Regional Pathway within the ravine completes a link that is already established to the north. The proposed ER/CR combination provides a naturalized and connected open space system.

Land Use

The subject site is currently designated with two DC Direct Control Districts, based on the R-1 Residential Single Detached District of Bylaw 2P80, with varying development guidelines.

The associated proposed outline plan includes a variety of residential land use districts to accommodate a range of housing forms. In some instances, multiple residential districts have been included within a single block. This configuration will help to ensure a mix of housing types within each block, and considers the block-specific context to place taller buildings in a manner that frames higher-order streets in the plan area. This configuration also serves to place higher

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188

densities closer to transit and provides maximum separation from existing residential dwellings to the north.

Proposed residential, mixed use and commercial land use districts include:

- DC based on Residential – One Dwelling (R-1) District (Attachment 4):
R-1 is a low-density residential district that is primarily for single detached dwellings. A total of 8 units are anticipated in this district.
- DC based on Residential – One / Two Dwelling (R-2) District (Attachment 4):
R-2 is a low-density residential district that is primarily for semi-detached dwellings. In this instance, the applicant is proposing duplex and townhouse-like homes designed for active seniors. A total of 11 units are anticipated in this district.
- DC based on Multi-Residential – High Density Low Rise (M-H1) District (Attachment 4):
M-H1 is a multi-residential district that is primarily for 4 to 8 storey multi-residential buildings that may include commercial storefronts. In this instance, the applicant is proposing 6 to 8 storeys oriented towards older adult housing and seniors care with support medical uses at grade. A total of 255 units are anticipated in this district.
- Mixed Use - General (MU-1) Districts with heights from 16 metres to 28 metres:
M-U1 is a mixed use district that allows for a mix of residential and commercial uses in the same building while responding to local area context with varying building heights. In this instance, proposed height is 4 to 8 storeys. A total of 209 units are anticipated in these districts.
- Commercial – Corridor 2 f2.5h28 (C-COR2 f2.5h28) District:
C-COR2 is a commercial district that also provides opportunities for residential and office uses above grade. In this instance, height is up to 8 storeys. A total of 23 units are anticipated in this district.

Also included in the proposed land use and associated outline plan are a range of open spaces that are intended to provide for a mix of environmental reserve land, active open spaces such as parks and pathways, and public utilities. The following land use districts have been applied to those areas:

- Special Purpose – City and Regional Infrastructure (S-CRI) District:
The S-CRI District is primarily for infrastructure and utility facilities.
- Special Purpose – Urban Nature (S-UN) District:
The S-UN District is for lands that are to be retained in their natural state or are being rehabilitated to replicate a natural state.
- Special Purpose – School, Park and Community Reserve (S-SPR) District:
The S-SPR District is for public parks, open space, schools and recreation facilities on land designated as 'reserve land' under the Municipal Government Act.

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188

Density

The *Municipal Development Plan* provides broad direction for the consideration of appropriate densities within existing developed residential areas. In the absence of a specific local area plan, as is the case for the subject site, the MDP serves as the primary guiding framework. Section 2.2 of the MDP provides broad policy direction related to shaping a more compact urban form in Calgary. Future growth in developed areas is to foster a more efficient use of land and support the creation of complete communities. The Proposed Outline Plan (Attachment 5) provides an overview of the densities and intensities.

Environmental

The City's Environmental and Safety Management group reviewed the application. No concerns were noted with regard to the site's suitability to accommodate residential and commercial development.

Transportation

Due to the nature of the proposed and existing land uses, the proposed street network is discontinuous and simplified over a traditional grid network. Active modes are further supported through additional infrastructure (pathways and sidewalks) throughout the plan area. The combination of the street network, pathways and park space provides opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

A Transportation Impact Assessment was produced for this site to evaluate impacts to active modes, transit and vehicles from the proposed development. With the addition of pedestrian and cycling facilities, proposed transit stop locations and completion of upgrades to Bow Trail SW and 85 Street SW, the proposed application completes missing transportation links and is well serviced by the transportation network.

Utilities and Servicing

Storm servicing for the east side of the plan area will be provided via a connection to existing infrastructure north of the plan area at Wentworth Grove SW which connects to the existing Wentworth Pond. A new outfall will be constructed as part of this application to accommodate the ultimate scenario for the Wentworth Pond which is currently operated under interim conditions. Storm servicing for the west side of the plan area, within the proposed bareland condo, will comprise of private storm lines within the private roadway which will connect to existing private utilities. An approved Staged Master Drainage Plan will be required prior to approval of any tentative plans or development permits within the plan area.

Sanitary servicing for the east side of the plan area will be provided via a connection to an existing sanitary line at 85 Street SW near Strathlea Common SW. Sanitary servicing for the proposed R-1 site at Wentworth View SW will be provided via existing infrastructure located within Wentworth View SW. Sanitary servicing for the west side of the plan area, within the

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0523

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188

proposed bareland condo, will comprise of private utilities within the private roadway which will connect to existing private utilities.

Water servicing for the east side of the plan area as well as the proposed R-1 site at Wentworth View SW will be provided via separate connections to an existing water line at 85 Street SW and Welcome Way SW, and 85 Street SW and Bow Trail SW. Water servicing for the west side of the plan area, within the proposed bareland condo, will comprise of private utilities within the private roadway which will connect to existing private utilities.

Further servicing details for the plan area will be resolved at the tentative plan/development permit stages.

Stakeholder Engagement, Research and Communication

Communications

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

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

Applicant-Led Outreach

Prior to submission of the formal outline plan and land use application, IBI Group conducted their own public engagement program, which continued while the application was under review by Administration. The primary objective of their program was to introduce the development concept and receive feedback from the public. The following provides an overview of the engagement approach employed:

Applicant-Led Outreach Program Overview:

- multiple direct meetings in 2017 and 2018 with the West Springs/Cougar Ridge Community Association, Willows of Wentworth Condominium Corporation, and a group of concerned Wentworth residents;
- open house held in June 2017;
- project website; and
- periodic email updates to subscribers.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0523

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188

City-Led Outreach

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email. City communications also included a City-led engagement program including in-person sessions and online engagement. The City-led program was developed in close coordination with the Administrative team who led the amendments to the *West Springs ASP* as part of the Mixed Use area work approved by Council 2018 February 20.

Over the course of the phased engagement program for the *West Springs ASP* amendment (during which this land use and outline plan application was presented on several occasions), Administration engaged with 1,017 people (not including the final information sessions), at six in-person events and through two separate online opportunities and collected a total of 2,503 comments and ideas. Overall, there was a high level of interest in the proposed application and a wide range of input was received from the community throughout the engagement program.

Two in-person information sessions to share the final amendments, a summary of what has changed, a summary of engagement on the ASP amendment (and active applications including LOC2017-0188) were held on 2018 December 05 and 06 at the Calgary French and International School.

The application was circulated to the West Springs/Cougar Ridge Community Association and no comments were received by Administration.

Administration received approximately 83 comments with concerns from adjacent landowners during the review of this application. A summary of perceived concerns includes:

- specific to the proposed DC Districts based on R-1 and R-2 Districts, ensuring the new phase matches the existing bareland condominium look and feel;
- increased traffic;
- negative impacts due to increased density in the area;
- negative impact to property values;
- noise pollution;
- decrease in air quality;
- negative impacts to existing schools, soccer fields and churches in the area; and
- removal of existing trees and vegetation.

Administration also received 19 comments in support of the proposed application. A summary of the support includes:

- positive impact to the community;
- provides seniors age-in-place living;
- accessibility of pathways that tie into existing community;
- maintaining a significant number of existing trees and vegetation; and

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0523

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188

- additional neighbourhood commercial uses in close proximity.

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and outline plan builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1 Urban Structure of the MDP identifies the subject lands as a Developed – Established Area.

The outline plan and supporting land use framework are supported by a range of key directions and planning objectives outlined in the MDP. Specifically, it will achieve the following:

- incorporates appropriate densities and a mix of land uses creating a more compact urban form to help reduce the rate of outward growth;
- helps support city-wide goals of achieving a balance of growth between established and greenfield communities;
- increases the range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups in West Springs and southwest Calgary;
- optimizes the use of existing City infrastructure and services;
- provides a distinctive visual identity through a purposefully configured built form, open space network and retention of existing topography that will contribute to a “sense of place” and complement the character of West Springs;
- integrates natural features of the existing landscape (i.e. an existing ravine, drainage course and vegetated buffer as an Environmental Reserve) into the design of urban development with improved tie-ins into existing parks, pathways and infrastructure; and
- provides for an appropriate transition of development intensity, uses and built form between surrounding residential areas and new more intensive multi-residential and support commercial uses.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0523

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188

West Springs Area Structure Plan (Statutory – 2018)

The subject site is identified in the *West Springs ASP* as Low Density Infill on Map 2: Land use Concept. The proposal represents a modest increase in density and allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though an amendment to the ASP is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types and support commercial uses than the existing DC Direct Control Districts and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *West Springs Area Structure Plan*, as amended. The proposal represents an appropriate density increase and allows for development that is compatible with the character of the existing neighbourhood.

The plan supports the intensification of established residential areas and optimizing existing infrastructure with the preservation of significant environmental features. The land use introduces a network of new parks and open spaces that provide connections to the existing neighbourhood. Through the dedication of credit and non-credit reserve lands it will also introduce new publicly accessible amenities for existing and new residents to enjoy on what has historically been a private site.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0523

**Policy Amendment and Land Use Amendment in West Springs (Ward 6) at
multiple address, LOC2017-0188**

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 47P2019**
3. Proposed Land Use Districts
4. **Proposed Bylaw 135D2019**
5. Proposed Outline Plan

Applicant's Submission

LOC 2017-0188

Applicant's Submission - Proposed Land Use Amendment & Outline Plan 1166 Wentworth View, 1127 85th Street & 8888 12 Avenue SW (v.2019)

Overview – Seniors' enclave

The purpose of the proposed Land Use Amendment and Outline Plan is to facilitate the development of a master planned mixed-use, medium density, pedestrian-friendly seniors' community that will feature a wide range of housing choices, services and amenities catered to seniors' needs. It is envisioned that this neighbourhood will contain a prominent seniors theme centred on the accommodation of a healthy age-in-place lifestyle with services on site to support this vision. This development will help meet the growing housing and other needs of the City of Calgary's aging population.

Service and Retail Amenities

A service and retail amenities node will be introduced on the east side of the site, logically positioned adjacent two major arterial roads and benefit from ease of access. This amenity node will complement the existing services in the area. The intent is to provide services to support both the new seniors' community and the broader community.

Strategic Land Use Optimization

The proposed land use fabric reflects a respectful integration with the surrounding lower intensity communities, while taking advantage of the existing and planned infrastructure investments adjacent the site to achieve greater land use optimization with minimal to no new burden to the City.

Careful intensification and land use diversification are sensitively integrated and focussed along the major arterials and away from the existing neighbourhoods. This proposal will contribute favourably to the City's MDP objectives and achieve a more sustainable built form.

Transportation

The proposed road network for the site was designed to minimize the interruptions to the pathway network and puts pedestrian movement first. The main internal road, or high street, will feature street-oriented development and will be bookended by an all-turn access/egress off of 85th Street SW and a right-in/right-out access/egress off of the future Bow Trail SW extension. A connection through to the north into the community of Wentworth as previously contemplated has been removed and will eliminate concerns of cut-through traffic, as well as minimize the interruptions to the proposed east-west pathway system. Furthermore, with the approval of this development, one of the last missing pieces of 85th Street SW will be completed as well as to set the stage for the future Bow Trail connector to the West Calgary Ring Road.

A single collector cul-de-sac will provide access to the middle of the site from the main internal high street and provide access to the central seniors' community campus.

The western development cell will be accessed from the existing residential street (Wentwillow Lane) to the northwest, again minimizing the need for more new roads that would cut across the north-south ravine along the west side of the site, or the central pathway system, altogether allowing the best opportunity to preserve or rehabilitate a good portion of the existing landscape.

Applicant's Submission

Servicing

This site represents one of the last few remaining undeveloped parcels on the west side of the City and is completely surrounded by existing development and the TUC. As such, servicing is available immediately adjacent the property or a short distance away and there is sufficient capacity to support the proposed intensity of development and thereby will be optimizing upon the existing infrastructure.

Generous Open Space System

This community will be endowed with generous open space and pathway networks for the resident's' to enjoy and stay active. This pathway system will integrate well with the surrounding open space network and augment the overall regional pathway network in the southwest quadrant of the City. This onsite pathway network will connect to the north and south (under the future Bow Trail connector to the West Calgary Ring Road).

A central east-west local pathway system will offer the east to west connectivity. This east-west open space network was also designed to serve as soft transition area between the existing homes to the north and the proposed new development.

The overall amount of open space provided within the plan is well above the required standards and represents a significant voluntary dedication. This approach to the open space network was an important part of the project vision.



Applicant's Submission

Public Consultation

The proposed land use and outline plan is the direct result of significant public consultation which included a series of direct meetings with the Wentwillow home owners association, a group of concerned Wentworth residents, and the West Springs Cougar Ridge Community Association. These initiatives were also complemented by a public open house. The proposed land use and outline plan was customized based on the feedback received and we have since received positive responses from the various community stakeholders regarding the current plan. The diagram below provides a quick summary of these design adaptations that were implemented based on stakeholder feedback.

- 1 Direct Control District added to west cell to emulate and enhance existing community.
- 2 Developed Architectural Guidelines to ensure semi-detached housing matches existing community character on west end.
- 3 Added guest parking within west cell.
- 4 Additional traffic through existing residential streets greatly minimized by focussing connections towards 85th Street and Bow Trail SW.
- 5 A 14 metre deep green space buffer introduced along west side of the north boundary to soften the transition to future development from existing single family homes. This is in addition to the broad east-west green space band that runs across the middle of the site.
- 6 Stepped building height from north to south to ensure sensitive integration with existing development to the north.

- 7 Minimize impact on 85th Street SW by introducing a Right-in/Right-out access off of Bow Trail to complement the access off 85th Street SW. The 85th Street access will be signalized and timed to ensure efficient traffic flow of peak times.

- 8 This development will facilitate the upgrades to the 85th Street and Bow Trail SW intersection, including dual southbound left turn lanes onto westbound Bow Trail.



Summary

This proposal and accompanying vision aligns with the West Springs ASP's aspiration to:

- focus densification along the 85th Street corridor,
- accommodate "people of all ages and lifestyles"; and
- provide a mix of "housing types, tenures and architectural styles"

Additionally, the proposed outline plan aligns with the ASP's objective of "respecting... unique natural features" by harmoniously integrating the subject site's vegetation and topography into the overall development, thereby providing future residents with the opportunity to "enjoy their natural surroundings". Although an amendment to the ASP land use concept is anticipated, it is under these aspirational visions of the ASP that this application is being made. This direction is consistent with the City's larger overall MDP objectives and the desire to optimize the development of lands within the City boundaries.

PROPOSED

CPC2019-0523
ATTACHMENT 2

BYLAW NUMBER 47P2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE WEST SPRINGS AREA
STRUCTURE PLAN BYLAW 20P2012
(LOC2017-0188/CPC2019-0523)**

WHEREAS it is desirable to amend the West Springs Area Structure Plan Bylaw 20P2012, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

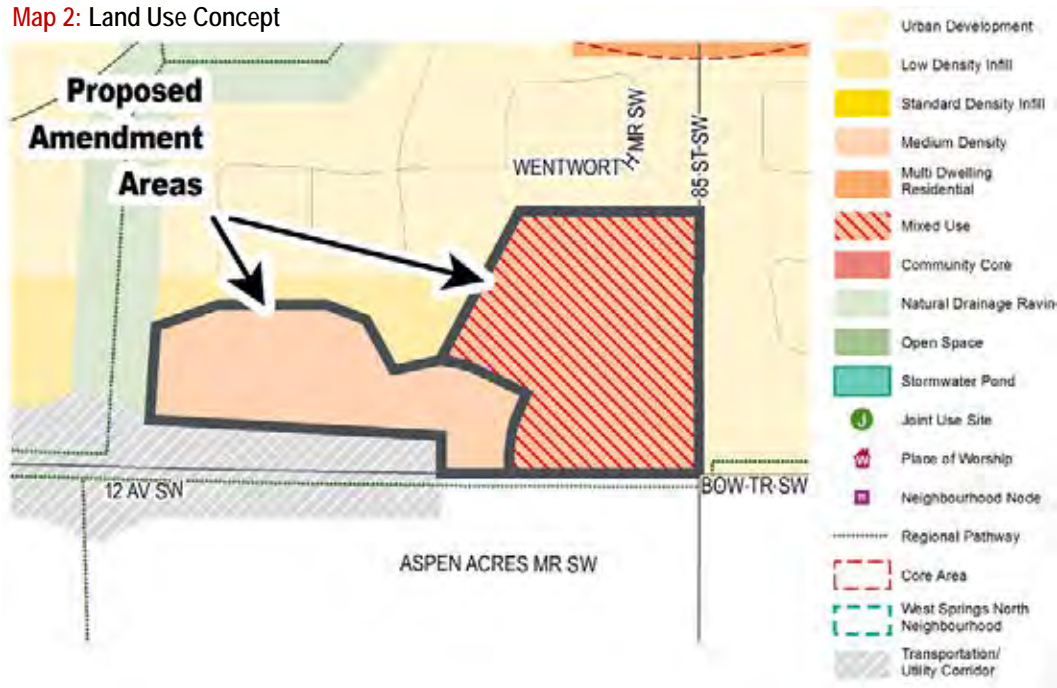
1. The West Springs Area Structure Plan attached to and forming part of Bylaw 20P2012, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Concept', by changing:
 - i. 2.75 hectares ± (6.80 acres ±) located at 1127 - 85 Street SW and 8888 - 12 Avenue SW (Portion of Plan 6160HF, Block C) from 'Low Density Infill' to 'Medium Density';
 - ii. 2.48 hectares ± (6.13 acres ±) located at 1166 Wentworth View SW, 1127 - 85 Street SW and 8888 - 12 Avenue SW (Portion of Plan 0214183, Block 14, Lot 75; Portion of Plan 6160HF, Block C) from 'Low Density Infill' to 'Mixed Use';

as generally illustrated in the sketch below:

PROPOSED

BYLAW NUMBER 47P2019

Map 2: Land Use Concept



2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

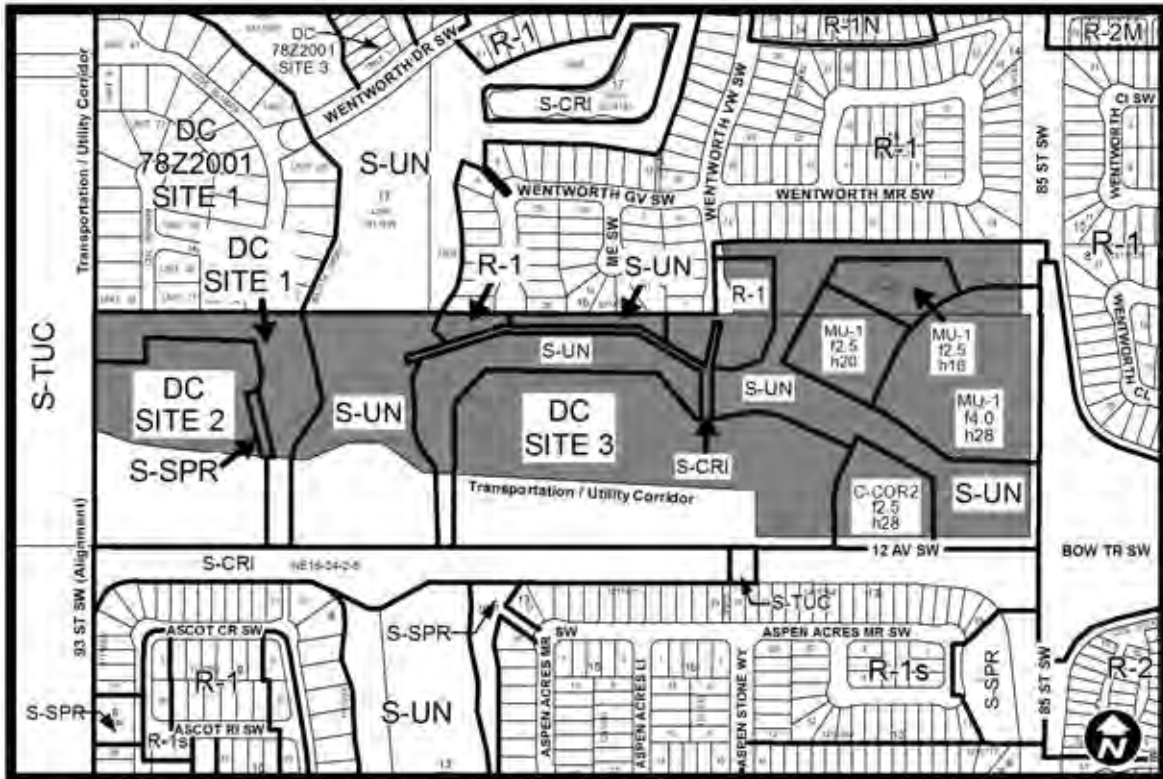
MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Proposed Land Use Districts



PROPOSED

CPC2019-0523
ATTACHMENT 4

BYLAW NUMBER 135D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2017-0188/CPC2019-0523)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

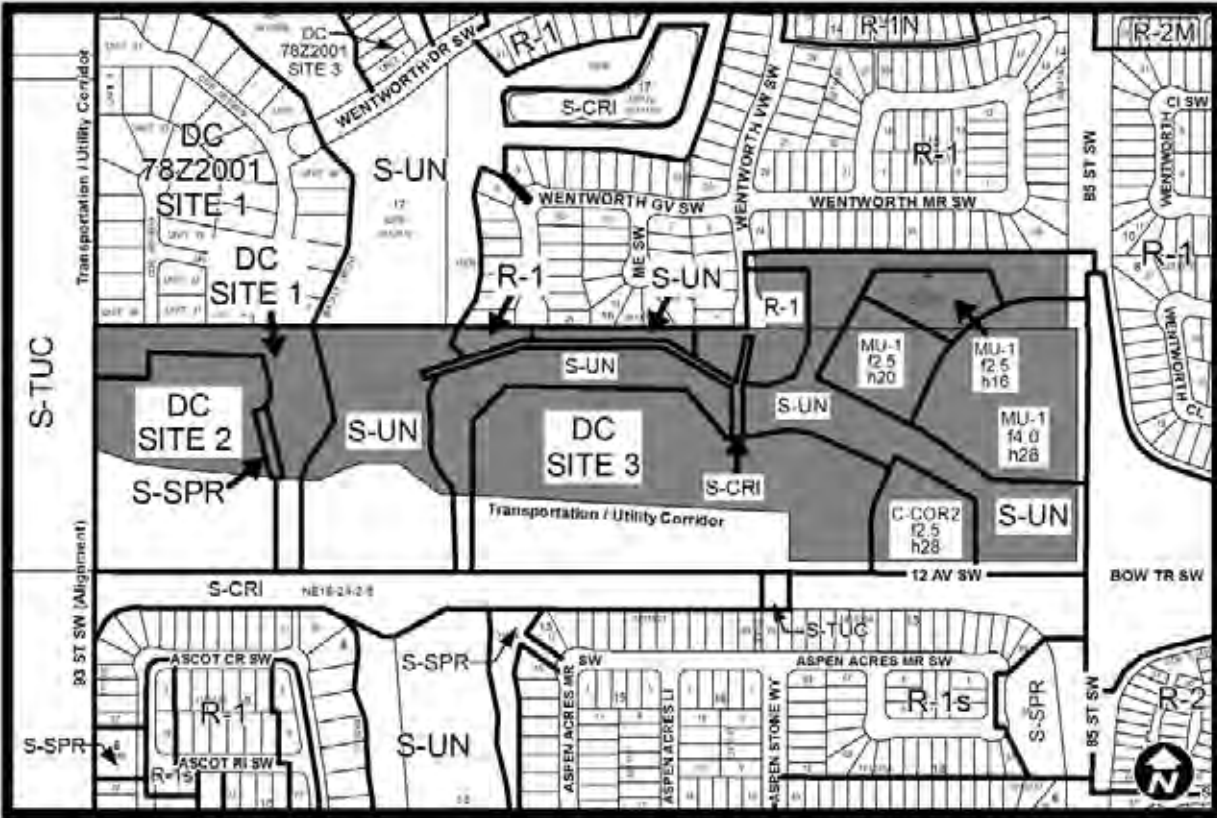
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2017-0188/CPC2019-0523
BYLAW NUMBER 135D2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate low density residential development in the form of single- and semi-detached housing within a comprehensively designed site, and complement the existing and new uses in the area;
- (b) preserve any natural vegetation where reasonably possible through setbacks; and
- (c) sensitively integrate additional support medical uses within a comprehensively designed residential and older adult housing community.

PROPOSED

AMENDMENT LOC2017-0188/CPC2019-0523 BYLAW NUMBER 135D2019

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 Bylaw:

- (a) “**commercial multi-residential uses**” includes **uses** referenced in section 13 (32) of Bylaw 1P2007 with the addition **Health Services Laboratory – With Clients** and **Medical Clinic**.

Relaxations

- 5 The **Development Authority** may relax the requirements in sections 6 through 17, 22 through 29 and 34 of this Direct Control District Bylaw where the test for relaxation in Bylaw 1P2007 is met.

Site 1 (0.79 ha ±)

Application

- 6 The provisions in sections 7 through 17 apply only to Site 1.

Permitted Uses

- 7 The **permitted uses** of the Residential – One Dwelling (R-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 8 The **discretionary uses** of the Residential – One Dwelling (R-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 9 Unless otherwise specified, the rules of the Residential – One Dwelling (R-1) District of Bylaw 1P2007 apply in this Direct Control District.

Maximum Number of Units

- 10 The maximum number of **units** is 8.

Parcel Width

- 11 The minimum **parcel width** is 16.7 metres.

Parcel Depth

- 12 The minimum **parcel depth** is 30.0 metres.

Parcel Area

- 13 The minimum area of a **parcel** is 690.0 square metres.

PROPOSED

AMENDMENT LOC2017-0188/CPC2019-0523
BYLAW NUMBER 135D2019

Parcel Coverage

- 14 (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is 40.0 per cent of the area of a **parcel**.
- (2) The maximum **parcel coverage** referenced in subsection (1), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

Building Setback from Front Property Line

- 15 (1) Where a front garage is directly facing the **front property line**, the minimum **building setback** is 6.0 metres.
- (2) In all other cases, the minimum **building setback** is 4.5 metres.

Building Setback from Side Property Line

- 16 The minimum **building setback** from a **side property line** is 1.8 metres.

Building Setback from Rear Property Line

- 17 (1) The minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) The minimum **building setback** from a **rear property line** shared with a **special purpose district** is 10.5 metres.

Site 2 (0.99 ha ±)

Application

- 18 The provisions in sections 19 through 29 apply only to Site 2.

Permitted Uses

- 19 The **permitted uses** of the Residential – One/Two Dwelling (R-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 20 The **discretionary uses** of the Residential – One/Two Dwelling (R-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 21 Unless otherwise specified, the rules of the Residential – One/Two Dwelling (R-2) District of Bylaw 1P2007 apply in this Direct Control District.

Maximum Number of Units

- 22 The maximum number of **units** is 16.

Parcel Width

- 23 The minimum **parcel width** is:
- (a) 14.6 metres for a **parcel** containing a **Single Detached Dwelling**; and

PROPOSED

AMENDMENT LOC2017-0188/CPC2019-0523 BYLAW NUMBER 135D2019

- (b) 24.3 metres for a *parcel* containing a **Semi-detached Dwelling** and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 10.9 metres must be provided for each **Dwelling Unit**.

Parcel Depth

24 The minimum *parcel depth* is 30.0 metres.

Parcel Area

25 The minimum area of a *parcel* is:

- (a) 550.0 square metres for a *parcel* containing a **Single Detached Dwelling**; and
- (b) 655.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 325.0 square metres must be provided for each **Dwelling Unit**.

Parcel Coverage

- 26** (1) Unless otherwise referenced in subsection (2), the maximum *parcel coverage* is 40.0 per cent of the area of a *parcel*.
- (2) The maximum *parcel coverage* is 50.0 per cent of a *parcel* for a **Semi-detached Dwelling**.
- (3) The maximum *parcel coverage* referenced in subsections (2) and (3), must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not provided in a *private garage*.

Building Setback from Front Property Line

- 27** (1) Where a front garage is directly facing the *front property line*, the minimum *building setback* is 6.0 metres.
- (2) In all other cases, the minimum *building setback* is 3.0 metres.

Building Setback from Side Property Line

28 The minimum *building setback* from a *side property line* is 1.5 metres.

Building Setback from Rear Property Line

29 The minimum *building setback* from a *rear property line* is 7.5 metres.

Site 3 (2.47 ha ±)

Application

30 The provisions in sections 31 through 34 apply only to Site 3.

Permitted Uses

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

PROPOSED

AMENDMENT LOC2017-0188/CPC2019-0523
BYLAW NUMBER 135D2019

Discretionary Uses

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

- (a) **Health Services Laboratory – With Clients;** and
- (b) **Medical Clinic.**

Bylaw 1P2007 District Rules

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

Rules for Commercial Multi-Residential Uses

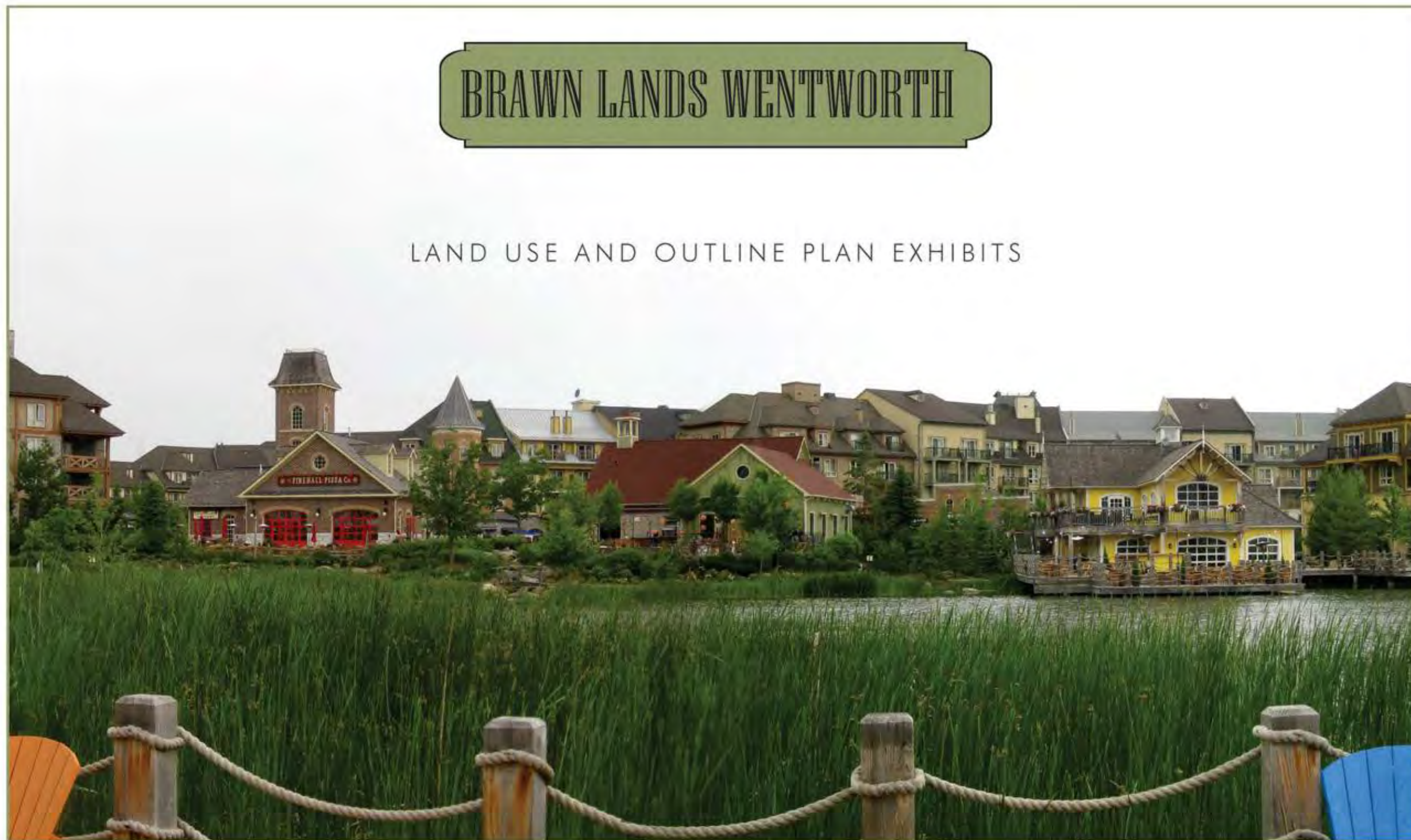
- 34** (1) Unless otherwise referenced in subsection (2), **commercial multi-residential uses** must be located on the floor closest to **grade of main residential buildings**.
- (2) **Health Services Laboratory – With Clients, Medical Clinic, and Office uses**, may be located on any floor of a **building** that is not a **main residential building**, where they are approved with any one or more of the following **uses**:
- (a) **Assisted Living;**
 - (b) **Custodial Care;**
 - (c) **Multi-Residential Development;** or
 - (d) **Residential Care.**
- (3) Unless otherwise referenced in subsection (4), the maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.
- (4) **Health Services Laboratory – With Clients, Medical Clinic and Office uses** may have a maximum **use area** of 1,000.0 square metres.
- (5) **Commercial multi-residential uses** must:
- (a) be contained completely within the **building** with the exception of **Outdoor Café uses**;
 - (b) not be located above any **Dwelling Unit**;
 - (c) not share an internal hallway with a **Dwelling Unit**; and
 - (d) have a separate exterior entrance from that of a **Dwelling Unit**.

PROPOSED

AMENDMENT LOC2017-0188/CPC2019-0523
BYLAW NUMBER 135D2019

- (6) Parking areas for ***commercial multi-residential uses*** must:
- (a) be separated from residential parking areas;
 - (b) provide pedestrian access to the ***commercial multi-residential uses***;
and
 - (c) be located a minimum distance of 5.0 metres from a parcel designated as a ***low density residential district***, in the case of a surface parking area.
- (7) Parking areas for ***commercial multi-residential uses*** must:
- (a) be separated from residential parking areas;
 - (b) provide pedestrian access to the ***commercial multi-residential uses***;
and
 - (c) be located a minimum distance of 5.0 metres from a ***parcel*** designated as a ***low density residential district***, in the case of a surface parking area.

Proposed Outline Plan



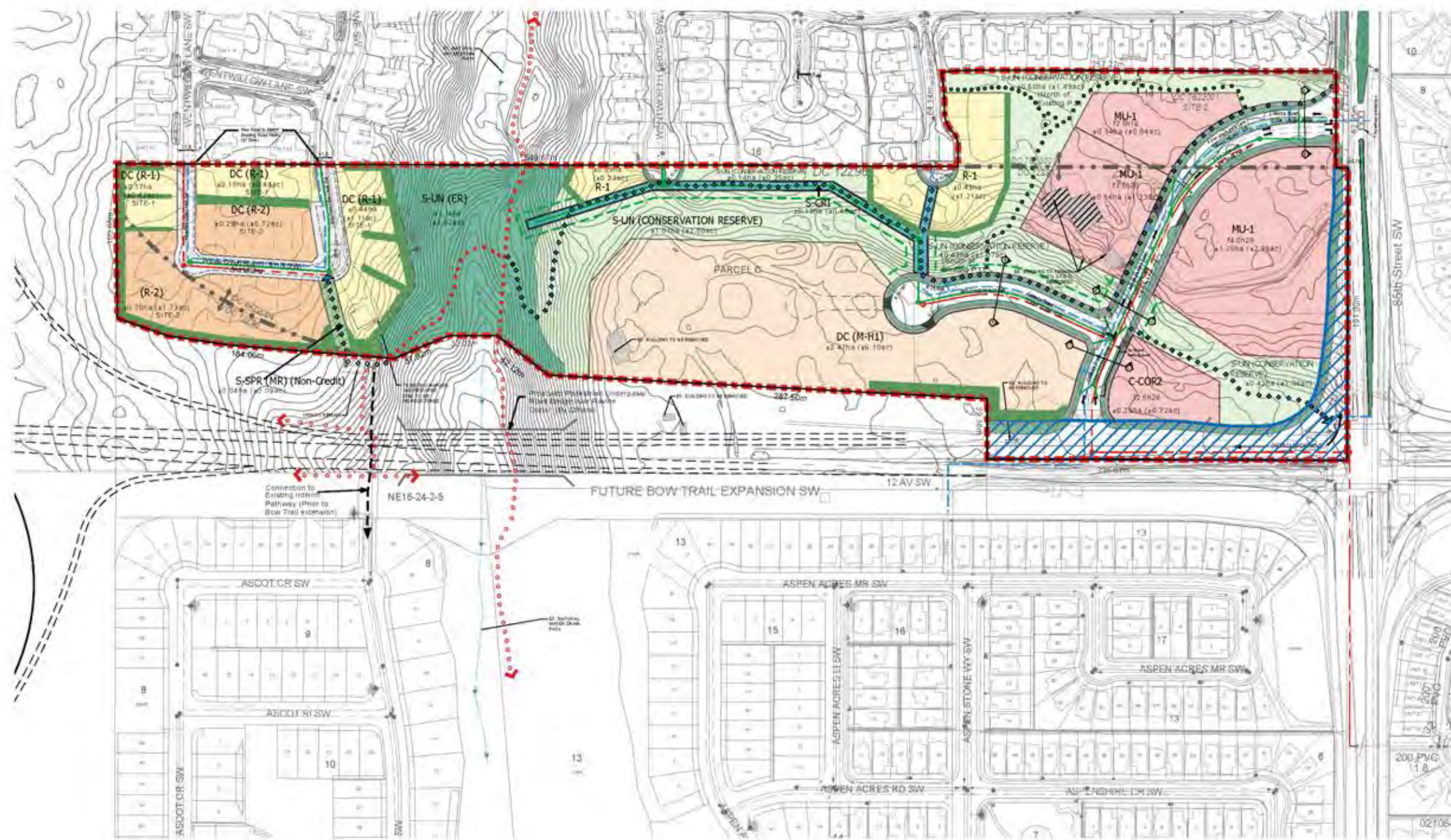
BRAWN LANDS WENTWORTH

LAND USE AND OUTLINE PLAN EXHIBITS



Brawn Lands Wentworth
Update: April 2019

Proposed Outline Plan



SCALE 1:2500

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Wentworth Living
1127 85 ST. SW / 8888 12 AVE SW
Parcel C, Plan 6160 HF

PROPOSED OUTLINE PLAN

Exhibit 2.0

List Served April 30, 2019 by jwainman

Proposed Outline Plan

Affected Titled Parcels			
Lot 75, Block 14, Plan 0214183 (No MR Owing)	±1.59 ha	±3.93 ac	
Parcel C, Plan 6160HF-North (MR Owing)	±7.69 ha	±19.00 ac	
Parcel C, Plan 6160HF-South (MR Owing)	±4.25 ha	±10.50 ac	
Outline Plan Statistics:			
Gross Area:	±13.53 ha	±33.43 ac	
Less S-UN (ER)	±1.14 ha	±2.82 ac	
Less S-UN (CONSERVATION RESERVE)	±2.61 ha	±6.44 ac	
Net Developable	±9.78 ha	±24.17 ac	
			100.0%
DC (R-1)	±0.79 ha	±1.95 ac	8.0%
R-1	±0.58 ha	±1.43 ac	6.0%
DC (R-2)	±0.99 ha	±2.45 ac	10.0%
DC (M-H1)	±2.47 ha	±6.10 ac	25.0%
C-COR2 f2.5h28	±0.29 ha	±0.72 ac	3.0%
(MU-1f4.0h28)	±1.20 ha	±2.96 ac	
(MU-1f2.5h20)	±0.54 ha	±1.33 ac	21.0%
(MU-1f2.5h16)	±0.34 ha	±0.84 ac	
S-SPR (Non-Credit)	±0.04 ha	±0.09 ac	1.0%
S-CRI	±0.19 ha	±0.47 ac	2.0%
ROAD R/W	±2.35 ha	±5.81 ac	24.0%
• Seniors assisted living bed units			
Total	±9.78 ha	±24.17 ac	100.0%

Road Summary							
Welcome Way & Welcome Place SW	±1.14 ha	±2.82 ac					
Wentwillow Lane SW	±0.33 ha	±0.81 ac					
Bow Trail R/W	±0.83 ha	±2.06 ac					
Wentworth Grove SW	±0.02 ha	±0.05 ac					
Wentworth View SW	±0.03 ha	±0.07 ac					
Total	±2.35 ha	±5.81 ac					
Intensity Statistics							
	Household size	Units		People		Jobs	
		Anti. Units	Max. Units	Anti. People	Max. People	Anti. Jobs	Max. Jobs
DC (R-1)	2.85	8	8	23	23		
R-1	2.85	9	11	26	31		
DC (R-2)	2.25	16	16	36	36		
C-COR2 f2.5h2.8	1.85	23	62	43	115	15	25
DC (M-H1)	1 or 1.85	255	600	255	1110	260	483
(MU-1f4.0h28)	1.85	97	330	179	611	70	198
(MU-1f2.5h16)	1.85	35	44	65	81	20	24
(MU-1f2.5h20)	1.85	77	116	142	215	30	38
Total		520	1187	769	2221	395	768
		Anticip.	Max.				
Units per acre (net)		21.51	49.11				
Units per hectare (net)		53.16	121.35	Anticip.	Max.		
People/ha				78.60	227.10	Anticip.	Max.
Jobs/ha						40.40	78.50
People & Jobs/ha				119.0	305.60		
<small>* Represents anticipated assisted living bed units with a 1.0 people per unit multiple. * Represents the maximum market response units based on emergency response standards. People counts are based on 1.35 persons per unit.</small>							
MR Requirement Summary							
MR Dedication applicable only on Parcel C, Plan 6160HF	±11.94ha	±29.50ac					
Less S-UN (ER)	±1.14ha	±2.82ac					
Less S-UN (Conservation Reserve)	±2.61ha	±6.44ac					
Net Area for applicable MR dedication	±8.19ha	±20.24ac					
Gross MR owing (10% of above)	±0.819ha	±2.02ac					
Less MR Pre-dedication off-site (LOC 2001-0037/LOC2003-0011/SB2002- 344/SB2003-0295)	±0.87ha	±2.14ac					
Net MR owing	-0.051ha	0.12ac					

Proposed Outline Plan



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Wentworth Living
1127 85 ST. SW / 8888 12 AVE. SW
Parcel C, Plan 6160 HF

PROPOSED LAND USE MAP
Exhibit 4.0
List Served April 30, 2019, by jpwatnab

Proposed Outline Plan

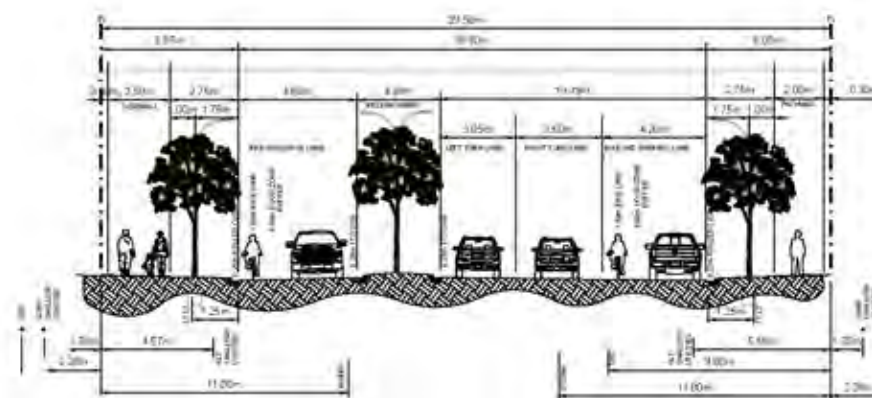
Land Use Statistics:		
Land use to Land Use	Hectare	Acres
DC 78Z2001 TO (MU-1) f4.0h28 (SITE-1)	±0.19 ha	±0.47 ac
DC 78Z2001 TO (MU-1) f2.5h20 (SITE-2)	±0.15 ha	±0.38 ac
DC 78Z2001 TO (MU-1) f2.5h16 (SITE-2)	±0.35 ha	±0.87 ac
DC 78Z2001 TO R-1	±0.18 ha	±0.44 ac
DC 78Z2001 TO S-UN (CONSERVATION RESRV.)	±0.70 ha	±1.72 ac
TOTAL	±1.57 ha	±3.88 ac
Land use to Land Use	Hectare	Acres
DC 12z96 TO (MU-1) f4.0h28 (SITE-1)	±1.24 ha	±3.07 ac
DC 12z96 TO (MU-1) f2.5h20 (SITE-2)	±0.55 ha	±1.36 ac
DC 12z96 TO R-1	±0.43 ha	±1.07 ac
DC 12z96 TO R-2	±0.44 ha	±1.09 ac
DC 12z96 TO S-UN (CONSERVATION RESRV.)	±2.25 ha	±5.56 ac
DC 12z96 TO S-CRI	±0.22 ha	±0.55 ac
DC 12z96 TO M-H1	±2.75 ha	±6.80 ac
DC 12z96 TO C-COR2 f2.5h28	±0.37 ha	±0.92 ac
DC 12z96 TO S-UN (ER)	±1.14 ha	±2.82 ac
TOTAL	±9.40 ha	±23.23 ac
Land use to Land Use	Hectare	Acres
DC 84Z2004 TO DC (R-1)	±0.92 ha	±2.27 ac
DC 84Z2004 TO DC (R-2)	±0.77 ha	±1.90 ac
DC 84Z2004 TO S-SPR	±0.05 ha	±0.12 ac
TOTAL	±1.74 ha	±4.29 ac
ROAD WIDENING	±0.82 ha	±2.02 ac
GRAND TOTAL	±13.53 ha	±33.43 ac

Proposed Outline Plan



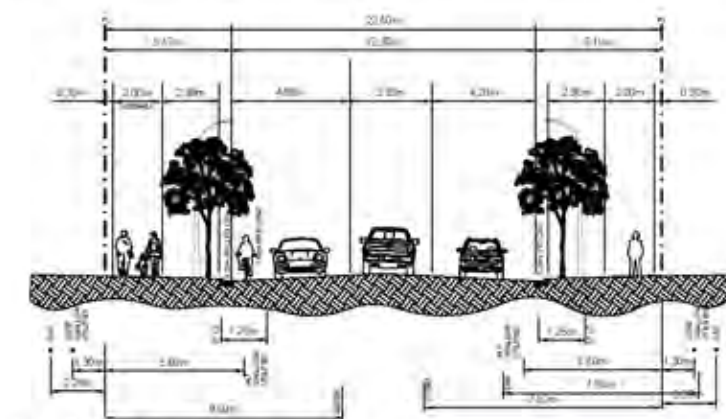
A Modified Street Detail (Based on Collector Design)
Scale: 1:20

(FOR INFORMATION ONLY
TO BE CONFIRMED THROUGH TENTATIVE PLAN)



B Modified Street Detail (Based on Primary Collector Design)
Scale: 1:20

(FOR INFORMATION ONLY
TO BE CONFIRMED THROUGH TENTATIVE PLAN)



C Collector Street
Scale: 1:20

(FOR INFORMATION ONLY
TO BE CONFIRMED THROUGH TENTATIVE PLAN)

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0636

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on behalf of Timber 85 Land Development GP Ltd on 2018 October 15. The application proposes land use redesignation for 5.45 hectares \pm (13.47 acres \pm) of three contiguous residential acreages in the southwest community of Springbank Hill. This application also includes the closure of two small triangular portions of Road Right-of-Way along 85 Street SW that total 0.004 hectares \pm (0.009 acres \pm) to be consolidated with portions of the subject site to be redesignated to a low density residential district. The subject area is located approximately halfway between 17 Avenue SW and Glenmore Trail SW, along 85 Street SW. The application provides for:

- Low density residential development;
- An anticipated 77 to 82 dwelling units with a mix of low density residential building forms comprising rowhouses, single detached and semi-detached dwellings;
- Approximately 0.475 hectares (1.17 acres) of Municipal Reserve (MR) in the form of neighbourhood parks and open spaces (S-SPR);
- Approximately 0.694 hectares (1.71 acres) of Environmental Reserve (ER) areas to be conserved (S-UN); and
- The closure of portions of existing road right-of-way to be redesignated and consolidated with areas for residential development (R-G); and
- The location of future local and collector roadways, utilities and services.

This redesignation application has been applied for with the support of a related outline plan application (CPC2019-0681) to provide for future subdivision layout of the site's development. Conditions have been incorporated in the outline plan to effectively address the site's development.

Development permit applications have not been submitted but are required for rowhouse buildings. Single and semi-detached dwellings are permitted uses in the proposed residential districts and are not required to be approved by way of development permit applications.

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed closure of 0.004 hectares \pm (0.009 acres \pm) of road (Plan 1911053, Area 'A' and Area 'B'), adjacent to 85 Street SW with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw the proposed redesignation of 5.24 hectares \pm (12.94 acres \pm) located at 2938, 3028 and 3118 – 85 Street SW and the closed road (Plan 3530AK; Block D, Lot 13, portion of Lot 11 and portion of Lot 12; Plan 1911053, Area 'A' and Area 'B') from Direct Control District and Undesignated Road Right-of-Way **to** Residential – Low Density Mixed Housing (R-G) District, Residential – One Dwelling (R-1s) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw the proposed closure of 0.004 hectares \pm (0.009 acres \pm) of road (Plan 1911053, Area 'A' and Area 'B'), adjacent to 85 Street SW with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 9C2019**.
3. **ADOPT**, by bylaw the proposed redesignation of 5.24 hectares \pm (12.94 acres \pm) located at 2938, 3028 and 3118 – 85 Street SW and the closed road (Plan 3530AK; Block D, Lot 13, portion of Lot 11 and portion of Lot 12; Plan 1911053, Area 'A' and Area 'B') from Direct Control District and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Residential – One Dwelling (R-1s) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
4. Give three readings to **Proposed Bylaw 142D2019**.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0636

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

Excerpt from the Minutes of the 2019 June 6 Regular Meeting of the Calgary Planning Commission:

“And further, that the letter distributed with respect to Report CPC2019-0636 be added as a new page within Attachment 6 prior to being forwarded to Council”.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

CivicWorks Planning + Design, on behalf of Timber 85 Land Development GP Ltd., submitted the subject application to The City with the associated outline plan on 2018 October 15 and have provided a summary of their proposal in the Applicant's submission (Attachment 1).

Planning & Development Report to
Calgary Planning Commission
2019 June 06

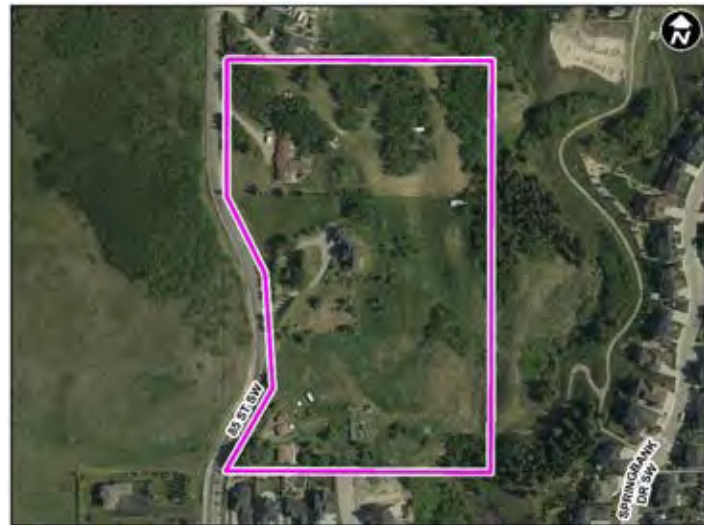
ISC: UNRESTRICTED
CPC2019-0636

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

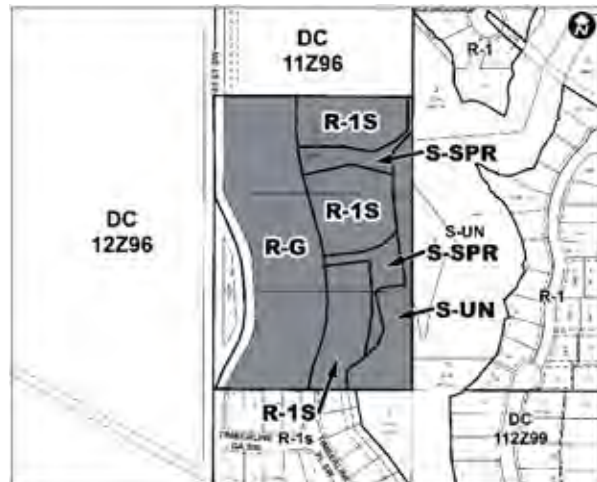
Location Maps



Road Closure Map



Proposed Land Use Map



Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

Site Context

The subject site, located at 2938, 3028 and 3118 – 85 Street SW, is situated in the southwest quadrant of the city. This site is located between 17 Avenue SW and Glenmore Trail SW along the eastern edge of 85 Street SW. All of these parcels are located within the *Springbank Hill Area Structure Plan*.

The subject site currently exists as three contiguous residential acreages. The site spans approximately 300 metres on its north-south axis and nearly 200 metres at its widest stretch running east-west; totalling a site area of approximately 5.24 hectares (12.94 acres). Two-storey single detached dwellings have existed on each parcel in various forms for the past 60 years.

The rolling topography of the subject site sits highest along 85 Street SW. The site gradually slopes down towards the east. The steepest slopes occur from areas to be dedicated as Environmental Reserve (ER). Slope heights within this area range from approximately 4 to 15 metres. A ravine corridor runs north-south along the eastern edge of the subject site.

Figure 1 provides Peak Population statistics for the community of Springbank Hill. As identified in Figure 1, Springbank Hill reached its peak population in 2018 with 10,052 residents.

Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use redesignation and road closure application, along with the associated outline plan application (Attachment 5), will facilitate low density residential development including the dedication of open space and natural areas. The resulting land uses will contribute to the growth of the Springbank Hill community, anticipated by the policies of the *Municipal Development Plan* and the *Springbank Hill Area Structure Plan (ASP)*.

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

Land Use

The subject site is currently designated DC Direct Control District (Bylaw 11Z96) that accommodates country residential development. The *Springbank Hill ASP* envisions this area to maintain development patterns that existed prior to the adoption of the MDP. Future development is to be limited to a range of residential density at 7 to 17 units per hectare (uph), and institutional and recreational uses. The following land uses are proposed:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – One Dwelling (R-1s) District;
- Special Purpose – Urban Nature (S-UN) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.
-

The proposed application is approximately 5.24 hectares (12.94 acres) and responds to its proximity to natural areas, focusing residential development on the western half of the site that would be serviced from 85 Street SW. Low density residential development representing a moderate increase in density from surrounding residential acreages complies with the policies of the *Springbank Hill ASP*.

There are two distinct residential land use areas proposed within the subject site. The western portion of the site, approximately 1.69 hectare (4.19 acres) that runs north-south along 85 Street SW, is proposed as a Residential – Low Density Mixed Housing (R-G) District. This area also includes the 0.004 hectares \pm (0.009 acres \pm) of proposed road closure area. Areas to be redesignated to the R-G District will accommodate a range of low density residential development. According to the applicant, the intent is to accommodate a combination of duplex dwellings, rowhouse buildings, semi-detached or single detached dwellings that are serviced through the creation of a public lane, as described in the associated outline plan (Attachment 5). Residential areas in the eastern half of the site accommodate single detached dwelling forms with potential for secondary suites. The R-1s District is proposed for such areas.

The land uses along the east portions of the site complement natural areas adjoining the site designated as an S-UN District. These lands are proposed to be dedicated as ER. Portions of the lands above the top of slope totalling 0.48 ha (1.17 acres) are to be dedicated as MR and redesignated to the S-SPR District, providing public open space connections between the proposed residential areas.

Open Space and Natural Areas

Open space is provided to preserve the small permanent (perennial) stream and an ephemeral stream which complement the larger easterly ravine network that runs in a north-south alignment between 85 Street SW and 81 Street SW, south of 17 Avenue SW. The developments to the south and east have already preserved the ravine to form a continuous open space system in accordance with the *Springbank Hill ASP*.

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

A larger portion of the subject site (0.694 hectares or 1.71 acres) is proposed as a Special Purpose – Urban Nature (S-UN) District. This area is proposed to be dedicated as Environmental Reserve (ER). This area is intended to preserve and protect the existing ravine and streams that run along the eastern edge of the site. A portion of the subject site (0.48 hectares or 1.17 acres) is proposed to be designated as Special Purpose –School Park and Community Reserve (S-SPR) District with an MR – Municipal Reserve designation that meets the 10 percent requirement. This area provides a transition towards the portion of the site proposed to be designated as an S-UN District.

Density

The land uses proposed provides for development that complies with policies of the *Municipal Development Plan (MDP)* and the *Springbank Hill Area Structure Plan (ASP)*.

The associated outline plan anticipates accommodating 77 units that results in density across the developable area at 16 units per hectare (6.5 units per acre). A maximum 82 units would be allowed within the outline plan area under the applicable land use policies of the aforementioned ASP for a maximum density of 17 uph.

Development and Site Design

The applicant's intent is to accommodate low density residential development by way of subsequent subdivision and tentative plans. Development permits are not required for single or semi-detached dwellings, but required for rowhouse and townhouse dwellings, should they be proposed at time of development.

Environmental

The subject site has existed as residential acreages for more than 60 years with various forms of rural residential development over the course of this period. The application was reviewed by Administration's Environmental and Safety Management group. No environmental concerns were noted and further investigation and/or assessments were not recommended.

Slope stability analysis for the subject site under pre-development (current) and post-development (future) conditions was were conducted by McIntosh, Lalani Engineering Ltd. and submitted for Administration's review. This review resulted in Administration accepting the applicant's proposed boundaries between the developable areas (proposed as R-1s Districts) and natural and open space areas (proposed as S-SPR and S-UN Districts). Generally, the areas at the eastern edge of the subject site have been deemed inappropriate for urban development but qualify to be preserved as Environmental Reserve (ER) in accordance with the *Municipal Government Act*.

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

Transportation

Due to the proposed land use adjacent to 85 Street SW and a nearby ravine, the road network within the plan area boundary is proposed as a modified grid pattern that logically ties into the local road network. Primary access to the proposed local roads is from 85 Street SW, a north-south collector road that connects the subject site to 17 Avenue SW to the north, and Glenmore Trail SW to the south, both being arterial roads within 2 kilometres of the site. This collector road accommodates parking on both sides of the road adjoining the proposed R-G District. This road becomes a modified collector road in its southern stretch along 85 Street SW where parking is only provided on the east side of the road, adjoining the subject site.

A Transportation Impact Assessment was not required as there is no increase in density proposed from those established in ARP, at the time of adoption in 2017 June.

Administration collaborated with the applicant to develop a transportation network that supports future multi-modal connectivity that is pedestrian oriented and ties seamlessly into existing development patterns of surrounding areas. No direct accesses from individual lots are provided from 85 Street SW, designated a collector road. Dwellings that front 85 Street SW are to be serviced by way of a proposed public lane shown in the proposed outline plan (Attachment 3).

Local roads (referred to as residential streets in Attachment 5) are to feature 16.0 metre right-of-ways. Additionally, these streets are to accommodate tree-lined boulevards with utilities and street lighting. An additional 2.4 metres on each side of the road accommodate additional utilities by way of easements on private lands where necessary.

Pedestrian connectivity is to be achieved by way of a network of sidewalks along each side of the local roads proposed, and on the east side of 85 Street SW.

Currently, the subject site and immediately surrounding areas are not serviced by a transit route. Future transit service in the area is anticipated to expand by way of a route through 34 Avenue SW (approximately 200 metres from the southern extent of the subject site) that connects with the future completion of St. Moritz Drive SW. This future route is to complete the loop back towards the 69 Street LRT Station, approximately 3 kilometres from the subject site.

Utilities and Servicing

The subject site is within the Glendale pressure zone where water servicing is to be provided through the extension of the existing water network. As the subject site is located along the pressure zone boundary, units facing 85 Street SW may be situated at an elevation higher than the serviceable elevation of the Glendale pressure zone. Thus the existing watermain along 85 Street SW is to be extended after completion of a flow control station located at 17 Avenue SW and 85 Street SW, expected by end of 2019. This watermain extension is expected to be completed by end of 2019, to service units above the serviceable elevation of the Glendale Pressure Zone.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0636

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

The subject site is included in the approved *Springbank Hill Master Drainage Plan*, produced by Stantec Consulting in 2017. Storm servicing for the site will be provided by tying into the existing storm trunk located at 85 Street SW. The 85 Street SW storm truck discharges to the Montreux Phase 1 storm pond which has capacity to accommodate the plan area.

Should back of lot drainage be discharged into areas to be dedicated as Environmental Reserve or Municipal Reserve, justification as well as necessary approvals and mitigation measures are to be provided at the tentative plan stage.

Sanitary servicing for the site will be provided by extending an existing sanitary man located south of the site at Timberline Way SW.

Stakeholder Engagement, Research and Communication

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

The Springbank Hill Community Association (SHCA) was circulated on the subject application. Initially, the SHCA provided a letter (Attachment 6) that withheld their support of the proposed land use amendment and outline plan; primarily because of questions arising in their review of the circulation package.

The applicant communicated directly with members of the SHCA to address the comments and concerns raised in the letter provided to the City (Attachment 6). A general outline of the questions raised by the SHCA and how they have been addressed by the applicant is summarized below:

- General concern over lack of detail in the outline plan circulation packages
 - Applicant clarified outline plans as being high-level documents intended to support comprehensive review of development.
- Proposal for Municipal Reserve lands
 - Municipal Reserve concept plans were provided by the applicant that depict programming of these open spaces to allow for passive use by the public.
- Anticipated Traffic Volumes
 - The applicant re-affirmed future daily traffic volume along 85 Street SW (Collector Road) is designed to accommodate up to 8 000 vehicle trips per day. Forecasts for future buildout project traffic volumes to remain well within the roadway's capacity.
- Road Safety
 - Applicant re-affirmed contributions to be made at the time of development towards The City's future construction of proposed pathways along 85 Street SW, to occur upon development on the west side of this roadway.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0636

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

- Pathway Connections
 - Applicant confirmed The City's investigation that the steep grades along the eastern edge of the site limits ability to connect to the existing regional pathway system adjoining the site.

The applicant engaged external stakeholders by addressing questions and comments from SHCA's initial letter provided to Administration through subsequent memos and correspondence to the SHCA. The applicant met with both the Ward 6 Councillor's office and members of the SHCA on 2019 January 16 to discuss the subject application, their vision and alignment with the *Springbank Hill ASP*. An engagement memo was shared with the SHCA on 2019 February 28 in response to the questions raised in the initial comments provided (Attachment 6). Further, a second engagement memo was shared by the applicant with the SHCA on 2019 May 08 to address follow-up questions and comments raised. The applicant and the SHCA held a second meeting on 2019 May 30 to address all remaining issues and questions in greater detail.

No public meetings were conducted by the applicant or Administration in relation to this application.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)*. The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *SSRP*. While the *SSRP* makes no specific reference to this site, the supporting application is consistent with the *SSRP* policies including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy amendment and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0636

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

Municipal Development Plan (Statutory – 2009)

The *Municipal Development Plan (MDP)*, Map 1: Urban Structure, identifies the subject lands as 'Residential – Developing – Future Greenfield'. The *MDP* provides guidance for the development of new communities through the policies of the ASP.

The proposal meets the following *MDP* objectives (Section 3.6.2):

- Providing a diversity of housing types;
- Providing parks located throughout the community in walkable proximity to all residences; and
- Creating an inter-connected, multi-modal street network.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located within the Standard Suburban policy area (Section 3.1.3). This policy area is to accommodate development that reinforces rural development patterns as they existed in the community prior to the adoption of the *MDP* in 2008. Development in such areas should be limited to single and semi-detached dwellings and a limited number of institutional or recreational uses. Administration finds that rowhouses can also be accommodated in areas proposed to be redesignated to the R-G District despite such housing forms not being explicitly recognized within the Standard Suburban policy area. Density in these areas are to range from 7 to 17 units per gross developable hectare (3 to 7 units per gross developable acre).

Social, Environmental, Economic (External)

The proposed land use amendment accommodates additional housing forms at moderately higher densities that are not available within the current land use district. The proposal helps achieve a greater mix of housing types in the community of Springbank Hill.

Financial Capacity

Current and Future Operating Budget

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

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.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0636

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal complies with the applicable policies of the *Springbank Hill Area Structure Plan*. The proposed redesignation of the three parcels to various districts accommodates low density residential development and preservation of natural area envisioned through the implementation of this plan.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. Proposed Land Use Map
5. Proposed Outline Plan
6. Community Association Letter
7. **Proposed Bylaw 9C2019**
8. **Proposed Bylaw 142D2019**

Applicant's Submission

The subject site is located in the southwest community of Springbank Hill and consists of 5.45 ha (13.47 ac) of privately owned land. Truman Development Corp. has retained CivicWorks to undertake an Outline Plan and Land Use Redesignation to facilitate the development of low density residential dwellings complemented by environmental open space. The proposed use is well-suited to the site, given its surrounding low density suburban context, assembly characteristics and location.

CONTEXT

The site is located within a Developing Greenfield Area of Calgary, and adjacent to a quarter section of land that was recently subdivided and redeveloped with single residential dwellings. This application represents a contiguous continuation of development along 85 St SW (a Collector Street). The site's location lends easy access to a number of community amenities through a range of transportation options. Aspen Landing Shopping Centre, Ernest Manning High School, Calgary Academy, Webber Academy, RC Conklin School, Westside Recreation Centre, Ambrose University, and the 69 St LRT station are all located within 3-4 km of the site – approximately 5 minutes by car, 20 minutes by bike, and 25 minutes by transit.

LANDUSE

The site's current DC (Direct Control) District is intended for country residential development. In support of the proposed development vision, this application seeks to amend the existing DC District to the Low Density Residential R-1s and R-G Districts and provide Environmental Open Space through the S-UN (Environmental Reserve) and S-SPR Districts (Municipal Reserve).

POLICY CONTEXT

The land assembly fall within the boundaries of the Springbank Hill Area Structure Plan (ASP), as adopted by Council in 2017. The subject site is located within the Standard Suburban land use policy area of the ASP, which includes a policy requiring the density of the assembly to be between 6-17 uph. The proposed development is aligned with this policy and anticipates development of between 77 to 82 low density residential dwelling units (16-17 uph). The proposed development is also governed by higher order, City-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods.

COMMUNITY ENGAGEMENT

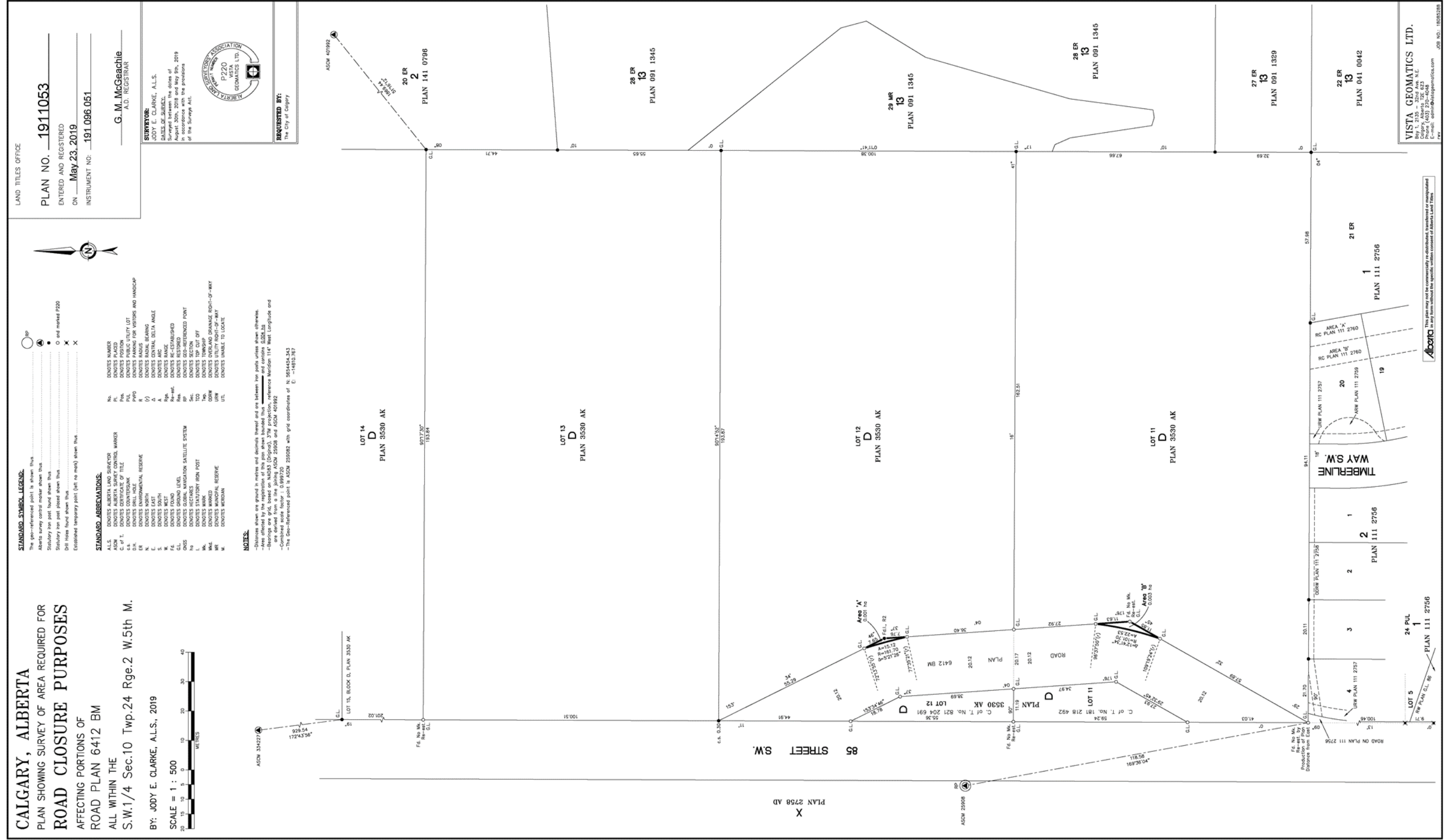
The project team representatives met with the Ward 6 Councillor, and representatives from the Springbank Hill Community Association (C.A.) on January 16, 2019 to discuss the development vision and proposal alignment with the Area Structure Plan and greater community context. Two engagement memos describing application updates and sharing current plans and figures were prepared by the project team and shared with the Community Association in response to their comments and questions. The project team is committed to continued transparent correspondence with the Community Association as the subject lands develop.

The proposed Outline Plan and Land Use Redesignation application is in keeping with the city-wide goals and policies and will facilitate a development vision that will introduce new housing options for Calgarians looking to live in a developing community that enjoys access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Thank you for your time and consideration,

CivicWorks Planning + Design
David White | Principal | BA, MScPI, RPP, MCIP

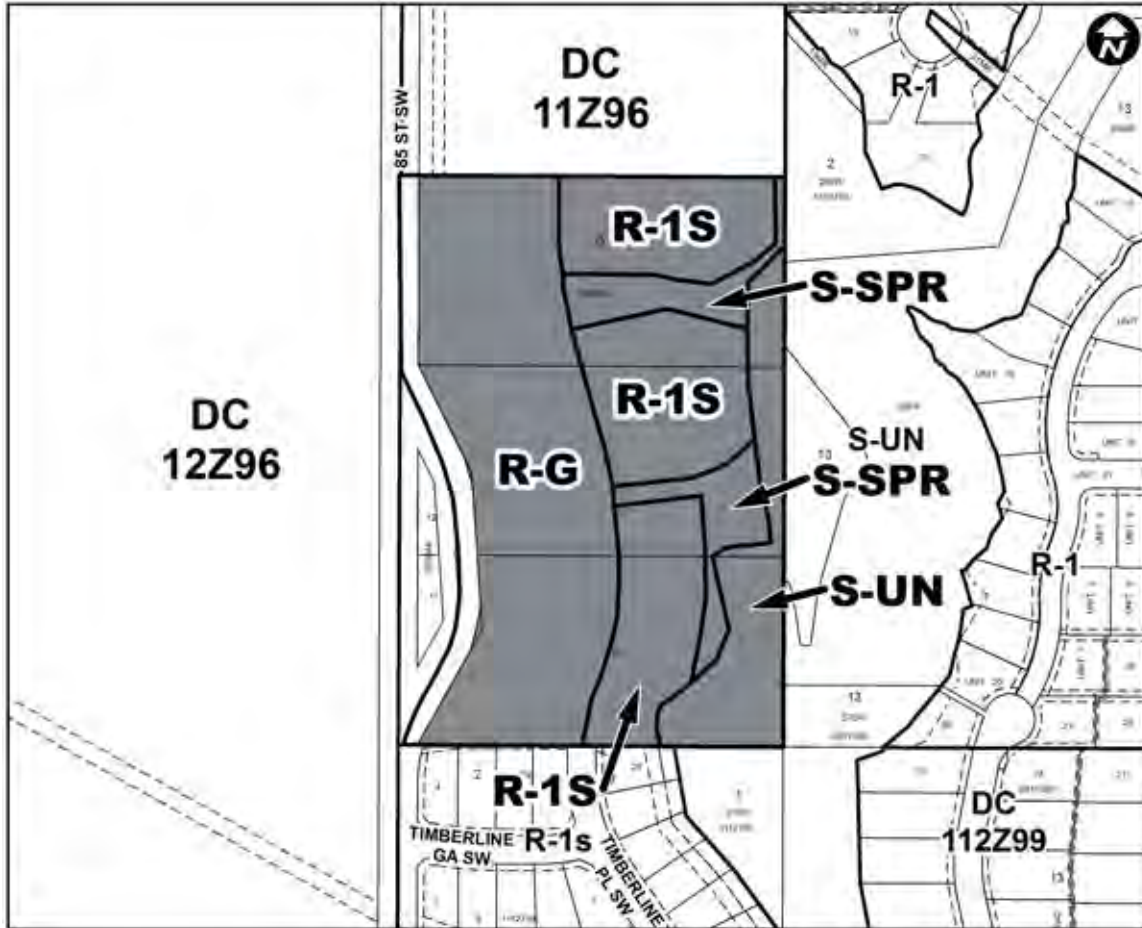
Registered Road Closure Plan



Proposed Road Closure Conditions

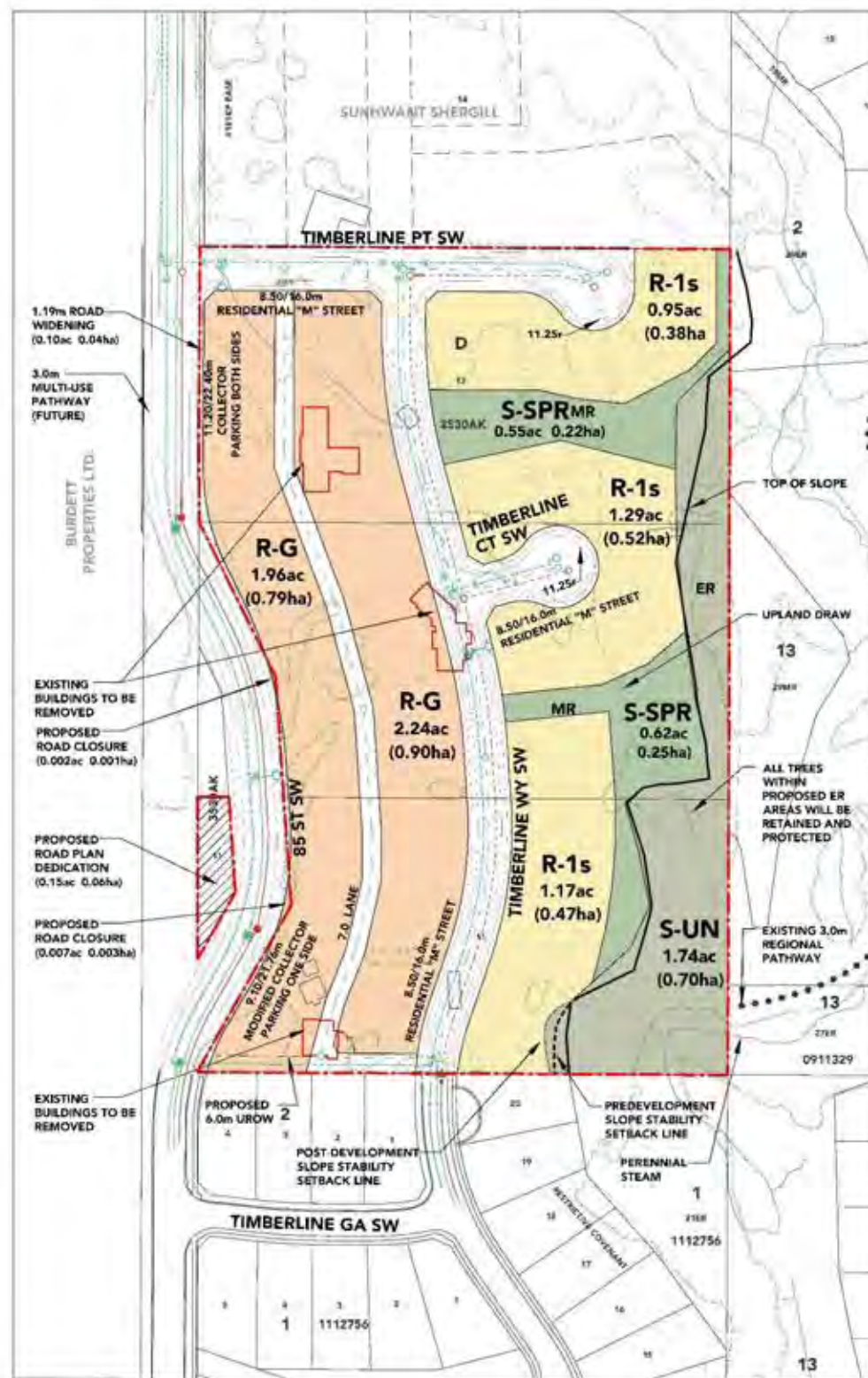
1. An agreement to purchase the closed road right-of-way will be required prior to approval of the affected tentative plan. Contact Real Estate and Development Services at realestateinquiries@calgary.ca
2. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
3. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
4. The closed right-of-way is to be consolidated with the adjacent lands

Proposed Land Use Map

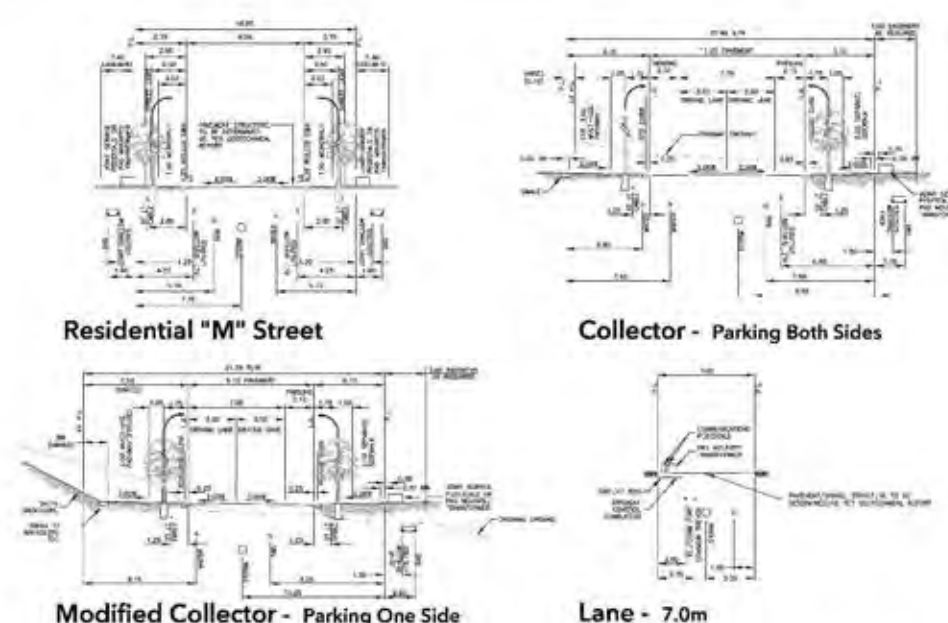


Proposed Outline Plan

OUTLINE PLAN 1:1000



STREET SECTIONS nts.



LAND USE REDESIGNATION 1:2000



OUTLINE PLAN STATISTICS

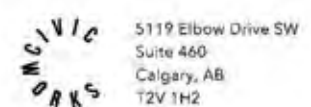
	±Acres	±Hectares	%
Total Site Areas	13.47	5.451	
Special Purpose (S-UN) Urban Nature District	1.74	0.704	
Net Developable	11.73	4.747	100.00
Residential (R-1s) Residential One Dwelling District	3.41	1.380	29.07
Residential (R-G) Low Density Mixed Housing District	4.20	1.699	35.80
Special Purpose (S-SPR) School, Park & Community Reserve District	1.11	0.474	10.00
Roads/Lanes & Road Widening	2.96	1.195	25.14

LAND USE STATISTICS

	±Acres	±Hectares
DC11296 to R-1s	4.35	1.853
DC11296 to R-G	5.35	2.186
DC11296 to S-UN	1.74	0.704
DC11296 to S-SPR	1.27	0.513
DC11298 to DC11296	0.53	0.216

LEGEND

- Outline Plan Boundary
- Existing 3.0m Regional Pathway
- Contours (0.25m Intervals)
- Perennial Stream
- Existing Vegetation
- Upland Draw
- Proposed Sanitary Line
- Proposed Water Line
- Proposed Storm Line
- Existing Sanitary Line
- Existing Storm Line



APPLICATION TYPE
OUTLINE PLAN / LAND USE REDESIGNATION & ROAD CLOSURE

CLIENT
TRUMAN DEVELOPMENT CORPORATION

PROJECT NUMBER
LOC 2018 0226
18-034

LEGAL ADDRESS
2938, 3028 AND 3118
85th STREET SW

DATE
2019 05 13



SCALE
AS NOTED

FIGURE S1
OUTLINE PLAN

Community Association Letter

From: SBHCA President <president@springbankhill.org>
Sent: Monday, June 3, 2019 12:52 PM
To: CPAG Circ; Yun, Joseph
Cc: Naruzny Marshall; Christiaansen Fiona; Waller Shawna; Nelson Tania; Sabzevari Amin; Mathew Liza; Craig Connie; Bereta Heidi; CAWard6 - Suzy Trottier; White David
Subject: [EXT] Application LOC2018-0226 - Updated Comments from Springbank Hill Community Association

Dear Joseph,

Thank you for this opportunity to respond to the Truman application LOC2018-0226. After meeting with the applicant on May 30th, the community association is confirming that we will support this application.

We would like to note the following for your reference:

1. We believe the applicant's current plans for R-G and R-1s land use with target density of between 75-85 units is within the allowable density of the ASP low density/low density contextual area and provides, as required in the ASP, a mixture of build forms. Also noted is the commitment from the developer at the development permit stage to ensure the unique low density contextual area is observed and will provide the required transition from the existing community.
2. The use of an internal laneway reduces the previous concern of direct driveway access onto 85th street.
3. Also noted is the applicant's plan for multimodal pathway to the west of the development.

At this time we would also like to raise two matters which fall under the responsibility of the city:

1. Traffic Analysis

While the applicant is making substantial improvements to 85th street, as well as providing funds for further improvement, we would like to understand what the city plans for traffic and infrastructure within the overall ASP community area as we are concerned with the apparent overall traffic volume increases versus what the city had originally assumed. The last geo-demographic study provided to us by the city suggested the planned road infrastructure could support approximately 5000 to 6000 additional doors. With the anticipated increased total development in the 190 acre study area well beyond these original estimates, and the recent pre-application for the lands on the east side of 77th street, and the incremental impacts of the SW and West Calgary Ring Road connections, the anticipated total traffic volumes in our community will significantly exceed the city's original estimates. We would appreciate a meeting with the City to review a revised traffic impact analysis.

2. Connectivity to the existing regional pathway on the East side of the proposed development

In discussing this matter with the applicant our understanding is that the eastern slope of the developer's land does not allow for connectivity to the existing regional pathway. We would like to understand from Parks perspective what they propose to resolve the need for full connectivity to the existing pathway just east of this development. The existing pathway to the East is a temporary 'dead end' and this would not be acceptable as a long term solution by the community. The applicant acknowledged they are willing to assist in providing full connectivity but this matter requires leadership by the City and Parks in particular.

Sincerely,

Elio Cozzi

President, Springbank Hill Community Association

website: springbankhill.org

Community Association Letter

From: [SBHCA President](#)
To: [CPAG Carr](#); [Duff, Jennifer E.](#)
Cc: [Naruzny Marshall](#); [Christiansen Fiona](#); [Waller Shawna](#); [Nelson Tania](#); [Sabzevari Amin](#); [Mathew Liza](#); [planning](#)
Subject: [EXT] Application Notice LOC2018-0226
Date: Wednesday, November 28, 2018 1:42:22 PM

Jennifer,

I am writing on behalf of the planning committee members of the Springbank Hill Community Association, in regards to Application Notice LOC2018-0226.

As a community association our role is to advocate for our members and all residents of our community, and to help build a safe, active and vibrant community. We wish to encourage leading edge developments that are aligned with the vision of the MDP, supported by an achievable infrastructure plan, and respectful of the existing fabric of our community.

In reviewing the proposed application, we are concerned with lack of details provided. We have been unable to contact the applicant to gain further information.

Based on the provided package, we can note that the density of the proposal is within allowed densities for standard suburban, and that there is 10% allocated for Municipal Reserve.

In the applicant's statement, it is also mentioned that the site is within close proximity (+/-2km) to a number of community amenities including Aspen Landing Shopping Centre, Ernest Manning High School, Calgary Academy, Webber Academy, R.C. Conklin School, Westside Recreation Centre, Ambrose University, and the 69th street LRT station.

In reviewing the distance's mentioned above, the majority of the amenities are actually 3 - 4 kms away with steep grades between the proposed development and these locations. In the application there is no mention of road or sidewalk improvements to 85th street directly west of the proposed development. If the applicants statement is suggesting that road improvements would not be required as the development would not significantly increase traffic, based on the information provided, we would not agree.

In addition we would like to understand:

1. What is the proposed treatment for the designated municipal reserve - the statement "providing recreational opportunities within the proposed Municipal Reserver (MR) lands" is vague.
2. What type of connectivity with new and or existing pathways are proposed within this development as it is unclear from the map provided.
3. What is the expected traffic volumes on 85th street with the additional homes in this development.
4. Given the condition of 85th street directly west of the proposed development, what are the applicants plans to alleviate current safety concerns that have been raised multiple times with the city. This is especially relevant given the additional volume of traffic that this development will bring to this area of 85th street.

Thank you again for this opportunity to respond to LOC2018-0226. While we acknowledge

Community Association Letter

that we are unable to support this application at this time as the applicant has not yet met with us and we would require further information from the applicant and/or the city regarding the questions above.

Elio Cozzi
President, Springbank Hill Community Association
website: springbankhill.org

PROPOSED

CPC2019-0636
ATTACHMENT 7

BYLAW NUMBER 9C2019

**BEING A BYLAW OF THE CITY OF CALGARY
FOR A CLOSURE OF A ROAD
(PLAN 1911053, AREA 'A' AND AREA 'B')
(CLOSURE LOC2018-0226/CPC2019-0636)**

WHEREAS The City of Calgary has decided to close from public use as a public street and to sell or to hold those portions of street described below;

AND WHEREAS the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Immediately upon passage of this Bylaw, the following described street shall be closed from use as a public highway:

PLAN 1911053
AREA 'A' AND AREA 'B'
EXCEPTING THEREOUT ALL MINES AND MINERALS
2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2019-0636
ATTACHMENT 8

BYLAW NUMBER 142D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0226/CPC2019-0636)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

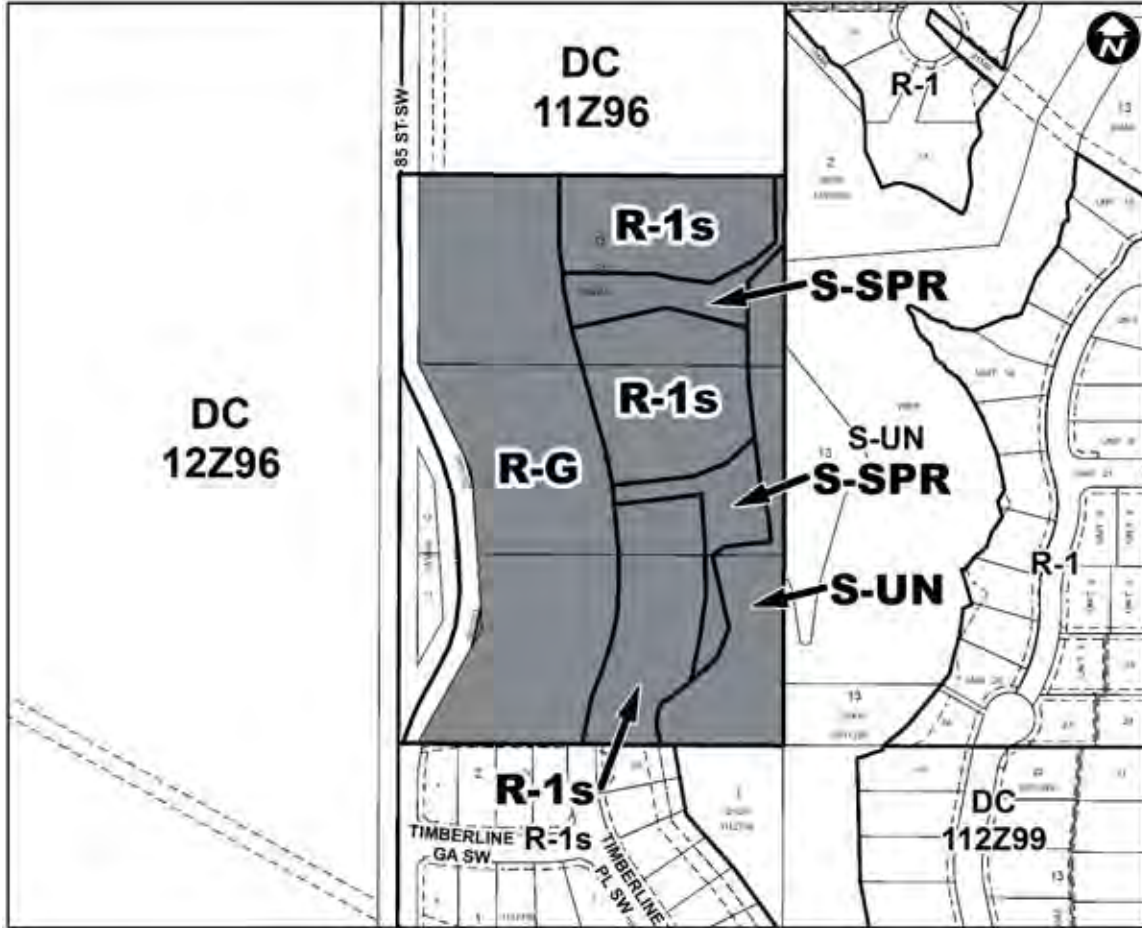
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2018-0226/CPC2019-0636
BYLAW NUMBER 142D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0651

**Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW
LOC2019-0012**

EXECUTIVE SUMMARY

The application was made by B&A Planning Group on 2019 January 25 on behalf of the owner BCIMC Realty Corporation c/o Quadreal Property Group. The application seeks to redesignate a parcel from a DC Direct Control District, focused primarily on business park and office uses, to a new DC Direct Control District which will allow for:

- a broader range of allowable commercial uses;
- a slight increase in floor area ratio; and
- an increase to the building height in specific locations.

With the current suppressed office market in Calgary, the owners of the business park are seeking greater flexibility by allowing for additional commercial uses. These uses will help maintain the economic viability of the business park. The land use change will not impact the ability of the site to maintain its current alignment with the *Municipal Development Plan* and the *Currie Barracks CFB West Master Plan*.

No development permit has been submitted with this application.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 10.1 hectares \pm (24.9 acres \pm) located at 4838 Richard Road SW (Plan 0812071, Block 2, Lot 10) from DC Direct Control District to DC Direct Control District to accommodate office, industrial and commercial uses, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 May 16:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 10.1 hectares \pm (24.9 acres \pm) located at 4838 Richard Road SW (Plan 0812071, Block 2, Lot 10) from DC Direct Control District to DC Direct Control District to accommodate office, industrial and commercial uses, with guidelines (Attachment 2); and
2. Give three readings to **Proposed Bylaw 134D2019**.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0651

**Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW
LOC2019-0012**

Excerpt from the Minutes of the 2019 May 16 Regular Meeting of the Calgary Planning Commission:

“A Revised Attachment 2 was distributed with respect to Report CPC2019-0651”.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The application was made by B&A Planning Group on 2019 January 25 on behalf of the owner Quadreal Property Group. The site is popularly known as Westmount Corporate Campus, and was designed as an employment-intensive multi-building office park. Much of the park has been built out, but a large vacant site within it remains to be developed.

Quadreal also owns lands on the south side of Mount Royal Gate SW which are currently under review for redesignation to allow for a mixed use development.

No development permit has been submitted with the application.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0651

Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW
LOC2019-0012

Location Maps



Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0651

Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW LOC2019-0012

Site Context

The site, approximately 10.1 hectares (24.9 acres) in size, is a single parcel in the community of Lincoln Park.

Two schools are adjacent to the east, while various aspects of Mount Royal University (residences, academic buildings, parking) are across Richard Road SW on the north and west. Across Mount Royal Gate SW to the south is largely vacant land that is intended for proposed mixed use development.

The site itself consists of several multi-storey buildings, ranging in height from three to eight storeys, with ample surface parking. The site was developed as a comprehensively-designed business park with the intent of providing a node of employment-intensive uses. Much of the site has been developed, though one large vacant portion exists.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing land use is a DC Direct Control District (Bylaw 72Z2003, Attachment 3) which strictly mandates employment-intensive uses such as office and research and development.

The ability for retail and personal service uses to locate on the site is limited to those which can demonstrate that they directly support the business park users.

With the decline of the Calgary office market, the ability of the owner to lease existing space on the site within the confines of the existing DC Direct Control District (Bylaw 72Z2003) is limited, resulting in a large amount of vacant space.

In order to address this issue, the proposed new DC Direct Control District allows for a broader range of commercial uses that will grant greater flexibility. Rather than restricting commercial uses to those which support the business park use, the broader list of uses is allowed to be considered on their own merit. The introduced uses include a wider range of restaurant uses, more service-based uses such as Veterinary Clinic and Counselling Service, and institutional uses such as Instructional Facility and Post-secondary Learning Institution. The complete list of proposed uses aligns closely with the uses allowed in either the Industrial – Commercial (I-C) District or the Industrial – Business (I-B) District (Attachment 4).

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0651

Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW LOC2019-0012

To accommodate the proposed change, a new DC District has been created with the uses allowed under the existing DC District (Bylaw 72Z2003), which are not found solely in one district or another. For example, research and development, a focus of the existing DC District, is specifically defined as a component of the General Industrial – Light use within Land Use Bylaw 1P2007. Therefore, General Industrial – Light must be included as a listed use in the new DC District to maintain its viability. This use however, is only available in the I-C District. Other uses, such as Post-secondary Learning Institution and Conference and Event Facility, which would not take away from the business park/employment centre focus, can only be found in the I-B District. Therefore, a custom list of uses within the proposed DC District was required.

Commercial uses can be introduced with relatively little risk, as the site is significantly built out in a multi-storey format that lends itself to office and similar uses. The risk of it evolving into a full-on retail centre is therefore limited.

Additionally, as the development rules of the I-B District will apply in all cases, no outdoor storage of materials will be allowed. Unsightly uses are thereby limited from locating on site.

The proposed DC District also increases the density of the site slightly from a maximum floor area ratio (FAR) of 1.0 to an FAR of 1.1.

The proposed DC District gives additional clarity to the building height requirements. In the existing DC District, allowance is made for taller landmark buildings at entrance locations within the site. The new DC District proposes an increase in building height in these areas (from 8 to 10 storeys and from 32 metres to 40 metres), and also provides a schedule to indicate by plan exactly where the increased height requirements apply (Schedule B of the Proposed Direct Control District Guidelines – Attachment 2).

Development and Site Design

No development permit application has been made for any new buildings on site. Considering the office market, it may be several years before new buildings are proposed. As the surrounding context is largely of similar massing, future development permit evaluations should focus on the architectural design and look of the building, rather than on matters of contextual massing.

Environmental

No significant environmental issues were identified. An Environmental Site Assessment was not required.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0651

**Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW
LOC2019-0012**

Transportation

The applicant undertook a Transportation Impact Assessment that analyzed both this application and the applicant's other application across Mount Royal Gate SW (LOC2018-0277).

No significant concerns were identified in relation to this subject proposal.

Utilities and Servicing

It is not anticipated that the proposal will require any changes to utility servicing.

Stakeholder Engagement, Research and Communication

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

The Rutland Park Community Association (RPCA) and North Glenmore Park (NGPCA) Community Association were both circulated on the application. The RPCA indicated support for the application. No response from the NGPCA had been received by the time of writing of this report.

Only two letters from adjacent residents were received and these were only seeking clarification or answers to specific enquiries. No indication of support or non-support were given.

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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed development/[land use amendment/policy amendment] builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0651

**Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW
LOC2019-0012**

Municipal Development Plan (Statutory – 2009)

The site, along with the Mount Royal University campus, is identified as a Major Activity Centre (MAC) in the *Municipal Development Plan* (MDP). MACs are intended as locations with high concentration of jobs and population. The proposal does not impact the function of the Major Activity Centre, and is therefore in alignment with the MDP.

Currie Barracks CFB West Master Plan (Non-statutory – 2000)

The site is identified as within the Business/Office category in the *Currie Barracks CFB West Master Plan*. This category is intended to accommodate employment-intensive uses such as office, and specifically guides against uses such as large warehouses, big-box retail, or auto-related uses. The proposed DC District specifically omits these uses, or their development is precluded because of the existing development on site. The proposal is therefore generally in alignment with the plan.

Social, Environmental, Economic (External)

The proposal will allow for the long-term viability of the site to be maintained. Allowing the continued existence of an employment centre outside of the Centre City will provide reverse flows for the transportation network, increasing efficiency.

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 item.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Currie Barracks CFB West Master Plan*. Through the additional uses, the proposal helps ensure the economic viability of the site while maintaining its ability to act as an employment centre outside of the Centre City. The proposal therefore helps contribute to an efficient land use pattern.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0651

**Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW
LOC2019-0012**

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 134D2019**
3. Existing Direct Control District
4. Summary of Uses

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.

B&A Planning Group has been retained by QuadReal Property Group to manage this Land Use Redesignation application for the WestMount Corporate Campus, a ~10.14ha (~25.06ac) parcel at 4838 Richard Road SW in the Lincoln Park neighbourhood of southwest Calgary, southeast of Mount Royal University. The site currently contains 5 office buildings built over the past 15 years ranging in height from 3 to 8 storeys, a 6 storey parkade, and 1 vacant future development site along Mount Royal Gate. Several parkette-style open spaces are also located throughout the site. It is designated a Major Activity Centre (MAC) as per the MDP and Business / Office as per the Currie Barracks CFB West Master Plan (Master Plan). A MAX Teal BRT stop is located just north of the site on Richard Road, meaning the site can also be considered for transit-oriented development (TOD).

The current Direct Control (DC) District for the site, 72Z2003, is intended for a suburban office campus style development. This DC is now over 15 years old and based on the previous 2P80 Land Use Bylaw, which is now nearly 40 years old. Other than offices, there are a limited number of uses allowed as either Permitted or Discretionary. Due to the current economic situation, demand for office space is low and is expected to remain limited for the foreseeable future. Therefore, current use and development opportunities for this site are too restrictive and not ideal. As a result, QuadReal has had difficulty attracting new tenants.

A new DC District is required in order to expand the currently limited list of uses to make the site more viable for future tenants and development of the vacant parcel. The proposed DC is based on the Industrial – Business (I-B) District but is also influenced by the Industrial – Commercial (I-C) District. It takes into consideration the MDP (which designates this site as a MAC), Master Plan (which designates this site for Business / Office purposes and states a DC is required for this site), the current DC 72Z2003, and desired uses for the site. Features and rationale for the new DC are as follows:

- The first and second "Purpose" statements are modified from the Master Plan policies 10.2 and 10.3.2(2). The Master Plan's Business / Office designation for this site should therefore be able to remain and no amendments are anticipated.
- If the use was either already permitted in the current DC, I-B, and / or I-C District, it is listed as a "Permitted Use" in the proposed DC. All other uses are listed as Discretionary. With the exception of Temporary Residential Sales Centre, all the proposed Discretionary uses are listed as Discretionary in either I-B, I-C, or both of those Districts.
- An additional 0.1 FAR (which would = an additional 10,130m² / 109,042ft² floor area) is proposed in order to facilitate better opportunities for the development of the vacant site. The proposed 1.1 FAR was accounted for with the TIA for the recently submitted LOC2018-077 for the WestMount South lands (also owned by QuadReal).
- Maximum building heights are proposed to increase at two key locations from 32m to 40m in order to accommodate the existing 8 storey building along Richard Road and allow for a 10 storey signature building on the vacant site along Mount Royal Gate. The maximum height for the site will otherwise remain at 16m as per the current DC.
- The Building Design section from the current DC remains in order to ensure high quality and comprehensive developments.

We have met with Community Planning and the local Councillor and have advised the Rutland Park Community Association regarding this application. We will continue to work with them throughout the process as required.

We believe the proposed DC will allow for an appropriate level of additional uses and development which will help the site become more viable, utilized, and attractive along with modernizing the land use to today's standards. We look forward to Administration, Calgary Planning Commission, and Council support of our proposal.

ISC: Protected

PROPOSED

CPC2019-0651
ATTACHMENT 4

BYLAW NUMBER 134D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0012/CPC2019-0651)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

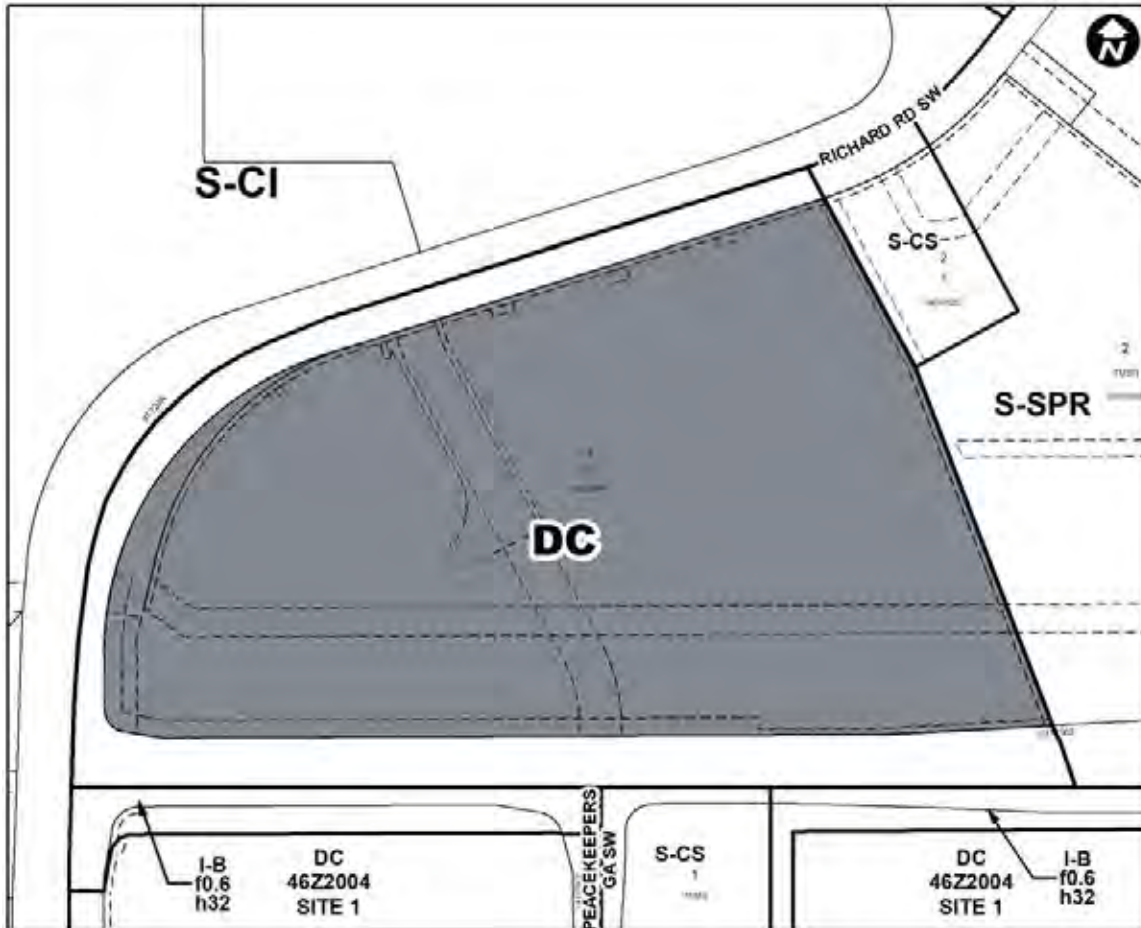
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0012/CPC2019-0651
BYLAW NUMBER 134D2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate a range of employment-intensive uses in an urban setting characterized by a high-quality cohesive design;
- (b) allow for select uses which provide goods and services to employees, business clients, or the surrounding community that are complementary to the predominant employment-related uses; and
- (c) allow for the development of landmark buildings on specific areas of the site.

PROPOSED

AMENDMENT LOC2019-0012/CPC2019-0651 BYLAW NUMBER 134D2019

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 (1) The following *uses* are *permitted uses* in this Direct Control District:
- (a) **Park;**
 - (b) **Protective and Emergency Service;**
 - (c) **Sign – Class A;**
 - (d) **Sign – Class B;**
 - (e) **Sign – Class D; and**
 - (f) **Utilities.**
- (2) The following *uses* are *permitted uses* in this Direct Control District if they are located within existing approved *buildings*:
- (a) **Artist's Studio;**
 - (b) **Catering Service – Minor;**
 - (c) **Child Care Service;**
 - (d) **Computer Games Facility;**
 - (e) **Convenience Food Store;**
 - (f) **Counselling Service;**
 - (g) **Drinking Establishment – Small;**
 - (h) **Financial Institution;**
 - (i) **Fitness Centre;**
 - (j) **General Industrial – Light;**
 - (k) **Health Services Laboratory – With Clients;**
 - (l) **Information and Service Provider;**
 - (m) **Instructional Facility;**

PROPOSED

AMENDMENT LOC2019-0012/CPC2019-0651
BYLAW NUMBER 134D2019

- (n) **Library;**
- (o) **Medical Clinic;**
- (p) **Office;**
- (q) **Pet Care Service;**
- (r) **Power Generation Facility – Small;**
- (s) **Print Centre;**
- (t) **Radio and Television Studio;**
- (u) **Restaurant: Food Service Only – Medium;**
- (v) **Restaurant: Food Service Only – Small;**
- (w) **Restaurant: Licensed – Small;**
- (x) **Restaurant: Neighbourhood;**
- (y) **Retail and Consumer Service;**
- (z) **Service Organization;**
- (aa) **Specialized Industrial;**
- (bb) **Specialty Food Store;**
- (cc) **Take Out Food Service; and**
- (dd) **Veterinary Clinic.**

Discretionary Uses

- 5** (1) **Uses** listed in subsection 4(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control District.
- (2) The following **uses** are **discretionary uses** in this Direct Control District:
- (a) **Brewery, Winery and Distillery;**
 - (b) **Cannabis Counselling;**
 - (c) **Cannabis Store;**

PROPOSED

AMENDMENT LOC2019-0012/CPC2019-0651
BYLAW NUMBER 134D2019

- (d) **Conference and Event Facility;**
- (e) **Drinking Establishment – Medium;**
- (f) **Hotel;**
- (g) **Liquor Store;**
- (h) **Motion Picture Production Facility;**
- (i) **Outdoor Café;**
- (j) **Parking Lot – Structure;**
- (k) **Post-secondary Learning Institution;**
- (l) **Power Generation Facility – Medium;**
- (m) **Printing, Publishing and Distributing;**
- (n) **Restaurant: Licensed – Medium;**
- (o) **Sign – Class C;**
- (p) **Sign – Class E;**
- (q) **Sign – Class F;**
- (r) **Sign – Class G;**
- (s) **Special Function – Class 2; and**
- (t) **Utility Building.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum *floor area ratio* is 1.1.

PROPOSED

AMENDMENT LOC2019-0012/CPC2019-0651
BYLAW NUMBER 134D2019

Building Height

- 8 (1) Unless otherwise referenced in subsection 8(2), the maximum ***building height*** is 16.0 metres.
- (2) The maximum ***building height*** for the areas identified on Schedule B is 40.0 metres.

Rear Setback Area

- 9 Where the ***parcel*** shares a ***rear property line*** with a ***parcel*** designated as a ***special purpose district***, the ***rear setback area*** must have a minimum depth of 1.2 metres.

Side Setback Area

- 10 Where the ***parcel*** shares a ***side property line*** with a ***parcel*** designated as a ***special purpose district***, the ***side setback area*** must have a minimum depth of 1.2 metres.

PROPOSED

AMENDMENT LOC2019-0012/CPC2019-0651
BYLAW NUMBER 134D2019

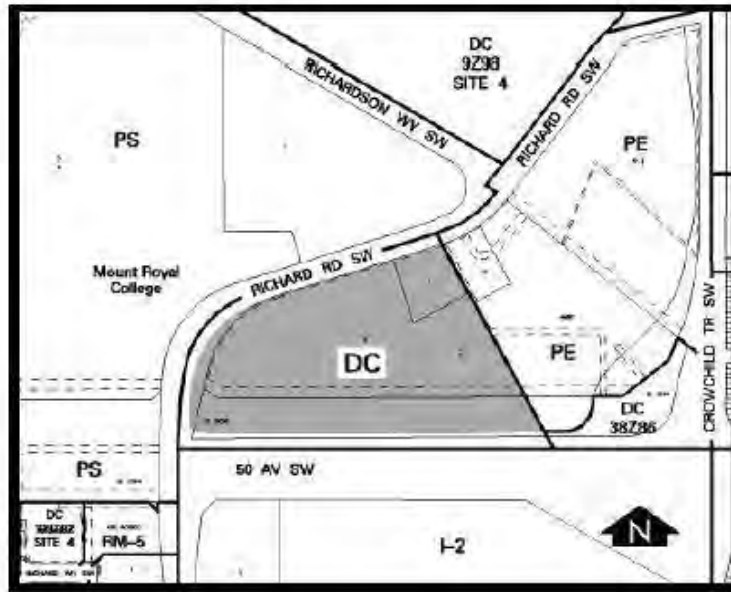
SCHEDULE B



Existing Direct Control District

Amendment # LOC2003-0038
Bylaw # 72Z2003
Council Approval: 2003 August 12

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

Permitted Uses:
Essential Public Services
Parks and Playgrounds
Utilities

The following uses are permitted only within an approved building in an approved business park:

Ancillary commercial uses
Child care facilities
Laboratories (CU)
Medical clinics
Offices (CU)
Power generating facility, small scale
Radio, television and multi-media studios
Research and development (CU)
Restaurant/drinking establishment
Restaurant – food service only

Existing Direct Control District

Discretionary Uses:

Business Park

Power generating facility, mid-scale
Signs
Utility Buildings

For the purpose of this Bylaw:

"business park" means buildings providing a range of non-retail employment opportunities in a campus style setting characterised by high-quality cohesive design.

"research and development" means establishments primarily engaged in the research and development and controlled production of high-technology, computer software, electronic, light industrial or scientific or other such products. Uses include, but are not limited to, biotechnology, optical, pharmaceutical and X-ray research, data processing, laboratories and non-toxic computer component manufacturers, telecommunications, biochemistry, prosthetics and robotic engineering.

"ancillary commercial uses" means ancillary uses that in the opinion of the Approving Authority directly support the businesses and employees and that are contained within a portion of a building and may include, but not be limited to, such uses as restaurant/drinking establishment, financial institutions and personal service businesses.

Note: CU – Notwithstanding Section 11(2)(b) of Bylaw 2P80, Certainty of Land Use Only is afforded applications that meet the requirements of the CFB West Master Plan.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

(a) Performance Standards

All uses shall be located entirely within buildings and structures.

(b) Floor Area Ratio

The floor area for all uses shall be a maximum of 1.0 times the site area.

(c) Yards

- (i) A minimum depth of 6 metres for front yards; and
- (ii) All other yards shall be 1.2 metres.

(d) Building Height

- (i) A maximum of 4 storeys not exceeding 16 metres at any eaveline; and

Existing Direct Control District

- (ii) At the business park entry on 50 Avenue SW a maximum of 2 landmark buildings shall be located, to the satisfaction of the Approving Authority, and shall be a maximum of 8 storeys or 32 metres at any eaveline.

(e) Building Design

All exterior building design shall incorporate high quality and durable materials, designed to maintain the initial quality throughout the life of the project. Building finish, colour and materials shall be coordinated to achieve continuity of design consistent with the intent of a comprehensively designed business park.

(f) Development Concept Plan

A Development Concept Plan for the entirety of the site area that is the subject of this Bylaw shall be submitted as part of the first development permit application. All Development Permits submitted for this site shall comply with the Development Concept Plan. The Development Concept Plan shall be for the entire area and shall demonstrate how future development will be integrated and designed to achieve a comprehensive and coordinated streetscape and overall identity for the business park development. The Development Concept Plan shall include:

- Proposed property lines
- Public roads
- Accessways and vehicular entrances
- Parking areas and landscaping
- Building setbacks
- Site coverage
- Pedestrian connections
- Phases in which each development parcel will be developed
- Key site sections showing relationship to adjacent parcels and public streets
- Open space
- Signage, lighting and landscaping of the site.

(g) Landscaped Area

A comprehensive landscaping plan for the entire periphery of the site area that is the subject of this Bylaw, including the major entrances to the business park, shall be provided to the satisfaction of the Approving Authority.

(h) Outside Storage

Outside storage of any materials, equipment or products is prohibited.

(i) Parking and Loading

- (i) The storage and maintenance of commercial vehicles, shall take place within buildings or structures or below grade and screened to the satisfaction of the Approving Authority; and
- (ii) Where a parking structure is provided, it shall be located so as to minimize its visibility from public thoroughfares.

(j) Ancillary Commercial Uses

Existing Direct Control District

- (i) Ancillary commercial uses may occupy up to 10 percent of the gross floor area or 465 square metres, whichever is the lesser, of the building in which they are contained; and
 - (ii) All ancillary commercial uses shall be restricted to the ground floor only.
- (k) Restaurant/Drinking Establishment
- A maximum of one freestanding restaurant, limited to a maximum net floor area of 465 square metres, is allowed on the site area that is the subject of this Bylaw.
- (l) For the purpose of this Bylaw, each bareland condominium unit shall be considered a lot with regard to the application of minimum front, side and rear yard requirements of this Bylaw.

Summary of Uses

January 25, 2019

WestMount Corporate Campus Uses

Uses allowed or proposed	Currently allowed	Proposed
Essential Public Services	P	
Parks and Playgrounds	P	
Utilities	P	
Ancillary Commercial Uses	P (XLUB)	
Child Care Facilities	P	
Laboratories	P (XLUB)	
Medical Clinics	P	
Offices	P	
Power Generating Facility, Small Scale	P	
Radio, Television and Multi-media Studios	P	
Research and Development	P (XLUB)	
Restaurant/Drinking Establishment	P	
Restaurant – Food Service Only	P	
Business Park	D (XLUB)	
Power Generating Facility, Mid-scale	D	
Signs	D	
Utility Buildings	D	
Fitness Centre		IBD, ICP
Convenience Food Store		IBP, ICD
Pet Care Service		ICP
Print Centre		IBP, ICP
Veterinary Clinic		ICP
Counselling Service		IBP, ICP
Retail & Consumer Service		IBD, ICP
Temporary Residential Sales Centre		NLU
Liquor Store		ICD
Instructional Facility		IBP, ICP
Cannabis Counselling		IBD, ICD
Health Services Laboratory – With Clients		IBD, ICP
Post-secondary Learning Institution		IBD
Take Out Food Service		IBD, ICP
Sign – Class A, B, & D		IBP, ICP
Catering Service – Minor		IBP
Computer Games Facility		IBP
Financial Institution		IBP, ICP
Information and Service Provider		IBP, ICP
Library		IBP
Specialized Industrial		IBP
Conference and Event Facility		IBD
Drinking Establishment – Small		IBD, ICD
Hotel		IBD
Motion Picture Production Facility		IBD



Summary of Uses

January 25, 2019

Outdoor Café		IBD, ICD
Parking Lot – Structure		IBD
Printing, Publishing and Distributing		IBD
Restaurant: Food Service Only – Small		IBD, ICP
Restaurant: Licensed – Small		IBD, ICD
Restaurant: Neighbourhood		NLU
Sign – Class C, E, F, & G		IBD, ICD
Special Function – Class 2		IBD, ICD
Specialty Food Store		IBD, ICP
Brewery, Winery and Distillery		IBD, ICD
Drinking Establishment – Medium		IBD
Restaurant: Food Service Only – Medium		IBD, ICP
Restaurant: Licensed – Medium		IBD, ICD
Artist's Studio		ICP
General Industrial – Light		ICP
Service Organization		ICP
Cannabis Store		ICD

P: Permitted Use under the current DC District 7222003

D: Discretionary Use under the current DC District 7222003

XLUB: No longer a listed use within the current Land Use Bylaw 1P2007. Likely falls under a new Use category or categories.

IBP: Permitted Use in the Industrial – Business District

IBD: Discretionary Use in the Industrial – Business District

ICP: Permitted Use in the Industrial – Commercial District

ICD: Discretionary Use in the Industrial – Commercial District

NLU: Not a listed use in the Industrial – Business or Industrial – Commercial District



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Corrected CPC2019-0544

**Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116
Richard Road SW, LOC2018-0277**

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2018 December 21, on behalf of the landowner BCIMC Corporation c/o Quadreal Property Group LP. The application proposes to change the designation of the site that is split into two land use districts. The majority of the parcel is currently designated as a DC Direct Control District based on the I-2 General Light Industrial District of Bylaw 2P80. This current land use designation is focused on an office campus style development similar to the WestMount Corporate Campus to the north. A northern portion of the site that fronts onto Mount Royal Gate SW is designated as Industrial – Business f0.63h32 (I-B f0.63h32) District. The intent of this use is to limit the height and density of the development for an area of the site that can more adequately accommodate a higher maximum building height.

The proposed DC Direct Control District is based on the Mixed Use - General (MU-1) District to allow for:

- a maximum building floor area ratio (FAR) of 1.6;
- a maximum density of 165 units per hectare to limit the intensity of development on the site;
- a range of maximum building heights from 20 metres in the southern portion of the site, 25 metres in the middle portion of the site, and 32 metres in the north portion of the site to fit with the context of the surrounding residential and office development;
- the addition of uses to the Façade Width for Uses Facing a Street section at a maximum of 30 metres to give more flexibility to frontage rules for uses; and
- the addition and exclusion of a number of discretionary uses to allow for a broader diversity of uses and exclude vehicle rental and sales.

The proposal is in keeping with the intent and existing policies of the *Municipal Development Plan* and the *Currie Barracks CFB West Master Plan*, as amended, with the addition of the proposed policy and mapping amendments, and is intended to allow for the comprehensive development of the subject site.

No development permit application has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Corrected CPC2019-0544

**Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116
Richard Road SW, LOC2018-0277**

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by resolution, the proposed amendments to the Currie Barracks CFB West Master Plan (Attachment 3);
2. **ADOPT**, by bylaw the proposed redesignation of 5.39 hectares \pm (13.32 \pm acres) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Industrial – Business f0.63h32 (I-B f0.63h32) District and DC Direct Control District to DC Direct Control District to accommodate a comprehensive mixed-use development, with guidelines (Attachment 2); and
3. Give three readings to the propose bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by resolution, the proposed amendments to the Currie Barracks CFB West Master Plan (**Revised Attachment 4**);
2. **ADOPT**, by bylaw the proposed redesignation of 5.39 hectares \pm (13.32 \pm acres) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Industrial – Business f0.63h32 (I-B f0.63h32) District and DC Direct Control District to DC Direct Control District to accommodate a comprehensive mixed-use development, with guidelines (**Revised Attachment 3**); and
3. Give three readings to **Proposed Bylaw 141D2019**.

Excerpt from the Minutes of the 2019 June 6 Regular Meeting of the Calgary Planning Commission:

“A revised Attachment 3 and revised Attachment 4 were distributed with respect to Report CPC2019-0544

The following clerical corrections were noted with respect to Report CPC2019-0544:

- Correction to Administration Recommendation 1. to reference Attachment 4 instead of Attachment 3;
- Correction to Administration Recommendation 2. to reference Attachment 3 instead of Attachment 2;
- Correction to Administration Recommendation 3. to add a "d" to "propose"; and

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Corrected CPC2019-0544

**Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116
Richard Road SW, LOC2018-0277**

- Correction under Page 5, Land Use section, Paragraph 3, First bullet to replace "1.55" with "1.6".

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The application for the 5.39 hectares ± (13.32 ± acres) parcel was submitted by B&A Planning Group on 2018 December 21, on behalf of the landowner BCIMC Corporation c/o Quadreal Property Group LP. The proposal (Attachment 1) is to accommodate a mixed-use development. No development permit application has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Corrected CPC2019-0544

**Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116
Richard Road SW, LOC2018-0277**

Location Maps



Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2018-0277

Site Context

The subject site, 5116 Richard Road SW, is located in the community of Lincoln Park, south of Mount Royal Gate SW, north of Peacekeepers Way SW, east of Richard Road SW, and west of Peacekeepers Gate SW.

The site is currently vacant and undeveloped. Surrounding development consists of mixed use commercial to the west, Westmount Corporate Campus to the north, United Active Living Seniors facility to the south and ATCO to the south east.

As identified in Figure 1, the population of the Lincoln Park community peaked in 2015 at 2,726 and as of 2018 had reduced to 2,400, representing a decline of 326 residents.

Figure 1: Community Peak Population

Lincoln Park	
Peak Population Year	2015
Peak Population	2,726
2018 Current Population	2,400
Difference in Population (Number)	-326
Difference in Population (Percent)	-12%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Lincoln Park](#) Community Profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The current land use districts for the site are DC Direct Control District (Bylaw 46Z2004) based on the I-2 General Light Industrial District that was in Section 43 of Bylaw 2P80. The intent of this District is similar to the office campus development to the north of the site that does not allow for residential uses. The other district encompasses a northern portion of the site that fronts onto Mount Royal Gate SW and is designated as Industrial – Business f0.63h32 (I-B

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Corrected CPC2019-0544

Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2018-0277

f0.63h32) District which similarly allows for employment related office uses. These uses align with the associated business / office policies of the *Currie Barracks CFB West Master Plan*.

The proposed land use district is a DC Direct Control District based on the Mixed Use - General (MU-1) District of Land Use Bylaw 1P2007 (Attachment 3). Section 20 of the Land Use Bylaw states that DC Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

A DC Direct Control District has been used in this application to address a number of unique characteristics to facilitate future development on this land, as follows:

- a maximum building floor area ratio of **1.6**;
- a maximum density of 165 units per hectare;
- a range of maximum building heights from 20 metres in the southern portion of the site, 25m metres in the middle portion of the site, and 32 metres in the north portion of the site;
- the addition of uses to the Façade Width for Uses facing a Street at a maximum of 30.0 metres; and
- the addition and exclusion of a number of Discretionary uses.

Development and Site Design

The rules of the proposed DC Direct Control District, along with the rules of the base MU-1 District, will provide guidance for the development of the site including the height and building massing, building setbacks, frontage, landscaping, and parking.

The applicant provided a general development concept for the site that was submitted along with the presentation to the Urban Design Review Panel, however the final development concept may change based on market readiness and will be determined at the development permit stage.

The proposed amendments to the *Currie Barracks CFB Master Plan* provide further guidance on site design for mixed-use development that has a residential component.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Primary access to the subject lands is from north-south and east-west arterial roadways, Richard Road SW and 50 Avenue (Mount Royal Gate) SW respectively, with additional access on collector streets Peacekeepers Way SW and Peacekeepers Drive SW.

Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2018-0277

Administration worked with the applicant to develop a transportation network that supports multimodal connectivity for local and regional trips, served by an existing street network of collector streets that accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network. The combination of the street network with public access easements, block sizes (active mode connections through blocks), pathways and park space provides opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

A Transportation Impact Assessment has been produced for this site to demonstrate impacts of the anticipated traffic to the intersections at the northern corners of the site are well within capacity. Existing eastbound and westbound transit stops along the north boundary of the site (50 Avenue (Mount Royal Gate) SW) are directly accessible and the site is within 400 metres of the existing South Crosstown Bus Rapid Transit (BRT) Max Teal Station. There is a multi-use pathway on the north and west perimeter of the site and a sidewalk along the east and south perimeter of the site allowing for full access to the site and the planned internal park space.

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 stage.

Stakeholder Engagement, Research and Communication

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

The applicant conducted their own engagement as part of their application. The applicant met with both the Rutland Park Community Association and North Glenmore Park Community Association. A project flyer was distributed to 900 adjacent neighbours in Lincoln Park and Garrison Green that invited them to attend three different public information sessions held on 2018 December 10, December 14 and December 15. The project team also engaged with residents of the adjacent CareWest Garrison Green and United Active Living facilities and held information sessions on 2019 February 5 and February 15.

The applicant project team received 20 feedback forms and four stakeholder emails during engagement activities. The feedback was broken down into 45 distinct comments for the sake of analysis. Feedback received throughout engagement focused on four main themes: transportation, density, commercial services and general feedback about the process and engagement. Eighty-four percent of comments received were either neutral or positive with many stakeholders verbally expressing their excitement for the development (Attachment 2).

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Corrected CPC2019-0544

**Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116
Richard Road SW, LOC2018-0277**

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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Major Activity Centre (MAC) area as identified on Map 1 of the *Municipal Development Plan* (MDP).

Specific policies of the MDP encourage increased development densities in proximity to the Primary Transit Network by targeting residential and employment intensities within 400 metres of transit stops. The subject site is located within 400 metres of the existing South Crosstown Bus Rapid Transit (BRT) Max Teal Station and therefore the site aligns with the policy.

The proposed land use aligns further with section 2.2.4 Complete Communities that speaks to supporting a compact urban form with a range of housing choices and section 2.3.1 that refers to providing housing diversity and choice.

Currie Barracks CFB West Master Plan (Non-Statutory – 2015)

The parcel is shown as Business/Office in the Figure 4 General Development Concept map. This use is identified as providing for its transformation into a comprehensively designed, high quality office park. The parcel is also shown as Business/Office area in Figure 11 Business/Office Policy Area.

As the proposed DC Direct Control District does not align with the Business/Office designation the site has being amended to Mixed Use Commercial in both Figures 4, 10, and 11 (Attachment 4) within the policy document. A new policy sub-section has also been added to section 9.0 Mixed Use Commercial section and is identified as 9.4 Mixed Use Residential Design Criteria. The proposed DC Direct Control District (Attachment 3) aligns further with policy section 5.3.3 that speaks to supporting a transit-supportive and pedestrian-friendly environment, to support sustainability and reduce automobile dependence.

**Planning & Development Report to
Calgary Planning Commission
2019 June 06**

**ISC: UNRESTRICTED
Corrected CPC2019-0544**

**Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116
Richard Road SW, LOC2018-0277**

Administration is in support of the proposed policy amendments as they align with the intention of a mixed use development and exclude the requirement for the Business/Office use that is currently not viable.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Corrected CPC2019-0544

**Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116
Richard Road SW, LOC2018-0277**

Social, Environmental, Economic (External)

The proposal will allow for a comprehensive mixed-use development that will increase the viability of the Major Activity Centre (MAC) and South Crosstown Bus Rapid Transit (BRT) Max Teal Station. This will be achieved by providing a combination of residential and commercial uses and assisting in maintaining a complete community where transportation connectivity and a focus on the public realm will provide for long term sustainability.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Currie Barracks CFB West Master Plan*, as amended, and allows for a mixed use residential development that will be transit supportive, pedestrian friendly and align with market conditions and the surrounding development in the area.

ATTACHMENT(S)

1. Applicant Submission
2. What We Heard Report
3. **Proposed Bylaw 141D2019**
4. **Revised** Proposed Amendments to Currie Barracks CFB West Master Plan
5. Urban Design Review Panel Comments

Applicant Submission

B&A Planning Group has been retained by QuadReal Property Group to manage this Land Use redesignation application for a vacant ~5.39ha (~13.32ac) parcel located at 5116 Richard Road SW in the Lincoln Park neighbourhood of southwest Calgary. To date, there have been several meetings with City Administration, an introductory meeting with the Rutland Park Community Association (RPCA), and 3 Pop-Up Engagement sessions in the community. A TIA has been prepared to address traffic issues.

The new vision for the site is to create a pedestrian and transit oriented mixed-use community hub and neighbourhood centre which would bridge the distinct surrounding areas, characterized by a mix of medium density residential opportunities, ground level retail along walkable streets, a cozy central green space, and opportunities for hotel and institutional uses. In order to achieve this vision, a policy amendment to the Currie Barracks CFB West Master Plan and a new land use is required. This land use would allow for a broad range of uses and contain criteria to achieve the vision while maintaining enough flexibility to be viable for current and future conditions. This vision is supported by various policies of the MDP, which classifies the site as a Major Activity Centre (MAC). MACs are intended “to provide a major mixed-use destination central to larger residential or business catchment areas” and “will have the highest density and building heights outside of Centre City, with the broadest range of land uses.”

The site is currently designated a “Business / Office Area” by the Master Plan, with a purpose “to accommodate a range of intensive, non-retail employment opportunities.” Policies note that “The predominant use of land within these areas shall be intensive, non-retail, employment-generating uses” which “may include office only or substantial offices with ancillary uses.” The market for offices has decreased significantly since the revised Master Plan was adopted in 2015, though these policies appear to be from the original 2000 Plan. The new proposed Master Plan site designation is a “Mixed Use Commercial Area.” The Master Plan notes that “Mixed land use and development are being officially promoted as essential to the creation and maintenance of attractive, liveable and sustainable urban environments” and “Mixed use commercial areas are often focal points because of the variety of activities and special character they usually offer to a community.” Various policies of the Mixed Use Commercial Area support the vision that is being sought. Based on these policies, a mixed-use development would better facilitate the implementation of the goals of the Master Plan.

The current land use designation for the subject site is DC District 46Z2004, which appears to be focused on a suburban office campus style development similar to WestMount Corporate Campus (WCC) to the north. The number of uses allowed as either Permitted or Discretionary other than offices is limited. Residential uses are not allowed. The proposed DC is based on the Mixed Use - General (MU-1) District, which allows for a wide variety of compatible uses and contains rules to help create a well-designed and attractive pedestrian and transit-oriented community. While most of the MU-1 purpose, uses, and rules will remain, the DC slightly modifies this District to better accommodate the site, including adding and removing several uses. Additionally, the Master Plan states that Direct Control Districts should be used in the Mixed Use Commercial Areas. Buildings up to 20m (6 storeys) in height will be allowed throughout the site, though the 32m height allowed along Mount Royal Gate under the current DC will remain.

Applicant Submission

The design concept illustrates how the site could accommodate a wide mix of medium density housing types, from 2-3 storey townhouses to 4-8 storey multi-residential buildings, ground-level retail, and opportunities for hotel and institutional development. Parking would primarily be located underground, though street parking would be available. In general, the site contains its highest intensity uses along the north and generally decreases to the south. The retail uses would be focused along the privately owned and maintained but publicly accessible streets. An open space is proposed in the heart of the development and would be similar to the “square-about” pocket parks found in WCC, Garrison Green, and Garrison Woods, surrounded on all four sides by narrow, slow-moving one-way streets and active retail uses such as cafés and local shops. The street network is proposed to connect to Mount Royal Gate and Richard Road with right-in / right-out access, and Peacekeepers Gate and Peacekeepers Drive with all-turns access.

We believe the proposed land use for the site would provide a significant contribution to the surrounding neighbourhoods by bridging several distinct surrounding areas, providing needed services to existing and future residents, creating a community hub, and allowing development to proceed much sooner than it could under the current restrictive DC. We look forward to Administration, Calgary Planning Commission, and Council support of our proposal in 2019.

Applicant What We Heard Report

b&a | B&A Planning Group

Lincoln Park
WestMount South Lands
Land Use Amendment

What We Heard Report

Prepared by
B&A Planning Group
600, 215-9 Avenue SW
Calgary, AB | T2P 1K3

On behalf of
QuadReal Property Group

March 20, 2019

Applicant What We Heard Report



1.0 ENGAGEMENT APPROACH

The proposed communications and engagement strategy was designed to proactively respond to questions and concerns of directly neighbouring stakeholders and the Rutland Park Community Association. The approach focused on informing and consulting with stakeholders early in the land use application process. The communications tactics were tailored to the diversity of the directly adjacent neighbours, while still respecting the engagement needs of the area community associations. The following tactics were used during engagement:

Community Association Outreach

Information sessions and project information have been shared via social media by both Community Associations. The project team appreciates the additional promotion and received two stakeholder emails in response to the social media posts.

Rutland Park Community Association

The subject site is in the community of Lincoln Park, which is represented by the Rutland Park Community Association (RPCA). The project team was invited to attend the Community Association meeting on November 13, 2016. The team provided a project information package, shared details on the proposed engagement plan and presented preliminary concepts. The Community Association appreciated the consultation, asking several questions on transportation, density, engagement goals and the Transit Oriented Development catchment. Our responses to these topics are summarized below. The project team continues to provide updates to Rutland Park Community Association throughout the process.

North Glenmore Park Community Association

The community of Garrison Green directly borders the subject site to the south and is represented by the North Glenmore Park Community Association (NGPCA). The project team has provided information and details on engagement events to the NGPCA Redevelopment Committee. The NGPCA Redevelopment Committee requested a meeting in response to a project update email. A meeting was held on February 28, 2019 with representatives from NGPCA, QuadReal and B&A Planning Group.

The project team provided a booklet detailing the project timeline, current land use, existing site conditions, and proposed land use. The NGPCA representatives had questions on building heights, proposed uses, site access and transportation circulation. Generally, the committee was supportive of the proposed land use and excited for the mixed use, walkable and more urban land use proposal.

Project Information Flyer

A project flyer was developed to introduce stakeholders to the land use proposal and invite them to attend the upcoming information sessions. 900 project flyers were hand delivered to adjacent neighbours in Lincoln Park and Garrison Green. A further 1,640 tenants at WestMount Corporate Campus were emailed the project flyer. We received two stakeholder emails from the flyer distribution. The comments were included in the analysis below. Nearly all the information session attendees mentioned they heard about the events through the flyer, with some further mentioning their appreciation for the notice.

Information Sessions

Applicant What We Heard Report



The project team hosted three different public information sessions that provided background information on the project area, preliminary concepts for the proposed land use, and information on the application process. Stakeholders had the opportunity to ask questions and provide their feedback to the project team through comment forms. Attendees were mostly excited about the plans, frequently requesting community-oriented services like a grocery store. Some expressed concerns on height and traffic cause by additional density.

- 1. Rutland Park Community Hall**
Date: Monday December 10, 2018
Time: 5:00pm to 7:00pm
Attendees: 10
- 2. Westmount Corporate Campus**
Date: Friday December 14, 2018
Time: 12:00pm to 1:00pm
Attendees: 10
- 3. Spot on Kitchen & Bar**
Date: Saturday December 15, 2018
Time: 1:00pm to 3:00pm
Attendees: 22

Care Facility Engagement

The project team reached out to CareWest Garrison Green and United Active Living, directly adjacent neighbours to the south of the project site. A meeting was scheduled on November 26, 2018 with Directors of the facilities to discuss project details and ask how best to engage with residents. Project flyers were delivered to both facilities in December 2018. Both facilities requested a formal presentation to their residents. Details about the presentations are included below. Residents were generally excited about the proposed development, specifically mentioning a desire for additional services in the area.

- 4. CareWest Garrison Green presentation**
Date: Tuesday February 5, 2019
Time: 3:00pm to 4:00pm
Attendees: 45+
- 5. United Active Living presentation**
Date: Friday February 15, 2019
Time: 1:30pm to 2:30pm
Attendees: 45+

Applicant What We Heard Report



Engagement by the numbers:

- 20 comments forms received
- 4 stakeholder emails received
- 3 stakeholder meetings
- 5 community information sessions
- 150+ people attended information sessions
- 900 project flyers delivered to adjacent neighbours
- 1640 flyers emailed to neighbours working at WestMount Corporate Campus

2.0 WHAT WE HEARD

The project team received 20 feedback forms and four stakeholder emails during engagement activities. The feedback has been broken down into 43 distinct comments for the sake of analysis. Feedback received throughout engagement focused on four main themes: transportation, density, commercial services and general feedback about the process and engagement. 84% of comments received were either neutral or positive with many stakeholders verbally expressing their excitement for the development. Feedback themes have been summarized below:

Retail Uses – 29% of comments

Stakeholders generally expressed excitement at the commercial uses proposed within the land use. Nearly all appreciated the vision, excited for a pedestrian-oriented service centre. Verbal comments received at the information sessions frequently requested a small to mid-size grocery store.

Our response:

The current land use proposal includes street level retail and services with opportunities for a grocery store, hotel, institutional, and office spaces. The Commercial space will be subject to future market conditions. Specific tenants and services will be determined later and will also be subject to market conditions.

Transportation – 29% of comments

Comments on transportation represented the majority of concerns for neighbours. Many attendees were interested to hear what improvements were identified in the Traffic Impact Assessment (TIA). Some stakeholders identified the lack of access to east-bound Glenmore Trail as a concern for their community. Others were concerned with the back up that can occur getting on to and through 50th Avenue to Crowchild Trail.

Parking was a concern with stakeholders hoping that the proposed development would have adequate parking for its proposed population. Residents and staff at the care facilities were particularly concerned about parking. Staff and visitors are often looking for on-street parking as there are limited parking spaces at the facilities.

Many verbal comments and a few written comments expressed support for the pedestrian focus of the development, and even encouraged walkability in the development.

Applicant What We Heard Report



Our response:

A TIA has been completed for the subject site, and the recommendations from the study will be shared with the City of Calgary and evaluated by the Transportation Department.

The project is still in the conceptual stages, and will adhere to City of Calgary parking requirements which are determined at the Development Permit stage.

The subject lands are also located within a walking catchment for the new MAX Teal BRT station and can therefore be considered a Transit Oriented Development.

General Feedback - 27% of comments

Overall, most of the comments received expressed excitement that the currently empty piece of land is being developed and proposing retail uses for the surrounding community. Many of the comments expressed appreciation for the engagement, with a few requesting more information as the project moves ahead.

Our response:

The project team will continue to share updates on the proposed Land Use Amendment. Both community associations will continue to be notified on the land use application process. The feedback received to date has been appreciated and we look forward to continuing to share details about the development.

Density— 13% of comments

Two different themes emerged from the comments on density. Stakeholders generally asked about the proposed height. The project flyer very clearly identified the overall proposed height for the site ranging from 2 to 8 storeys. Generally, stakeholders appreciated that the taller heights were being shown along Mount Royal Gate, to the north of the site. However, some specifically requested assurances the height would be kept along the north boundary.

Stakeholders were also concerned about the style of density, hoping that the character of the development would reflect the surrounding community. Some stakeholders were excited for additional housing options in their community, providing opportunity for alternative dwelling styles in their neighbourhood.

Our response:

The proposed land use aims to create a mixed-used development, with high quality street-level retail and services, commercial spaces, and higher density, medium-rise residential. The proposed Direct Control District guidelines will allow for a maximum floor area ratio (FAR) of 1.55 and a maximum density of 165 units per hectare.

The current zoning allows for two office buildings along Mount Royal Gate SW (50 Avenue SW) that are up to 32m tall. In the conceptual renderings, the tallest buildings are situated along Mount Royal Gate SW and generally to the north of the site. The proposed maximum building height for the north portion of the site is 32 metres. The heights will scale down to the south portion, with a proposed maximum height of 20m.

Applicant What We Heard Report



Current conceptual plans have the buildings along Peacekeepers Way developed in a style and scale that complements the surrounding neighborhoods. Residential development will be subject to market conditions. Preliminary concepts identify a mix of townhouse and apartment style dwellings. Plans for exact heights and styles will be determined at the development permit stage.

3.0 ENGAGEMENT CONTACT

The project team has a dedicated communications and engagement specialist to ensure that all project-related input is heard and responded to in a timely fashion. All questions, comments and concerns received to date have been documented and summarized for the application.

Martha McClary
Engagement Specialist
403-692-5230
mmclary@bapg.ca

Applicant What We Heard Report



Appendix 1 –Feedback

The following table details the 45 distinct comments received from the 20 comment forms and 5 emails received during engagement.

	Distinct Comments	Sentiment	Topic area	Sub-topic area
1	Just reaching out to you in order to get some more detailed information regarding the proposed plan for the Lincoln Park land use redesignation. I'm a resident of Garrison Green and currently a stakeholder in a commercial property in the Lincoln Park office center. Please if possible can you indicate a proposed timeline for this plan.	Neutral	General	Engagement
2	Also, the current traffic and poor parking situations that currently existing in the area need some extra attention.	Neutral	Transportation	Parking
3	It is curious the amount of high rise residential slated for this block: Is this to be supplemental student housing? Currie Barracks has such a high density of buildings it has changed the feel of that neighborhood since they changed the previous density levels.	Neutral	Density	Style
4	Having said that, I'm in favor of a high quality commercial development in the area, serving several needs,	Positive	Commercial	Services
5	however increasing residential density with high rise residential I'm not in favor unless they keep it to 50th and nit bring it in to peacekeepers way.	Negative	Density	Height
6	Interested in how it will develop, would like a grocery store as it would be very useful!	Neutral	Commercial	Services
7	Thanks for doing this - It's great to be consulted. We are glad to see that there are plans for these vacant lots.	Positive	General	Engagement
8	Including a mid-sized grocery store would be a bonus.	Positive	Commercial	Services
9	Please build on the development standards which have been established in Garrison Green and Currie Barracks.	Neutral	Density	Style
10	Is the green space large enough?	Neutral	Open space	
11	Please consider pedestrian walkways to BRT.	Neutral	Transportation	Pedestrian

Applicant What We Heard Report



12	Overall, I think the development will be well received by the Garrison Green residents. It will offer amenities by way of the "Mixed 'Main Street' Retail" that are not available at present.	Positive	Commercial	Services
13	As well, the development is on the edge of the neighborhood, and I don't see it significantly increasing traffic in the neighborhood proper.	Positive	Transportation	Traffic
14	As mentioned, my primary concern is the height of the proposed individual buildings. As you indicated, the taller buildings contemplated (Up to 8 stories) are along Mount Royal Gate (50th Ave.); and the corner of Richard Road and 50th, the farthest distance away from present residential homes in Garrison Green. However, I would personally like assurance that the buildings along Peacekeepers Way (just east of the fire hall) are kept to 3 stories. Presently, block "E" on the flyer indicates that they could be 3 to 8 stories tall. This would be my primary concern at this time.	Negative	Density	Height
15	1. As discussed, although the development is "legally" within the boundaries of Rutland Park Community Association, it would impact the NGPCA equally, if not more than the RFCA. So, keeping NGPCA and Garrison Green residents updated (as you have) would be very important.	Neutral	General	Engagement
16	2. While acknowledging that many things could go sideways, sharing a very TENTATIVE (optimistic) timeline would be greatly appreciated. As well, sharing the steps in the process (Permits, etc.) would also be appreciated.	Neutral	General	Engagement
17	3. Sharing that you have dialogued with the folks at the ATCO center may serve you well.	Neutral	General	Engagement
18	4. Sharing what Quadra and b&a see as POSSIBLE tenants in the "Mixed Retail" Neighborhood Centre would be helpful. Again, this would be a "best guess", but very helpful. As well, stating what won't go in (such a gas/service station) is also helpful.	Neutral	Commercial	Services
19	Glad to see something happening in this area. I understand too early to be specific but appreciate this chance for input. Please keep us informed.	Positive	General	Engagement
20	Exciting development! Garrison Green Lincoln Park need more shops and retail opportunities. I hope this goes ahead as soon as possible.	Positive	Commercial	

Applicant What We Heard Report



21	Very excited about the development!	Positive	General	
22	1 - East bound Glenmore has to be changed.	Negative	Transportation	Traffic
23	2 - Need a grocery (small) in the area	Neutral	Commercial	Services
24	3 - No hotel!	Negative	Commercial	Services
25	4 - More townhomes and multi-use homes/facilities	Neutral	Density	Style
26	East bound access to Glenmore needs to be addressed before additional density introduced. 50th Ave access is bottleneck Richard Rd to Glenmore need to be built	Neutral	Transportation	Traffic
27	Excellent! Looking forward to this happening.	Positive	General	
28	Need to engage the city on the southbound exit/access from Richard Rd SW to Glenmore Trail. Currently there is no WB Glenmore Trail access from Richard Rd SW.	Neutral	Transportation	Traffic
29	I think small to medium size retail (grocer, coffee shops, clothing/gift boutiques and restaurants) would add to our community positively.	Neutral	Commercial	Services
30	Concerns: parking,	Negative	Transportation	Parking
31	not too much rentals-would prefer more owner occupied	Neutral	Density	Style
32	Looking forward to hearing about the updates that will be provided along the way! Please email me at	Positive	General	Engagement
33	Have you addressed SB Richard Rd SW to WB Glenmore Trail exit?	Neutral	Transportation	Traffic
34	I can't attend any information sessions however I wanted to put my two cents in. I live in Garrison Green and have watched the surrounding area develop. The Westmount business area on the north side of 50th Avenue is an eyesore and generally a complete disaster. It was designed purely with the commute of an automobile in mind, and it's areas and walkability and retail is a testament to its lack of addition by anyone in the surrounding neighborhoods. It doesn't work. Office workers are generally trapped inside buildings, and no one visits the space on foot or bike or for any other reason. Now look at what ATCO has pulled off. Greenspace, a park, an open community centre. And, barely a sign of a car! Now, what I see with this Garrison Green. The car is back in vogue! Actually, it's not that bad really.	Neutral	Transportation	Pedestrian

Applicant What We Heard Report



	My suggestion - anyway you can get rid of the roads through the development, turn them into walkways, bike paths and parks, and build a walkable mixed use area? I know that's the goal and generally the design. Stick the cars and roads to the outside, parking underground, and build up the pedestrian, retail, and community feel right the we through the middle of the development. Force people to walk. We don't need the ugly roads through the middle!			
35	Anyway, that's my two cents. Oh, and figure out a way to get Wild Rose Brewery a place in there so we don't lose such an iconic brewery from its traditional, loved home.	Neutral	Commercial	Services
36	Is there an opportunity to ask for another information session? Seeing as it is the holiday season and everyone is very busy I imagine a lot of people will not be able to attend.	Neutral	General	Engagement
37	Supported uses would be grocery store, small grocer, shoppers drug mart. No cannabis stores.	Neutral	Commercial	Services
38	Hurry up - it looks like a great plan! HURRY UP!	Positive	General	
39	A few concerns re: two hour parking restrictions that will impact staffing/visitor parking for CareWest.	Negative	Transportation	Parking
40	Retail concerns: would like to see restrictions for alcohol use and for cannabis sales being directly across from a longterm care centre living residents with addictions.	Neutral	Commercial	Services
41	All sounds great. I feel more reassured about street parking as that has been a concern as a staff member. Thanks!	Positive	Transportation	Parking
42	Ideal uses would be post office, bank, grocery store, drug store.	Neutral	Commercial	Services
43	Parking is an issue	Negative	Transportation	Parking
44	It would be nice to have more transit	Neutral	Transportation	transit
45	Thanks for coming, good presentation. Not sure I will be around when things get going!	Positive	General	

PROPOSED

CPC2019-0544
ATTACHMENT 3

BYLAW NUMBER 141D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0277/CPC2019-0544)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

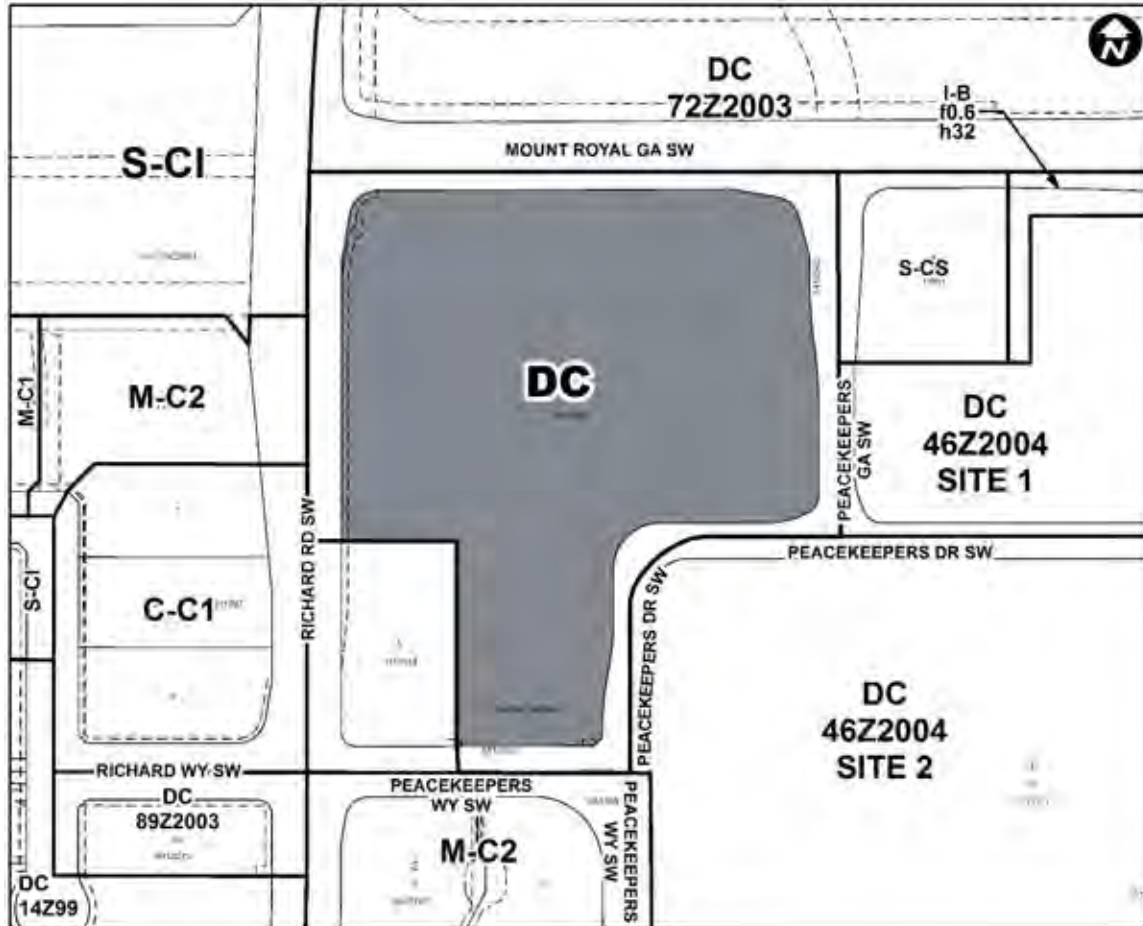
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2018-0277/CPC2019-0544
BYLAW NUMBER 141D2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for future development of the site in accordance with the Currie Barracks CFB West Master Plan;
 - (b) accommodate a wide mix of commercial and residential uses in the same building or in multiple buildings throughout the site; and
 - (c) be generally characterized by street-oriented buildings.

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 Bylaw.

PROPOSED

AMENDMENT LOC2018-0277/CPC2019-0544
BYLAW NUMBER 141D2019

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
 - (i) **Amusement Arcade;**
 - (ii) **Billiard Parlour;**
 - (iii) **Cinema;**
 - (iv) **Conference and Event Facility;**
 - (v) **Dinner Theatre;**
 - (vi) **Drinking Establishment – Medium;**
 - (vii) **Museum;**
 - (viii) **Performing Arts Centre;**
 - (ix) **Restaurant: Food Service Only – Large; and**
 - (x) **Restaurant: Licensed – Large; and**
- (b) with the exclusion of:
 - (i) **Vehicle Rental – Minor; and**
 - (ii) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 1.6.

PROPOSED

AMENDMENT LOC2018-0277/CPC2019-0544
BYLAW NUMBER 141D2019

Density

8 The maximum **density** is 165 **units** per hectare.

Building Height

9 The maximum **building height** is identified in Schedule B of this Direct Control Bylaw.

Façade Width for Uses Facing a Street

- 10 (1) Unless otherwise referenced in subsections (2) and (3), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (2) For an individual **Drinking Establishment – Small, Drinking Establishment – Medium, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Large, Restaurant: Food Service Only – Small, Restaurant: Licensed – Large, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, Restaurant: Neighbourhood, Retail and Consumer Service, or Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** is a maximum of 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (1).
- (3) The length of the **building** façade that faces a **street** containing an individual **Cannabis Counselling, Office use** on the floor closest to **grade** is a maximum of 9.0 metres.

Relaxations

11 The **Development Authority** may relax the requirements in Sections 7, 8, 9 and 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

PROPOSED

AMENDMENT LOC2018-0277/CPC2019-0544
BYLAW NUMBER 141D2019

SCHEDULE B



Proposed Amendments to Currie Barracks CFB West Master Plan

1. The Currie Barracks CFB West Master Plan is hereby further amended as follows:

(a) Create a new section 9.4 titled 'Mixed Use Residential Design Criteria' as follows:

"9.4 Mixed Use Residential Design Criteria

9.4.1 Purpose

The following policies apply to the mixed use commercial areas shown on Figure 10 if proposed development provides a residential component.

9.4.2 Site Design

1. New development that provides a residential component should establish a permeable street network and incorporate a pedestrian focused neighbourhood centre area featured by:
 - a) a centrally located, publicly accessible shared amenity space with a minimum size of 0.1 hectare (ha);
 - b) on-street parking; and
 - c) identified active frontage areas that have at least one building frontage facing onto the shared amenity space.
2. If a publicly accessible, shared amenity space is proposed with a development it should:
 - a) be located and designed for appropriate access to sunlight;
 - b) be animated and framed by appropriate building massing, building frontages and active uses;
 - c) be configured in a manner which provides enough space for a variety of uses such as play equipment, seating, etc.;
 - d) be well connected to existing open spaces and adjacent pedestrian routes and have safe crossings at all adjacent intersections, where feasible;
 - e) be well landscaped to provide appropriate interface adjacent to auto traffic and shaded areas for year-round use;
 - f) include space and soil depth to support trees and include them in the planting plan;
 - g) be finished with comfortable yet durable high-quality furnishings (seating, etc.);
 - h) be well lit for safety and comfort; and

Proposed Amendments to Currie Barracks CFB West Master Plan

- i) be designed to add to the character and provide a memorable focal point to the development.
3. New development should not cast shadow on any adjacent parks (directly adjacent or across a street or lane), beyond 20 metres past the park site's property line, on March 21 and on September 21 between 10:00 a.m. and 4:00 p.m. Mountain Daylight Time.
4. New development should accommodate other types of publicly accessible amenity spaces (e.g. courtyards, forecourts, plazas, small urban gardens) to be located within a building site and connected to surrounding streets and places.
5. Active uses should be strategically located at the street corners and open space frontages.
6. A 3.0m setback should be applied for street-oriented residential units to accommodate landscaping elements.

9.4.3 Built Form

1. New development should provide varied building heights depending on adjacent context. Proper transition to adjacent uses and maximizing sunlight access to surrounding public realm (including active frontage areas, shared amenity spaces) should be the main determinants when distributing site density and determining building heights and massing.
 2. Building massing should be broken down vertically and horizontally to create recognizable building forms (e.g. bays, bases, tops of buildings). Vertical breaks should be applied to the façades of building frontages that exceed 60.0m in length.
 3. A greater degree of façade articulation should be applied to ensure active frontages for any larger commercial development where the façade width exceeds 15.0m."
- (b) Delete the existing Figure 4 entitled "General Development Concept" and replace with the revised Figure 4 entitled "General Development Concept", attached hereto as Schedule "A".
- (c) Delete the existing Figure 10 entitled "Mixed Use Commercial Policy Areas" and replace with the revised Figure 10 entitled "Mixed Use Commercial Policy Areas", attached hereto as Schedule "B".
- (d) Delete the existing Figure 11 entitled "Business / Office Policy Areas" and replace with the revised Figure 11 entitled "Business / Office Policy Areas", attached hereto as Schedule "C".

Proposed Amendments to Currie Barracks CFB West Master Plan

SCHEDULE A



Figure 4 General Development Concept

Proposed Amendments to Currie Barracks CFB West Master Plan

SCHEDULE B

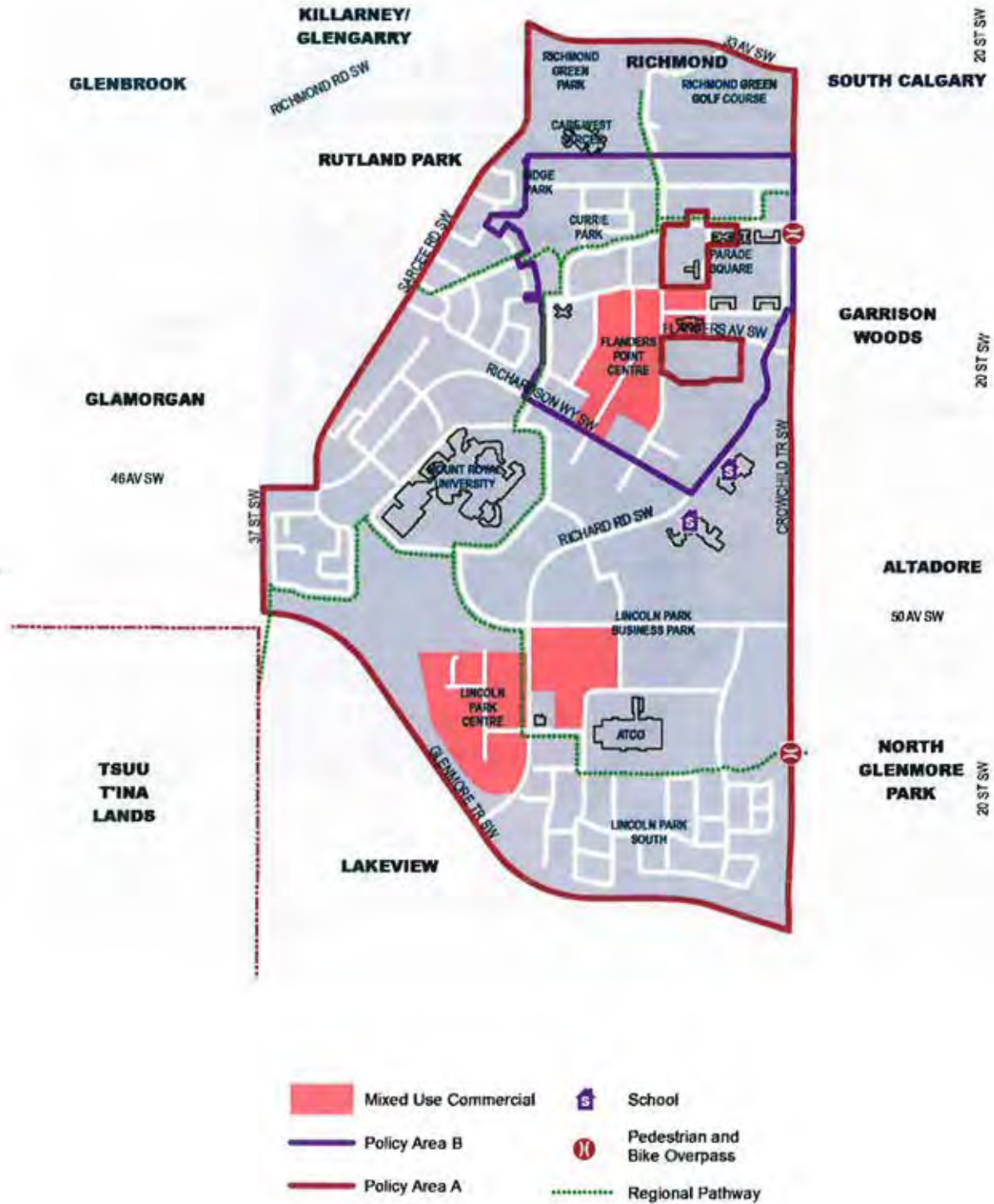


Figure 10 Mixed Use Commercial Policy Areas

Proposed Amendments to Currie Barracks CFB West Master Plan

SCHEDULE C

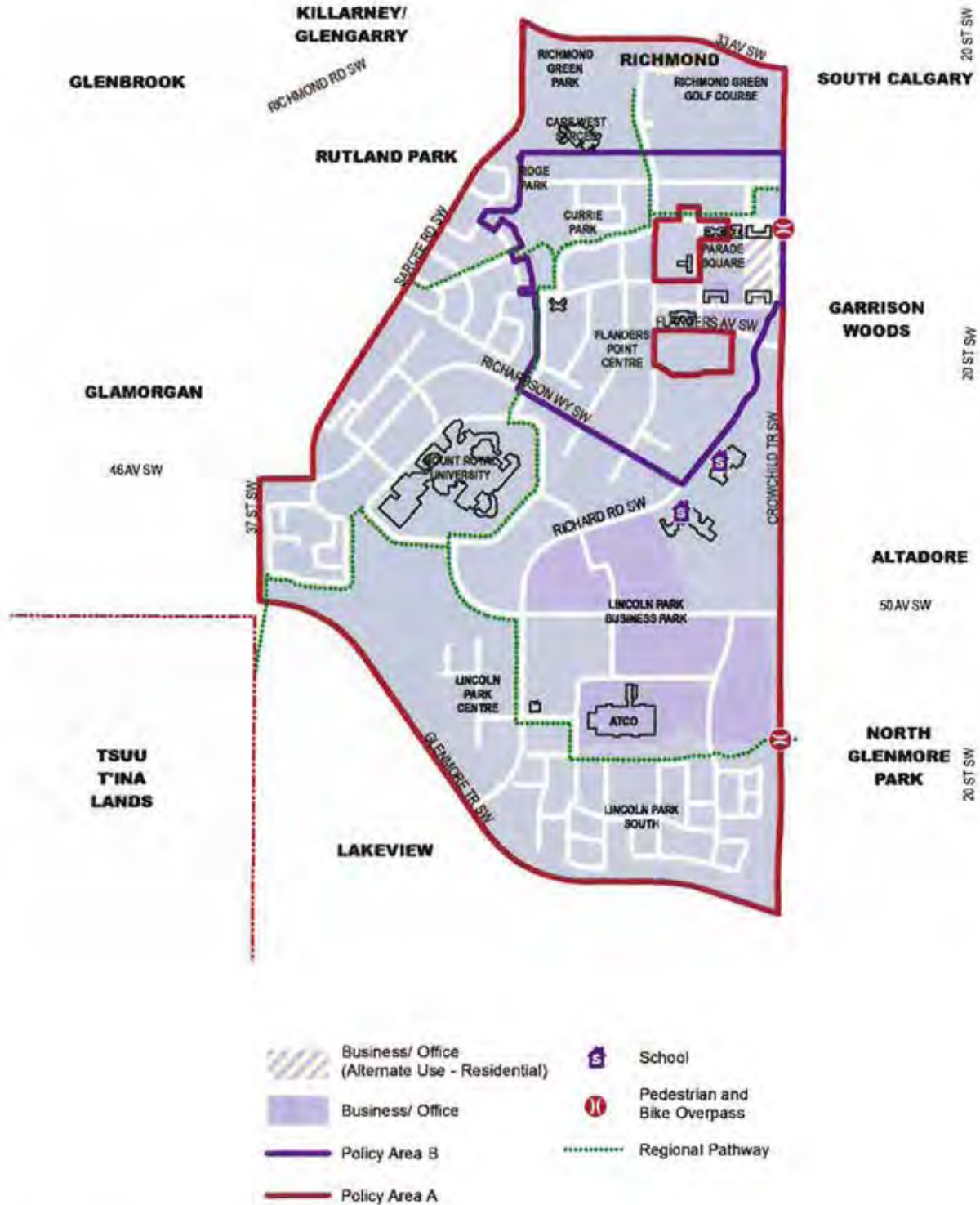


Figure 11 Business / Office Policy Areas

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 06 2019

ITEM: 721 CP 2019-0544
Distribution

CITY CLERK'S DEPARTMENT

Urban Design Review Panel Comments

Date	February 20, 2019	
Time	1:00	
Panel Members	Present Janice Liebe (Chair) Colin Friesen Terry Klassen Chris Hardwicke Eric Toker	Absent Chad Russill (Co-Chair) Gary Mundy Beverley Sandalack Ryan Agrey Jack Vanstone Ben Bailey Glen Pardoe Michael Sydenham
Advisor	David Down, Chief Urban Designer	
Application number	LOC2018-0277	
Municipal address	5116 Richard Rd SW	
Community	Lincoln Park	
Project description	Land Use Amendment	
Review	first	
File Manager	Jenna Dutton	
City Wide Urban Design	Xia Zhang	
Applicant	B&A Planning Group	
Panel Position	Endorse	
Overall Ranking (1-5)	4	

Note: Overall ranking is not an average of the 13 *Urban Design Elements*, but a qualitative project rating of the application in its context.

- 5=Excellent (exceeds expectations, clear intent to achieve high quality outcome)
- 4=Good (somewhat exceeds expectations, high probability of success)
- 3=Average (meets expectations, likely to achieve basic standard of quality outcome)
- 2=Fair (somewhat meets expectations, multiple weaknesses or deficiencies)
- 1=Poor (does not meet expectations, demonstrates some lack of understanding of requirements)

Summary

This is an application for Land Use re-designation with a few Purpose/Intent statements attached. With the application, a concept plan and perspective images were provided, but these were presented to indicate intent and the Land Use would not be formally tied to these plans. Since Land Use alone has very little Urban Design content our comments are almost entirely based on the concept plans presented. Our first comment is that where the plans have worthy aspects and good qualities the developer should commit to following through on these plans as the development is executed. To this end, we recommend that approval of the Land Use be tied to the maintenance of the road network, entry positions, density and height distribution, commercial uses at the central civic square, open space networks including pedestrian and cycling as illustrated in the proposal – taking into account the comments below.

The concept plans show a good pattern of development on a site that has significant constraints. The creation of a central square as a focus for the development and the circulation leading into it could be quite successful. The connection to the south to Peace Keepers Park and further into Garrison Green offers a much-needed destination for the pedestrian/vehicle paths leading out of these areas. The potential of a connection to the east to the existing City park and beyond could also be successful depending on future development in that direction.

Although limited to right-in/right-out the entrances to the north and west are important to the urban form of the central square. The Roads Department should be advised against moving these entry roads further

Urban Design Review Panel Comments

from the northwest corner intersection which would seriously limit development options on both sides of these entrance roads.

A strong recommendation was to make the road on the south side of the square two way and eliminate or virtually eliminate the road on the north to connect the square to the building face to the north. This would enliven the square with a connection to retail space and make maximum use of the square's south exposure. A further comment was to take special care with the termination of each entrance axis as it comes into the development. It is not enough to end these visual axes on a building face. The building should provide something interesting at this location.

The site is surrounded on the north and west by wide roads with low density office to the north and on the other two sides mostly with undeveloped or industrial uses. In this difficult location the proposal does address surrounding streets in a way that could greatly improve the environment. The building heights decrease from north to south to meet the lower height residential buildings. It was suggested that this variation could be increased by creating a tall point building on the northwest corner adding variety and visual interest. Although pushing the density to the north of the site protects the solar exposure in the interior of the development the long slab forms create a shadow condition along the sidewalk along the entire north extent of the site. Breaking up the slabs along the north would allow sunlight along portions of that streetscape.

Applicant Response

Thank you for your positive comments and endorsement of our WestMount South Land Use application, including supporting our proposed street network.

Our vision is to create a pedestrian and transit oriented mixed-use neighbourhood focused on residential opportunities while maintaining flexibility to be viable in current and future market conditions. The proposed Direct Control (DC) District, based on the Mixed Use – General (MU-1) District, and new Master Plan policies will ensure that this vision is achieved.

The development will connect the distinct surrounding areas, offering commercial services and facilitating social interaction. Ground level retail along walkable streets, a central green space, and the opportunities for hotel and institutional uses will be anchored by a mix of medium density residential development, including townhouses and multi-family building typologies.

We have advised Transportation that the proposed road network must be allowed as proposed in order to create well designed and developable blocks. Our preference is to keep the street network as proposed for day-to-day traffic calming and pedestrian-oriented circulation, with the streets closeable for special events such as farmers markets, celebrations, etc.

Further details will be outlined and confirmed at the master planning / DP stage in accordance with the revised Master Plan and proposed DC District.

Urban Design Review Panel Comments

Urban Design Element		Rating 1-5
Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation 		4.5
UDRP Commentary	The creation of a new urban square and completion of some visual axes creates a valuable focus to the area.	
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> <ul style="list-style-type: none"> Massing relationship to context, distribution on site, and orientation to street edges Shade impact on public realm and adjacent sites 		4
UDRP Commentary	In a difficult site massing location and organization are effective.	
Applicant Response	The greatest heights are proposed at the north, where shadowing would mostly impact an arterial (Mount Royal Gate). Details will be provided at DP stage in accordance with Master Plan and DC.	
Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> Massing contribution to public realm at grade 		4
UDRP Commentary	A good pedestrian environment is possible with sensitive design of the square, entrances and adjacent buildings.	
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none"> Parking entrances and at-grade parking areas are concealed Weather protection at entrances and solar exposure for outdoor public areas Winter city response 		4
UDRP Commentary	A mixed use Land Use is much better to take full advantage of this site.	
Applicant Response	Agreed: our proposed mixed-use DC would be much better for the site and surrounding area than the current suburban office-focused DC.	
Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> <ul style="list-style-type: none"> Pedestrian first design, walkability, pathways through site Connections to LRT stations, regional pathways and cycle paths Pedestrian pathway materials extend across driveways and lanes 		3.5
UDRP Commentary	External constraints make this a difficult site to connect to surrounding environment. Those connections that are available are well used but City Roads Department should be encouraged to cooperate by not moving the planned entrance roads.	
Applicant Response	We have advised Transportation that the proposed road network must be allowed as proposed in order to create well designed, developable blocks and a pedestrian and transit-oriented site. Right-in / right-out accesses to both Mount Royal Gate and Richard Road are also strongly desired.	
Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i> <ul style="list-style-type: none"> Building form contributes to an active pedestrian realm Residential units provided at-grade Elevations are interesting and enhance the streetscape 		TBD
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Accessibility <i>Ensure clear and simple access for all types of users</i> <ul style="list-style-type: none"> Barrier free design Entry definition, legibility, and natural wayfinding 		TBD
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Diversity <i>Promote designs accommodating a broad range of users and uses</i> <ul style="list-style-type: none"> Retail street variety, at-grade areas, transparency into spaces Corner treatments and project porosity 		4

Urban Design Review Panel Comments

UDRP Commentary	A variety of uses and forms is proposed with this application.	
Applicant Response	Agreed: our proposed mixed-use DC allows for a wide variety of compatible retail and residential uses and built forms.	
Flexibility Develop planning and building concepts which allow adaptation to future uses, new technologies		TBD
<ul style="list-style-type: none"> Project approach relating to market and/or context changes 		
UDRP Commentary		
Applicant Response	Our proposed DC is intended to maintain enough flexibility to be viable for current and future market conditions.	
Safety Achieve a sense of comfort and create places that provide security at all times		TBD
<ul style="list-style-type: none"> Safety and security Night time design 		
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Orientation Provide clear and consistent directional clues for urban navigation		4
<ul style="list-style-type: none"> Enhance natural views and vistas 		
UDRP Commentary	Entrance roads are well placed and distributed. Care should be taken in completing the design that visual axes have interesting end points.	
Applicant Response	We have advised Transportation that the proposed road network must be allowed as proposed in order to create well designed, developable blocks. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Sustainability Be aware of lifecycle costs; incorporate sustainable practices and materials		TBD
<ul style="list-style-type: none"> Site/solar orientation and passive heating/cooling Material selection and sustainable products 		
UDRP Commentary	Although TBD, the opportunity at DP stage is for sustainable stormwater design and implementation (Low Impact Development rain gardens) that should capture green infrastructure design strategies to transform gray space into green space. These natural qualities would contribute an attractive layer to the walkable realm of the proposed mixed-use environment.	
Applicant Response	This is achievable with our land use proposal. Our engineer has already preliminarily reviewed the site from a servicing perspective. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Durability Incorporate long-lasting materials and details that will provide a legacy rather than a liability		TBD
<ul style="list-style-type: none"> Use of low maintenance materials and/or sustainable products Project detailed to avoid maintenance issues 		
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
Overall Rating (1-5)		4

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0500

**Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)
between 816 and 824 McDougall Road NE, LOC2019-0023**

EXECUTIVE SUMMARY

This road closure and land use redesignation application was submitted by Kaben Design Group on 2019 February 14, on behalf of the landowner, The City of Calgary. The application proposes to close the laneway between 816 and 824 McDougall Road NE and to designate the land as Multi-Residential – Contextual Low Profile (M-C1) District to allow for:

- multi-residential buildings (e.g. townhouses and apartment buildings);
- a maximum building height of 14 metres; and
- the uses listed in the M-C1 District.

The proposed land use amendment aligns with the applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*. A development permit has not been submitted.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.028 hectares \pm (0.069 acres \pm) of road (Plan 1910732) adjacent to 816 and 824 McDougall Road NE, with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.028 hectares \pm (0.069 acres \pm) of closed road (Plan 1910732) adjacent to 816 and 824 McDougall Road NE from Undesignated Road Right-of-Way **to** Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0500

**Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)
between 816 and 824 McDougall Road NE, LOC2019-0023**

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed closure of 0.028 hectares \pm (0.069 acres \pm) of road (Plan 1910732) adjacent to 816 and 824 McDougall Road NE, with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 8C2019**.
3. ADOPT, by bylaw, the proposed redesignation of 0.028 hectares \pm (0.069 acres \pm) of closed road (Plan 1910732) adjacent to 816 and 824 McDougall Road NE from Undesignated Road Right-of-Way to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to **Proposed Bylaw 140D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

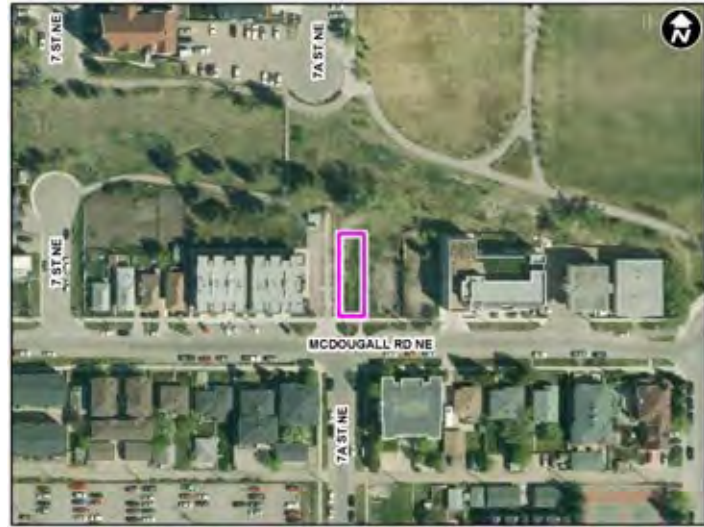
This redesignation application was submitted by Kaben Design Group on 2019 February 14 on behalf of the landowner, The City of Calgary. As noted in the Applicant's Submission (Attachment 1), the applicant identified the intent to pursue a development permit application for a multi-residential development on this site in conjunction with 824 McDougall Road NE to the east. The road closure is described by the Registered Plan included in Attachment 2.

Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)
between 816 and 824 McDougall Road NE, LOC2019-0023

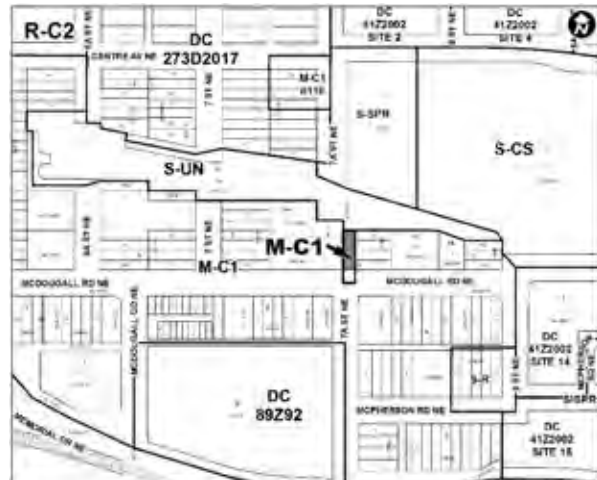
Location Maps



Road Closure Map



Proposed Land Use Map



**Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)
between 816 and 824 McDougall Road NE, LOC2019-0023**

Site Context

The road closure is a laneway located in the community of Bridgeland/Riverside off of McDougall Road NE, across from 7A Street NE. Surrounding development is characterized by a mix of multi-residential developments, although there are some single detached residences in the vicinity. An escarpment is to the north of the site which is used as an off-leash dog park.

The laneway is approximately 0.028 hectares in size with approximate dimensions of 9.1 metres by 30.4 metres. The property is currently undeveloped. If this application is approved, the parcel created would be consolidated with the parcel to the east and the combined site would be developed.

The site is located approximately 360 metres from the Bridgeland - Memorial LRT Station (approximately 580 metre walking distance). McDougall Road NE is two blocks south of the 1 Avenue NE Neighbourhood Main Street which has local shops and services.

As identified in Figure 1 below, the community of Bridgeland/Riverside's peak population was in 2018, with a population of 6,529 people.

Figure 1: Community Peak Population

Bridgeland/Riverside	
Peak Population Year	2018
Peak Population	6,529
2018 Current Population	6,529
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density and allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

**Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)
between 816 and 824 McDougall Road NE, LOC2019-0023**

Road Closure

The application proposes to close the undeveloped road right-of-way, subject to conditions included in Attachment 3, with the intent consolidate the subject lands with the adjacent parcel municipally known as 824 McDougall Road NE. Land Use

The Undesignated Road Right-of-Way is currently undeveloped.

The proposed Multi-Residential – Contextual Low Profile (M-C1) District is a multi-residential designation that is primarily for three to four-storey (14 metres maximum height) townhouses and apartment buildings. The district provides for a maximum density of 148 units per hectare which would enable up to four dwelling units on the subject site. The M-C1 District has a range of contextual building setbacks and massing rules which would allow for a development that is contextually sensitive.

Development and Site Design

The rules of the proposed M-C1 District will provide guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional factors that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the McDougall Road NE frontage;
- emphasizing individual at-grade entrances;
- provision of amenity space for individual units;
- the delineation of an appropriate front yard setback;
- building placement, height and transitioning of massing; and
- site appropriate vehicular access, parking and garbage pickup.

Environmental

An Environmental Site Assessment was not required as a part of this application.

Transportation

A Transportation Impact Assessment and Parking Study were not required for the proposed land use at this time.

Vehicular access to the parcel is available via McDougall Road NE.

The area is well served by Calgary Transit via Routes 5 and 90, located within approximately 300 and 600 metres of the subject parcel, as well as within a 580 metre walking distance of the Bridgeland - Memorial LRT Station.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0500

Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) between 816 and 824 McDougall Road NE, LOC2019-0023

At the time of development, access and parking will be reviewed to ensure it is adequate to accommodate future redevelopment.

Utilities and Servicing

Sanitary sewers are available to service the development and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Water mains are available to service the development. At the development permit stage, a Fire Flow calculation letter may be required by to determine whether off-site upgrades are needed.

Storm sewers are available to service the proposed development 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.

The Bridgeland/Riverside Community Association responded to the circulation with a message of 'no objections'. No letters were received from adjacent landowners or the general public, and only a small number of enquiries were received and responded to by Administration.

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

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0500

**Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)
between 816 and 824 McDougall Road NE, LOC2019-0023**

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner city communities that is similar in scale and built form to existing development, including a mix of multi-residential housing such as townhouses and apartments. Additionally, the provision of housing choice to service a variety of needs and income levels is encouraged. 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 M-C1 District provide for a development form that may be sensitive to existing residential development in terms of height and built form.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The site is located within the Non Family Oriented Development on Figure 3: Generalized Land Use Concept in the *Bridgeland-Riverside Area Redevelopment Plan* (ARP). Policies indicate that the appropriate land uses are residential in nature, and that there are two appropriate designations within the Land Use Bylaw that correspond to the Multi-Residential – Contextual Low Profile (M-C1) District, or Multi-Residential – Contextual Medium Profile (M-C2) District. This application is supported by the policies of the ARP.

An update to the *Bridgeland-Riverside ARP* is ongoing, but has not yet been completed or approved. The proposed road closure and land use redesignation would align with both the current ARP and the draft ARP in its current state.

Social, Environmental, Economic (External)

The proposed road closure and land use redesignation will support future development in Bridgeland/Riverside.

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.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0500

**Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)
between 816 and 824 McDougall Road NE, LOC2019-0023**

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*, as amended. The proposed road closure and M-C1 District designation is appropriate to the context of the site.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. **Proposed Bylaw 8C2019**
5. **Proposed Bylaw 140D2019**

Applicant's Submission

February 14, 2019

Land Use Application for road closure and change the current designation from a road to MC-1 – City owned parcel between 816 and 824 McDougall Road NE

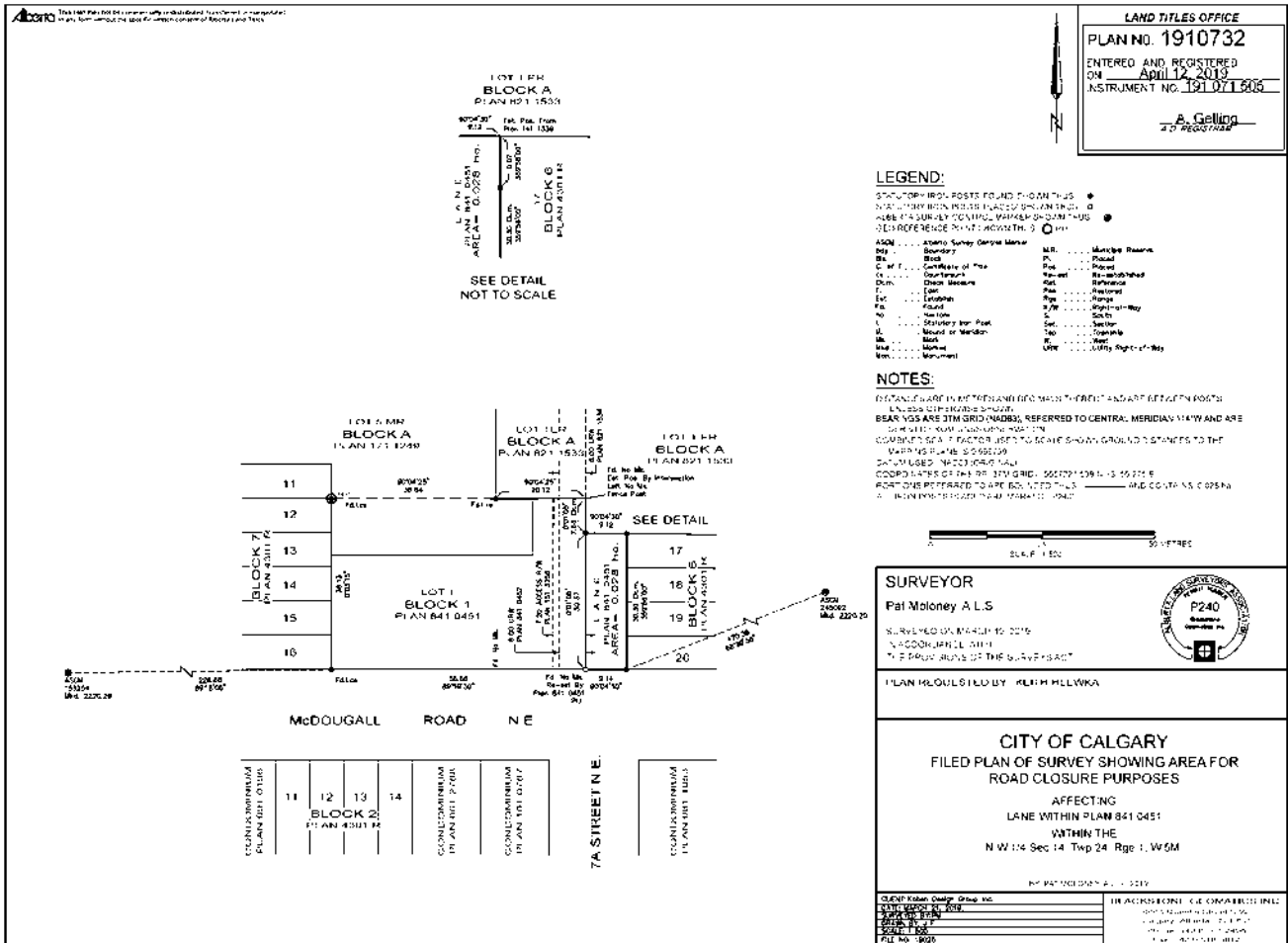
Please accept this land use application to change the current designation from a city owned road to MC-1 for this site. Located at the base of the escarpment in Bridgeland Riverside, the site fronts onto McDougall Road NE and backs onto the escarpment at the south west end of Murdoch Park. The site is adjacent 816 McDougall Road NE, which is an affordable housing project and 824 McDougall Road NE, a vacant lot we own and zoned MC-1. We purchased 824 McDougall Road NE in February 2018. Since owning the adjacent property at 824 McDougall Road NE we demolished the abandoned home which was left in disrepair from the previous owners. As part of the affordable housing development at 816 McDougall Road NE a new woonerf was built as a shared space for cars to access the site and pedestrians to connect to the pathway system, stairs and park. The road we are seeking to close and designate MC-1 has been abandon for many years and is now physically cut off from pedestrian, cars and the community.



This proposed MC-1 land use change will allow the site to be developed with the adjacent parcel 824 McDougall Road NE. The proposed land use change will help offer a wider range of multiple family options to be built along with 824 McDougall Road NE. The larger frontage will allow for a mix of build form type and a wider variety of unit types. This development will help to achieve the redevelopment and density goals of the Municipal Development Plan. It will also improve the McDougall Road NE streetscape, add eyes on the street, additional personality to the park and enhance the character of the area. The proximity to Memorial Trail, river valley pathway, downtown and the LRT station which is less than 600m away makes this a desirable location for the type of multi-family development being proposed.

Approving this road closure and land use change will facilitate the redevelopment of these underutilized urban transit orientated development (TOD) sites. We trust the above is in order and look forward to proceeding with this redevelopment.

Registered Road Closure Plan



Proposed Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent lands to the east.

PROPOSED

CPC2019-0500
ATTACHMENT 4

BYLAW NUMBER 8C2019

BEING A BYLAW OF THE CITY OF CALGARY FOR A CLOSURE OF A ROAD (PLAN 1910732 AREA 'A') (CLOSURE LOC2019-0023/CPC2019-0500) *****

WHEREAS The City of Calgary has decided to close from public use as a public street and to sell or to hold those portions of street described below;

AND WHEREAS the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Immediately upon passage of this Bylaw, the following described street shall be closed from use as a public highway:

PLAN 1910732
AREA 'A'
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2019-0500
ATTACHMENT 5

BYLAW NUMBER 140D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0023/CPC2019-0500)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

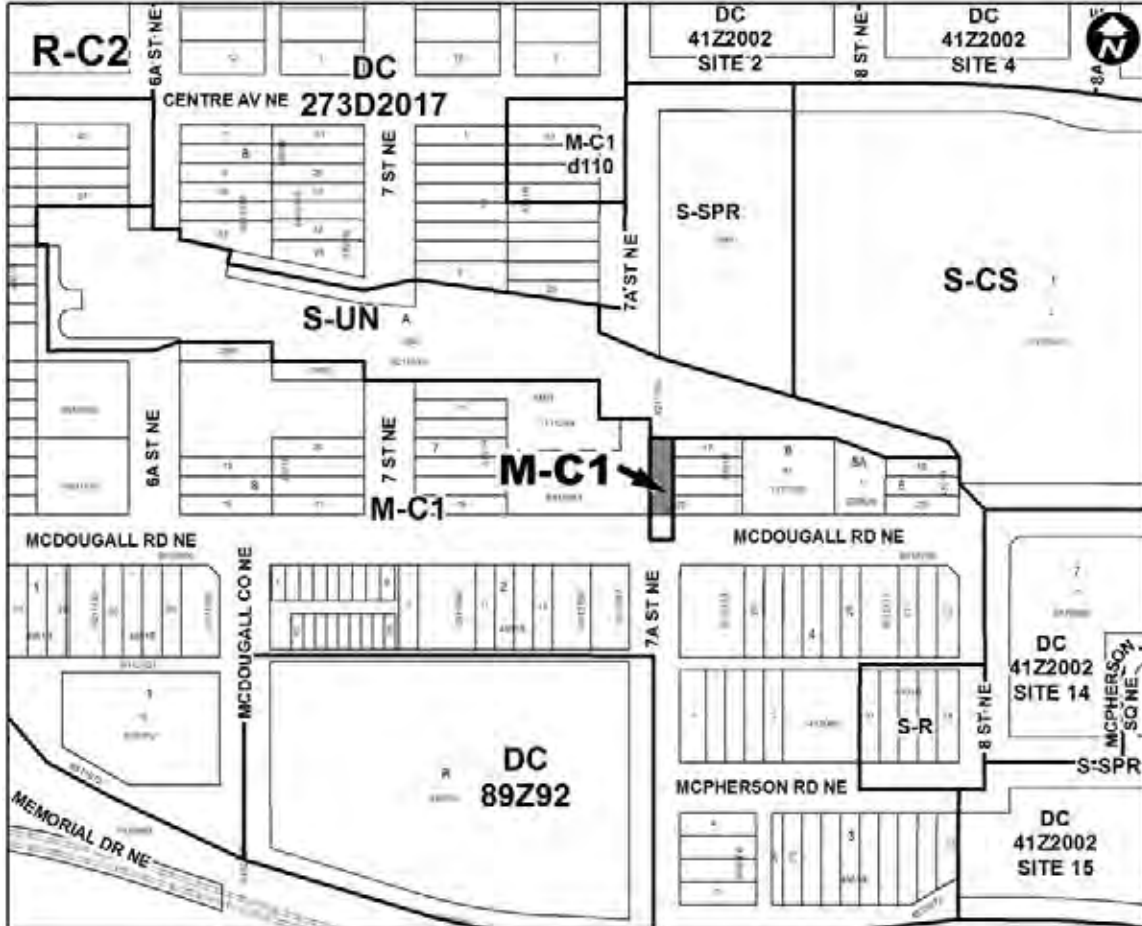
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0023/CPC2019-0500
BYLAW NUMBER 140D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0690

**Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at
65 and 69 - 7A Street NE, LOC2019-0047**

EXECUTIVE SUMMARY

This land use redesignation and policy amendment application was submitted on 2019 April 04 by CivicWorks Planning + Design Inc on behalf of RNDSQR and the landowners 1853985 Alberta Ltd and Sahra Kanji Professional Corporation. The application proposes to change the designation of two properties from Multi-Residential – Contextual Low Profile (M-C1d110) District to Mixed Use - General (MU-1h11) District to allow for:

- multi-residential, commercial or mixed-use buildings (e.g. commercial buildings, or apartment buildings that may have commercial storefronts);
- a maximum building height of 11 metres (a decrease from the existing maximum of 14 metres);
- additional flexibility in the number of dwelling units; and
- the uses listed in the MU-1 District.

An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal supports applicable policies of the *Municipal Development Plan* (MDP). A development permit for the site was submitted 2019 May 10 and is currently under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed amendment to the Bridgeland-Riverside Area Structure Plan (Attachment 2); and
2. Give three reading to the proposed bylaw.
3. **ADOPT**, by bylaw the proposed redesignation of 0.12 hectares ± (0.29 acres ±) located at 65 and 69 - 7A Street NE (Plan 4301R, Block 7, Lots 30 to 33) from Multi-Residential – Contextual Low Profile (M-C1d110) District to Mixed Use - General (MU-1h11) District; and
4. Give three reading to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0690

**Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at
65 and 69 - 7A Street NE, LOC2019-0047**

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw the proposed amendment to the Bridgeland-Riverside Area **Redevelopment** Plan (Attachment 2); and
2. Give three reading to **Proposed Bylaw 52P2019**.
3. ADOPT, by bylaw the proposed redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 65 and 69 - 7A Street NE (Plan 4301R, Block 7, Lots 30 to 33) from Multi-Residential – Contextual Low Profile (M-C1d110) District to Mixed Use - General (MU-1h11) District; and
4. Give three reading to **Proposed Bylaw 147D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

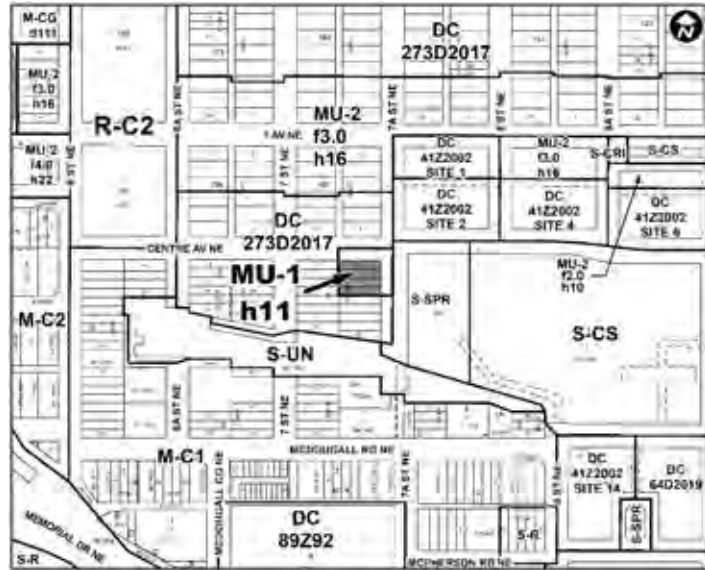
The land use redesignation application was submitted by CivicWorks Planning + Design on behalf of RNDSQL and the landowners 1853985 Alberta Ltd and Sahra Kanji Professional Corporation on 2019 April 04.

In 2016, Council approved the redesignation of the subject site (LOC2015-0125) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1d110) District to accommodate a multi-residential development consisting of two buildings with a total of 10 units (DP2017-3199). The development permit was approved in 2018 but has not yet been released.

A new development permit consisting of Restaurant: Neighbourhood and Office uses was submitted 2019 May 10 and is currently under review (DP2019-2317). Approval of the proposed land use is required to allow for this development.

**Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at
65 and 69 - 7A Street NE, LOC2019-0047**

Location Maps



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0690

Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 65 and 69 - 7A Street NE, LOC2019-0047

Site Context

The subject site consists of two parcels and is located on the southwest intersection of 7A Street and Centre Avenue NE in the community of Bridgeland-Riverside, one block south of the 1 Avenue NE Neighbourhood Main Street.

Surrounding development is characterized by semi-detached buildings to the south, both single and semi-detached development to the west, single detached development across the street to the north, and Murdoch Park, across the street to the east. Multi-residential development is located to the northeast of the site and includes commercial uses along 1 Avenue NE that wrap around the corner onto 7A Street NE.

The subject site is approximately 0.12 hectares in area with dimensions of 36 meters in length by 30 metres wide and is currently developed with two single detached dwellings.

As seen in Figure 1 below, Bridgeland-Riverside's peak population year was in 2018.

Figure 1: Community Peak Population

Bridgeland-Riverside	
Peak Population Year	2018
Peak Population	6,529
2018 Current Population	6,529
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment allows for development that has the ability to be compatible with the established built form of the existing community, while providing local amenities and employment opportunities in Bridgeland-Riverside.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0690

Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 65 and 69 - 7A Street NE, LOC2019-0047

Land Use

The current land use is Multi-Residential – Contextual Low Profile (M-C1d110) which allows for multi-residential development to a maximum of 14 metres. The proposed Mixed Use – General (MU-1h11) District will provide opportunities for a mix of uses within a street-oriented building.

The height modifier of 11 metres is three metres lower than the current maximum of 14 metres, reflecting the required height of the submitted development permit.

Development and Site Design

The proposed redesignation provides guidance for site development at the development permit stage. Site design considerations including parking, active frontages, pedestrian connection and interface with adjacent uses including Murdoch Park will be reviewed as part of the development permit application.

Environmental

No significant environmental issues were identified. An Environmental Site Assessment was not required.

Transportation

Pedestrian and vehicular access to the site is currently available from Centre Avenue NE and 7A Street NE. South of Centre Avenue NE, 7A Street NE is a cul-de-sac and there is no rear lane.

The site is located approximately 500 metres from the Bridgeland/Memorial LRT Station. The site is served by Calgary Transit Route 90 Bridgeland / University with a bus stop approximately 100 metres north of the site on 1 Avenue NE. On-street parking is restricted on Centre Avenue NE to Residential Permit Parking only. Parking is currently not permitted directly in front of the site on 7a Street NE and a short-term public parking lot is located directly opposite the site on 7A Street NE.

Utilities and Servicing

Sanitary sewers are presently available to service the development. As part of the development permit, a Sanitary Servicing Study must be submitted by the applicant to determine whether off-site upgrades are required.

Water mains are presently available to service the development. As part of the development permit, a Fire Flow calculation letter must be submitted by the applicant to determine whether off-site upgrades are required.

Storm sewers are presently available to service the proposed development.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0690

Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 65 and 69 - 7A Street NE, LOC2019-0047

Stakeholder Engagement, Research and Communication

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

Administration received seven letters of objection to the proposal. An additional letter of objection was received by the Councillor's office and forwarded to Administration. Concerns related to the land use include:

- traffic and safety, reduced availability of on-street parking, delivery trucks as a nuisance;
- concern that commercial uses at this location will weaken the 1 Avenue NE Main Street;
- concern that future commercial tenants will not be compatible with adjacent residential;
- potential shadow impacts on the park; and
- destruction of scenic views from Murdoch Park.

Administration received one phone call in support of the proposal.

The Bridgeland-Riverside Community Association (CA) was circulated on the application. The letter provided by the CA can be found in Attachment 3. The CA supports the proposed height of 11 metres and appreciated the applicant's engagement to-date including large signage with renderings on-site, a postcard drop and in-depth information provided online by the applicant.

Generally, the CA has stated that there has been positive feedback about the development and proposed uses, but there were concerns from some individuals regarding parking and traffic for the commercial uses, idling delivery trucks, concern that the proposed land use amendment is not tied to plans with the development permit. Some concerns were also expressed regarding the addition of commercial uses in this area and that tenants that may change over time to less desirable tenants, while others indicated that certain commercial uses could be an opportunity to enhance the activation of Murdoch Park.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0690

**Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at
65 and 69 - 7A Street NE, LOC2019-0047**

Municipal Development Plan (Statutory – 2019)

The site is identified as Residential-Developed – Inner City in the *Municipal Development Plan* (MDP). Applicable MDP policies support moderate intensification that adds a mix of local commercial development. Buildings should maximize front door access to the street to encourage pedestrian activity.

Bridgeland-Riverside Area Redevelopment Plan (Statutory - 1980)

An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) is required to support this application (See Attachment 2). Figure 3: Generalized Land Use is proposed to be changed to amend the subject site to Neighbourhood Limited from the current land use of Non Family Oriented Development.

As with other areas designated as Neighbourhood Limited in the ARP, the policies of the Developed Areas Guidebook will apply. In the Developed Areas Guidebook, this building block supports small-scale, local commercial development that serves residents' daily needs.

Administration is currently developing a new ARP for Bridgeland-Riverside and a new Developed Areas Guidebook.

Social, Environmental, Economic (External)

This proposal provides the opportunity for additional local amenities and employment opportunities for residents in Bridgeland-Riverside and could support the activation of the west side of Murdoch Park.

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 item.

Risk Assessment

There are no significant risks associated with this proposal.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0690

**Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at
65 and 69 - 7A Street NE, LOC2019-0047**

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and could provide local amenities and employment opportunities within Bridgeland-Riverside that has the potential to activate the west side of Murdoch Park.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 52P2019**
3. Community Association Letter
4. **Proposed Bylaw 147D2019**

Applicant's Submission



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

03.04.2019

ATTN: City of Calgary Planning & Development
RE: Land Use Redesignation from M-C1d110 to MU-1h11
65, 69 7a Street NE | Lots 30-33, Block 7, Plan 4301R

—
Planning & Development
The City of Calgary
PO Box 2100, Station M 800
Macleod Trail SE
Calgary, AB T2P 2M5

The subject parcels are located in the community of Bridgeland / Riverside and consist of 0.116ha of privately owned land. RND5QR has retained CivicWorks to undertake a land use redesignation process to facilitate the construction of a two-storey Commercial Building with individual articulated entrances fronting 7a Street NE. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current M-C1d110 (Multi-Residential - Contextual Low Profile) District allows for multi-residential development in a variety of forms and can support up to 12 dwelling units onsite. In support of the proposed development, this application seeks to amend the existing M-C1 (Multi-Residential - Contextual Low Profile) District to a MU-1h11 (Mixed Use - General) District. In order to facilitate the proposed land use change and development vision, a supporting minor Local Area Plan Amendment to the ARP will also be required.

The MU-1 District is intended to: be located along streets where both residential uses and commercial uses are supported at grade facing the commercial street; accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area; and respond to local area context by establishing maximum building height for individual parcels.

PLANNING RATIONALE

The proposed redevelopment vision will introduce a new, sensitively-scaled neighbourhood commercial destination to the Bridgeland / Riverside neighbourhood. The subject site features numerous characteristics that make it especially appropriate for the proposed MU-1 land use change, which will directly facilitate the development of new and innovative community-focused retail options for the Bridgeland / Riverside community.

Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 7a Street NE and Centre Avenue NE with human scale design and grade-oriented commercial entrances.

Proximity to An Existing Open Space / Community Amenity: The subject site enjoys direct access to both Murdoch Park and the Bridgeland / Riverside Community Association across 7a Street NE, allowing the proposed development to extend and connect the building's active commercial frontage to a high quality public realm and the adjacent park.

Proximity To Transit: The subject site is within ~160m walking distance from a local transit stop (Route 90) along 1 Avenue NE, and within ~650m walking distance from the Bridgeland - Memorial CTrain Station.

Applicant's Submission



Proximity To A Main Street Corridor: The subject site is within ~120m walking distance of the 1 Avenue NE Neighbourhood Main Street.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Developed Areas Guidebook (DAG), which encourage: the facilitation of community uses like parks, schools, places of worship and small scale commercial to serve local residents. The DAG also states that small-scale, local commercial developments that are intended to serve the day-to-day needs of residents and are compatible with residential uses can be considered within primarily residential areas.

COMMUNITY ENGAGEMENT

The RNDSQL project team is committed to being good neighbours and engaging with the communities where we build. The project team's community engagement process is designed to provide opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts—all with the intent of maintaining a respectful and transparent conversation. 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. The project team met with the Bridgeland / Riverside Community Association on April 1, 2019 to introduce and discuss the project. Other key elements of our engagement process include:

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

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, RNDSQL and the project team deploy on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via the engageRNDSQL web portal and dedicated email inbox. All inquires, questions and comments are received, compiled, and responded to by the project team in a timely manner.

Project Web Portal: www.engageRNDSQL.com

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

- Information about RNDSQL 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: ~150 surrounding area neighbours

Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated development vision. The postcards outline the proposed land use change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via the engageRNDISQR web portal and dedicated email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and Developed Areas Guidebook and will facilitate a development vision that will introduce new and innovative neighbourhood-scale commercial for Calgarians with excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application. Should you have any questions, comments, or concerns, please contact me at 403.808.9275 or brady@civicworks.ca.

Sincerely,

Brady Rokosh | Urban Planner
BSc, MPlan

PROPOSED

CPC2019-0690
ATTACHMENT 2

BYLAW NUMBER 52P2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BRIDGELAND-RIVERSIDE
AREA REDEVELOPMENT PLAN BYLAW 11P80
(LOC2019-0047/CPC2019-0690)**

WHEREAS it is desirable to amend the Bridgeland-Riverside Area Redevelopment Plan Bylaw 11P80, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Bridgeland-Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended, is hereby further amended as follows:
 - (a) Amend Figure 3 entitled 'Generalized Land Use', by changing:
 - (i) 0.12 hectares \pm (0.29 acres \pm) located at 65 and 69 - 7A Street SE (Plan 4301R, Block 7, Lots 30 to 33) from 'Non Family Oriented Development' to 'Neighbourhood Limited';
 - (ii) the boundary of the 'Developed Areas Guidebook applies' to include 0.12 hectares \pm (0.29 acres \pm) located at 65 and 69 - 7A Street SE (Plan 4301R, Block 7, Lots 30 to 33);

as generally illustrated in the sketch below:

PROPOSED

BYLAW NUMBER 52P2019

Figure 3
Generalized Land Use



2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Community Association Letter



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

17 April 2019

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

Attn: CPAG.Circ@calgary.ca
cc: Breanne Harder, File Manager (Breanne.harder@calgary.ca)
All McMillan, BRCA Planning Director (planning@brccalgary.org)

To Whom It May Concern:

RE: LOC2019-0047 (65 7A St NE)

Thank you for the opportunity to comment with respect to this application. We have been working on various applications for these parcels of land since 2015.

This Land Use Application was most recently discussed pre-application at a meeting of our Planning Committee convened April 1, 2019. Notice of that meeting was given to neighbours adjacent to the subject parcel through emails that we had collected from previously concerned residents on prior applications we had for this parcel – and we also asked these residents to share with their neighbours. Approximately 5 neighbors attended, as did 3 regular Planning Committee members. The applicant attended the meeting along with Civic Works and did a presentation overview. Further, our Planning Director and the City Councillor had a pre-application meeting with the applicant.

At present the application is being submitted alongside a set of DP plans, proposed to follow in conjunction with this proposed change in land use, but this is not a true "tied to plans" application. The applicant's use of the word "concurrent" during the pre-application meeting had caused confusion for several attendees, and the applicant was encouraged to be precise about the lack of legal connection between the two distinct applications. Some at the meeting expressed issue with the uncertainty created by this lack of legal connection (many liked the high-quality design but no guarantees this is what will be built). Indeed, it was this same applicant who sought and obtained a prior land use amendment for the same site alongside a development proposal that the community was assured would be built, only to have that proposal not be built and this fresh land-use application be made instead. BRCA had opposed that earlier application for a land-use amendment, at a time when (among other

Community Association Letter

things) ARP discussions affecting the community had not even begun. Bygones are bygones, but the point is simply that we have been here before, in terms of looking at assurances of what will be built at the time of a bare land-use application.

Some adjacent residents raised concerns about the land use change to commercial in this residential area. Concerns about the implication of creep of commercial uses happening to the west into the low-scale quiet area of the community were raised. In the ARP work there has been discussion about the community wanting to use 7a St as a transition zone to the lower scale residential to the west of this street. Many felt that commercial uses should be concentrated on the "Main Street" of 1st Ave which is only one block away and that it would be undesirable to allow such uses along another street which is NOT similarly consider a "Main Street". Many mentioned that the existing "Main Street" shopping area along 1st Avenue is under-utilized already, and establishing additional commercial away from this area may further weaken the retail environment there.

Others (or, in some cases, the same people) conversely expressed the view that creating a low scale neighborhood commercial opportunity that interfaces with Murdoch Park could work well, provided that the uses align to activate the park and provided also that the eventual DP design addresses the public realm adequately. Several specific uses were presented to the community which to our understanding are in no way guaranteed (i.e. Village Ice Cream, a coffee shop, and a juice bar. These uses are all very appealing to many residents in the area but there is definitely a concern that these uses are not solidified or could change to undesirable uses in the future (i.e. businesses don't survive over time). There were requests to restrict certain types of commercial uses. The community would prefer to limit certain uses in this location due to its sensitive location and different implications of various commercial uses – is this possible through the land use (i.e. no cannabis, no medical, etc.)? The reality of this site facing Murdoch Park should be considered a key factor in respect of the land use application. It is easy to imagine a whole variety of commercial uses that might contradict, rather than enhance, enjoyment of the public park as a key community amenity.

Additionally, residents had typical concerns often expressed in this context about parking ratios, delivery trucks, and the traffic implications of a commercial use. With the proximity to Langevin School and the high traffic surges at school pick-up and drop-off times that adjacent neighbours already endure, they further expressed safety concerns about increased volumes and parking concerns that come with commercial uses. By way of example, one attendee at the meeting mentioned a worry about idling delivery trucks with refrigeration units.

Tied to this were concerns about adjacent parking along the park area being predictably converted to paid parking to manage congestion, which some expressed could become a detriment for community residents who go to the park with sports equipment, toboggans, or strollers: perhaps time-limited parking options could alleviate this.

Many were happy with the 11m height modifier to make the building fit into the surrounding context better, although some concerns were added here about what type of "mechanical hat", if any, beyond that base height might be added.

Community Association Letter

The applicant's early and broad engagement is very much appreciated. Aesthetically and operationally, the design-and-use presentation offered in support of the land use application has been generally well received. Large signage on site including renderings and broad postcard drops are the gold standard for engagement and we strongly support this approach. Online information accessible to the community has been shared on social media. We appreciate this in-depth information being accessible to the community 24-7 and the ability for individuals to send feedback easily with all the applicable information at hand. In general, even from those who have expressed the concerns noted above, there has been positive feedback about the suggested development in architectural / aesthetic terms, and about the proposed specific uses.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors
Planning Committee

PROPOSED

CPC2019-0690
ATTACHMENT 4

BYLAW NUMBER 147D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0047/CPC2019-0690)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

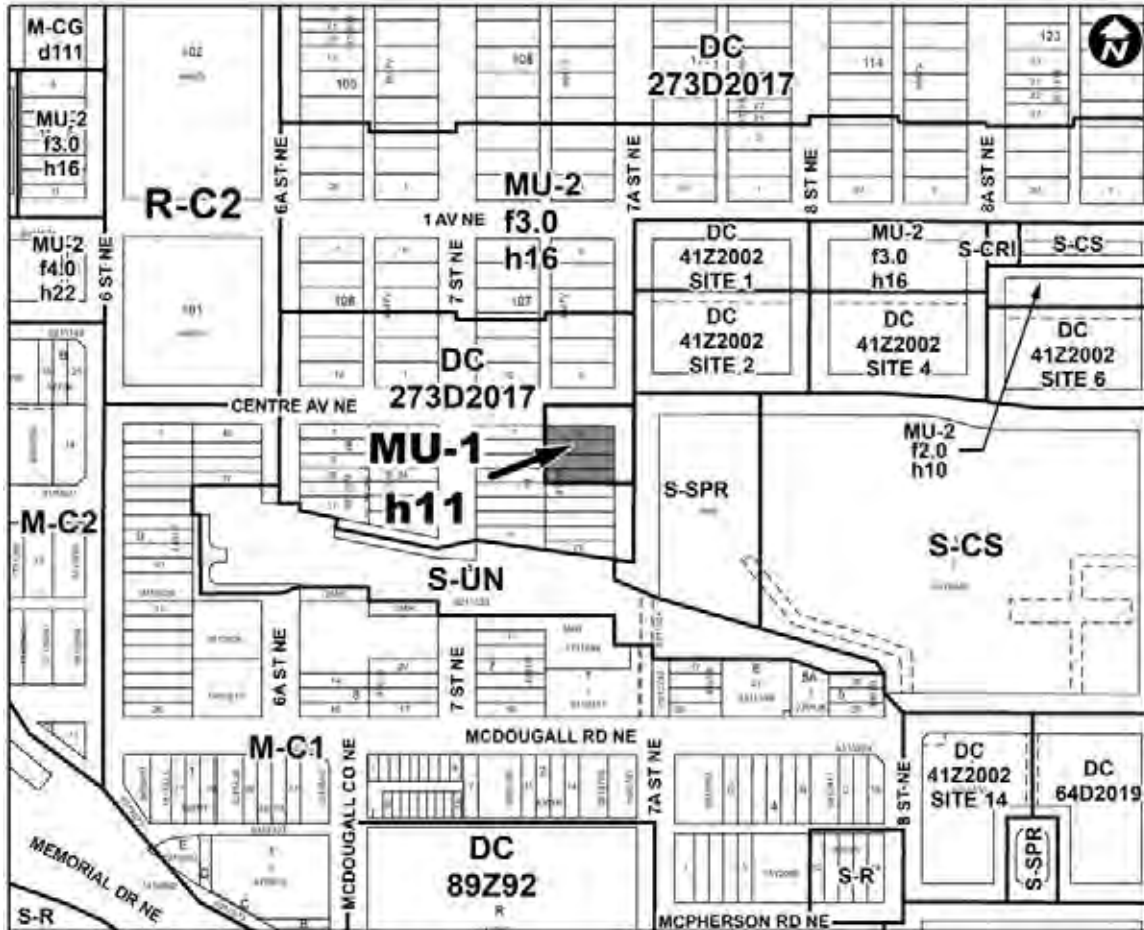
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0047/CPC2019-0690
BYLAW NUMBER 147D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0673

**Land Use Amendment in Manchester Industrial (Ward 9) at 4415 – 1 Street SE,
LOC2019-0033**

EXECUTIVE SUMMARY

This application was submitted by Zeidler Architecture on 2019 March 06, on behalf of landowner Enright Capital Ltd. This application proposes to change the land use designation of the site from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to provide greater flexibility of uses. Specifically, the proposed amendment will allow for:

- light industrial uses without size limitations;
- small scale commercial uses;
- a maximum floor area ratio of 1.0 (the same allowed in I-G Districts);
- maximum height of 12.0 metres (a decrease of 4.0 metres); and
- the uses listed in the I-C District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*.

A development permit application has not been submitted.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.41 hectares ± (1.02 acres ±) located at 4415 – 1 Street SE (Plan 7703GH, Lots A and 17) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.41 hectares ± (1.02 acres ±) located at 4415 – 1 Street SE (Plan 7703GH, Lots A and 17) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to **Proposed Bylaw 145D2019**.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0673

**Land Use Amendment in Manchester Industrial (Ward 9) at 4415 - 1 Street SE,
LOC2019-0033**

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Zeidler Architecture on 2019 March 06, on behalf of landowner Enright Capital Ltd. This application proposes to change the land use designation of the site from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to provide greater flexibility of uses.

Land Use Amendment in Manchester Industrial (Ward 9) at 4415 - 1 Street SE,
LOC2019-0033

Location Maps



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0673

Land Use Amendment in Manchester Industrial (Ward 9) at 4415 - 1 Street SE, LOC2019-0033

Site Context

The site is located in the Manchester Industrial area in southeast. The site is within 350 metres walking distance from the 39 Avenue SE LRT Station. The site is within 250 metres walking distance of the closest bus stop on 42 Avenue SE. The site is developed with a one-storey building.

Industrial – General (I-G) designated lands exist to the north, east, and south of the site and are developed with industrial buildings. A freight railway and light rail right-of-way exist to the west of the site. Commercially designated lands that front onto Macleod Trail S exist to the west of the railway and light rail right-of-way.

The site is located within 200 metres of 42 Avenue SE, which is the closest major road, which is identified as an Arterial Street on Map 2: Road and Street Network of the *Municipal Development Plan*.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of uses that are compatible with and complement existing light industrial and commercial uses in the area. The proposal is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application proposes to change the land use designation of the site from an Industrial – General (I-G) District to an Industrial – Commercial (I-C) District.

The Industrial – General (I-G) District is intended to be characterized by a wide variety of light and medium general industrial uses and a limited number of support commercial uses. A land use redesignation of 4415 - 1 Street SE to the I-C District would continue to allow for light industrial uses, while allowing for small scale commercial uses that are compatible with and complement light industrial uses. The site is on the perimeter of the industrial area. Whereas 1 Street SE is not a major street, the site is within 180 metres of 42 Avenue SE, which is a major street, and within 400 metres of Macleod Trail S, which is also a major street.

The existing uses approved on the site, Auto Service – Major, Brewery, Winery & Distillery, General Industrial - Light, and Vehicle Sales - Minor, are listed permitted and discretionary uses in the Industrial – Commercial (I-C) District. Therefore, the proposed redesignation would not impact the existing tenants.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0673

**Land Use Amendment in Manchester Industrial (Ward 9) at 4415 - 1 Street SE,
LOC2019-0033**

Development and Site Design

The intent of this application is to allow for flexibility of uses. If and when the applicant submits a development permit application for the redevelopment of the site, the submitted plans will be assessed against the relevant bylaws, policies, and guidelines.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from 1 Street SE. The area is served by Calgary Transit bus service Route 30 (Highfield Industrial) with a bus stop located approximately 250 metres walking distance from the site on 42 Avenue SE. The site is also located within 500 metres of the 39 Avenue Calgary Transit light rail transit station. On-street parking is permitted on 1 Street SE and is unregulated.

Utilities and Servicing

Water, sanitary, and storm sewer main servicing exists to the site. Any upgrades required to the public utility infrastructure will be evaluated at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the applicant or Administration in association with the application.

No letters in support or objecting to the proposed land use redesignation were received by Administration by the Calgary Planning Commission report submission date. Further, there is no community association in this area.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0673

**Land Use Amendment in Manchester Industrial (Ward 9) at 4415 - 1 Street SE,
LOC2019-0033**

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is with an Industrial; Standard Industrial area on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The intent of Standard Industrial Area is to have existing planned industrial areas that contain a mix of industrial uses at varying intensities, which should continue to offer a broad variety of industrial uses and as the area redevelops, while maintaining an industrial character. The proposal is consistent with the *Municipal Development Plan*.

There is no local area policy for the site.

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for additional commercial uses while maintaining the industrial character and function of the site.

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 the applicable policies of the *Municipal Development Plan*. The parcel's location and the area context are appropriate for the proposed Industrial – Commercial (I-C) District, which would allow for a range of business uses that would be compatible with the surrounding industrial area.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 145D2019**

Applicant's Submission



4415 1st Street SE LAND USE REDESIGNATION
APPLICANTS SUBMISSION
Project 218 - 125
April 8, 2019

PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, SAA, OAA, MRAIC,

LEED® AP

STEPHEN BUGBEE | ARCHITECT

AAA, AIBC, SAA, MAA, NSAA, MRAIC,

CAA, AIA (IA)

JAMES D. BROWN | ARCHITECT

AAA, AIBC, MRAIC

R. SEAN CRAWFORD | LICENSED

INTERIOR DESIGNER, AAA, IDC,

IDR, NCIDQ

JEAN GUY BELIVEAU

BILL MITCHELL

PRINCIPALS

MARTIN VEENHOVEN | ARCHITECT

AAA, AIBC, MRAIC, AIA (WA)

a. Application Summary

- i. This application proposes the Land Use Redesignation from an existing Industrial General (IG) District to an Industrial – Commercial (I-C) District designation.
- ii. Location
The site is located in the Manchester Industrial area in southeast Calgary. The municipal address is 4415 1st Street SE.
- iii. Purpose and Intent
The purpose and intent for this Redesignation is to enable future commercial industrial development on-site (Industrial – Commercial (I-C)) while also retaining an industrially based land use district designation that is compatible with the surrounding industrial area comprised primarily of I-G District designated sites. The proposed land use will provide greater flexibility of uses, thereby encouraging occupancy of the existing building.

b. Site Context

- i. Surrounding Land Use and Development
The .4141 ha (4141 sqm) site is located in the inner-city Southeast Calgary Manchester Industrial area. The surrounding land uses are predominately designated with Industrial – General (I-G) designations. The property is located between the LRT/CPR lines to the west and 1st Street SE to the east. It is situated within a strip of office, retail and industrial uses that stretch from 50th Avenue SE to the south to 42nd Avenue SE to the north.

The site is fully developed with an existing industrial retail/warehouse with a variety of tenants. The sites to the north contain Annex Ale Project, Boyd Auto body & Glass and Best Buy Auto Finance. The sites to the south include Tunedub Inc, Windshield Surgeons Auto Glass, Mars Blinds & Shutters, CR Technique, Chinook Auto Upholstery, Hydra Landscaping, Freeze Maxwell Roofing, and Checkered Flag Auto Sales. The buildings directly across 1st Street SE from the site house a number of industrial uses, including Flesher Marble and Granite, 1st Place Auto, Old Trout Puppet Workshop Society, Lucky Granite Ltd, Alberta Chrome and Grinding, and Adanac Granite Inc.

The current site development includes an existing single storey retail/warehouse space. The remainder of the site includes surface parking stalls along 1st Street SE, and a loading area in the rear along the LRT/CPR lines and landscaping along the 1st Street property perimeter. The subject site is currently accessed via two driveways; off 1st Street SE.

- ii. Policy
 1. Policies
The following policies apply to the site. (MDP to Local Area Policy, Guidelines)
 - Municipal Development Plan
 - Calgary Transportation Plan (January 2012)

Applicant's Submission



2. Impacts

- The proposed land use district is compatible with adjacent land use districts and developments as it allows for a mix of small scale commercial uses that complement the light industrial uses in the area. This mix of uses and varying intensities helps maintain the industrial character and function of the area while providing a wider variety of uses. It also allows for greater flexibility of use and potential revitalization of the site.
- There is no Community Association in this area.

lii Topography

The site is fully developed and relatively flat.

iv. Federal / Provincial Requirements

There are no applicable Federal or Provincial Legislation requirements or issues related to the development.

c. Proposed Land Use District

i Land Use

This land use application proposes the Redesignation of the subject site from its existing I-G District to an Industrial – Commercial (I-C) District designation. The purpose is to enable future industrial commercial development on-site while also retaining an industrially based land use district designation that will help consolidate the surrounding industrial area comprised primarily by I-G District designated sites with a few Industrial – Commercial (I-C) District sites. This will be supporting the City's desire to reinforce the health of its existing industrial areas. The I-C District will allow for a range of industrial uses as well as more commercially oriented retail and service oriented uses as well as office space which may have greater ability to achieve MDP intensity targets. 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 the light industrial uses and areas.

ii Density

Existing building area = 1709 m²
Total Site Area = 4141 m²
Floor area ratio (FAR) = .413 which is below the Bylaw maximum of 1.0

iii Traffic

The site is well situated with good vehicular access to major transportation routes and is only 180m north on 1st Street SE to 42 Avenue SE which is the major street connection in the area providing access to two of the major north-south arterial routes in south Calgary - Macleod Trail and Blackfoot Trail. There is also good access to the south to Glenmore Trail which provides additional access to Deerfoot Trail and the Trans Canada Highway.

Despite having no sidewalks on 1st Street SE between 42nd and 50th Avenues which limits pedestrian circulation, the site is only a 6 min walk (450m) from Macleod Trail via 42nd Ave and the 39th Ave LRT station. It is also only a 2min walk to the south from a #30 bus route stop. on 42nd avenue. The #30 bus goes to the 39th Ave LRT station. The bus stop on 42nd Avenue also connects to the #449 Bus route which connects to Eau Claire and the downtown In addition, the site is only a 2.5km drive from the Chinook Centre Mall or a 9 min

4415 1st Street SE Land Use Redesignation | April 8, 2019 PAGE 2 of 3

Applicant's Submission



LRT ride from the 39th Avenue LRT station. to the Chinook LRT Terminal and Bus Loop.

iv Public Engagement
There is no Community Association in this area and therefore there was no public engagement.

v Applicant's Submission

The applicant submission is to Re-designate the subject site from its existing Industrial General (IG) District to an Industrial – Commercial (I-C) District designation.

The existing 1710 m2 single storey building on site will remain with minimal changes and contains a number of industrial condominium units to meet current demand in the area. At present 854 m2 is occupied by Sherwin-Williams and the remaining 856 m2 is vacant. this application seeks land use redesignation in order to accommodate a greater variety of general industrial and commercial uses. The intent of this application is to make the site more compatible with the evolving character of the area and will still allowing light industrial uses. We believe that the proposed use will fit into the community context and is considered to be an appropriate use for its location and site. This is illustrated by its close proximity to uses that contain similar industrial development to the proposed industrial condominium uses and works well in the community and is considered to be an appropriate use for its location.

The site complies with the following goals of the I-C district:

- It is located within a predominantly industrial area.
- It is only 180m from a major street, (42nd Avenue SE). We believe additional traffic impacts will be limited, especially given the adjacency to public transit which connect to two adjacent LRT stations and Deerfoot Trail and Blackfoot Trail major transit routes.
- The intended uses will be Permitted or Discretionary use, allowed under the I-C guidelines.

d. Conclusion

We believe the proposed re-designation from existing Industrial General (IG) to Industrial – Commercial (I-C) District designation meets all the City policy and bylaw requirements. Protecting the central industrial areas from the disruptive pressures of incompatible land use conversion where industrial areas are economically healthy and important components of the regional economy. It further reinforces some of the recommendations outlined in the City's Central Industrial Area Review Study (2013) for retaining the health of the City's Industrial areas as they face transformation and development.

The increased development density in the area will in addition:

- Promote using serviced land efficiently to help create a more compact urban form
- Help revitalize the existing industrial area and commercial corridor
- Act as a catalyst for private investment and development
- Encourage a mix of uses in the area to generate additional transit use throughout the day

PROPOSED

CPC2019-0673
ATTACHMENT 2

BYLAW NUMBER 145D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0033/ CPC2019-0673)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

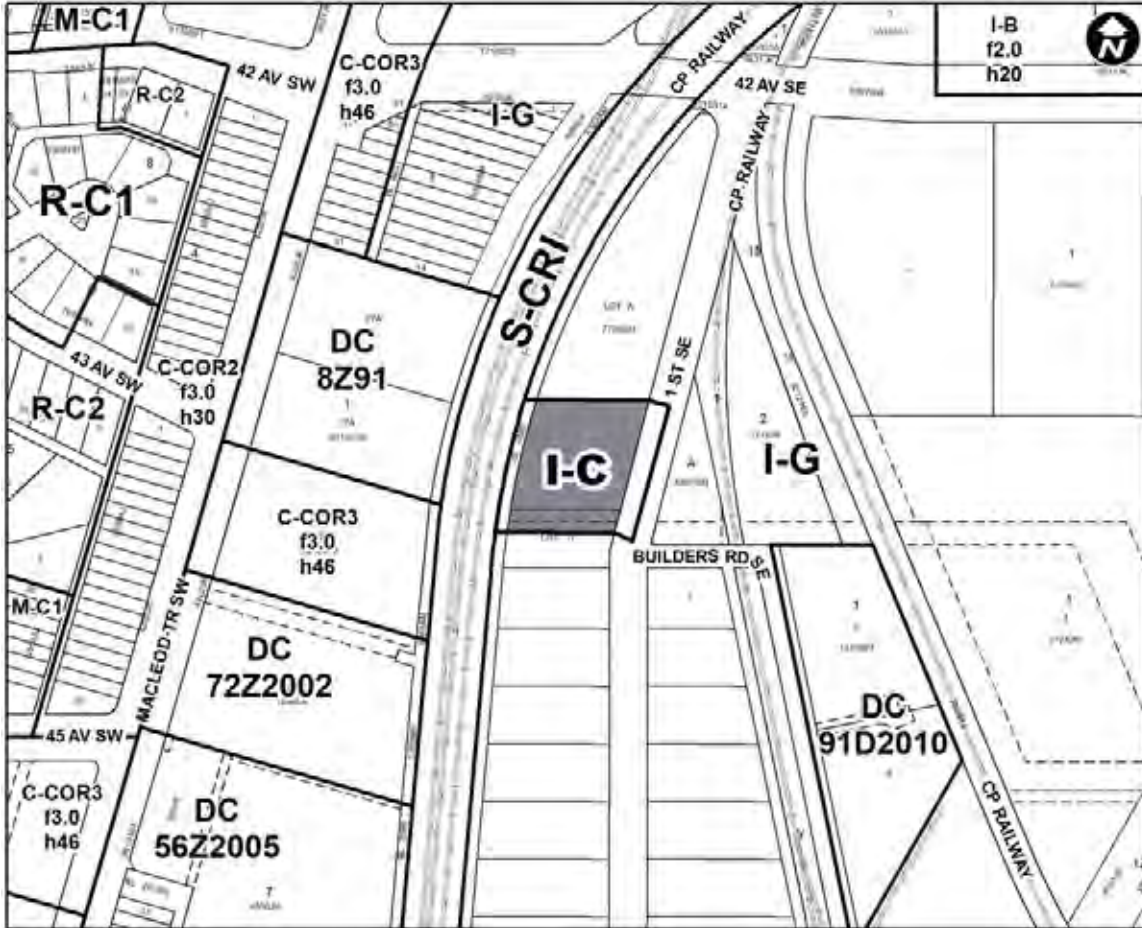
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0033/ CPC2019-0673
BYLAW NUMBER 145D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0676

Land Use Amendment in Kingsland (Ward 11) at 7103 – 7 Street SW, LOC2019-0043

EXECUTIVE SUMMARY

This application was submitted by Blackcollar on 2019 March 28, on behalf of landowners Hektor Askushaj and Entela Zarka. This application proposes to change the land use designation of the site from a Residential – Contextual One Dwelling (R-C1) District to a Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a multi-residential development. Specifically, the proposed amendment will allow for:

- grade-oriented multi-residential development (e.g. townhouses, apartment buildings);
- a maximum building height of 12 metres, about 3 to 4 storeys (an increase from the current maximum of 10 metres);
- a maximum of 6 units (an increase from the current 1 unit maximum); and
- the uses listed in the M-CG District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*.

A development permit application was submitted on 2019 March 28 and is 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 0.06 hectares ± (0.15 acres ±) located at 7103 – 7 Street SW (Plan 3215HG, Block 6, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 7103 – 7 Street SW (Plan 3215HG, Block 6, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
2. Give three readings to **Proposed Bylaw 146D2019**.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

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CPC2019-0676

Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043

Opposition to Recommendations:

Against: Councillor Woolley

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

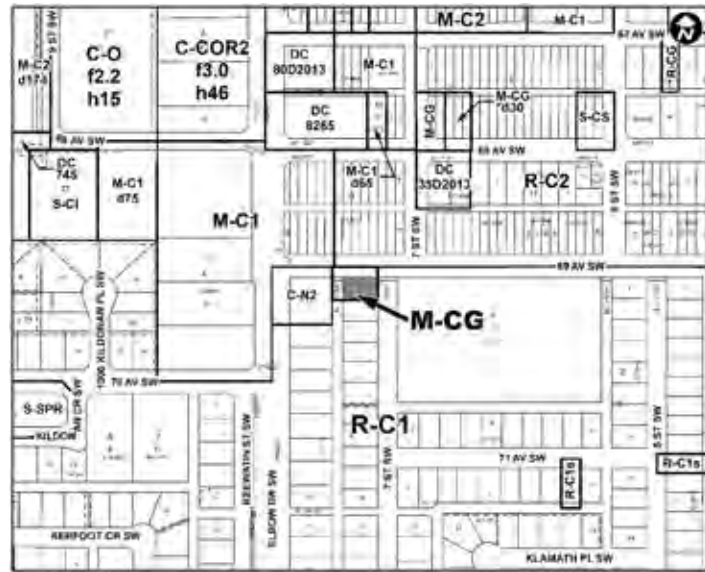
This application was submitted by Blackcollar on 2019 March 28, on behalf of landowners Hektor Askushaj and Entela Zarka. This application proposes to change the land use designation of the site from a Residential – Contextual One Dwelling (R-C1) District to a Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a multi-residential development.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0676

Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043

Location Maps



Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043

Site Context

The site is located in the southwest community of Kingsland. The site is within 150 metres walking distance of the closest bus stop on Elbow Drive SW. The site was previously developed with a one-storey single detached dwelling, which was demolished. The site is vacant.

Residential – Contextual One / Two Dwelling (R-C2) designated lands, developed with single detached dwellings, exist to the north of the site. Residential – Contextual One Dwelling (R-C1) designated lands exist to the east and south of the site. St. Augustine Elementary & Junior High School exists to the east of the site and single detached dwellings exist to the south of the site. Commercial – Neighbourhood 2 (C-N2) designated lands exist to the west of the site and are developed with a gas station and a convenience store.

As identified in Figure 1, below, the community of 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
2018 Current Population	4,645
Difference in Population (Number)	-696
Difference in Population (Percent)	-13%

Source: The City of Calgary Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of uses that are compatible with and complement existing low density residential, institutional, and commercial uses in the area. The proposal is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application proposes to change the land use designation of the site from a Residential – Contextual One Dwelling (R-C1) District to a Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a Multi-Residential Development. Section 576 of Land Use Bylaw states that M-CG District is intended to apply to sites in the Developed Area that are located

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0676

Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043

adjacent to low density residential development and intended to allow for a form that is compatible with adjacent low density residential sites. The maximum building height would be 12 metres, with chamfers to reduce mass in proximity to lower height development. The maximum number of units would be six. The site conforms to the intent of Land Use Bylaw 1P2007 for M-CG Districts.

The contextual multi-residential districts are intended for sites like the subject site. The Multi-Residential – Contextual Grade-Oriented (M-CG) District and other contextual multi-residential districts exist on other similar sites within Kingsland and elsewhere in Calgary.

Development and Site Design

The purpose of this application to allow for a multi-residential development. A development permit application (DP2019-1456) was submitted on 2019 March 28 and is under review by Administration and is being assessed against the relevant bylaws, policies, and guidelines. Given the specific context of this site, additional items that have been considered through the concurrent development permit process include, but are not limited to:

- site layout;
- building height and massing;
- amenity spaces;
- landscaping;
- unit access; and
- parking.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from 69 Avenue SW, 7 Street SW, and the rear lane. The rear lane is closed and gated at 69 Avenue SW, but is open to traffic from 75 Avenue SW, to the south. The area is served by Calgary Transit bus Route 3 (Sandstone/Elbow Drive) with a bus stop approximately 200 metres from the site, on Elbow Drive SW. On-street parking is restricted on 69 Avenue SW to two hours between the hours of 8:00am and 6:00pm from Monday to Friday. On-street parking is available on 7 Street SW and is unregulated.

Utilities and Servicing

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

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0676

Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the applicant or Administration in association with the application at the time of report writing.

One letter of opposition to the proposed land use redesignation was received by Administration by the Calgary Planning Commission report submission date. Reasons for opposition to the proposed land use redesignation in the letter are:

- It will add to an already busy area;
- There is a large volume of traffic in this area due to the school and corner store;
- Limited on-street parking; and
- This is not a single family home.

A letter of opposition was received from the Kingsland Community Association. Reasons for opposition to the proposed land use redesignation in the letter are:

- This is a spot rezoning;
- This sets precedent;
- The Kingsland Community Plan outlines other areas much better suited for four-plexes;
- Proximity to commercial, an elementary school, and a collector route;
- Potential for land use bylaw relaxations;
- Challenging on-street parking due to elementary school, kindergarten, and a daycare;
- There is a cul-de-sac;
- A four-plex would overpower the streetscape inappropriately;
- Preference for semi-detached dwellings or rowhouses in this location, partly to start a precedent; and
- The developer should have consulted the Kingsland Community Association.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0676

Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

The site is within a Developed - Residential - Established area on Map 1: Urban Structure of the *Municipal Development Plan*, and Elbow Drive SW is identified as Primary Transit Network on Map 2: Primary Transit Network. The intent of Established Area is to encourage modest redevelopment with appropriate densities and to create a pedestrian-friendly environment. The proposal is consistent with the *Municipal Development Plan*.

Local Area Plan

There is no local area policy for the site.

The *Kingsland Community Plan* is a document prepared by and adopted by the Kingsland Community Association. The *Kingsland Community Plan* is not a City of Calgary nor statutory document, and therefore was not used in the review of this proposal.

The site is within an area for which a multi-community local area plan is planned to be developed. The area of the planned multi-community local area plan is bounded by Glenmore Trail to the north, the Bow River to the east, Anderson Drive to the south, and 14 Street SW, and the Glenmore Reservoir to the west.

Social, Environmental, Economic (External)

The proposed land use district provides for a range of housing opportunities that may accommodate the housing needs of different demographic categories.

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.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0676

Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is consistent with the applicable policies of the *Municipal Development Plan*. The parcel's location and the area context are appropriate for the proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District, which would allow for low-rise multi-residential development in a manner that would be compatible with the surrounding residential area.

ATTACHMENT(S)

1. Applicant's Submission
2. Comments from the Kingsland Community Association
3. **Proposed Bylaw 146D2019**

Applicant's Submission

BLACK COLLAR WORKS LTD. DESIGN+DRAW+DIRECTION

7103 7th Street SW – Applicant's Submission

April 3, 2019

For this project we are working closely with the family that has purchased this specific lot. We are looking to design and ultimately build something that not only fits well into the existing community but that also meets the needs of the family that is looking to reside here long term. In this specific case the client came to us with an idea to build a four-plex on this lot so that they could have their immediate family nearby while at the same time being able to have a space personalized for them. Of the proposed four units all will be occupied by immediate family members including grandparents and grown children, so in essence we are designing this four-plex for 3 generations of the same family. It is this special family relationship that has guided a lot of the decisions that we have made throughout this process such as the overall size of the units as well as the provision of a large common amenity space in addition to the private amenity space provided for each unit.

Due to our proximity to main thoroughfares such as Glenmore Trail and Elbow Drive as well as major shopping centers such as Chinook Mall and large multi-family buildings such as the Mayfair Apartments and the Salvation Army we feel that this area is ideal for a project such as ours that helps to increase the density without completely changing the area into a high-density zone. We feel that this project with its proposed density increase provides a bridge between the smaller single-family homes and the larger apartment buildings found in the area. In that discussion we also believe that this lot provides us with several unique opportunities that a traditional corner lot may not have in part due to the cul-de-sac in front of the lot. Especially in terms of available street parking and overall through traffic on the street and through the alley.

As mentioned above this area presently has a very diverse mix of multi and single-family residences, light commercial (7-11) and even the Salvation Army a block away in addition to the Mayfair apartments. With this broad mix of projects, we feel that this area is ideal for a project like ours. With our proposed Land use Re-designation of M-CG for this lot we determined that due to the size of the lot we would be able to design a 4-plex that would be well within the number of units allowed and still be able to provide each unit with dedicated parking and a large private amenity space as required.

Ultimately with our proposed Land Use Re-designation we are looking to be able to enhance the neighbourhood with a project that will be a long-term benefit to the community as well as provide a meaningful residence for this family. We hope to be able to increase the density of this area without going overboard and changing the feel of this street too much or overloading the lot. We hope that with these factors taken into account and the attractive design that the project will be well received by the community as well and fit nicely with the already existing diversity of buildings in the area.

Comments from the Kingsland Community Association



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

April 29, 2019

Ezra Wasser
File Manager - City of Calgary
ezra.wasser@calgary.ca
403.268.1495

Re: LOC2019-0043 DP2019-1456 7103 7 St SW R-C1 to M-CG Fourplex

Dear Ezra,

Kingsland Community Association (KCA) reviewed the concurrent rezone and development permit applications for 7103 7 St SW and we are opposed these applications for reasons outlined below.

LOC2019-0043 R-C1 to M-CG – KCA IS OPPOSED

- 1) Application represents a spot rezone to M-CG and sets precedence for 6 or 7 single family homes to the south. Our community plan outlines areas much better suited to fourplex but agree that this parcel is slightly challenged due to proximity to commercial (7-11), elementary school and collector route.
- 2) KCA does not accept that residential parcel approvals should be influenced by the premise of accommodate the needs of a family since situations change and there is no commitment to the community that this would remain for the long term.
- 3) M-CG zoning entails numerous relaxations and design compromises to squeeze a fourpack on a small parcel. Curb parking is challenged by an elementary school, kindergarten, and before and after school daycare drop off at a narrow cul-de-sac turnaround. Contextual aspects are burdened by established bungalows so a large fourpack design will overpower the streetscape inappropriately.
- 4) KCA counters with R-C2 infills or even R-CG townhomes given the corner location. These built forms should enable a reasonable progression for the parcel to the south to be similarly redeveloped in future.
- 5) Developer should have consulted the community prior to the application being submitted based on the impacts to adjacent homes and being inconsistent with our

Comments from the Kingsland Community Association

community plan. KCA contacted parcels to the south and confirmed support for our position.

- 6) KCA is prepared to attend council to oppose this application and will bring some residents with us to express their concerns for M-CG. If council were to approve then we would seek first reading so we can mitigate some of our concerns with what we view as an unacceptable built form for this location.

DP2019-1456 - 7103 7 ST SW (Single Family to Fourplex) - KCA is OPPOSED

- 1) KCA and residents were not engaged to discuss features of the proposed built form prior to submission and hence we will require significant changes to avoid an SDAB appeal should these drawings be approved given the expected relaxations and compromises due to lot size and other parcel challenges that in our opinion makes the parcel not suitable for four dwellings.
- 2) KCA finds the fourpack design precludes street access and visibility for south units which require relaxation. The SW corner unit is boxed in and needs significant relaxations for the main floor area and roof design. Articulation of each unit could be more differentiated and entrances more established.
- 3) KCA notes contextual height is insensitive to the bungalow to the south and the streetscape. Our plan does not support of new 3 storeys buildings to overpower adjacent to 1 storey residences and especially not the first project on the block.
- 4) KCA notes contextual front setback is insensitive to the bungalows to the south. There should be some design respect for the existing streetscape and existing built forms. South units could be stepped inwards to reduce impact on the south parcel.
- 5) KCA notes parking shows 2 x 2 garages for 4 stalls and no visitor parking. Stalls should exceed LUB requirements and not be deficient given the curb parking concerns for this parcel as noted above.
- 6) KCA notes better lighting at the back lane may benefit from a safety perspective and discourages loitering. Motion sensor or day / night lights on garage doors are recommended.
- 7) KCA is less likely to oppose minor relaxations when a project is more supported and provides respectful design aspects for adjacent parcels such as privacy and massing aspects. We recognize that once one four pack goes up that it becomes easier for other parcels to the south to follow suit, and the impacts may be more pronounced due to shadowing potential so this project sets a precedence in that regards.

Comments from the Kingsland Community Association

- 8) KCA notes the back lane access point and gate barrier may benefit from relocation. We are willing to work with the developer to arrange an Open House to review the drawings and to explore lane access options with residents and we would benefit from input from City Roads as well.
- 9) KCA notes that drainage from the back lane may need an upgrade since this area seems deficient in the spring time and high rainfall events. The cost to remedy should not fall onto a single parcel redevelopment if the storm sewer water team agrees with our observation.
- 10) Developer has not disclosed if the building would be managed by a condo board since generally those that are not can be poorly or inconsistently maintained.

Please notify me when the CPC or public hearing dates are set or if the applicant has decided to resubmit drawings and accept the rezone counter proposal.

Please provide a copy of the LUB discrepancies or relaxations when that document becomes available.

Please contact me the applicant being willing to reduce the scale of this project. We are open to a fast response design review turnaround or meeting if the applicant wishes to receive comments prior to resubmission.

Best Regards,

Darren MacDonald

Darren MacDonald
Planning Director
Kingsland Community Association

PROPOSED

CPC2019-0676
ATTACHMENT 3

BYLAW NUMBER 146D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0043/CPC2019-0676)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

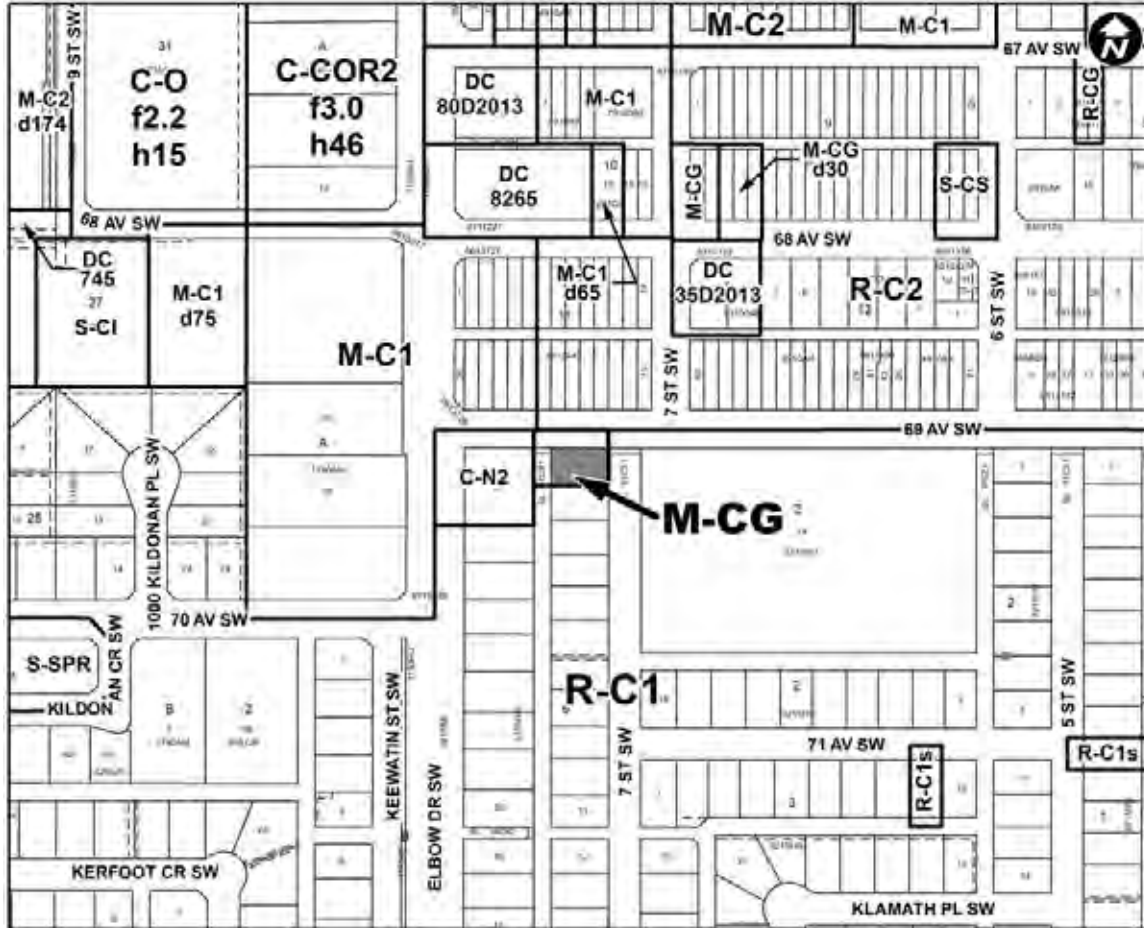
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0043/CPC2019-0676
BYLAW NUMBER 146D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0689

**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at
11488 – 24 Street SE, LOC2018-0153**

EXECUTIVE SUMMARY

This application was submitted by Kumlin Sullivan Architecture Studio on 2018 June 27, on behalf of landowner I.G.L. Properties Inc. This application proposes to change the land use designation of the site from DC Direct Control District (Bylaw 84Z2000), based on General Light Industrial District (I-2) of Land Use Bylaw 2P80 to Commercial – Corridor 2 (C-COR2 f0.22h12) District to allow for additional commercial uses in order to attract new tenants. Specifically, the proposed amendment will allow for:

- primarily commercial developments such as strip malls and shopping centres that may serve several surrounding communities;
- a maximum building height of 12 metres, about 1 to 4 storeys (no change from the current maximum);
- a maximum building area of 3,995 square metres; and
- the uses listed in the C-COR2 District.

An amendment to the *Southeast Industrial Area Structure Plan* is required to accommodate the proposed land use redesignation. The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*.

No development permit applications have been submitted for the site in conjunction with this application.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan (Attachment 4);
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 1.82 hectares ± (4.49 acres ±) located at 11488 – 24 Street SE (Plan 0112636, Block 18, Lot 1) from DC Direct Control District **to** Commercial – Corridor 2 (C-COR2 f0.22h12) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0689

**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at
11488 - 24 Street SE, LOC2018-0153**

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan (Attachment 4);
2. Give three readings to **Proposed Bylaw 51P2019**;
3. ADOPT, by bylaw, the proposed redesignation of 1.82 hectares ± (4.49 acres ±) located at 11488 – 24 Street SE (Plan 0112636, Block 18, Lot 1) from DC Direct Control District to Commercial – Corridor 2 (C-COR2 f0.22h12) District; and
4. Give three readings to **Proposed Bylaw 144D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Kumlin Sullivan Architecture Studio on 2018 June 27, on behalf of landowners I.G.L. Properties Inc. This application proposes to change the land use designation of the site from DC Direct Control District (Bylaw 84Z2000), based on General Light Industrial District (I-2) of Land Use Bylaw 2P80 to Commercial – Corridor 2 (C-COR2 f0.22h12) District to allow for additional commercial uses in order to attract new tenants. The requested density and height modifiers were selected to accommodate the existing density and height of buildings on the site, and no additional density or height.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0689

**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at
11488 - 24 Street SE, LOC2018-0153**

Location Maps



Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 - 24 Street SE, LOC2018-0153

Site Context

The site is located along the western edge of the Shepard Industrial area of southeast Calgary, adjacent to the community of Douglasdale/Glen. The site is adjacent to multiple Calgary Transit bus stops, a bus terminal, a Calgary Transit Route 302 bus rapid transit stop, the southeast terminus of the Calgary Transit MAX Teal line, and the approved, planned, and funded Douglas Glen Calgary Transit Green Line Light Rail Transit Station. The site is developed with six one-storey commercial buildings.

Industrial – Commercial (I-C) District lands, developed with a three-storey retail and office commercial building, exists to the north of the site. Industrial – General (I-G) District lands, developed with a one-storey industrial commercial building, exists to the east of the site. Industrial – General (I-G) District lands, developed with a Calgary Transit bus terminal and park and ride, exists to the southeast of the site. Commercial – Retail 3 (C-R3) District lands, developed with multiple commercial buildings, exists to the south of the site. Multi-Residential – Contextual Ground-Oriented (M-CGd44) District lands, developed with a townhouse complex, exists to the west of the site.

As identified in Figure 1, below, the adjacent community of Douglasdale/Glen has experienced a small population decline from its peak in 2014.

Figure 1: Community Peak Population

Douglasdale/Glen	
Peak Population Year	2014
Peak Population	12,952
2018 Current Population	12,769
Difference in Population (Number)	-183
Difference in Population (Percent)	-1%

Source: The City of Calgary Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of uses that are compatible with and complement the adjacent and nearby uses. If the proposed policy amendments are approved, then the proposal is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0689

Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 - 24 Street SE, LOC2018-0153

Land Use

This application proposes to change the land use designation of the site from DC Direct Control District (Bylaw 84Z2000), based on General Light Industrial District (I-2) of Land Use Bylaw 2P80 to Commercial – Corridor 2 (C-COR2 f0.22h12) District to allow for additional commercial uses. Section 796 of Land Use Bylaw 1P2007 directs Commercial – Corridor 2 (C-COR2) Districts to be located where there is commercial development on both sides of the street and there is vehicle access from streets and lanes. The C-COR2 District allows for commercial development, including limited automotive uses, and the potential for residential uses. The C-COR2 District is intended to be buildings located at varying distance from the street, with parking at front, sides or rear of buildings, pedestrian connections from public sidewalks, to and between buildings, and varied building densities and heights.

A land use redesignation of the site to the C-COR2 District would allow for commercial development on both sides of the street and would have access from adjacent streets. Buildings on 24 Street SE and 114 Avenue SE are located at varying distance from the street, and have parking located to the front, sides, and rear. A policy amendment to allow for commercial uses and some residential uses is consistent with the intent of the C-COR2 District. The site conforms to the intent of Land Use Bylaw 1P2007 for the C-COR2 District.

Development and Site Design

The purpose of this application to allow for additional commercial uses. When development permits for the site are submitted, they will be reviewed by Administration to assess the proposal against the relevant bylaws, policies, and guidelines

Environmental

An environmental site assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from 114 Avenue SE and 24 Street SE. Both access locations are restricted to right-in/right-out turns only. According to the *Calgary Transportation Plan*, 114 Avenue SE is classified as an Industrial Arterial Street and 24 Street SE is classified as an Arterial Street.

The site is located adjacent to the Douglas Glen Bus Rapid Transit Station and is within a transit-oriented development area. Numerous transit routes connect to and from the Douglas Glen Bus Rapid Transit Station including Routes 92 McKenzie Town, 96 McKenzie, 103/117 McKenzie Express, 133 Cranston Express, 151 New Brighton Express, and the MAX Teal Route 306. The Douglas Glen Bus Rapid Transit Station will eventually be consolidated with the future Douglas Glen Green Line Light Rail Transit Station.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0689

Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 - 24 Street SE, LOC2018-0153

A Transportation Impact Assessment was not required in support of this land use redesignation application. Transportation impact analysis may be required for a development permit application review, depending on the density of the proposed development.

Utilities and Servicing

Sanitary sewers are available to service the site. At the time of a development permit application review, a sanitary servicing study may be required to determine whether off-site upgrades are needed.

Water mains are available to service the site. At the time of a development permit application review, a fire flow calculation letter may be required to determine whether off-site upgrades are needed.

Storm sewers are available to service the site.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the applicant or Administration in association with the application at the time of report writing. No letters regarding the proposed land use redesignation were received by Administration by the Calgary Planning Commission report submission date.

A letter of support regarding the proposed land use redesignation was received from the DouglasQuarry Community Association. A further letter of support regarding the proposed policy amendments was received from the DouglasQuarry Community Association following a meeting on 2019 May 15 to discuss the proposed policy amendments.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0689

**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at
11488 - 24 Street SE, LOC2018-0153**

Municipal Development Plan (Statutory - 2009)

The site is within an Industrial - Employee Intensive area on Map 1: Urban Structure of the *Municipal Development Plan* and 24 Street SE is identified as Primary Transit Network on Map 2: Primary Transit Network. Also, 24 Street SE is identified as an Arterial Street and 114 Avenue SE is identified as an Industrial Arterial on Map 3: Road and Street Network of the *Municipal Development Plan*.

The intent of the Industrial - Employee Intensive area is to have manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. The *Municipal Development Plan* further states that whereas the Industrial - Employee Intensive area should contain predominantly industrial uses, other uses that support the industrial function may be allowed, and that specific rules for the amount of support uses should be determined as part of the policy planning process and land use application process. Furthermore, the policies of Part 2 (City-wide policies) of the *Municipal Development Plan* generally encourage intensification and pedestrian-oriented uses in proximity to higher capacity and frequency transit station. The proposal is consistent with the *Municipal Development Plan*.

Southeast Industrial Area Structure Plan (Statutory - 1996)

The site is within a Proposed I-2 General Light Industrial District area on Map 2: Land Use and Transportation Plan of the *Southeast Industrial Area Structure Plan*. Both 24 Street SE and 114 Avenue SE are identified as Major Road on Map 2: Land Use and Transportation Plan of the *Southeast Industrial Area Structure Plan*.

The fourth paragraph of subsection 4.1.1. of the *Southeast Industrial Area Structure Plan* states;

“Apart from two mobile home parks and four residential dwellings in the South Hill area, which are due to be phased out over time, no residential uses are proposed within the Plan area. As a result, proposals for any additional residential development would be contrary to this Plan.”

The sixth point of subsection 4.2(b) of the *Southeast Industrial Area Structure Plan* states;

“That applications for land use amendments to accommodate additional commercial development beyond that allowed under the General Light Industrial District (I-2), on sites greater than 1.6 hectares (4 acres) in size to accommodate commercial development may be considered, provided an amendment to this plan is approved identifying the commercial site and specifying any site specific development requirements.”

Because the site is 1.82 hectares in size, which is greater than the 1.6 hectare threshold noted in subsection 4.2(b), and because the proposed land use designation would allow for both

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0689

**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at
11488 - 24 Street SE, LOC2018-0153**

additional commercial development beyond that allowed under the General Light Industrial District (I-2) and residential uses, amendments to the *Southeast Industrial Area Structure Plan* are required to enable the proposed redesignation to the C-COR2 District.

Because the proposed amendment is consistent with the intent of and the policies for the Industrial - Employee Intensive and the city-wide policies of the *Municipal Development Plan*, as described in the *Municipal Development Plan* section, Administration supports the proposed amendment to the *Southeast Industrial Area Structure Plan*.

Social, Environmental, Economic (External)

The proposed land use district provides for a range of commercial opportunities that may accommodate the needs of different demographic categories.

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 policy amendment and land use redesignation are consistent with the applicable policies of the *Municipal Development Plan*. The parcel's location and the area context are appropriate for the proposed Commercial – Corridor 2 (C-COR2 f0.22h12) Districts, which will allow for a range of commercial uses that will be compatible with the surrounding residential, commercial, industrial, and transit uses.

ATTACHMENT(S)

1. Applicant's Submission
2. Comments from the DouglasQuarry Community Association
3. Further Comments from the DouglasQuarry Community Association
4. **Proposed Bylaw 51P2019**
5. **Proposed Bylaw 144D2019**

Applicant's Submission



December 19, 2018

City of Calgary
Planning, Building & Development
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Attention: Ezra Wasser, Planner 2

Re: Douglasglen Retail Centre
11488 – 24th Street SE
Proposed Shopping Centre Rezoning
Architectural Application - Amended
Our File #181273 – 1.2A

Dear Ezra,

Further to our original application and the Initial Team Review written on July 5, 2018 we have reviewed the notations contained within the Initial Team Review along with discussions with the Owner's representative as to how best to move forward regarding the proposed zoning. We have also had a meeting with the DouglasQuarry Community Association on November 14, 2018 as well as Councillor Shane Keating on December 13, 2018.

The discussions during both the Community Association meeting and telephone call with Councillor Keating was on the historical review of the land use reclassification submission for this site and the evolution of the intensity of use being requested by the Planning Department.

During both meetings we had discussed the current site situation, the original need for a land use redesignation application along with the current economic circumstances around the existing shopping centre. Through both of these meetings, there was an understanding of why this land use reclassification was required along with a level of revision required for this process.

The resulting consensus from both the Community Association meeting and Aldermanic call was that it was reasonable to move forward with a land use reclassification to a 'C-COR2' designation with both the height and density modifiers established based closely off of the existing development. Both groups are willing to accept a small buffer in the height and density only so as to ensure that if a group wanted to add a mezzanine to the most easterly building, it could be accommodated without further hardship.

Alderman Keating noted that he was in agreement with this strategy and that this proposal would also lock in the site so as not to allow for piecemeal redevelopment. Any potential redevelopment or major expansion of the site would then require a reclassification that would take into account the site's proximity to the future LRT station and the level of redevelopment expected of a transit-oriented site.

WM. R. (BILL) KUMLIN,
ARCHITECT
AAA, AIBC, SAA, MRAIC
PRINCIPAL

BARRY D. SULLIVAN
ARCHITECT
AAA, AIBC, SAA, MRAIC
PRINCIPAL



SUITE 310,
5819 - 2ND STREET SW
CALGARY, ALBERTA
T2H 0H3

PH: (403) 283-8361
FAX: (403) 252-7877

Applicant's Submission



Proposed Reclassification Rationale

As noted, the current zoning for the parcel is Direct Control 84Z2000 that is based on the 'I-2' General Light Industrial District zoning from the 2P80 version of the Land Use Bylaw. Our client is looking at rezoning the proposed site from 'I-2' General Light Industrial to Commercial Corridor 'C-COR2' so that the proposed zoning is congruent with the evolution of the proposed tenancies desiring to be located on the site. Our client is also looking to rezone the proposed parcel to provide services being requested from the adjacent residential districts. These proposed uses can be accommodated under the permitted and discretionary uses of the 'C-COR2' land use zone.

In reviewing the proposed options available for rezoning the existing shopping center, we are also cognizant of the existing uses on site. Our intent was to not create a situation where existing uses are grandfathered in but would become unavailable for future tenants. One example is the existing automotive uses on site which are uses available under C-COR2. This also was a reason when researching potential rezoning options, our intent was to ensure that the full range of existing uses were also included within the new zoning.

In the Initial Team Review, there is a desire by the City of Calgary to look at intensification of development on the proposed site. This is predicated upon the site location being adjacent to the future Douglasdale LRT station. Currently this location is the Calgary Transit Park and Ride.

As noted earlier, our approach to the land use reclassification is that we will propose the zoning that will maintain the existing density and height of the current development. This will be in alignment with both the Ownership group along with the Alderman and Community Association. It will also require any proposed future intensification of the site to require a land use reclassification that incorporates the land use intensity envisioned for a transit-oriented site adjacent to a future LRT station.

Commercial Corridor 'C-COR2' Zoning Parameters – Proposed Modifiers

Further to our discussions with both the DouglasQuarry Community Association and Alderman Keating, we are proposing a height (h) and density (f) modifier that is representative of the existing site condition.

Currently the existing site has a total of $\pm 3\,597$ sq. m. ($\pm 38\,717$ sq. ft.) of developed building footprint area as noted in the accompanying drawing. Site coverage is currently calculated at approximately 19.8%.

Within the existing development, only Building 'F' is of sufficient height where the potential development of a mezzanine could occur. If we allow for a potential mezzanine development of 20% of the building area, that would equate to approximately 258 sq. m. This would bring the total developable area on site to be $\pm 3\,855$ sq. m. and would revise the overall site density to approximately 22%.

Applicant's Submission



Currently a maximum building height as permitted under the 'I-2' Industrial zoning is 12m. We propose to maintain this same height restriction for this proposed reclassification.

Therefore, we are proposing a new set of land use parameters for the site based on the existing building height conditions while allowing for some interior tenancy redevelopment within the existing building footprint. Taking into account our rationale above, we are wishing to create the zoning for the site as 'C-COR2 f0.22h12'. This proposed zoning classification will accommodate the expanded array of permitted and discretionary uses under 'C-COR2' while restricting any redevelopment potential outside of the existing building footprints. We believe that this proposed reclassification maintains the current Administration policies as well as provides a level of leasing and economic certainty to the current ownership group.

Please review the enclosed at your earliest opportunity and should you have any questions concerning our application, do not hesitate to contact our office to discuss.

Sincerely,
Kumlin Sullivan Architecture Studio Ltd.

A handwritten signature in blue ink, appearing to read 'Barry Sullivan', with a long, sweeping horizontal stroke extending to the right.

Barry Sullivan, Architect
AAA, AIBC, SAA, MRAIC
Principal

cc: Robert Serr CRS Capital Management Inc.

Comments from the DouglasQuarry Community Association



February 1, 2019

Kumlin Sullivan Architecture
Douglasglen Shopping Centre
11488 24 Street SE
Land Use Redesignation Application
Community Association Review

Dear Barry Sullivan,

Thank you for coming to the DouglasQuarry Community Association's monthly meeting on November 14th at Quarry Park YMCA to discuss your application regarding the rezoning of Douglasglen Shopping Centre. Our community association understands what is outlined in your application. We recognize that there is a changing nature of tenure activity on site moving towards food or service-based uses and away from office and business services. Your application is to rezone to "C-COR2" from the current "Direct Control". This would allow for a greater range of usage by accommodating the outlined potential changes but still allowing for the current services on site.

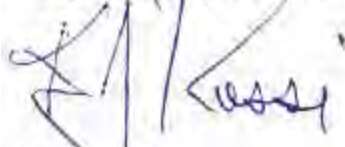
We understand that three applications have been sent to the City of Calgary because of the City's desire for a stronger rationale for rezoning. This includes the evaluation of the landfill's proximity to the site, potential for transit-oriented development due to the future green line being adjacent to the site and desire for mixed use and greater density. We agree with you that it is hard to plan the site for TOD or density right now because the status of the LRT station and current landfill have unforeseeable futures. For example, if the landfill becomes inactive in the future, this will shrink the buffer radius, which will reduce the restrictions and allow for flexibility for site planning. Due to the site's current status with the active landfill, the only areas for residential/mixed use would be in the far SE corner and in order to meet the density needs the building height would be around 12 stories. This is not feasible or appropriate for the current state of the community or the site.

At this given time, it is extremely restrictive to plan the site for density changes, mixed-use or TOD, but we understand that rezoning to "C-COR2" will allow for this to be an option in the

Comments from the DouglasQuarry Community Association

future. If the landfill status changes or if a timeline for the LRT station arises then the goals of the site can be adjusted and re-valuated. We agree and understand that the current goals of the site are to rezone to allow for the changes in leasing activity and to prevent loss of business opportunities or vacant properties in our community.

DouglasQuarry Community Association

A handwritten signature in blue ink, appearing to read 'Ken Rossi', is written over a faint, illegible stamp or background.

Ken Rossi
President
president@dqca.ca

Further Comments from the DouglasQuarry Community Association



May 16, 2019

City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada
T2P 2M5
Attention: Ezra Wasser, RPP, MCIP
Planner 2, Community Planning - South

Re: 11488 24 Street SE - LOC2018-0153

Further to the meeting held on May 15, 2019 at your office, the DouglasQuarry Community Association (DQCA) wishes to communicate that it has no concerns or objections with the proposed amendments to the South East Industrial Area Structure plan as they relate to the above noted rezoning application. Further, we continue to support the efforts of the applicant to have this property rezoned as C-COR2.

We trust this letter provides the information you require, however if you need anything further feel free to contact me at (403) 606-3903 or at president@dqca.ca.

Yours Truly
DouglasQuarry Community Association

A handwritten signature in blue ink that reads "Ken Rossi". The signature is written in a cursive style with a large, stylized "K" and "R".

Ken Rossi
President

PROPOSED

CPC2019-0689
ATTACHMENT 4

BYLAW NUMBER 51P2019

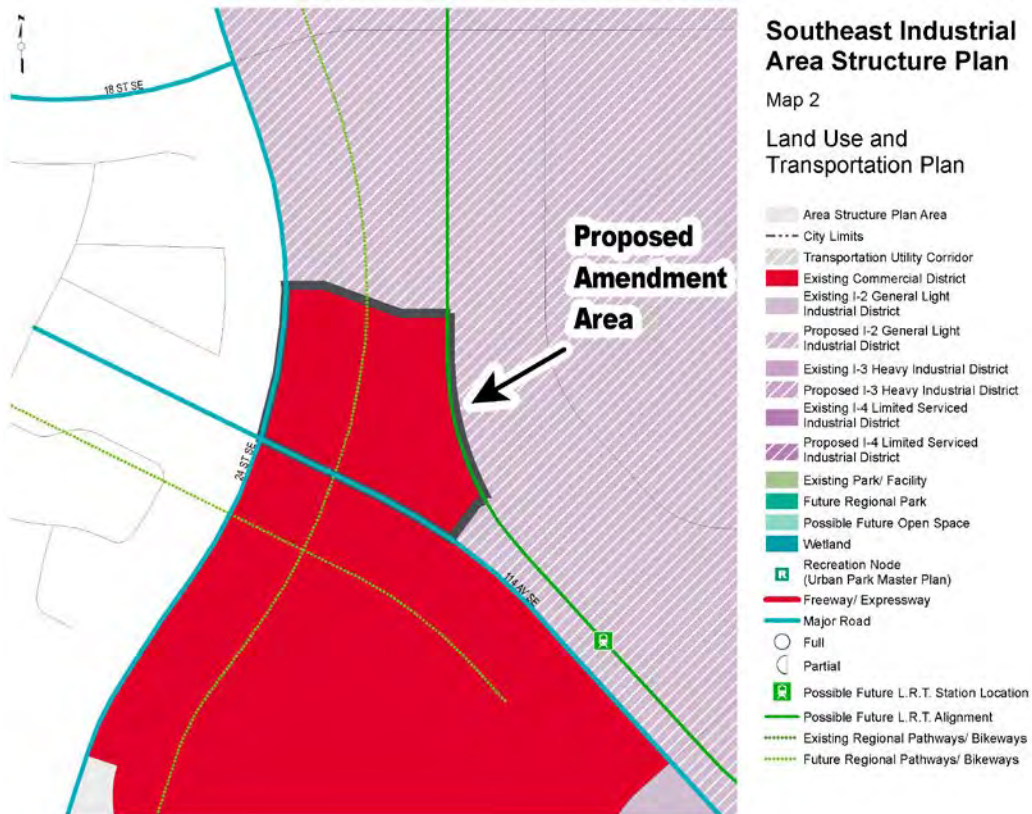
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTHEAST INDUSTRIAL AREA STRUCTURE PLAN BYLAW 6P96 (LOC2018-0153/CPC2019-0689)

WHEREAS it is desirable to amend the Southeast Industrial Area Structure Plan Bylaw 6P96, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Southeast Industrial Area Structure Plan attached to and forming part of Bylaw 6P96, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use and Transportation Plan' by changing 1.82 hectares \pm (4.49 acres \pm) located at 11488 - 24 Street SE (Plan 0112636, Block 18, Lot 1) from 'Proposed I-2 General Light Industrial District' to 'Existing Commercial District' as generally shown in the sketch below.



PROPOSED

BYLAW NUMBER 51P2019

- (b) In Section 4.1.1, last sentence of the fourth paragraph, after the words “contrary to this Plan” insert “*with the exception of development located at 11488 - 24 Street SE (Plan 0112636, Block 18, Lot 1).*”

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2019-0689
ATTACHMENT 5

BYLAW NUMBER 144D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0153/CPC2019-0689)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

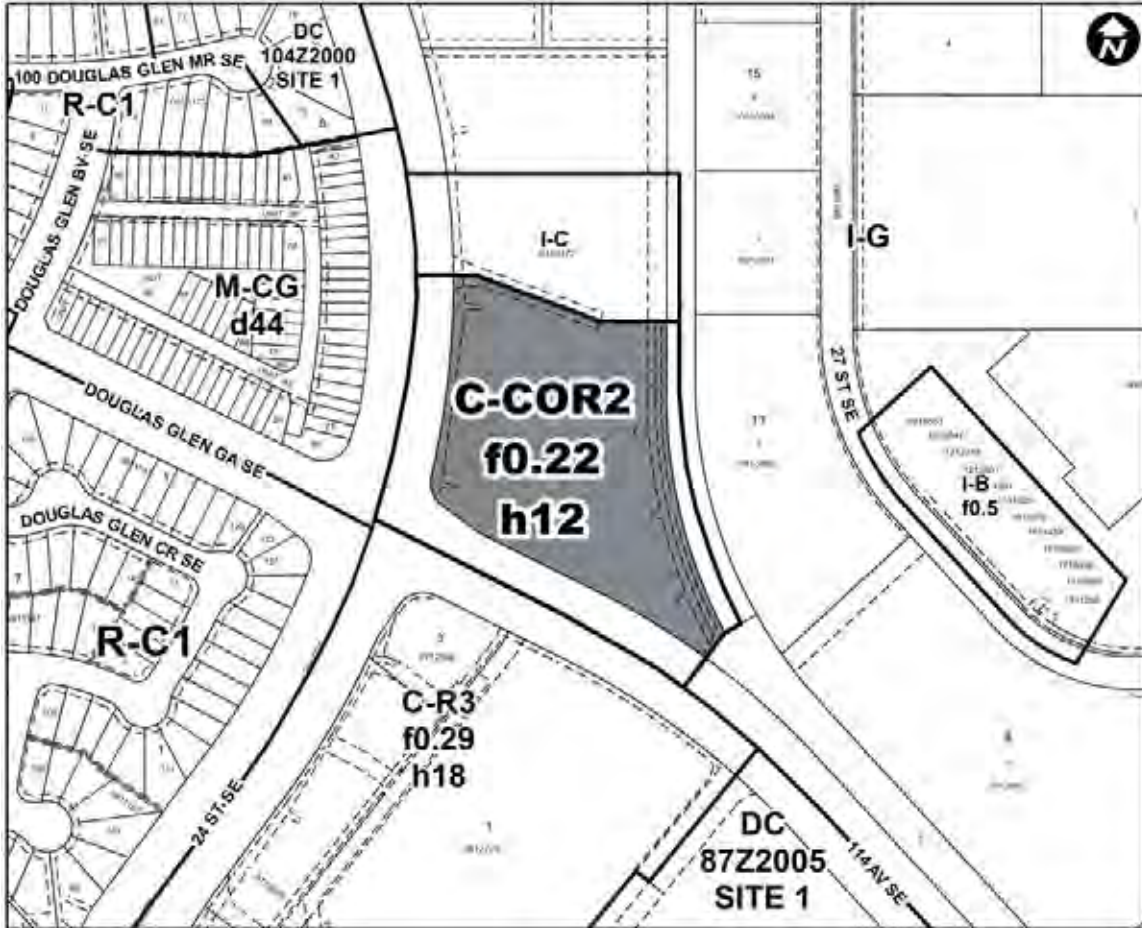
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2018-0153/CPC2019-0689
BYLAW NUMBER 144D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0716

**Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,
LOC2019-0008**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Dialog Edmonton on 2019 January 11 on behalf of the landowners Bearspaw Christian School Society. The application proposes to change the designation of one parcel from Special Purpose – Future Urban Development (S-FUD) District to a DC Direct Control District based on the Special Purpose – Future Urban Development (S-FUD) District to allow for:

- the existing use (private school) to continue; and
- provide additional needed services (child care service).

The proposal is in keeping with the *Municipal Development Plan*, the *Glacier Ridge Area Structure Plan*, and aligns with the *Child Care Service Policy and Development Guidelines*. No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 15.66 hectares ± (38.68 acres ±) located at 15001 69 Street NW (Plan 9012020 Block 1) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate an existing School – Private and proposed Child Care Service (Attachment 2).
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 15.66 hectares ± (38.68 acres ±) located at 15001 69 Street NW (Plan 9012020 Block 1) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate an existing School – Private and proposed Child Care Service (Attachment 2).
2. Give three readings to **Proposed Bylaw 151D2019**.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0716

**Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,
LOC2019-0008**

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment was submitted on 2019 January 11 by Dialog Edmonton on behalf of the landowners Bearspaw Christian School Society. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant is intending on providing a child care service component to complement the existing private school.

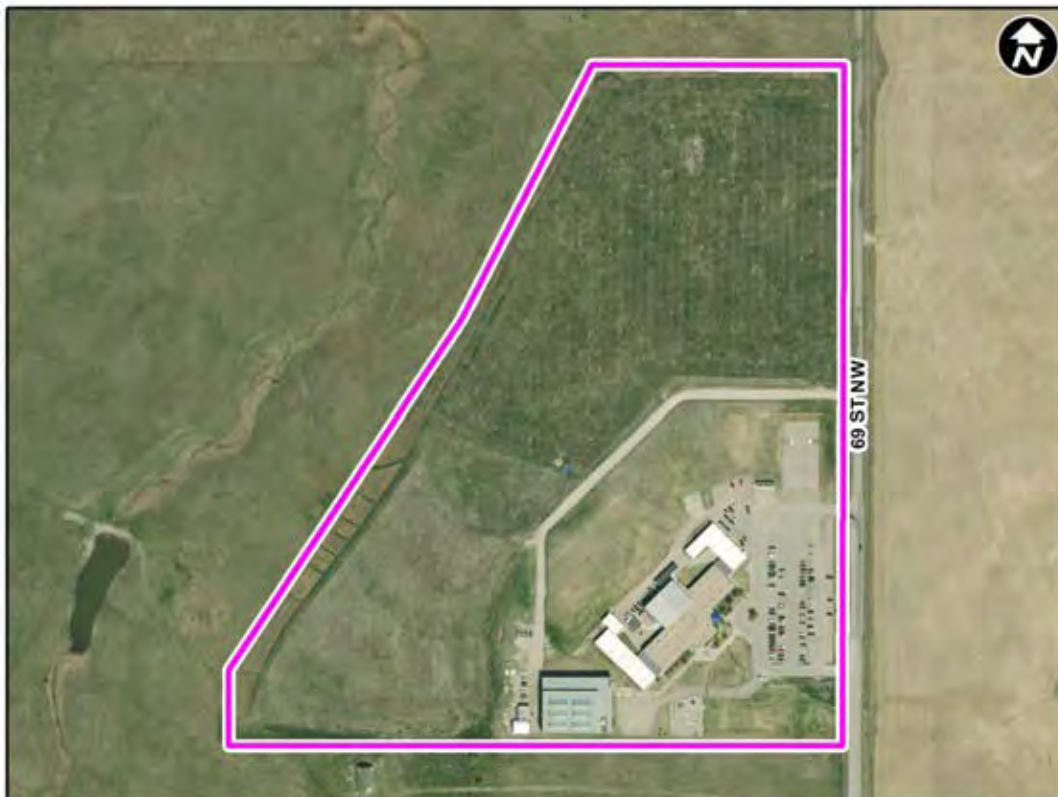
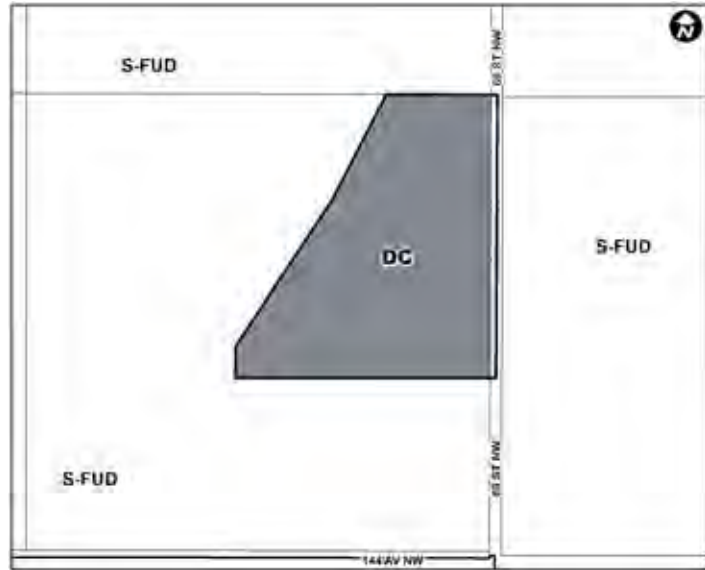
The site was originally designated Special Purpose – Future Urban Development (S-FUD) District in 2007 when the area was annexed from Rocky View County. Bearspaw Christian School was already operating during this time and is a grandfathered use.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0716

Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,
LOC2019-0008

Location Maps



**Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,
LOC2019-0008**

Site Context

The subject parcel, located at 15001 – 69 Street NW, is approximately 15.66 hectares (38.68 acres) in area and is located north of 144 Avenue NW and west of 69 Street NW. To the north, west, and east the lands are in an agricultural state. Parcels to the east are currently included in an outline plan/land use amendment application for several new neighbourhoods under review by Administration (LOC2017-0368).

South of the parcel, lands are being used for gravel extraction and some are still in an agricultural state.

The parcel itself is triangular in shape and occupies the northeast corner of the quarter section. It is relatively flat and developed with an existing school building, playgrounds, and parking lot. The remainder of the quarter section is under separate ownership and is in an agricultural state. A stream and dugout border the site on the west.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The primary planning consideration in evaluation of this application consisted of determining the appropriate land use district in keeping with the applicable policies for the area.

Land Use

The parcel is currently designated Special Purpose – Future Urban Development (S-FUD) District. This designation was applied to the site as part of the 2007 annexation from Rocky View County. This district is intended to restrict premature subdivision of parcels for lands awaiting urban development and utility servicing while allowing existing uses on the parcel to continue as discretionary as long as they do not cease for a period of six months.

A DC Direct Control District based on the Special Purpose – Future Urban Development (S-FUD) District is proposed, adding School – Private and Child Care Service as discretionary uses on the parcel. The “School – Private” use definition in the Land Use Bylaw includes some child care service uses but limits them to before and after school care programs. However, this limited definition precludes full time child care service, including some kindergarten and pre-kindergarten programs offered by the existing school. Inclusion of this use within the DC Direct Control District will close the gap that exists within the School – Private definition.

The School – Private use is considered discretionary in the Special Purpose – Future Urban Development (S-FUD) District but is conditioned such that the use cannot be discontinued for longer than six consecutive months. Adding the School – Private as a discretionary use in the Direct Control District gives more certainty for the school in planning for the future.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0716

**Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,
LOC2019-0008**

Development and Site Design

A discretionary use development permit application will be required to enable the child care service use on this parcel. The ultimate number of children, on-site parking stalls, the location of pick-up and drop-off stalls, and outdoor play areas will be determined through that process. The child care service operators will also require Provincial licensing and thus will be further evaluated by the Calgary Region Child and Family Service Authority.

Environmental

A Phase I Environmental Site Assessment was submitted for review and no significant environmental issues were identified.

Transportation

A Transportation Impact Assessment or parking study was not required to support the proposed land use redesignation. However, these studies may be required at future development permit stages. The subject parcel is accessed by vehicle from 69 Street NW, north of 144 Avenue NW. This site is currently not served by Transit as the closest Transit stops are located in Nolan Hill more than 2 kilometres away, with no public sidewalks connecting to them. An existing lot in the front of the building provides parking and drop off/pick up stalls for staff, visitors, and parents on-site.

Utilities and Servicing

City of Calgary utilities are not available to service the subject site at this time. Until services are available, the parcel will continue to use onsite servicing methods, which include sewage and water tanks that are privately maintained. Proposals for additional development will be required to demonstrate acceptable supporting servicing methods via the discretionary development permit review process to the satisfaction of Development Engineering.

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. No public meetings were held by the applicant or Administration.

While there is no community association in this area, this application was circulated to the Sage Hill Community Association which is located nearby. An email was received from the Sage Hill Community Association expressing support for the proposed land use redesignation.

No citizen comments were received through the notice posting or notification processes.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0716

**Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,
LOC2019-0008**

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Schools and child care services are identified by the *Municipal Development Plan* as uses that contribute to the development of complete communities. Child care services should be accommodated as appropriate within residential communities and workplace contexts. While this site is not within a residential community, planning is underway for new neighbourhoods directly east of the subject parcel. Additionally, the child care service will allow the school to offer parents of current students the opportunity of having younger siblings in full time child care at the same location for convenience.

Glacier Ridge Area Structure Plan (Statutory – 2015)

The subject parcel is identified as an Institutional/Neighbourhood Area on the *Glacier Ridge Area Structure Plan* Land Use Concept map. This site is supported to continue as a private school site. While this site is still covered by a Growth Management Overlay, the *New Community Planning Guidebook (Municipal Development Plan, Volume II)* only requires the overlay to be removed prior to approval of an Outline Plan/Land Use Amendment application to accommodate fully-serviced urban development within a site. This provision permits minor land use redesignations that allow existing uses in the area to continue operating until such time as the land is developed to urban intensities. This land use amendment seeks to allow the existing private school to continue as a discretionary use with the additional discretionary use of child care which would be a complementary service offered by the school.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0716

**Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,
LOC2019-0008**

Child Care Service Policy and Development Guidelines (Non-statutory – 2009)

The guidelines suggest that child care services are a compatible and complementary use to community facilities such as schools. In this case, the child care service use will be co-located with an existing private school.

Social, Environmental, Economic (External)

The proposed land use allows for the continuation of an existing private school while providing an ability for the school to provide complementary services for its families. This ensures jobs as well as a community amenity for residents in existing and future neighbourhoods.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is consistent with the applicable policies of the *Municipal Development Plan*, the *Glacier Ridge Area Structure Plan* and the *Child Care Policy and Development Guidelines*. The redesignation allows the existing school to continue to operate as well as provide a complementary child care service component. This contributes to providing jobs and child care options to existing and future residents within surrounding communities.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 151D2019**

Applicant's Submission

DIALOG is representing the current owners of the Site (Bears paw Christian School (BCS)) and is submitting a Land Use Redesignation application to rezone the Site from (S-FUD) Special Purpose Future Urban Development Zone to a (DC) Direct Control District. The Site was originally designated S-FUD in 2007 when the general area was annexed from Rocky View County. At that time, the S-FUD designation grandfathered the existing uses, as discretionary including the Private School use on the Site. BCS is seeking to maintain the Private School use and add Child Care Services as an additional use. To achieve this, BCS is submitting a land use amendment application to redesignate the site to a DC designation, based on the existing S-FUD designation, which includes Child Care Service and Private School as discretionary uses.

We respectfully submit that the proposed land use redesignation should be supported as it is in keeping with the vision and land use concept for the area, as identified in the Glacier Ridge Area Structure Plan (ASP). Within the land use concept in the Glacier Ridge ASP, the Site is classified as Institutional/Neighbourhood Area (which supports the retention of Bears paw Christian School). The Site is near several land uses that would benefit from the addition of the Child Care Services use, including Neighbourhood Area, Employment Area and a Neighbourhood Activity Centre. The addition of the Child Care Services use would be particularly beneficial to the Employment Area and Neighbourhood Activity Centre, by providing a day care amenity in an area that supports a higher density of people and jobs. The Child Care Service use is also complimentary to the Neighbourhood Area, as it would provide a day care amenity to the homeowners in the future residential neighbourhoods within the surrounding area.

Child Care Services is defined as “a use that may provide programming for the social, creative, educational and physical development of children; and that includes day cares, pre-schools, kindergarten, out of school care and other programs where the primary purpose is the care of children”. With this in mind, the Child Care Service use would provide great value to the patrons (existing students) of the school and their families by providing viable out-of-school caretaking, in addition to the school use, that would allow students to remain on-site at BCS. The addition of Child Care Service use is also supported in the vision for Glacier Ridge ASP which states that the communities within “will contain a rich mix of housing, schools and commercial opportunities to support daily needs.” Child Care Services is a daily need for many families and supports the development of complete communities, where people can work, live, and grow.

In support of the application, the redesignation process has also resulted in consideration for how growth will impact parking, transportation, and integration with surrounding land uses and future development. In regards to parking, the parking requirements for the Direct Control zone will exceed the Land Use Bylaw requirements for Private School and Child Care Services use, to ensure that adequate parking is provided on-site. In regards to transportation and integration with surrounding land uses and future development, we have reached out to both the City and the surrounding landowners to identify synergies that could be created throughout future growth of the surrounding areas and the Site. BCS is keen on working with both private and public stakeholders to achieve an integrated site based on the surrounding plans for growth. It is also important to note that the landowner directly adjacent to the site (east) is supportive of the application, as per the Letter of Support attached.

We are pleased to submit our application for land use redesignation and firmly believe that it will allow for a combination of complimentary uses that will greatly benefit the Site and the vision for the surrounding neighbourhoods, as outlined in the Glacier Ridge ASP.

Applicant's Submission



December 14, 2018

Mr. Gord Rynning
Operations
Bears paw Christian School
15001 - 69 Street N.W.
Calgary, Alberta T3R 1C5

Re: Land Use Zoning Amendment

Dear Gord:

Kindly note we are the Agent for the lands directly east of Bears paw Christian School (the "school") within the Glacier Ridge ASP in Calgary.

We support the school in seeking the land use zoning for which it is applying, namely Direct Control District, based on Special Purpose (Future Urban Development) District. We are aware zoning for Child Care Service and School (Private) will be discretionary as the site is unserved.

If you have any further concerns, please contact me directly.

Sincerely,

Jay German
VP, Land

PROPOSED

CPC2019-0716
ATTACHMENT 2

BYLAW NUMBER 151D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0008/ CPC2019-0716)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

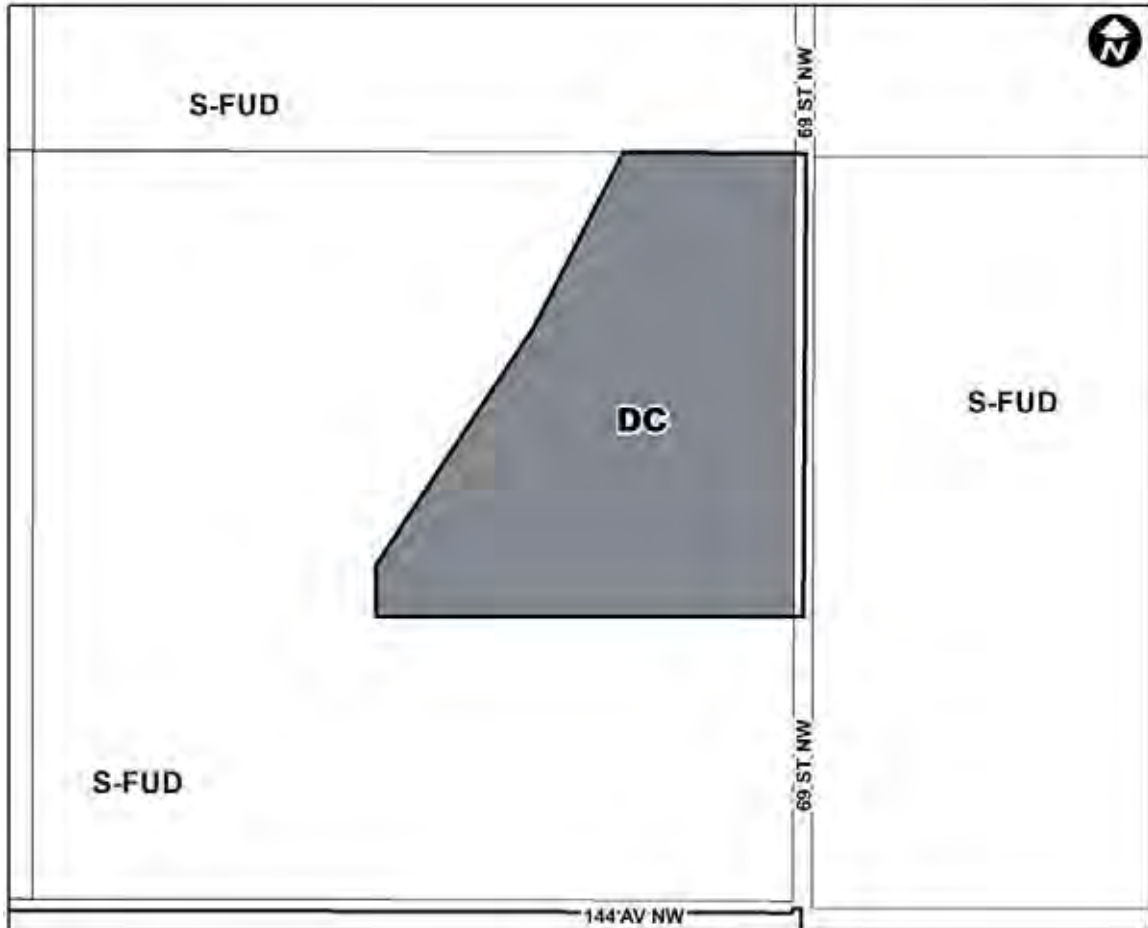
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0008/ CPC2019-0716
BYLAW NUMBER 151D2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for the continued operation and expansion of services of an existing private school.

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 Bylaw.

Reference to Bylaw 1P2007

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

PROPOSED

AMENDMENT LOC2019-0008/ CPC2019-0716
BYLAW NUMBER 151D2019

Permitted Uses

- 4** The ***permitted uses*** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5** The ***discretionary uses*** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Child Care Service;** and
- (b) **School – Private.**

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

EXECUTIVE SUMMARY

This application for a land use amendment was originally submitted by Seika Architecture on 2017 December 28 on behalf of the land owner Sage Property Development Inc. The application was presented to the Calgary Planning Commission (CPC) on 2019 February 21, where it was referred back to Administration with direction for the applicant to consider:

- reduced commercial;
- reduced auto-oriented design; and
- additional mixed-use building forms.

Following the CPC meeting of 2019 February 21, the applicant prepared a revised development concept (Attachment 2) to supplement the land use amendment application that was then utilized used to inform the development of DC Direct Control District in an attempt to follow through on CPC's direction. The proposed DC Direct Control District guidelines (Attachment 3) are based on the rules of the originally proposed Commercial – Community 1 (C-C1) District, with the addition of rules for a reduced maximum gross floor area for commercial uses, restrictions on the types of allowable auto-oriented uses to reduce auto-oriented design potential, and minimum residential density to promote mixed-use development. The guidelines also provide for an increase in building height to allow more flexibility in building design, and specify requirements at the development permit stage to ensure a comprehensive review of the DC Direct Control District area.

The revised application proposes the redesignation of two parcels in the community of Sage Hill from Multi-Residential – Medium Profile (M-2d90) District and Residential – Low Density Multiple Dwelling (R-2M) District to DC Direct Control District (based on the Commercial – Community 1 (C-C1) District) and Multi-Residential – Low Profile (M-1d80) District to allow for a community commercial area with low profile multi-residential development. Specifically, this proposal provides for the following:

- primarily small to mid-scale commercial development including dwelling units that serve the immediate surrounding area with a maximum building height of 13 metres or three storeys;
- apartment buildings, townhouse and rowhouses with a maximum building height of 14 metres or four storeys;
- the uses listed in the Multi-Residential – Low Profile (M-1d80) District, and the Commercial – Community 1 (C-C1) District, excluding *Car Wash – Single Vehicle, Drive Through, Parking Lot – Grade, Vehicle Rental – Minor, and Vehicle Sales – Minor*;
- a minimum residential density of 13 units per hectare in the DC Direct Control District area and an anticipated mixed-use building that includes 32 dwelling units atop of ground floor commercial; and
- a maximum floor area ratio listed in the DC Direct Control District of 0.45 and an anticipated 7,060 square metres (76,000 square feet) of commercial use area.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 3.09 hectares \pm (7.63 acres \pm) located at 3650 Sage Hill Drive NW and 155 Sage Hill Rise NW (Plan 10Y0452, Block 7, Lots 1 and 3) from Residential – Low Density Multiple Dwelling (R-2M) District and Multi-Residential – Medium Profile (M-2d90) District to Multi-Residential – Low Profile (M-1d80) District and DC Direct Control District to accommodate reduced commercial floor area, restricted auto-oriented uses, and minimum residential density, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 May 16:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 3.09 hectares \pm (7.63 acres \pm) located at 3650 Sage Hill Drive NW and 155 Sage Hill Rise NW (Plan 10Y0452, Block 7, Lots 1 and 3) from Residential – Low Density Multiple Dwelling (R-2M) District and Multi-Residential – Medium Profile (M-2d90) District to Multi-Residential – Low Profile (M-1d80) District and DC Direct Control District to accommodate reduced commercial floor area, restricted auto-oriented uses, and minimum residential density, with guidelines (Attachment 3); and
2. Give three readings to **Proposed Bylaw 137D2019**.

Opposition to Recommendations:

Against: Commissioner Foht, Commissioner Palmiere, and Commissioner Schmalz

Excerpt from the Minutes of the 2019 May 16 Regular Meeting of the Calgary Planning Commission:

“Revised Attachments 1 and 2 were distributed with respect to Report CPC2019-0551”.

PREVIOUS COMMITTEE DIRECTION / POLICY

At the 2019 February 21 Calgary Planning Commission meeting, the following was brought forward and carried by Calgary Planning Commission:

That with respect to Report CPC2019-0153 the following be approved:

Approval(s): T. Goldstein concurs with this report. Author: J. Ross
City Clerk's: G. Chaudhary

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

That the Calgary Planning Commission refer the proposed Land Use Amendment (Report CPC2019-0153) to Administration for further discussion with the applicant, and to consider:

- reduced commercial;
- reduced auto-oriented design; and
- additional mixed-use building forms;

And return to the Calgary Planning Commission no later than 2019 May.

BACKGROUND

The original land use application was submitted by Seika Architecture on 2017 December 28 on behalf of the land owner Sage Property Development Inc. As noted in the Applicant’s Submission (Attachment 1), the applicant proposed the redesignation of two parcels in the community of Sage Hill as follows:

Current Designation	Original Proposed Designation	Parcel Size	
Multi-Residential – Medium Profile (M-2d90)	Commercial – Community 1 (C-C1)	2.31 Hectares	5.72 Acres
Residential – Low Density Multiple Dwelling (R-2M)	Multi-Residential – Low Profile (M-1d80)	0.78 Hectares	1.92 Acres

The original proposal was to allow for a community commercial area and low profile multi-residential development within the High Density Residential Area, as described in the Transit Oriented Planning Area of the *Symons Valley Community Plan*. The applicant intended to pursue a local commercial development for the commercial portion of the application that would service the surrounding high density residential community and support the large format retail and mixed use commercial development that are both existing and proposed for the surrounding area.

The original proposal also contemplated an increase in density from 38 units per hectare to 80 units per hectare for the residential portion of the site to allow for townhouse development adjacent to the proposed commercial area. This development would interface with a townhouse site located on the southeastern edge of the subject site and would provide a transition to the higher intensity residential development proposed in the northern portion of the plan area.

The subject site is located within the Symons Valley redevelopment area as approved in the outline plan (LOC2008-0005) by Calgary Planning Commission on 2008 May 29. The outline plan provides primarily for multi-residential development in proximity to the Community Activity

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

Centre area including a Bus Rapid Transit (BRT) hub, located outside the plan area just west of the subject site.

On 2017 September 12, City Council approved revisions to the *Symons Valley Community Plan* affecting lands within the Community Activity Centre west of the subject site. These policy amendments allow for mixed use and pedestrian oriented multi-residential development, replacing regional commercial and high-density residential development originally planned for the Community Activity Centre. These amendments were supported by a commercial market study, which found a reduction in commercial development was warranted given changing market conditions. Smaller scale local and community serving commercial development is still contemplated on four sites within the adjacent Community Activity Centre. Commercial land uses have either been approved or are proposed through active redesignation applications on these sites.

On 2019 February 21, Administration brought forward the application to Calgary Planning Commission (CPC) with a recommendation of approval; however, following discussion, commission members voted in favour of referring the item back to Administration for further discussion with the applicant. CPC provided three main directives for the applicant to consider:

- 1) reducing the amount of commercial development;
- 2) reducing the auto-oriented design; and
- 3) to include additional mixed-use building forms.

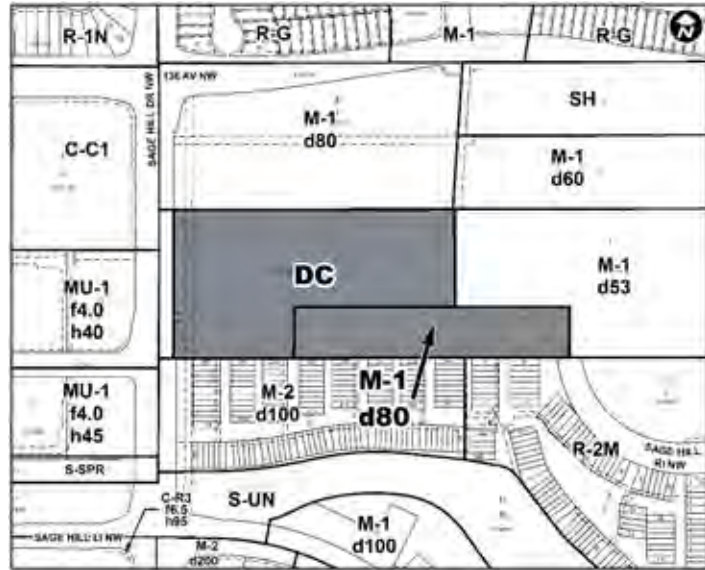
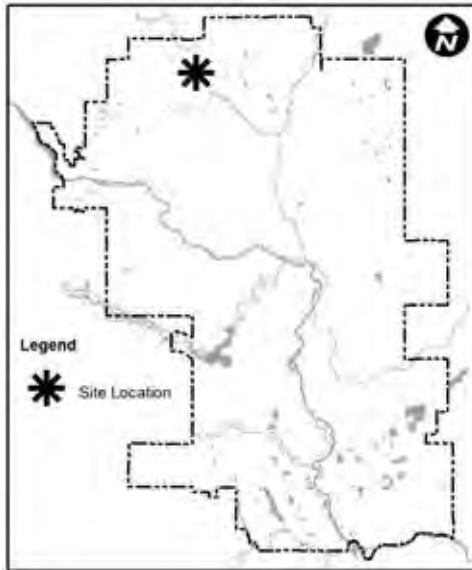
Since that time, the applicant has worked with Administration to draft a DC Direct Control District in an effort to address CPC's direction. The proposed DC Direct Control Guidelines are included within this report for Commission's consideration as Attachment 3.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

Location Maps



Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

Site Context

The subject lands are located in northwest Calgary, within the developing community of Sage Hill. Some multi-residential development is taking place south of the site. Additional multi-residential development has been approved for the sites immediately north and south, though for the most part, development has not yet commenced.

The site is directly east from a Community Activity Centre (CAC) identified in the MDP. The Local Area Plan further identifies the CAC for higher density residential, commercial, mixed-use and public service (library and BRT) development. Approximately 28 hectares (70 acres) within the CAC is undeveloped and subject to active redesignation applications.

The first phase of a mixed-use development is under construction west of the site, across 37 Street NW. This will provide for multi-residential, commercial and office uses. The Sage Hill Crossing retail centre, which provides a mix of large and medium format retail uses, is located approximately 500 metres to the southwest of the site; while another large commercial area, Creekside Shopping Centre is located approximately 1.6 kilometers to the southeast of the site.

As identified in Figure 1, the community of Sage Hill reached peak population in 2017, with 6,083 residents.

Figure 1: Community Peak Population

Sage Hill	
Peak Population Year	2017
Peak Population	6,083
2018 Current Population	6,083
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

In reviewing CPC's direction, several alternative land use options were explored by Administration and the applicant. These included the use of various stock land use districts including Mixed Use – General (MU-1) District, Commercial – Neighbourhood (C-N1) District, Commercial – Neighbourhood 2 (C-N2) District, and Multi-Residential – Medium Profile Support Commercial (M-X2) District to replace the proposed Commercial – Community 1 (C-C1) District. When exploring alternative options, challenges such as the need for multiple land uses and the potential for buildings to require split zoning within the larger development parcel were identified as being problematic for later stages of the development process. Furthermore, land uses such as the Mixed Use – General (MU-1) District do not have a required minimum residential density

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

component, which was a core consideration by Administration and the applicant. As such, the proposed DC Direct Control District included with this report was decided upon, as it provides the flexibility of a single land use in addition to specific criteria intended to address CPC's direction.

While more substantive changes to the proposal were suggested by Administration, what is being proposed represents the extent of change the applicant is willing to undertake. It is the applicant's position that the proposed DC Direct Control District reflects the limit of change possible in order to reflect CPC's direction while maintaining the economic feasibility of the project.

The original land use proposal of Commercial – Community 1 (C-C1) District was recommended by Administration for approval as it was in keeping with the applicable policy in the area. Based on the Commercial – Community 1 (C-C1) District, the revised proposal includes rules to incorporate the direction of CPC by decreasing the maximum allowable commercial floor area, restricting specific auto-oriented uses, thereby reducing potential auto-oriented design elements, and requiring minimum residential density to support mixed-use building form.

A Market Study was submitted in support of the original application, which indicated there is sufficient local demand for the proposed commercial land uses. The market study contemplated 2,787 square metres (30,000 square feet) of commercial, 1,951 square metres (21,000 square feet) of medical, and 4,180 square metres (45,000 square feet) of office, totalling approximately 8,918 square meters (96,000 square feet) of non-residential development. It concluded the proposed development is both reasonable and appropriate, and further recommended the proposed redesignations of Commercial – Community 1 (C-C1) and Multi-Residential – Low Profile (M-1d80).

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

Previous Land Use Proposal (2019 February 21)

The original application proposed a land use designation of Commercial – Community 1 (C-C1) District intended for small to mid-scale commercial developments located within communities or along commercial streets, typically in the form of a strip mall. These developments tend to be more auto-oriented, although must provide pedestrian connections, and have a maximum height of 10 metres, which equates to approximately two storeys. The intent was to provide for a local neighbourhood commercial development adjacent to the Community Activity Centre and Bus Rapid Transit hub, while allowing for more auto-oriented development to occur outside of the pedestrian focused area. It further has the potential to provide for local retail and consumer

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

services within the high-density residential area that are accessible within the immediate neighbourhood.

Recent amendments to the *Symons Valley Community Plan* have focused on creating a pedestrian oriented, mixed-use, and vibrant community centre west of Sage Hill Drive NW. Complementary uses that provide for the needs of the surrounding High Density Residential Area and do not compete with the development of the Community Activity Centre to the west would be considered appropriate for this site.

The original proposal included a land use designation of Multi-Residential – Low Profile (M-1) District with a density modifier of 80 units per hectare on the parcel adjacent to the proposed commercial development. The Multi-Residential – Low Profile (M-1) District designation is intended for multi-residential development with low height and medium density, and is considered appropriate adjacent to, or in proximity to, low density areas such as the Residential – Low Density Multiple Dwelling (R-2M) District that borders the parcel to the southeast. The density modifier will allow for a maximum of 62 units on the parcel, which is an increase of 32 units from the 29 units that are allowed under the current designation. Townhouse development of the proposed intensity is considered appropriate in the context of adjacent development and the original outline plan for this area.

Land Use Proposal (2019 May 16)

The changes made to the land use proposal focus solely on the commercial area of the site. The lands proposed to be redesignated using the Multi-Residential – Low Profile (M-1) District remain unchanged.

Administration worked collaboratively with the applicant to determine a more appropriate land use framework to meet the direction of CPC. This included a review of multiple new land use district options in which the analysis ultimately pointed towards the use of a DC Direct Control Bylaw (based on the Commercial – Community 1 (C-C1) District) to best meet CPC’s direction, while also providing for some flexibility for the applicant’s future development plans for the site. In support of the new proposal, the applicant has provided a revised development concept plan (Attachment 2).

In an effort to address CPC’s directives, the proposed DC Direct Control District provides the following changes to the C-C1 District:

1. Reduced Commercial

Maximum Commercial Floor Area Ratio

	C-C1 District	Direct Control	Difference
Max Floor Area Ratio	1.0 FAR	0.45 FAR	-0.55 FAR
Max Gross Floor Area	23,100 m2	10,395 m2	-12,705 m2

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

2. Reduced Auto-Oriented Uses

The proposed DC Direct Control District limits the allowable auto-oriented uses by excluding the *Drive Through, Car Wash – Single Vehicle, Parking Lot – Grade, Vehicle Rental – Minor, and Vehicle Sales – Minor* uses. *Gas Bar* and *Auto Service – Minor* uses remain as *Discretionary Uses* as the applicant intends to incorporate these into the development.

3. Additional Mixed-Use Building Form

The proposed DC Direct Control District requires a minimum residential density of 13 units per hectare (which equates to 32 units) to accommodate and ensure that the applicant includes a mixed-use component on the commercial portion of the site.

In addition to the changes noted above, the DC Direct Control District includes a building height increase from 10 to 13 metres to provide more flexibility in building design to accommodate a three storey mixed-use building.

In order to ensure a comprehensive review of the site, the proposed district also requires that a development permit be submitted that encompasses the entire DC Direct Control District area.

Development and Site Design

A development permit has been submitted but was placed on hold and is awaiting updates based on the changes proposed to the land use. A revised development concept (Attachment 1) was submitted by the applicant that informed the proposed DC Direct Control District guidelines.

The rules of both the proposed DC Direct Control District and the Multi-Residential – Low Profile (M-1) District will provide guidance for the future site development, including appropriate uses, height and building massing, landscaping and parking. Additional items that will be considered through the development process include, but are not limited to:

- consideration and mitigation of the nature and scale of the commercial site in relation to the residential development, such as noise, fumes and lighting;
- enhanced pedestrian connections within and to the commercial area;
- appropriate integration with the approved developments to the north and south of the subject site;
- the interface design with Sage Hill Drive NW; and
- appropriate movement of traffic to and within the commercial site; and enforcement of the outline plan condition that requires additional private amenity space be provided to support the higher density residential development.

Right-in/right-out access to the commercial area will be provided from Sage Hill Drive NW, while full directional access to the site will be provided via the future collector road network extending

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

east to Symons Valley Road NW. Limited access to the proposed commercial site from Sage Hill Drive NW may result in increased non-local commercial traffic along the residential collectors east of the commercial development. Further Transportation analysis may be required at the development permit stage to manage residential and commercial traffic interactions and any impacts.

The anticipated townhouse development, with a density of 80 units per hectare, is considered appropriate in the context of adjacent existing development and land uses. Through the development permit process, appropriate private amenity space will be provided as per the condition of the outline plan, and the regional pathway located south of the site will continue through this site, providing pedestrian and cycling opportunities.

Environmental

No environmental issues were identified for the subject site.

Transportation

The arterial road network that directly supports development within the plan area includes Sage Hill Drive NW (37 Street NW alignment) and Sage Valley Boulevard NW (136 Avenue NW alignment). At a regional scale, Sage Hill Drive NW connects between Symons Valley Parkway NW (128 Avenue NW alignment) and 144 Avenue NW, and Sage Valley Boulevard NW ultimately connects between Symons Valley Road NW and Shaganappi Trail NW, both of which provide access onto Stoney Trail NW.

The subject lands themselves are bound by Sage Hill Drive NW to the west, Symons Valley Road NW to the east, and by adjacent developments to the north and south. The local public road network associated with this land use amendment was previously planned through the associated (2008) outline plan. The network established through that plan include a collector network that connects between Symons Valley Road NW and 136 Avenue NW.

The entire subject lands are located within 600 metres of the future civic site, which will include a new Public Library and Transit Hub (BRT), with the western edge of the public lands being within 350 to 400 metres walking distance from the civic site. There are pedestrian crosswalks of Sage Hill Drive NW approximately every 150 metres, located at each of Sage Hill Road NW, Sage Hill Link NW (north boundary of civic site), and Sage Hill Gate NW (south boundary of the civic site). Administration will coordinate with the builder at the future development permit stage to provide quality pedestrian linkages through the subject lands to Sage Hill Drive NW and by extension, the civic site.

The BRT location currently provides access to several routes including Route 82 (service to Brentwood Light Rail Transit (LRT) Station and University of Calgary), Route 115 (service to Tuscany LRT Station), Route 123 (service to North Pointe, Bus Rapid Transit (BRT) Route 301, future Green Line), and Route 129 (service to Dalhousie LRT Station). As Sage Hill, Kincora, Nolan Hill, and the Glacier Ridge Area Structure Plan areas build out, the transit hub is planned

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

to facilitate access to enhanced transit service and high frequency buses, including one BRT service connecting the transit hub itself to Brentwood/University and another BRT service running between North Pointe and Tuscany LRT stations.

A Transportation Impact Assessment (TIA) submitted with this application was reviewed and accepted by Administration. The TIA confirmed that the proposed revised land use can be accommodated with the collector road network that is being established for the area. Nevertheless, given the challenge of right in right out access only to Sage Hill Drive NW, careful consideration will be required of the design of residential development and roadways at subdivision and development permit stages.

Utilities and Servicing

Sanitary, water and storm services are available to service the plan area from Sage Hill Rise NW.

Stakeholder Engagement, Research and Communication

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

The revised proposal, which is a decrease in commercial intensity and a slight increase in residential intensity from what was originally submitted has been circulated to relevant stakeholders and advertised online.

Comments were received from The Sage Hill Community Association in support of the original application. An updated letter of support from The Sage Hill Community Association was provided to the applicant and submitted to Administration (Attachment 4).

The original proposal generated three letters of concern that were received from citizens, citing the following concerns:

- traffic and parking congestion resulting from increased residential density;
- increased residential density will limit green space, shadow existing development and limiting sun exposure;
- the area is already well served by commercial development given the adjacent Creekside Shopping Centre and Sage Hill Crossing shopping centre, and the proximity of Beacon Hill Shopping Centre, Gates of Nolan Hill shopping centre and Evanston Plaza; and
- negative impacts of commercial development on the existing residential development, such as light and noise pollution.

Administration considered the relevant planning issues specific to the proposed redesignation and determined the proposal to be reasonable. Development concerns such as traffic, parking,

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

park space, shadowing, light and noise will be addressed through the development permit process.

One letter of concern was also received from an adjacent landowner within the Community Activity Centre (CAC) to the west in response to the original proposal. Their concerns can be summarized as follows:

- the proposal contradicts the objectives of Local Area Plan that aims to focus commercial activities within the CAC;
- concerns over lack of submission of a concept plan (which has been submitted) and overall concerns related to quality of the project;
- contradictory market study conclusions; and
- setting a bad precedence for employment and commercial uses outside of designated CACs.

Administration nevertheless considered the proposal to be acceptable as it was in keeping with the applicable policy for the area and there are no specific technical challenges that cannot be mitigated or servicing concerns limiting the suitability of the land for the proposed development. Although close to the threshold for concern, the Local Area Plan does not preclude commercial developments of this size and scale from locating outside the CAC or commercial areas identified in the Local Area Plan. The proposed residential development will be in keeping with adjacent development given very similar allowable intensities. No public meetings were held by the applicant or Administration.

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

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

Municipal Development Plan (Statutory - 2009)

The subject site is located within the Planned Greenfield Area with Area Structure Plan as identified on the Urban Structure Map of the *Municipal Development Plan*. In these areas, the local community plan is recognized as having the appropriate policies to direct development. From a city-wide perspective, the *Municipal Development Plan* encourages employment opportunities, community services and local retail options in proximity to an Activity Centre and public transit investment. The creation of new community retail centres to service the community is seen as a priority. However, consideration should be given to ensure appropriate separation between local commercial areas and other larger retail centres to support the viability of the local retail. The residential proposal provides an appropriate transition of development intensity between more intensive multi-residential development and proposed commercial area.

Symons Valley Community Plan (Statutory - 2001)

The subject site is within the Transit Oriented Planning Area of *Symons Valley Community Plan*, and more specifically identified as a Higher Density Residential Area, as indicated in Attachment 4. Medium density residential uses are intended to be the predominate land use in this area, with office, institutional, recreational and local commercial uses allowed when deemed appropriate. Commercial uses are intended to provide for the needs of local residents and be small in scale. As the proposed commercial site is within the size requirements outlined in the *Symons Valley Community Plan*, a policy amendment is not required to support this application.

The anticipated commercial development is envisioned to provide local retail and consumer services to the surrounding high density residential area. At 2.3 hectares, the size of the site pushes the boundary of what the Local Area Plan considers an appropriate scale for local commercial development. The *Symons Valley Community Plan*, identifies commercial sites of less than 2.4 hectares as a maximum size for local commercial areas before they are deemed to take on a more community serving function.

In addition to the parcel size being under the threshold requiring an amendment to the Local Area Plan, the proposed development generally aligns with the commercial development policies of the Local Area Plan. It will also undergo a careful design review at the development permit stage ensuring: appropriate uses within the site; compatibility with adjacent uses; and visually appealing site and building design.

Social, Environmental, Economic (External)

The proposed land use redesignation promotes principles of sustainability, complete communities and a prosperous economy by providing employment opportunities, local retail and service options in proximity to multi-residential development.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0551

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are not growth management concerns at this time.

Risk Assessment

While it is seen as appropriate to provide local commercial services within the High Density Residential Area of Sage Hill, there is acknowledgement that commercial development within proximity to the Community Activity Centre could impact the adjacent Community Activity Centre, and Town Centre, thereby limiting the ability of that area to build out as envisioned in the *Symons Valley Community Plan*. The proposed DC Direct Control District includes rules such as reduced maximum commercial area and minimum residential density requirements to help mitigate this risk.

REASON(S) FOR RECOMMENDATION(S):

This proposal is keeping with applicable policies including the *Municipal Development Plan* and the *Symons Valley Community Plan*, both of which promote multi-residential development and supportive services in proximity to Community Activity Centres and Bus Rapid Transit hubs. The proposed Multi-Residential – Low Profile (M-1d80) District will provide an appropriate transition between the proposed commercial area, multi-residential area and low density residential area.

The DC District provides local services within the High Density Residential Area, and follows the provisions of approved local policy. The direction of the Calgary Planning Commission is achieved through the proposed DC Direct Control District as it reduces the amount of allowable commercial development area and potential auto-oriented design, and ensures a minimum residential density to support mixed-use development forms.

ATTACHMENT(S)

1. **Revised** Applicant's Submission
2. **Revised** Development Concept
3. **Proposed Bylaw 137D2019**
4. Community Association Letters
5. CPC2019-0153 Original CPC Report and Attachments

Applicant's Submission



Ross, Joshua J.

FW: Revised Applicant Submission Letter - LOC2017-0406



Applican revised subm...
997 KB

From: AJITH KARUNASENA [<mailto:ajith.karu@seikaarchitecture.com>]
Sent: Tuesday, May 14, 2019 8:10 PM
To: Ross, Joshua J. <Joshua.Ross@calgary.ca>
Cc: AJITH KARUNASENA <ajith.karu@seikaarchitecture.com>
Subject: [EXT] FW: Revised Applicant Submission Letter - LOC2017-0406

Hi Joshua,
See attached PDF.
Please print the required copies and distribute to the CPC members at the CPC meeting.
Sincerely,

Ajith Karunasena

Architect AAA & Urban Designer

B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban)),RIBA, AIA,(SL),MRAIC, LEED AP

Seika Architecture Ltd

651 Macewan Drive N.W.

Calgary, AB, T3K 3R1

Tele-403-210-5085

ajith.karu@seikaarchitecture.com

<http://www.seikaarchitecture.com>

Applicant's Submission

Seika Architecture Ltd

Architecture * Urban Design * Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

Prior to Calgary Planning Commission

April 18th 2019

Land use Re-designation 3650 Sage Hill Drive NW, Calgary.

Existing land use designation- M2-d90 Multi residential medium profile & R-2M Low density multiple dwelling

Proposed land use designation- DC – direct control

Planning & Urban design

Key considerations-(A)

- a) The integration of the proposed development with the surrounding area by walkway connections to the north and south side of the developments
- b) Pedestrian facilities within the subject area;
- c) The integration of proposed commercial area with a residential area;
- d) Commercial and residential interface thoughtfully designed
- e) Pedestrian and bicycle connections within the development and to the surrounding areas;

(B) Pedestrian facility within the subject site

- (i) Arranged sitting areas near the internal road walkways
- (ii) Multi-use green boulevard will improve pedestrian activity within the site
 - (i) Building placement near the internal street creates a sense of enclosure, reduces the apparent width of the street to a more human scale and minimizes walking distance between the public sidewalk and buildings. The activities within the buildings provide reasons for people to be walking and visual interest for the pedestrian.
 - (ii) Sidewalks, street trees, pedestrian-oriented lighting, transit shelters, on-street parking, textured paving at crossing locations, benches and other elements enhance the pedestrian experience. These elements serve to create a more attractive and safe environment for pedestrians which encourages walking and transit use.
 - (iii) Landscape plantings and structures near the internal street also help to enclose the street and create a more pleasing pedestrian environment at

Applicant's Submission

the street edge. Where buildings are not located at the street edge, landscaping plays an important role in providing edges to the street.

- (iv) Safe, visible and direct connections are provided from the public street to the building entrances.
- (v) Safety & security
How people use spaces and site features, nearby buildings and landscape design, can affect how people feel when using that space. Site and building design considered all of the above concerns, increase personal safety and security of property, and reduce fear of using spaces.

(C) The integration of the proposed commercial area with the residential area

- (i) Public spaces will be provided throughout the new master plan to serve as both gathering spaces and centers of activity within commercial area.
- (ii) Sustainable economic development includes business and employment, commercial and educational facilities located within new development. It will have direct benefit to the residential development with the area.
- (iii) Improve accessibility to commercial services by providing sidewalks, bicycle trails to encourage walking and cycling, and these services are located within close proximity to residential area.
- (iv) Provide a variety of retail and commercial formats and scale/size of developments, focus on medium to small scale with flexibility of uses and ownership structure. It will create more job opportunities within the surrounding community.

(D) Pedestrian and bicycle connections within the area and to the surrounding area

- (i) Regional pathway at the south side of the property line will continue through the site up to the north side of the property line. This will increase pedestrian and bicycle activities within the site
- (ii) Street with Green Boulevard, and wide sidewalks run in the east & west direction of the site. It will connect the main bicycle & pedestrian activity with the site
- (iii) Bicycle & Pedestrian pathway (3m wide) connects from 37 street NE(Sagehill Drive) to Sagehill Rise NW

Applicant's Submission

Design consideration of master plan

Key features of the development such as

- Walkable
- Good access to public transit
- A good mix of uses (residential -Townhouses, multifamily residential, commercial)
- Strong Pathways and new pedestrian connections
- Proposed development meet the vision and requirements of Symons Valley Community Plan and meet the requirements of the City of Calgary's Land Use Bylaw, in particular parking and landscaping requirements
- Improve the interface conditions between land uses
- The new buildings plans in the proposed development will minimize the impact of building heights, are compatible with the surrounding building heights or stepped back from adjacent buildings
- Site layout plan incorporate Universal Design principles and incorporate Crime Prevention through Environmental Design

Main Consideration of the Commercial Development on the Site

A challenging site sets stringent constraints, from physical and social factors, on the design of the buildings. We have used a number of strategies and techniques to address the design challenges of the constrained site and achieve sustainable outcomes. It is often possible to achieve good passive design and innovative solutions on challenging sites and they can be exciting places for creating a good design.

Site planning involved the spatial organization of activities on a site including the placement and orientation of buildings, landscaping, parking and pedestrian and vehicular circulation. The buildings and site design elements have been considered within the broader context of its streets and public spaces objectives.

The street and building relationships will vary across the site with function, width of street, and scale of buildings.

Main intention is to introduce a more traditional and walkable urban environment.

1. Development acknowledge and incorporate exciting patterns of built form and streetscape.
2. Consideration has been given to both the built form and the space it defines to ensure their integration and the creation of positive, and functional open space.
- 3 Within the site areas, spatial enclosure of spaces is encouraged by orienting building masses and placement of the buildings.

Applicant's Submission

4. Need to create visually interesting spaces between buildings, and buildings & streets

5. How people use spaces and how people feel when using that space can be affected by site features, nearby buildings and landscape design. Site planning is a contributing factor in making communities safer and minimizing undesirable activity, which may occur in public areas.

6. The buildings form of the complex contain mix of uses and activities throughout the day and night, which are oriented to the internal street. This design encourages casual surveillance, which can reduce the occurrence of undesirable behavior

Key consideration of the project

- (1) Reduced the commercial .
- (2) Removed drive through facility.
- (3) Removed Carwash.
- (4) (4)Added a mixed use building

**The approved subdivision plan includes 3 lots. Zoning are M2-d90,R2M, M1d53.
The subdivision can accommodate a total of 301 units.**

Proposed new zoning will accommodate 301units and commercial within the subdivision (3 lots).

Total jobs created within the commercial development is more than 150(based on the MDP).

Ajith Karunasena

Architect AAA, and Urban Designer

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

Applicant's Submission

Original Submission

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

Land use Re-designation 3650 Sage Hill Drive NW, Calgary.

Existing land use designation- M2-d90 Multi residential medium profile & R-2M Low density multiple dwelling

Proposed land use designation- C-C1 Commercial community 1 & M1-d80 Multi residential Low profile

Site context and land use designation surrounding development.

Parcels to the south are designated M-2d90 Multi-Residential Medium Profile District and include a townhouse development. Parcels to the north and east are designated M-1 Multi-Residential - Low Profile and are currently undeveloped. Commercial Districts are present to the west across Sage Hill Drive/37 Street NW (Commercial - Community 1 and 2). Amendments to the Symons Valley Community Plan for this area were recently approved west of the subject parcels and include, in part, the removal of regional commercial uses in response to changing market conditions

Site Layout & response to Symons Valley Community Plan policies

This application includes an Concept Plan and proposes the redesignation of two parcels in the community of Sage Hill, west of Symons Valley Road and East of Sage Hill Drive NW. The first parcel is 1.92 acres and currently designated R-2M (Residential – Low Density Multiple Dwelling District). The second parcel is 5.7 acres and currently designated M-2d90 (Multi-Residential – Medium Profile). We are proposing redesignations to M-1d80 (Multi-Residential – Low Profile) and C-C1 (Commercial - Community 1) respectively to allow for multi-residential and commercial development. A third lot is included in the Concept Plan area and is designated M-1d80.

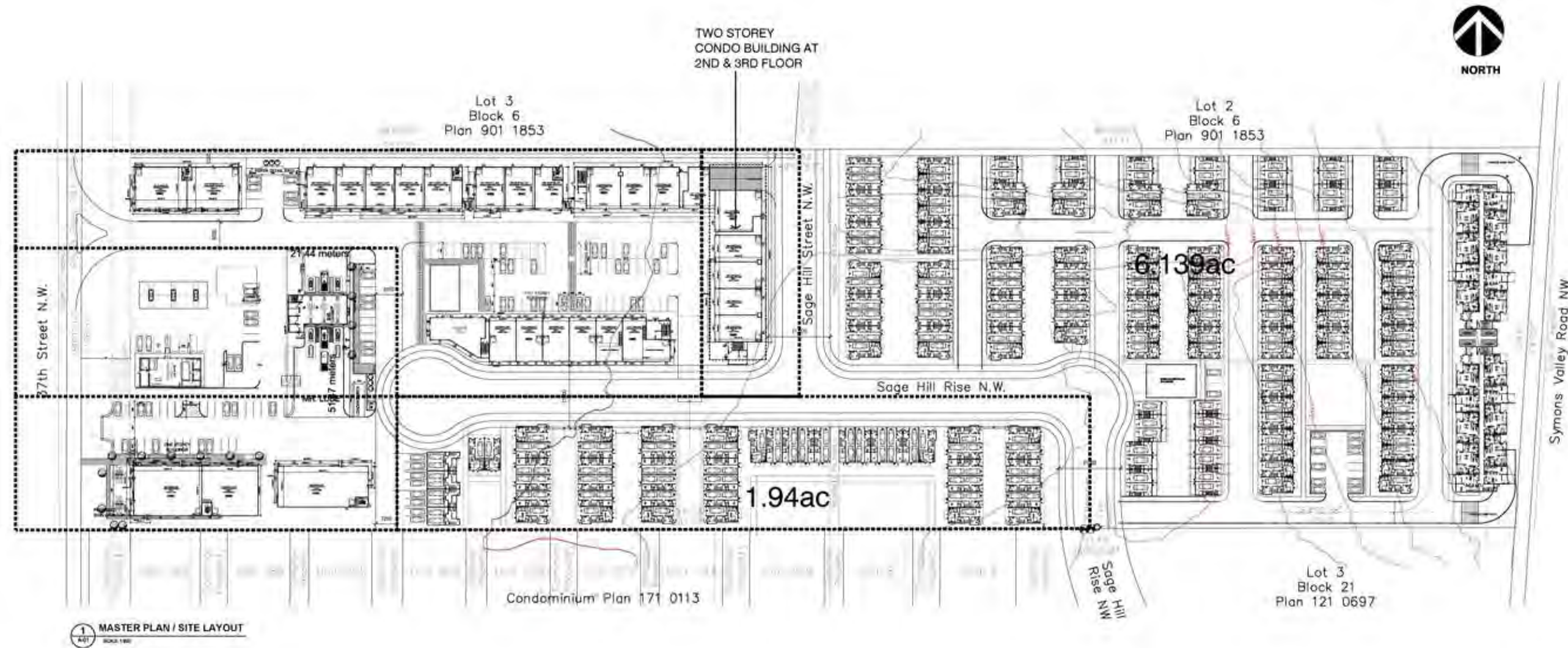
The proposed land use re-designation is consistent with policies of Symons Valley Community Plan

1. Proposed site land use concept is consistent with the adjacent approved outline plan. Furthermore it also results in an integrated land use concept.
2. Required extension of servicing infrastructure for the area is well provided for by the boundaries proposed.
3. The site boundaries and the approved outline plan boundaries are in accordance with the current neighbourhood boundary streets.

Key features of the development such as

- Walkable
- Good access to public transit

Revised Development Concept



1 MASTER PLAN / SITE LAYOUT
401 3003.1983

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SE-140	A-01	03																											

PROPOSED

CPC2019-0551
ATTACHMENT 3

BYLAW NUMBER 137D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2017-0406/CPC2019-0551)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

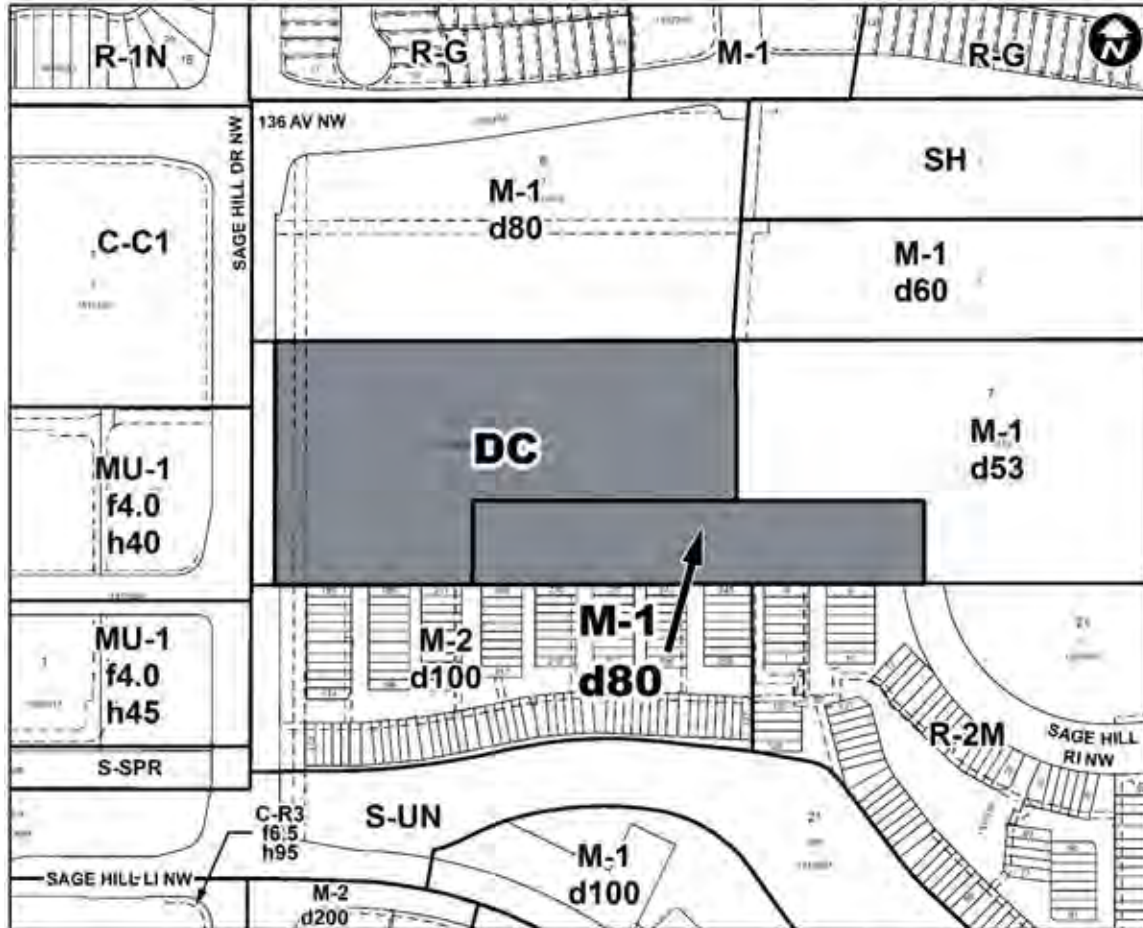
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2017-0406/CPC2019-0551
BYLAW NUMBER 137D2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (b) restrict the maximum floor area ratio for commercial development uses;
- (c) restrict the types of allowable auto-oriented uses;
- (c) require a minimum density of residential development in order to provide for mixed-use building forms; and
- (d) require a "Comprehensive Development Permit" to be submitted for all lands within the Direct Control District.

PROPOSED

AMENDMENT LOC2017-0406/CPC2019-0551 BYLAW NUMBER 137D2019

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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:

- (1) Where this bylaw refers to “**Comprehensive Development Permit**”, it refers to a **development permit** that encompasses the entire Direct Control District.
- (2) Where this bylaw refers to “**Commercial Uses**”, it refers to the listed **uses** in sections 5 and 6, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit and Residential Care**.

Permitted Uses

- 5 The **permitted uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District, with the exclusion of:

- (a) **Vehicle Rental – Minor.**

Discretionary Uses

- 6 The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the exclusion of:

- (a) **Car Wash – Single Vehicle;**
- (b) **Drive Through;**
- (c) **Parking Lot – Grade; and**
- (d) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Minimum Residential Density

- 8 The minimum **density** is 13 **units** per hectare.

Maximum Use Area for Commercial Uses

- 9 The maximum **floor area ratio** for **commercial uses** is 0.45.

PROPOSED

AMENDMENT LOC2017-0406/CPC2019-0551
BYLAW NUMBER 137D2019

Rules for Location of Uses within Buildings

- 10 (1) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care** must not be located on the ground floor of a **building**.
- (2) “**Commercial Uses**” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units or Residential Care**.

Building Height

- 11 The maximum **building height** is 13 metres.

Relaxations

- 12 The **Development Authority** may consider relaxations of Section 10 of this Direct Control Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Development Permit Regulations

- 13 The first **development permit** for permanent **buildings** and **uses** must be a “**Comprehensive Development Permit**”.

Community Association Letters



Sage Hill Community Association
P.O. Box 47125
Creekside, Calgary
Alberta
T3R-080

October 15th, 2017

Re: 3650 Sage Hill Drive N.W. Commercial Development Along 37th Street NW

Dear Mr. Karunasena,

On behalf of the Sage Hill Community Association, I want to extend my thank you for attending our monthly community association meeting on October 10th, as well as for meeting with me the week before on October 3rd regarding the plans for the development of land along 37th Street NW in Sage Hill.

As the Sage Hill Community Association, we have reviewed the conceptual layout, building styles and land use resignation concept from the October 10th, 2017 presentation. We have no objections to the proposed land use re-designation and look forward to seeing you in our community in the future.

Thank you again for the opportunity to review and collaborate.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Steenaerts".

Pete Steenaerts
President
Sage Hill Community Association
403.805.9255

Community Association Letters



March, 20th, 2019

Re: Purposed Resignation of 3650 Sage Hill Drive N.W. Calgary
File Number: LOC2017-0406

Mr. Karunasena,

The Sage Hill Community Association holds no objections to the re-designation of 3650 Sage Hill Drive N.W., we reviewed the conceptual layout, building styles and land use concept on October 3rd and again on October 10th 2017 at our monthly board meeting. We also reviewed the most recent concept plans on March 20th 2019 detailing changes to the gas station location and the addition of Mr. Lube and prefer it to previous versions.

We are enthused to hear progress is being made at this site, as it has been an area of concern for a number of years due to road quality and an abandoned residential structure.

Again, zero objections to this proposal, we welcome it in our community and look forward to future collaborations and partnerships.

Kind regards,

A handwritten signature in black ink, appearing to read "Ross Utigard", written over a circular scribble.

Ross Utigard
President
Sage Hill Community Association
www.sagehillcyc.com
info@sagehillcyc.com

PO Box 47125 Creekside Calgary, AB T3R 0B0

CPC2019-0153 – Original CPC Report and Attachments

Page 1 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

EXECUTIVE SUMMARY

This land use amendment application was submitted by Seika Architecture on 2017 December 28 on behalf of the land owner Sage Property Development Inc. The application proposes the redesignation of two parcels in the community of Sage Hill from Multi-Residential – Medium Profile (M-2d90) and Residential – Low Density Multiple Dwelling (R-2M) Districts to Commercial – Community 1 (C-C1) District and Multi-Residential – Low Profile (M-1d80) District respectively, to allow for a community commercial area with low profile multi-residential development. Specifically, this proposal provides for the following:

- primarily commercial strip malls that serve the immediate surrounding area with a maximum building height of 10 metres or 2 storeys;
- apartment buildings, townhouse and rowhouses with a maximum building height of 14 metres or 4 storeys;
- the uses listed in the Commercial – Community 1 (C-C1) District and the Multi-Residential – Low Profile (M-1d80) District; and
- a maximum floor area ratio listed in the Commercial – Community 1 (C-C1) District of 1.0 FAR and anticipated 8,918 square metres (96,000 square feet) of commercial development.

The subject lands are within the High Density Residential Area of the *Symons Valley Community Plan* and adjacent to lands identified in the *Municipal Development Plan (MDP)* as a Community Activity Centre (CAC).

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.31 hectares \pm (5.71 acres \pm) located at 3650 Sage Hill Drive NW and 155 Sage Hill Rise NW (Plan 10Y0452, Block 7, Lots 1 and 3) from Residential – Low Density Multiple Dwelling (R-2M) District and Multi-Residential – Medium Profile (M-2d90) District to Multi-Residential – Low Profile (M-1d80) District and Commercial – Community 1 (C-C1) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Approval(s): R. Michalenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

Page 2 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

BACKGROUND

This land use application was submitted by Seika Architecture on 2017 December 28 on behalf of the land owner Sage Property Development Inc. As noted in the Applicant's Submission (Attachment 1), the applicant proposes the redesignation of two parcels in the community of Sage Hill as follows:

Current Designation	Proposed Designation	Parcel Size	
		Hectares	Acres
Multi-Residential – Medium Profile (M-2d90)	Commercial – Community 1 (C-C1)	2.31	5.72
Residential – Low Density Multiple Dwelling (R-2M)	Multi-Residential – Low Profile (M-1d80)	0.78	1.92

The proposed redesignation is to allow for a community commercial area and low profile multi-residential development within the High Density Residential Area, as described in the Transit Oriented Planning Area (Attachment 2) of the *Symons Valley Community Plan*. No development permit application has been submitted at this time.

The applicant intends to pursue a local commercial development for the commercial portion of the application that will service the surrounding high density residential community and support the retail focussed large format and mixed use commercial development that are both existing and proposed for the surrounding area.

A modest increase in density from 38 units per hectare to 80 units per hectare is proposed for the residential portion of the application to allow for townhouse style development adjacent to the proposed commercial area. This development will interface with the currently developing townhouse (R-2M) area located on the southeastern edge of the subject site, and will provide a transition to the higher intensity residential development proposed in the northern portion of the plan area.

The subject site is located within the Symons Valley Redevelopment Area as approved in the outline plan (LOC2008-0005) by Calgary Planning Commission on 2008 May 29 (Attachment 3). The outline plan provides primarily for multi-residential development in proximity to the Community Activity Centre area including Bus Rapid Transit (BRT) hub, located outside the plan area just west of the subject site.

On 2017 September 12, City Council approved revisions to the *Symons Valley Community Plan* affecting lands within the Community Activity Centre west of the subject site. These policy amendments allow for mixed use and pedestrian oriented multi-residential development, replacing regional commercial and high-density residential development originally planned for the Community Activity Centre. These amendments were supported by a commercial market

Approval(s): R. Michalenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

Page 3 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

**Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650
Sage Hill Drive NW, LOC2017-0406**

study, which found a reduction in commercial development was warranted given changing market conditions. Smaller scale local and community serving commercial development is still contemplated on four sites within the adjacent Community Activity Centre. Commercial land uses have either been approved or are proposed through active redesignation applications on these sites.

Approval(s): R. Michalenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

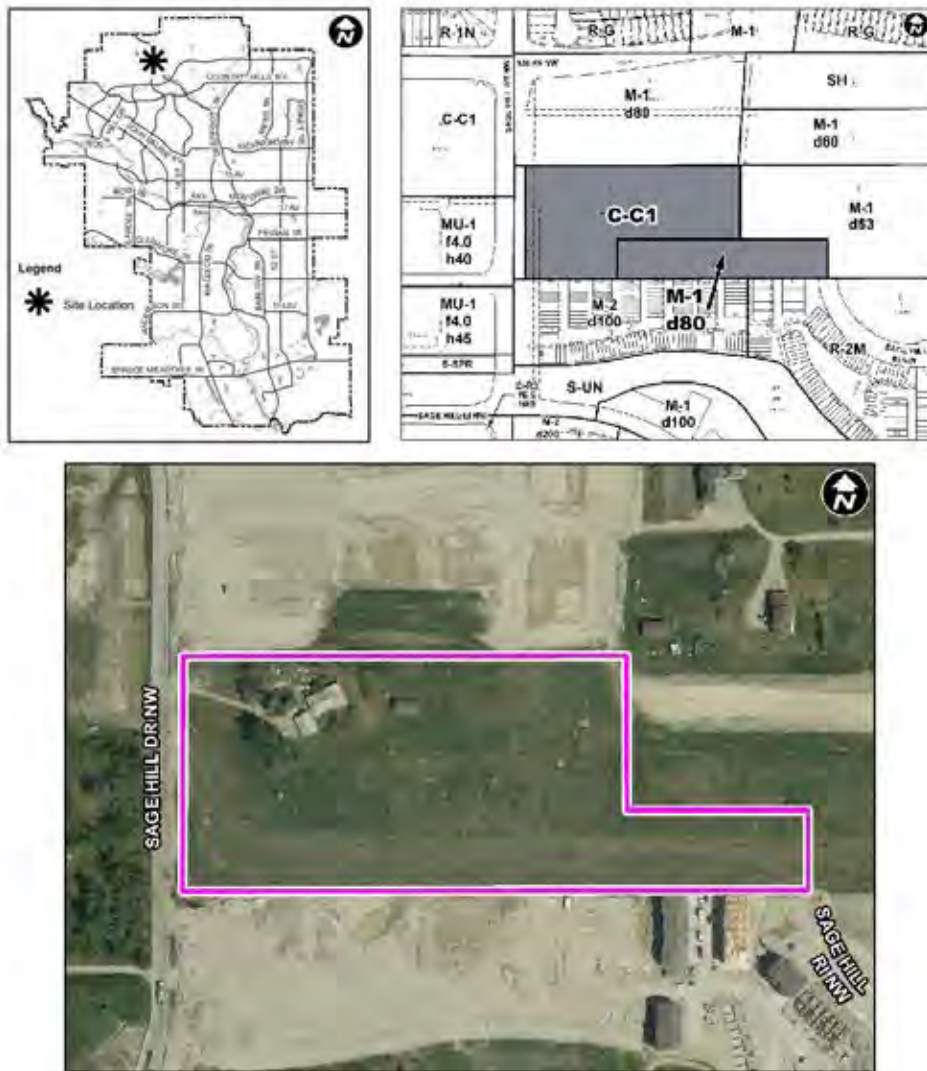
Page 4 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650
Sage Hill Drive NW, LOC2017-0406

Location Maps



Approval(s) R. Michalenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

Page 5 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

Site Context

The subject lands are located in northwest Calgary, within the developing community of Sage Hill. Some multi-residential development is taking place south of the site. Additional multi-residential development has been approved for the sites immediately north and south, though for the most part, development has not yet commenced.

The site is across from a Community Activity Centre (CAC) identified in the MDP. The Local Area Plan further identifies the CAC for higher density residential, commercial, mixed-use and public-service (library and BRT) development. Approximately 28 hectares (70 acres) within the CAC is undeveloped and subject to active redesignation applications.

The first phase of a mixed-use development is under construction west of the site, across 37 Street NW. This will provide for multi-residential, commercial and office uses. The Sage Hill Crossing retail centre, which provides a mix of large and medium format retail uses, is located approximately 500 metres to the southwest of the site; while Creekside Shopping Centre is located approximately 1.6 kilometres to the southeast of the site.

As identified in *Figure 1*, the community of Sage Hill reached peak population in 2017, with 6,083 residents.

Figure 1: Community Peak Population

Sage Hill	
Peak Population Year	2017
Peak Population	6,083
2017 Current Population	6,083
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 [Sage Hill](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal is to allow for the redesignation of two residential parcels, to accommodate a strip mall style commercial development and townhouse style residential development. The initial application proposed a Commercial – Community 2 (C-C2f1h14) for the commercial area, however, given the parcel size requirements of this district as outlined in Land Use Bylaw 1P2007, the application was changed to the Commercial – Community 1 (C-C1) District. Given the nearby existing and planned commercial development, Administration discussed both a mixed-use area and a smaller commercial area with a neighbourhood commercial designation that could be created through subdivision, however the applicant wished to pursue the development as proposed.

Approval(s): R. Michelenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

Page 6 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

A Market Study was submitted in support of the application, which indicated there is sufficient local demand for the proposed commercial land uses. The market study contemplated 2,787 square metres (30,000 square feet) of commercial, 1,951 square metres (21,000 square feet) of medical, and 4,180 square metres (45,000 square feet) of office, totalling approximately 8,918 square meters (96,000 square feet) of non-residential development. It concluded the proposed development is both reasonable and appropriate, and further recommended the proposed redesignations of Commercial – Community 1 (C-C1) and Multi-Residential – Low Profile (M-1d80) as the application proposes.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

This application proposes a land use designation of Commercial – Community 1 (C-C1) for lands adjacent to Sage Hill Drive NW. The Commercial – Community 1 (C-C1) District is intended for small to mid-scale commercial developments located within communities or along commercial streets, typically in the form of a strip mall. These developments tend to be more auto-oriented, although must provide pedestrian connections, and have a maximum height of 10 metres, which equates to approximately two storeys.

Providing for a local commercial development adjacent to the Community Activity Centre and Bus Rapid Transit hub brings activity to the area while allowing for more auto-oriented development to occur outside of the pedestrian focussed area. It further has the potential to provide for local retail and consumer services within the high-density residential area that are accessible within the immediate neighbourhood.

Recent amendments to the *Symons Valley Community Plan* have focussed on creating a pedestrian oriented, mixed-use, and vibrant community centre west of Sage Hill Drive NW. Complementary uses that provide for the needs of the surrounding High Density Residential Area and do not compete with the development of the Community Activity Centre would be considered appropriate for this site.

This application also proposes a land use designation of Multi-Residential – Low Profile (M-1) District with a density modifier of 80 units per hectare on the parcel adjacent to the proposed commercial development. The Multi-Residential – Low Profile (M-1) District designation is intended for multi-residential development with low height and medium density, and is considered appropriate adjacent to, or in proximity to, low density areas such as the Residential – Low Density Multiple Dwelling (R-2M) District that borders the parcel to the southeast. The density modifier will allow for a maximum of 62 units on the parcel, which is an increase of 32 units from the 29 units that are allowed under the current designation. Townhouse development of the proposed intensity is considered appropriate in the context of adjacent development and the original outline plan for this area.

Approval(s): R. Michalenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

Page 7 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

Development and Site Design

The rules of both the proposed Commercial – Community 1 (C-C1) District and the Multi-Residential – Low Profile (M-1) District will provide guidance for the future site development, including appropriate uses, height and building massing, landscaping and parking. Additional items that will be considered through the development process include, but are not limited to:

- consideration and mitigation of the nature and scale of the commercial site in relation to the residential development, such as noise, fumes and lighting;
- enhanced pedestrian connections within and to the commercial area;
- appropriate integration with the approved developments to the north and south of the subject site;
- appropriate movement of traffic to and within the commercial site; and enforcement of the outline plan condition that requires additional private amenity space be provided to support the higher density residential development.

The anticipated commercial development is envisioned to provide local retail and consumer services to the surrounding high density residential area. At 2.3 hectares, the size of the site pushes the boundary of what the Local Area Plan considers an appropriate scale for local commercial development. The *Symons Valley Community Plan*, identifies commercial sites of less than 2.4 hectares as a maximum size for local commercial areas before they are deemed to take on a more community serving function. Consideration of appropriate uses and site layout for the proposed commercial area will be important at the development permit stage to manage the local intent of this area.

Right-in-right-out access to the commercial area will be provided from Sage Hill Drive NW, while full directional access to the site will be provided via the future collector road network extending east to Symons Valley Road NW. Limited access to the proposed commercial site from Sage Hill Drive NW may result in increased non-local commercial traffic along the residential collectors east of the commercial development. Further Transportation analysis may be required at the development permit stage to manage residential and commercial traffic interactions and any impacts.

The anticipated townhouse development, with a density of 80 units per hectare, is considered appropriate in the context of adjacent existing development and land uses. Through the development permit process, appropriate private amenity space will be provided as per the condition of the outline plan, and the regional pathway located south of the site will continue through this site, providing pedestrian and cycling opportunities.

Environmental

No environmental issues were identified for the subject site.

Approval(s): R. Michalenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

Page 8 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

Transportation

The arterial road network that directly supports development within the plan area includes Sage Hill Drive (37 Street NW alignment) and Sage Valley Boulevard (136 Avenue NW alignment). At a regional scale, Sage Hill Drive connects between Symons Valley Parkway (128 Avenue NW alignment) and 144 Avenue NW, and Sage Valley Boulevard ultimately connects between Symons Valley Road and Shaganappi Trail, both of which provide access onto Stoney Trail.

The subject lands themselves are bound by Sage Hill Drive to the west, Symons Valley Road to the east, and by adjacent developments to the north and south. The local public road network associated with this land use amendment was previously planned through the associated (2008) Outline Plan. The network established through that plan include a collector network that connects between Symons Valley Road and 136 Avenue NW.

The entire subject lands are located within 600 metres of the future Civic site which will include a new Public Library and Transit Hub (BRT), with the western edge of the public lands being within 350 to 400 metre walking distance from the Civic site. There are pedestrian crosswalks of Sage Hill Drive approximately every 150 metre, located at each of Sage Hill Road, Sage Hill Link (north boundary of Civic site), and Sage Hill Gate (south boundary of the Civic site). Administration will coordinate with the builder at the future development permit stage to provide quality pedestrian linkages through the subject lands to Sage Hill Drive and by extension, the Civic site.

The BRT location currently provides access to several routes including the 82 (service to Brentwood Light Rail Transit (LRT) Station and the University), 115 (service to Tuscany LRT Station), 123 (service to North Pointe, Bus Rapid Transit (BRT) route 301, future Green Line), and 129 (service to Dalhousie LRT Station). As Sage Hill, Kincora, Nolan Hill, and the Glacier Ridge Area Structure Plan areas build out, the transit hub is planned to facilitate access to enhanced transit service and high frequency buses, including one BRT service connecting the transit hub itself to Brentwood/University and another BRT service running between North Pointe and Tuscany LRT stations.

A Transportation Impact Assessment (TIA) submitted with this application was reviewed and accepted by Administration. The TIA confirmed that the proposed revised land use can be accommodated with the collector road network that is being established for the area. Nevertheless, given the challenge of right in right out access only to Sage Hill Drive NW, careful consideration will be required of the design of residential development and roadways at subdivision and development permit stages.

Utilities and Servicing

Sanitary, water and storm services are available to service the plan area from Sage Hill Rise NW.

Approval(s): R. Michalenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

Page 9 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

Stakeholder Engagement, Research and Communication

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

No comments were received from The Sage Hill Community Association.

Three letters of concern were received from citizens, citing the following concerns:

- Traffic and parking congestion resulting from increased residential density;
- Increased residential density will limit green space, shadow existing development and limiting sun exposure;
- The area is already well served by commercial development given the adjacent Creekside Shopping Centre and Sage Hill Crossing shopping centre, and the proximity of Beacon Hill Shopping Centre, Gates of Nolan Hill shopping centre and Evanston Plaza; and
- Negative impacts of commercial development on the existing residential development, such as light and noise pollution.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be reasonable. Development concerns such as traffic, parking, park space, shadowing, light and noise will be addressed through the development permit process.

One letter of concern was also received from an adjacent landowner within the CAC to the west. Their concerns can be summarized as follows:

- The proposal contradicts the objectives of Local Area Plan that aims to focus commercial activities within the CAC;
- Concerns over lack of submission of a concept plan (which actually has been submitted) and overall concerns related to quality of the project;
- Contradictory market study conclusions; and
- Setting a bad precedence for employment and commercial uses outside of designated Community Activity Centres.

Administration nevertheless considers the proposal to be acceptable as there are no specific technical challenges that can not be mitigated or servicing concerns limiting the suitability of the land for the proposed development. The proposed residential development will be in keeping with adjacent development given very similar allowable intensities. Although close to the threshold for concern, Local Area Plan does not preclude commercial developments of this size and scale from locating outside the CAC or commercial areas identified in the Local Area Plan. No public meetings were held by the applicant or Administration.

Approval(s): R. Michalenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

Page 10 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

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

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (2009)

The subject site is located within the "Planned Greenfield Area with Area Structure Plan" as identified on the Urban Structure Map of the *Municipal Development Plan*. In these areas, the local community plan is recognized as having the appropriate policies to direct development. From a city-wide perspective, the *Municipal Development Plan* encourages employment opportunities, community services and local retail options in proximity to an Activity Centre and public transit investment. The creation of new community retail centres to service the community is seen as a priority. However, consideration should be given to ensure appropriate separation between local commercial areas and other larger retail centres to support the viability of the local retail. The residential proposal provides an appropriate transition of development intensity between more intensive multi-residential development and proposed commercial area.

Symons Valley Community Plan (2001)

The subject site is within the Transit Oriented Planning Area of *Symons Valley Community Plan*, and more specifically identified as a Higher Density Residential Area, as indicated in Attachment 4. Medium density residential uses are intended to be the predominate land use in this area, with office, institutional, recreational and local commercial uses allowed when deemed appropriate. Commercial uses are intended to provide for the needs of local residents and be small in scale. As the proposed commercial site is within the size requirements outlined in the *Symons Valley Community Plan*, a policy amendment is not required to support this application.

In addition to the parcel size being under the threshold requiring an amendment to the Local Area Plan, the proposed development generally aligns with the commercial development policies of the Local Area Plan as it is expected to undergo a careful design review at the

Approval(s): R. Michalenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

Page 11 of 11
Item # 7.2.10

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0153

Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406

development permit stage to ensuring compatibility with adjacent uses and visually appealing site and building design.

Social, Environmental, Economic (External)

The proposed land use redesignation promotes principles of sustainability, complete communities and a prosperous economy by providing employment opportunities, local retail and service options in proximity to multi-residential development.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are not growth management concerns at this time.

Risk Assessment

While it is seen as appropriate to provide local commercial services within the High Density Residential Area of Sage Hill, there is acknowledgement that commercial development within this proximity to the Community Activity Centre could limit similar opportunities in the adjacent Community Activity Centre, and Town Centre, thereby limiting the ability of that area to build out as envisioned in the *Symons Valley Community Plan*.

REASONS FOR RECOMMENDATIONS:

This proposal is keeping with applicable policies including the *Municipal Development Plan* and the *Symons Valley Community Plan*, both of which promote multi-residential development and supportive services in proximity to Community Activity Centres and Bus Rapid Transit hubs. The proposed Multi-Residential – Low Profile (M-1d80) District will provide an appropriate transition between the proposed commercial area, multi-residential area and low density residential area. The proposed Commercial – Community 1 (C-C1) District provides local services within the High Density Residential Area, follows the provisions of approved local policy, and may provide employment and office development outside the downtown and in proximity of public transit.

ATTACHMENT(S)

1. Applicant's Submission
2. Symons Valley Community Plan, Transit Oriented Planning Area

Approval(s): R. Michalenko concurs with this report. Author: J. Cardiff

CPC2019-0153 – Original CPC Report and Attachments

CPC2019-0153
Attachment 1

Applicant's Submission

Seika Architecture Ltd

Architecture • Urban Design • Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

Land use Re-designation 3650 Sage Hill Drive NW, Calgary.

Existing land use designation- M2-d90 Multi residential medium profile & R-2M Low density multiple dwelling

Proposed land use designation- C-C1 Commercial community 1 & M1-d80 Multi residential Low profile

Site context and land use designation surrounding development.

Parcels to the south are designated M-2d90 Multi-Residential Medium Profile District and include a townhouse development. Parcels to the north and east are designated M-1 Multi-Residential - Low Profile and are currently undeveloped. Commercial Districts are present to the west across Sage Hill Drive/37 Street NW (Commercial - Community 1 and 2). Amendments to the Symons Valley Community Plan for this area were recently approved west of the subject parcels and include, in part, the removal of regional commercial uses in response to changing market conditions

Site Layout & response to Symons Valley Community Plan policies

This application includes an Concept Plan and proposes the redesignation of two parcels in the community of Sage Hill, west of Symons Valley Road and East of Sage Hill Drive NW. The first parcel is 1.92 acres and currently designated R-2M (Residential – Low Density Multiple Dwelling District). The second parcel is 5.7 acres and currently designated M-2d90 (Multi-Residential – Medium Profile). We are proposing redesignations to M-1d80 (Multi-Residential – Low Profile) and C-C1 (Commercial - Community 1) respectively to allow for multi-residential and commercial development. A third lot is included in the Concept Plan area and is designated M-1d80.

The proposed land use re-designation is consistent with policies of Symons Valley Community Plan

1. Proposed site land use concept is consistent with the adjacent approved outline plan. Furthermore it also results in an integrated land use concept.
2. Required extension of servicing infrastructure for the area is well provided for by the boundaries proposed.
3. The site boundaries and the approved outline plan boundaries are in accordance with the current neighbourhood boundary streets.

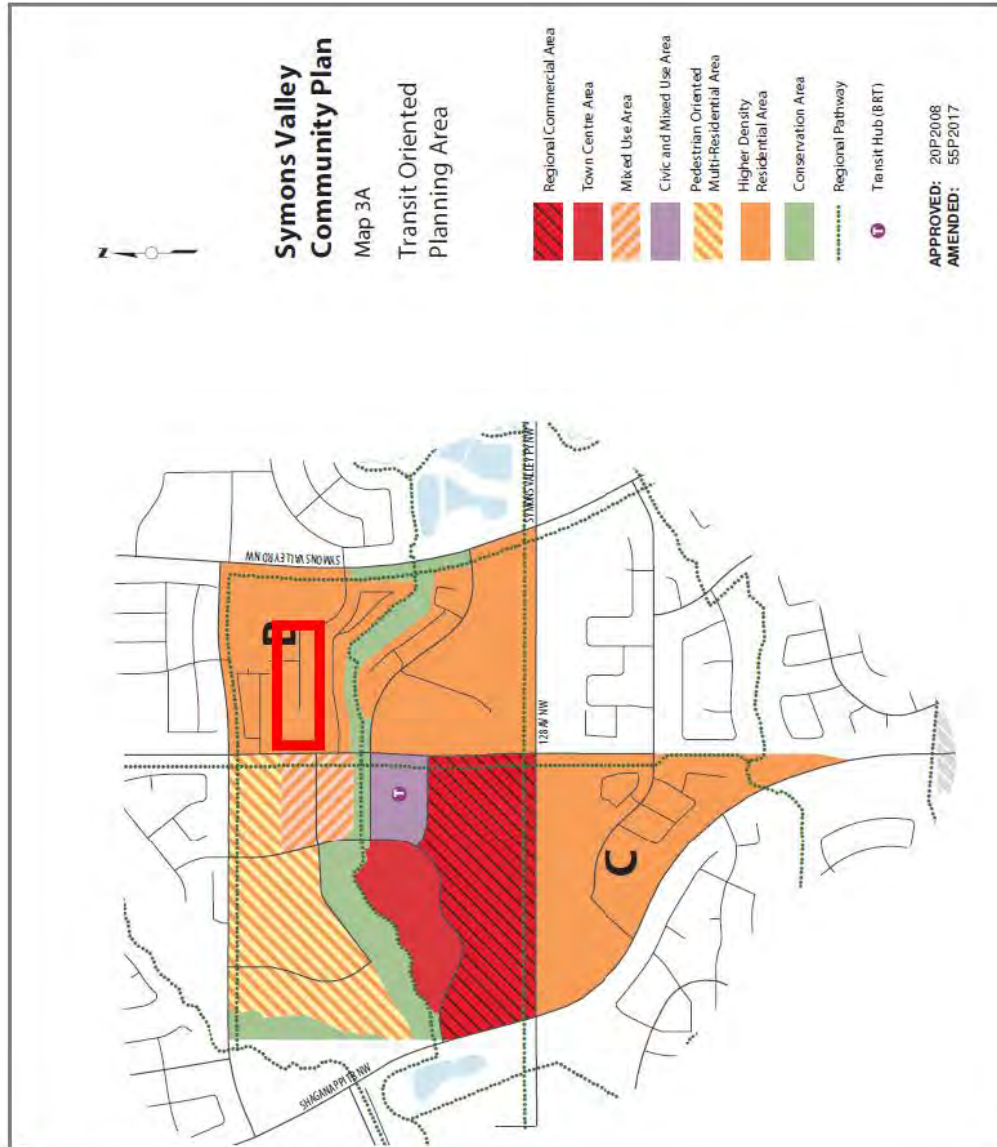
Key features of the development such as


- Walkable
- Good access to public transit

CPC2019-0153 – Original CPC Report and Attachments

CPC2019-0153
Attachment 2

Symons Valley Community Plan – Transit Oriented Planning Area



 Subject site

CPC2019-0153 - Attach 2
ISC: UNRESTRICTED

Page 1 of 1

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0717

**Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street
NE, LOC2014-0107**

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on behalf of the developer Pacific Investments & Developments Ltd and the various landowners on 2014 June 18. The land use redesignation consists of approximately 38.27 hectares (94.57 acres) of undeveloped greenfield area in the north community of Keystone Hills.

The subject lands are currently designated Special Purpose – Future Urban Development (S-FUD) District. The proposal provides for a number of land uses to accommodate a range of industrial development and open space, including:

- 12.00 hectares ± (29.65 acres ±) of industrial development with support commercial (I-C);
- 12.00 hectares ± (29.65 acres ±) of industrial development intended for high quality manufacturing, research and office developments (I-B);
- 8.04 hectares ± (19.87 acres ±) of industrial development intended for light and medium general industrial uses with limited commercial (I-G);
- 2.96 hectares ± (7.31 acres ±) of Public Utility, in the form of a storm pond, maintenance access road and servicing (S-CRI);
- 2.17 hectares ± (5.36 acres ±) of Environmental Reserve, in the form of a drainage channel and its required riparian buffer (S-UN); and
- 1.10 hectares ± (2.72 acres ±) of Municipal Reserve, in the form of public open space (S-SPR).

This application has been applied for with the support of a related outline plan application (CPC2019- 0718) to provide the future subdivision layout for the site's development. Conditions have been incorporated in the outline plan to effectively address the site's development.

The proposed land use amendment application has been developed in accordance with the Industrial/ Employment Area policies as specified in the *Keystone Hills Area Structure Plan*.

Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed designation of 38.27 hectares \pm (94.57 acres \pm) located at 13818 and 13920 – 15 Street NE (NW1/4, Section 36, Township 25, Range 1, Meridian 5; Plan 6268FT, OT) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Commercial (I-C) District, Industrial – Business f0.5h20 (I-B f0.5h20) District, Industrial – General (I-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed designation of 38.27 hectares \pm (94.57 acres \pm) located at 13818 and 13920 – 15 Street NE (NW1/4, Section 36, Township 25, Range 1, Meridian 5; Plan 6268FT, OT) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Commercial (I-C) District, Industrial – Business f0.5h20 (I-B f0.5h20) District, Industrial – General (I-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to **Proposed Bylaw 154D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

B&A Planning Group on behalf of Pacific Investments & Developments Ltd and the various landowners submitted the subject application to The City on 2014 June 18 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

The application took a long period to process because it was initially put on hold for over a year, as an incomplete application, pending the submission of several requirements as outlined in the pre-application. **Once the requirements were submitted and the application was under review, due to unfunded infrastructure, the land use redesignation could not advance until the growth management overlay was removed. On 2018 September 11, Council gave**

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0717

**Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street
NE, LOC2014-0107**

three readings to Bylaw 68P2018 to amend the *Keystone Hills Area Structure Plan* to lift the growth management overlay for an area that included the subject lands.

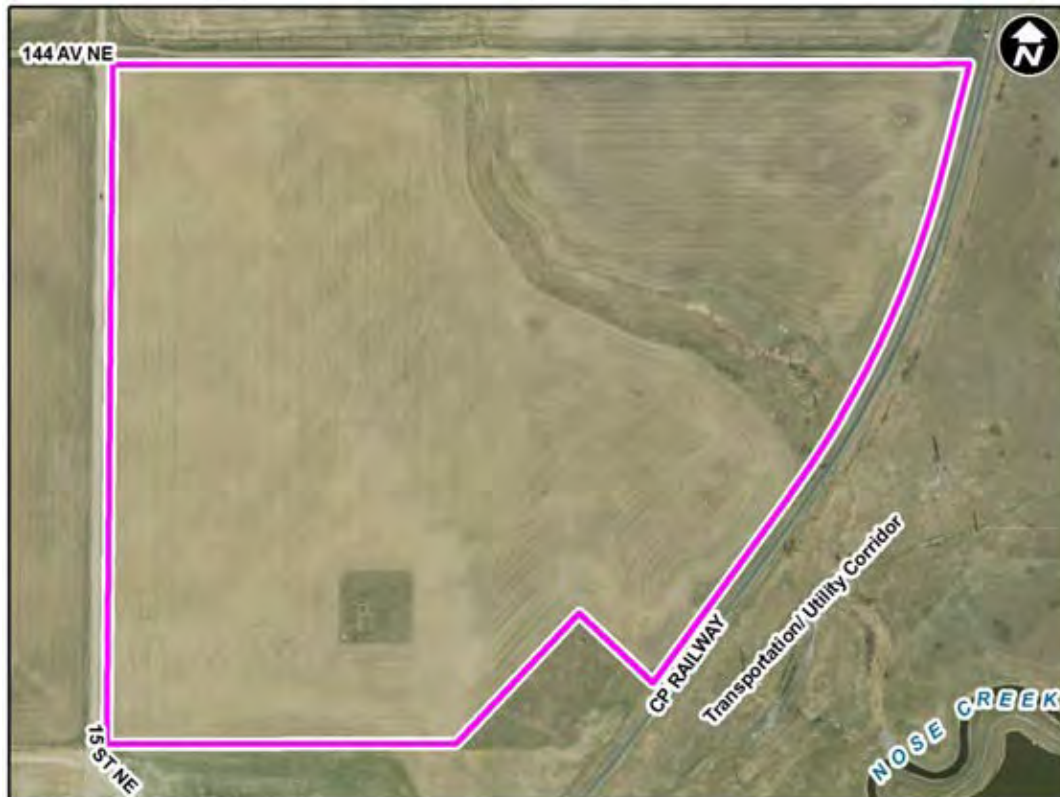
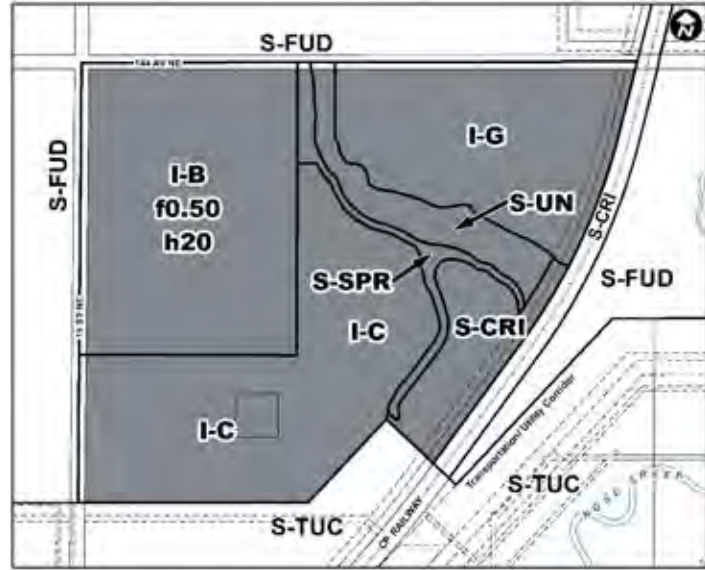
The subject lands were part of an annexation from Rocky View County in 1989 and 2007, which include the developing communities now known as Carrington and Livingston. Development in these communities and adjacent lands remain ongoing.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0717

Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street
NE, LOC2014-0107

Location Maps



Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107

Site Context

The subject lands, 13818 and 13920 – 15 Street NE, are situated in the northeast quadrant of the city in the developing community of Keystone Hills. The area is bound by 144 Avenue to the north, 15 Street to the west, the Stoney Trail Transportation Utility Corridor to the south, and the Canadian Pacific Railway tracks to the east.

The subject land has minor topographical variations, with one notable drainage channel cutting diagonally across from the north to the southeast where it eventually connects with the Nose Creek watershed. The land is currently undeveloped and used as grazing pasture for livestock while also being cultivated for agriculture.

Across 15 Street NE to the west are Melcor Developments and privately-owned lands within the *Keystone Hills Area Structure Plan* boundary. The outline plan and land use amendment applications for Melcor Developments (LOC2016-0234) directly to the west of the subject site, is currently under review by Administration. Those lands will also consist of a mix of industrial and office uses, with the addition of a regional retail centre. The subject lands along with Melcor's conclude the lands identified for industrial and office uses within the community of Keystone Hills, with the remainder lands under Carrington and Livingston, primarily consisting of residential neighbourhoods.

Outside of the ASP boundary, across 144 Avenue to the north, are lands that are also cultivated for agriculture, with a farmstead. Further to the east, is the Nose Creek watershed along with a provincially designated buffalo kill and processing campsite, known as the Balzac Site, northeast of the subject land, across from the Canadian Pacific Railway tracks.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment, along with the associated outline plan application (Attachment 2), will facilitate the development of an industrial and employment neighbourhood that will contribute to the growth of the Keystone community as envisioned by the policies of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan*.

The proposed package of land uses, which include Industrial – Commercial (I-C) District, Industrial – Business f0.5h20 (I-B f0.5h20) District, and Industrial – General (I-G) District, represent an opportunity to develop a comprehensive industrial employment area, adding to The City's industrial land base and is strategically located to serve adjacent residents but also other population centres within the metropolitan area.

Initially, the application was submitted with a combination of both industrial and commercial land uses that did not align with our statutory policies. Amendments throughout the review led to the removal of those commercial land uses to better align with the policies of the area.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0717

Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107

Land Use

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. To implement The *Keystone Hills Area Structure Plan's* proposed office and industrial uses, the following land uses are proposed:

- Industrial – Commercial (I-C) District;
- Industrial – Business f0.5h20 (I-B f0.5h20) District;
- Industrial – General (I-G) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – Urban Nature (S-UN) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.

The I-G District is intended for light and medium industrial development and forms the largest parcel at the northeast corner of the plan. The two I-C District parcels, with support commercial, are located closest to the intersection of Deerfoot Trail NE and Stoney Trail NE. This is because the I-C District has setback and screening rules that lend itself best to this higher visibility location. The I-C District also ensures the proposed developments have controls to transition to the two adjacent I-B District parcels which is more geared towards providing high quality research and office developments.

The *Keystone Hills Area Structure Plan* identified the subject site as an industrial employment area, consisting entirely of industrial based land uses with no residential population base. Based on this, Municipal Reserve (MR) has been provided within the subject site to only a marginal extent as a land dedication. This is dedicated under the S-SPR District, to compliment the industrial uses and buffer the south side of the drainage channel to facilitate active pathway linkages through the green corridor, as well as to create pockets of passive open space to accentuate the view shed and cater to employment-based site users that may utilize this open space for lunch and mid-day activity purposes. This totals to 0.94 hectares (2.32 acres), and accounts for 2.6 per cent of the required MR. The remaining area of 2.67 hectares (6.60 acres) will be provided as cash-in-lieu of reserve for the sum of 10 per cent S-SPR (MR) required by the Municipal Government Act and approved by the Joint Use Coordination Committee (JUCC). Under Section 7.6.4 Creditable Reserve Policies of the *Keystone Hills Area Structure Plan* cash-in-lieu may be accepted in place of reserve lands for subdivision of land within industrial areas, subject to approval from the JUCC.

The Special Purpose – Urban Nature (S-UN) District dedicates the drainage channel and accompanying setback buffers as Environmental Reserve, while a Special Purpose – City and Regional Infrastructure (S-CRI) District accommodates the storm pond with the maintenance access easements required to service it.

**Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street
NE, LOC2014-0107**

Density

The variety of office and industrial uses proposed will provide for the non-retail jobs that do not compromise the viability of retail development within the greater *Keystone Hills Area Structure Plan*.

The *Municipal Development Plan* requires that the general Developing- Future Greenfield area achieve a minimum intensity threshold of 60 people and jobs per gross developable hectare. The subject site is anticipating a minimum intensity of approximately 61 people and jobs per hectare and a maximum intensity of approximately 73 people and jobs per hectare.

The *Keystone Hills Area Structure Plan* identifies an anticipated 5,600 job requirement for Community D with an area of 82 hectares. The subject lands are identified as Community D and comprise 36.12 developable hectares which means it needs to provide for 44 per cent of that total job requirement. This equates to 2,464 anticipated jobs. The subject site is anticipating a minimum of 1,281 jobs and a maximum of 1,540 jobs.

Historical Resources

The proposed application is located near sites of First Nations activity, east of the Canadian Pacific Railway tracks, with the subject site being identified as potential areas for historic resources. A Statement of Justification for Historical Resources Act Requirements, a desktop study, prepared by Lifeways at the submission of the application, identified the First Nations site to be a provincial designated buffalo kill and processing camp. It further recorded a stone cairn back in 1981 within the project area.

Due to the findings of the desktop study, revealing high potential for Palaeontological and Archaeological resource, a Historical Resource Impact Assessment was determined to be required by Alberta Culture and Tourism pursuant to the Historical Resources Act. This is provincially required ahead of any land surface disturbance activities.

While the province is the authority for historical resources, The City may require a Historical Resource Impact Assessment at the outline plan and land use amendment stage, as outlined by the *Keystone Hills Area Structure Plan*. This allows for the evaluation of the proposed land use and subdivision pattern to try to conserve any documented sites in addition to undertaking the protective and mitigating measures required by the province.

In this instance, based on the agricultural cultivation of the lands since the recording of the stone cairn, Lifeways noted the likelihood of the identified stone cairn being disturbed or even destroyed today. The applicant will therefore be conducting the Historical Resource Impact Assessment for the subject lands ahead of any surface disturbance. A condition has been incorporated in the outline plan to effectively address this.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0717

Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107

Environmental

A Phase I Environmental Site Assessment was completed and approved for the subject site. The recommendations within the report are required to be implemented, prior to endorsement of any tentative plan.

The Biophysical Assessments conducted previously as part of the North Regional Context Study and the *Keystone Hills Area Structure Plan* identified environmental open space study areas within the subject site. A Biophysical Inventory Assessment (BIA) was submitted and approved as part of this application. The conclusions of the approved BIA identified a vegetated draw with an ephemeral drainage course traveling through the subject site in a north to southeast direction. This environmental feature links north into adjacent lands where it has also been identified as environmental open space study areas for future outline plans within the *Nose Creek Area Structure Plan*. Also, linking southeast into adjacent lands connecting to Nose Creek and its meander belt. Based on the findings of the BIA, hydrologic connectivity and contribution to a larger open space network, this vegetated draw containing an ephemeral drainage has been preserved up to the top of slope line, accounting for 2.15 hectares (5.31 acres) of Environmental Reserve (ER) dedication through the S-UN District within the subject site.

Transportation

Streets and Access

The subject site is bounded by 144 Avenue NE to the north, 15 Street to the west, Stoney Trail NE to the south, and by the Canadian Pacific Railway tracks to the east. Administration worked with the applicant to develop a transportation network of Arterial, Collector and Industrial standard streets that were refined to accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network. Keystone Boulevard NE, connecting to both 144 Avenue NE and 15 Street NE between the I-B District and I-C District lands, provides a continuous connection through the subject lands. The I-G District lands located on the east side of the drainage channel will be accessed directly from 144 Avenue NE.

The plan area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail NE and Deerfoot Trail NE / QEII Highway. To the west of the plan area, 144 Avenue NE will connect to 11 Street NE, and by extension to the planned Stoney Trail NE interchange. To the east of the plan area, 144 Avenue bends to run parallel to the Canadian Pacific Railway tracks to the east in a north-south direction, and then intersects with 160 Avenue NE, and to the Deerfoot Trail NE / QEII Highway at the Crossiron Drive interchange.

In support of the New Community Growth Strategy, The City of Calgary is advancing the 11 Street NE full interchange with Stoney Trail in support of the *Keystone Hills Area Structure Plan* lands and captured within One Calgary. The interchange is anticipated to be constructed and opened by end-2022. In conjunction with the advancement of the full interchange, construction

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0717

Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107

of 11 Street NE by the area developers is required to tie into the interchange, realizing the value of infrastructure investment made by The City in support of the Keystone Area Structure Plan area development.

Transit

This area is currently not served by any transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the *Keystone Hills Area Structure Plan* lands, providing local and regional service through and around the plan area, and later phased to support the future Green Line extension and cross-town bus services. Transit service introduction to new communities is balanced with service increases in existing communities with ridership growth, including potential introduction of evening and weekend service. Construction of 144 Avenue NE along the north boundary of and to the west of the plan area by the Developer and by the neighbouring developers will enable the introduction and eventual enhancement of transit service as the community builds out.

One-Hundred and Forty-Fourth Avenue NE, as well as the parallel collector network in the lands to the west of the plan area (approximate 140 Avenue NE alignment) will provide a connection for east Keystone Hills to the future Green Line station south of 144 Avenue and Centre Street N.

Utilities and Servicing

Water servicing will be provided by connecting to the existing 900 millimetre water feedermain at 144 Avenue NE located on the east side of the plan area, and by extending the existing 400 millimetre watermain across Stoney Trail NE, through the adjacent lands to the west.

Sanitary servicing will be provided by connecting to the existing 1050 sanitary trunk within the Transportation and Utility Corridor at the south-east of the plan area.

Stormwater will be managed through a proposed stormwater facility adjacent to the existing ravine, then through a controlled discharge into Nose Creek.

Stakeholder Engagement, Research and Communication

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

There is no Community Association for the subject area and no letters from adjacent landowners were received. One letter from a general citizen was received requesting information on the status of review of the application.

No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0717

Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP). The site is located within the "City, Town" area as identified on Schedule C: *South Saskatchewan Regional Plan Map* in the SSRP. While the SSRP makes no specific reference to this site, the supporting application is consistent with the SSRP policies, including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed application builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The *Municipal Development Plan* (MDP), Map 1: Urban Structure, identifies the subject lands as Developing- Future Greenfield. The MDP identifies that specific policies will be identified through the *Keystone Hills Area Structure Plan*.

The proposed redesignation and associated outline plan meets the following *Municipal Development Plan* objectives (Section 3.6.2):

- Retaining environmentally significant natural areas;
- Integrate natural features into the public open space and green networks;
- Achieve a minimum intensity of 60 people and jobs per gross developable hectare; and
- Creating a connected, multi-modal street network.

Keystone Hills Area Structure Plan (Statutory – 2012)

The *Keystone Hills Area Structure Plan* provides more direction with detailed policies and guidelines for development. The subject lands are identified as Community D on Map 6: Community and Neighbourhood Concept, and as Industrial/Employment Area and depict portions of a regional pathway and a green corridor on Map 5: Land Use Concept.

The proposed industrial area complies with the Industrial/Employment Area policies by providing for light industrial and industrial and employee-supportive uses.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0717

Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107

Pedestrian and cycling connections from the surrounding areas are provided into the plan area in the form of a regional pathway along the block-based road network and a green corridor along the drainage channel and proposed storm pond. Recreation opportunities for employees are additionally provided for along that open space system.

The proposed land use redesignation and associated outline plan is therefore consistent with the applicable policies of this plan.

Improving Calgary's Entranceways: A Guide for Development Adjacent to Entranceways (Non-statutory – 2012)

These lands are subject to The City's entranceway policies as contained in the *Guide for Development Adjacent to Entranceways*. The policies apply to all roads designated as Entranceway and Entranceway Routes which include Stoney Trail and Deerfoot Trail, north of Stoney Trail to the city limits.

The land uses proposed adjacent or in areas immediately visible from entranceways need to provide for higher quality development opportunities. The proposed land uses are therefore consistent with the guidelines of this guide.

Calgary International Airport Vicinity Protection Area Regulation (Statutory – 2009)

The subject site is located within the 30-35 noise exposure forecast (NEF) contour of the Airport Vicinity Protection Area (AVPA) land use regulations. The recommended land use districts provide for a range of uses that are generally allowable within the 30-35 NEF contour area. However, future individual development permit applications will be circulated to YYC and reviewed in the context of applicable regulations to ensure further compliance.

Social, Environmental, Economic (External)

The proposed application will provide the first stock of industrial lands for the community of Keystone Hills. The development of this comprehensive industrial employment area will provide adjacent residents and population centers within the metropolitan area with job opportunities and amenities while enabling a more efficient use of land and infrastructure that will support surrounding undeveloped lands by being the first to develop amongst the adjacent parcels.

Financial Capacity

Current and Future Operating Budget

There is no impact to the current operating budget as a result of this report. As development proceeds in this area and additional services come online, operating costs will be incurred related to services such as roads, parks, and transit. These costs have been incorporated into

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0717

Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107

the One Calgary 2019-2022 service plans and budgets.

Current and Future Capital Budget

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. The capital investment required for the construction of the 11 Street NE/Stoney Trail ramps and interchange has been included in the One Calgary 2019-2022 service plans and budgets.

Risk Assessment

A risk associated with the subject application stems from the Historical Resource Impact Assessment not being conducted during the review of the land use and associating outline plan application. Since the agricultural cultivated land provided a lower probability for the survival of any significant Palaeontological and Archaeological resources, as deducted by Lifeways, the applicant team requested to proceed with the proposed application and deal with any provincial implications prior to surface disturbance.

While the province is the authority for historical resources, findings by The City at the land use review stage could have further informed the evaluation of the proposed land use and subdivision pattern to try to conserve any documented sites. These will however, now be assessed prior to any site disturbances occurring, with appropriate mitigation measures included at that time – should any significant historical resources be identified.

REASONS FOR RECOMMENDATIONS:

The proposed land use amendment has been developed in accordance with the objectives of the *Municipal Development Plan*, and more specifically is in accordance with the policies specified in the *Keystone Hills Area Structure Plan*. The proposed land uses and their distribution facilitate the development of office and industrial land uses and provides the anticipated component to make the developing community of Keystone Hills a complete community. The industrial area also meets the required intensity targets as set out in the *Municipal Development Plan* and *Keystone Hills Area Structure Plan*.

These land uses will be implemented through the supporting outline plan application that provides the subdivision layout and conditions to realize the site's development.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Outline Plan
3. **Proposed Bylaw 154D2019**

Applicant's Submission



SE Keystone - Applicant's Submission – LOC2014-0107

On behalf of Pacific Developments, B&A submits an Outline Plan and Land Use Redesignation for lands located within the Keystone Hills Business and Industrial Park. The Outline Plan area is located north of Stoney Trail and the community of Panorama Hills, east of 15 Street NE, south of 144 Avenue NW, and west of the Canadian Pacific Railway tracks.

The Outline Plan Area is 38.27 hectares (94.57 acres) in size, and is anticipated to accommodate approximately 2,200 jobs.

As per Keystone Hills ASP policy, the Keystone Hills Industrial/Employment area is to achieve between 60 and 70 people/jobs per hectare. The Outline Plan area is currently anticipating 61 people/jobs per hectare. As the development moves forward, this number is anticipated to increase with the intensification of retail, commercial, and business land uses in the area.

The subject lands have been comprehensively designed to accommodate Industrial- Business, Industrial – Commercial and General Industrial uses through an efficient road system, accommodating transit services, pedestrian walkability, and cyclist connectivity.

Based on the consideration of site opportunities and constraints, as well as the technical evaluations completed to date, the proposed land use configuration for the proposed Keystone Hills Business and Industrial Park will include I-Bf0.5h20, I-G, I-C, S-SPR, S-UN, and S-CRI.

Open space in the Outline Plan area will be provided as linear space with pedestrian seating nodes along the top of a small drainage course and the edge of a stormwater management facility. Stormwater servicing for the Outline Plan area will be provided by construction of a stormwater management facility along the east side of the plan boundary. The stormwater facility is sized to retain stormwater runoff for the Outline Plan area only, where it will then be treated for water quality prior to release into Nose Creek.

The Outline Plan area will have direct vehicular access to the 144th Avenue, and 15 Street NE. These roads in turn provide access to Stoney Trail through a future interchange at 11 Street NE.

The proposal reflects City policy as contained in the Municipal Development Plan, Keystone Hills Area Structure Plan and the Calgary Transportation Plan.

PROPOSED

CPC2019-0717
ATTACHMENT 3

BYLAW NUMBER 154D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2014-0107/CPC2019-0717)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

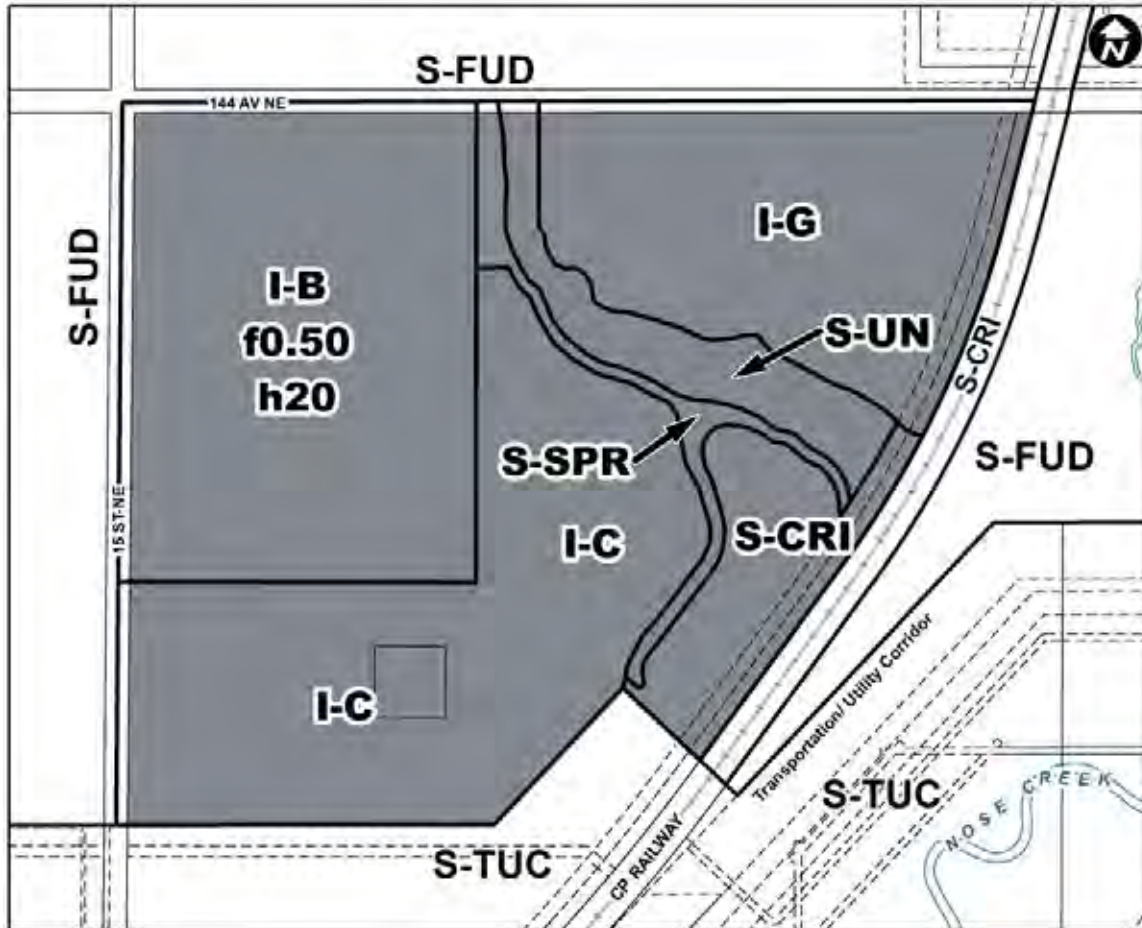
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2014-0107/CPC2019-0717
BYLAW NUMBER 154D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2017 June 06

ISC: UNRESTRICTED
CPC2019-0720

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174

EXECUTIVE SUMMARY

This application was submitted by Inertia on 2018 July 30 on behalf of the land owner Donghui Xie. The application proposes to change the land use designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential development (e.g. townhouses, four-plexes);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 6 dwelling units on this site (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the M-CG District.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).

A development permit application was submitted and is 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 amendment to the North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1418 - 19 Avenue NW (Plan 3150P, Block 16, Lots 8 and 9) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2017 June 06

ISC: UNRESTRICTED
CPC2019-0720

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 53P2019**.
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1418 - 19 Avenue NW (Plan 3150P, Block 16, Lots 8 and 9) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to **Proposed Bylaw 149D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None

BACKGROUND

This land use amendment application was submitted Inertia on 2018 July 30 on behalf of the land owner Donghui Xie. The applicant's submission (Attachment 1) indicates their intent to develop a two-storey multi-residential development with four grade-oriented units. A development permit application (DP2019-0741) was submitted by Inertia Corporation on 2019 January 15 and is currently under review. The development permit application (Attachment 4) will be ready for approval by the Development Authority at the time of the Public Hearing on 2019 July 22.

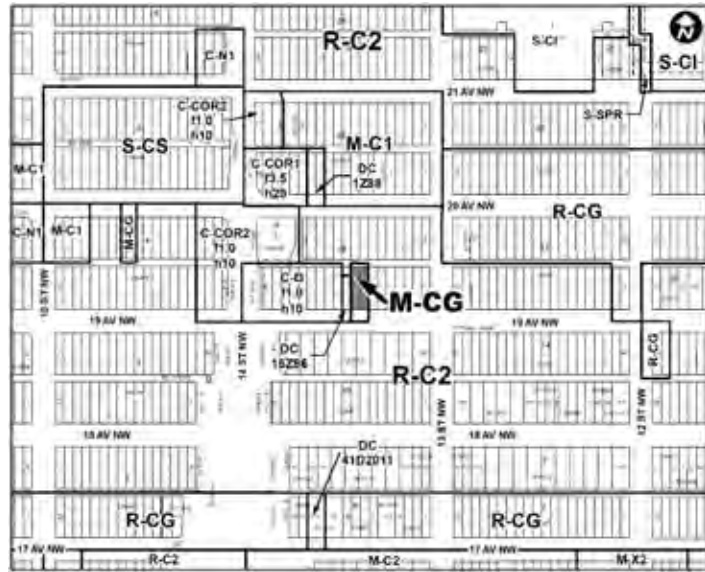
The subject site, located in the community of Capitol Hill, is subject to the policies of the *North Hill Area Redevelopment Plan* (ARP). Although a map amendment is required to the ARP to allow for the land use amendment, the redevelopment proposal aligns with the applicable policies of the MDP.

Planning & Development Report to
Calgary Planning Commission
2017 June 06

ISC: UNRESTRICTED
CPC2019-0720

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19
Avenue NW, LOC2018-0174

Location Maps



Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174

Site Context

The community of Capitol Hill contains a mix of housing types ranging from single detached dwellings to low-profile multi-residential developments with some commercial uses along 14 Street NW and 20 Avenue NW. With 14 Street NW part of the Primary Transit Network and 20 Avenue NW a collector road, the crossing of these two roads function as a major intersection in the community. The subject site, 1418 – 19 Avenue NW, is located mid-block between the commercial uses adjacent to this intersection and the residential uses along 19 Avenue NW further to the east. The subject site is approximately 15 metres wide and 36 metres deep.

Surrounding uses consist of the following:

- North – commercial uses, and residential uses designated in the ARP for medium density mid-rise redevelopment;
- South – low density residential uses;
- West – parking and commercial uses designated for local commercial in the ARP; and
- East – low-density residential uses designated for row-house redevelopment in the ARP.

The land use district of the parcel directly west of the subject site is a DC Direct Control District (Bylaw 5Z1986) allowing for parking to the commercial (office and medical clinics) uses along 14 Street NW. No access is permitted to 19 Avenue NW where the subject site is located.

Vehicular access to the subject site is from the lane only and connects with both 20 Avenue NW and 13 Street SW.

As identified in *Figure 1*, the community of Capitol Hill has seen population growth over the last several years reaching its population peak in 2018.

Figure 1: Community Peak Population

Capitol Hill	
Peak Population Year	2018
Peak Population	4,688
2018 Current Population	4,688
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

Planning & Development Report to
Calgary Planning Commission
2017 June 06

ISC: UNRESTRICTED
CPC2019-0720

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density and allows for a building type that is compatible as a buffer use and density between the commercial uses to the west and the existing low-density residential uses to the east.

The proposed M-CG District allows for up to six residential units at a maximum building height of 12 metres on the subject site; however, the development permit under review (DP2019-0741) is for a four-unit grade-oriented building with a height of no more than 10.5 metres.

Although a minor map amendment to the ARP is required to accommodate this proposal, the ARP anticipates future rowhouse development adjacent to the subject site to the east along 19 Avenue NW. The proposal is therefore compatible with both the existing and future anticipated residential uses and meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District allows for a low-density residential development with a maximum of two units with a building height of no more than 10 metres. The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District provides for a maximum density of 111 units per hectare, which would enable up to six dwelling units on the subject site with a building height of no more than 12 metres.

The M-CG District contains rules for development which allows for varied building heights and front setbacks in a manner that reflects the residential context to the east of the subject site. These rules are being evaluated during the current development permit review at the discretion of the Development Authority.

Development and Site Design

Future development on this site will be evaluated against the rules of the proposed M-CG District to guide the built form in relation to use, height, massing and landscaping. Other key factors that will be important to address include:

- ensuring an engaging built interface and grade orientation along 19 Avenue NW;
- emphasizing individual at-grade entrances;
- respecting the residential context and privacy of adjacent residential uses to the north and east of the site;
- providing adequate on-site parking; and
- ensuring vehicular access and garbage pick-up is from the rear lane.

Planning & Development Report to
Calgary Planning Commission
2017 June 06

ISC: UNRESTRICTED
CPC2019-0720

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174

The development permit under review (DP2019-0741) is for a four-unit grade-oriented building with a height of no more than 10.5 metres.

Environmental

There are no environmental concerns associated with the subject site or this proposal.

Transportation

A Transportation Impact Assessment and parking study was not required for this proposal. Vehicular access to the parcel is available from the rear lane. Street parking is regulated along 19 Avenue NW with a two-hour parking restriction in front of the commercial development and a residential parking permit (Permit F) in front of the residential development.

The area is well served by Calgary Transit bus service with several stops around the intersection of 14 Street NW and 20 Avenue NW, less than 200 metres from the subject site. Several bus routes run along both 14 Street NW and 20 Avenue NW. Bus stops for the MAX Orange Line is approximately 500 metres to the south of the site situated along 16 Avenue NW.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site. The specific servicing arrangements and stormwater management will be reviewed and evaluated in detail as part of the development permit process.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practises, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line. No public meetings were held by the applicant or administration in relation to this application.

Administration received 2 letters of support and 2 letters of opposition to the application. Support is expressed for the proposed increase in density and redevelopment of the subject site, while opposition is expressed for the potential decrease in property values along 19 Avenue NW and the lack of available on-street parking.

The Capitol Hill Community Association was circulated on the land use amendment and development permit applications, who submitted a letter of support (Attachment 2) for the amendment to the ARP and the land use district.

Administration considered relevant planning issues specific to the proposed land use amendment application and has determined that the proposal is appropriate with the height increase of 2 metres above the current allowable height and surrounding land uses. Compliance

Planning & Development Report to
Calgary Planning Commission
2017 June 06

ISC: UNRESTRICTED
CPC2019-0720

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174

with relevant policies and bylaws, as well as design, the compatibility of discretionary uses with the surrounding neighbourhood context, traffic, and access are currently being reviewed through the development permit process.

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

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment build on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Inner-City Residential Area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing. The MDP also calls for a moderate 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 M-CG District provide for a development form that is sensitive to existing residential development in terms of height, built form and density.

North Hill Area Redevelopment Plan (Statutory – 2000)

The *North Hill Area Redevelopment Plan* (ARP) supports residential intensification through renovation, redevelopment, conversion, and infill development that is sensitive to the existing neighbourhood. The plan encourages a variety of housing forms that accommodate different age groups, household types, and income levels. The policies of the ARP encourage redevelopment that is contextually sensitive to the existing character of the community.

Planning & Development Report to
Calgary Planning Commission
2017 June 06

ISC: UNRESTRICTED
CPC2019-0720

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174

In the ARP, the subject site is identified as Low Density Rowhouse. This land use typology is intended to provide for a range of low-density housing options such as single detached, semi-detached and rowhousing.

An amendment to Map 4: Future Land Use Policy – Capitol Hill in the ARP, from Low Density Rowhouse to Medium Density Low-Rise, is required to accommodate this land use amendment (Attachment 3). The Medium Density Low Rise policies are intended to provide for a range of housing options including low profile multi-unit residential development. The preferred built form should have a height of 2 to 3 storeys with direct access from grade for some units.

The proposed land use amendment to M-CG District aligns with the Medium Density Low-Rise typology which allows for multi-residential development of up to three storeys. Map 5: Maximum Building Heights in the ARP restricts building heights within this typology to 11 metres, unlike the M-CG District that caps the maximum building height at 12 metres. Map 5 in the ARP is not amended as part of this application.

Location Criteria for Multi-Residential Infill (2016)

The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as:

- the subject site is situated within 250 metres of several transit stops;
- including transit stops on a primary transit route within 150 metres;
- the site is adjacent to non-residential uses which includes office and medical clinics;
- the site is in proximity to the 14 Streets NW and 20 Avenue NW corridors; and
- the subject site gains vehicular access by means of a rear lane.

While these criteria are not used as a checklist, they do provide a framework in which we evaluate a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive residential intensification.

Social, Environmental, Economic (External)

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed ARP amendment and land use district allows for a wider range of housing types and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

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

Planning & Development Report to
Calgary Planning Commission
2017 June 06

ISC: UNRESTRICTED
CPC2019-0720

**Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19
Avenue NW, LOC2018-0174**

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and therefore there are currently no growth management concerns.

Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan* as amended. The proposed M-CG District is designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that can be compatible with the character of the existing neighbourhood.

ATTACHMENTS

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 53P2019**
4. Development Permit (DP2019-0741) Summary
5. **Proposed Bylaw 149D2019**

Applicant's Submission

Site Address: 1418 19 AV NW
Land Use Redesignation from R-C2 to M-CG

Design Intent and Context:

The subject parcel is located in the community of Capitol Hill and consists of 0.055737 ha. We are proposing a development with a four-unit multi-residential building with doors facing 19 AV NW and vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

The current land use designation is (R-C2) Residential – Contextual one/two dwelling which allows for single detached or semi-detached dwelling and a maximum height of 10m. To support the proposed development, we are applying to change the designation from R-C2 to M-CG Multi Residential – Contextual Grade Oriented District.

The Land Use Bylaw describes the M-CG district as follows:

The Multi-Residential – Contextual Grade Oriented District is intended to apply to the Developed Area; has Multi-Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings; has Multi-Residential Development designed to provide some or all units with direct access to grade; provides for Multi-Residential Development in a variety of forms; has Multi-Residential Development of low height and low density; allows for varied building height and front setback areas in a manner that reflects the immediate context; is intended to be in close proximity or adjacent to low density residential development; provides outdoor space for social interaction; and provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

The parcel is located mid-block and is situated between low density Single-detached and Semi-detached buildings on the east, and the surface parking lot of a large, two-storey commercial building to the west. The proposed land use is intended to transition between these two forms of development. While M-CG does allow slightly higher density than the current designation, the rules of the district ensure that development is compatible with low density residential development.

The proposed development will be designed so each unit will have separate and direct access to grade. The overall massing will be designed within the setbacks and maximum height rule of the Land Use Bylaw which respects the existing character of the block.

The site has specific attributes which make it ideal for an increase in intensity:

- The site is transitional between R-C2 and DC15Z86 (A parking lot use for the adjacent C-Off,0h10 Commercial - Office site)
- The site is only 3 blocks (a 7 minutes walk) from Capitol Hill Community Association.
- The site is only 10 minutes' walk to SAIT Polytechnic.
- The site is only 11 minutes' walk to 16 AV NW which is a Main Street.
- The site is only 12 minutes' walk (a 5 minutes' drive) to North Hill Shopping Centre.
- The site is only 19 minutes' walk (a 5 minutes' drive) to the Lions Park C-Train Station.

Policies (and Variations):

Municipal Development Plan (MDP):

The proposed project fundamentally meets the goals of the Municipal Development Plan:

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community.

The MDP requires that "ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street," (2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 19 AV NW, the pedestrian realm along 19 AV NW is protected.

Capitol Hill Area Redevelopment Plan (ARP):

The ARP locates this parcel in a Low Density Residential area which allows for a modest increase in density with greater variety of housing types while being in scale with the existing context.

Our proposal is fundamentally a grade-oriented and low density form. The building is 2-storey in height which demonstrates sensitivity to the existing neighbourhood's context.

Bylaw (and Relaxations):

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

Engagement:

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The Capitol Hill Community Association will be consulted as this application and the Development Permit application progress.

Community Association Letter

The Capitol Hill Community Association

1611-21 Avenue NW Calgary, AB T2M 1L9
Phone: 403.289.0859



April 5, 2019

Trent Letwiniuk
Gravity Architecture - Inertia Corporation

Dear Trent,

RE: Request for Support to LOC2018-0195 (1418 19 AVE NW)

Capitol Hill Community Association (CHCA) is pleased to provide support for the land use amendment application (LOC2018-0195) for 1418 19 Avenue NW.

We have no concerns with the proposed land use change. Typically we would be reluctant to support an MC-G application with a front back unit form in a mid block scenario, however this particular site is unique in that it resides adjacent a sizable commercial building. In addition to this there is a ATCO utility building right off the NW corner of the site. MC-G seems an appropriate land use as it provides a reasonable step down from the Commercial site to the R-C2.

Likely you are aware, but would like to mention that the adjacent utility building makes a considerable hissing sound. There was nothing apparent in the design addressing this issue, but you may want assess and consider if some measures are possible in addressing this sound to the rear units.

We appreciate your efforts in contacting and discussing this application with us.

Sincerely,

Darren Courtnage %
Carm Collingwood
Director of Planning and Development
Capitol Hill Community Association

cc: Druh Farrell, Ward 7 Councillor
Madeleine Krizan, City of Calgary

PROPOSED

CPC2019-0720
ATTACHMENT 3

BYLAW NUMBER 53P2019

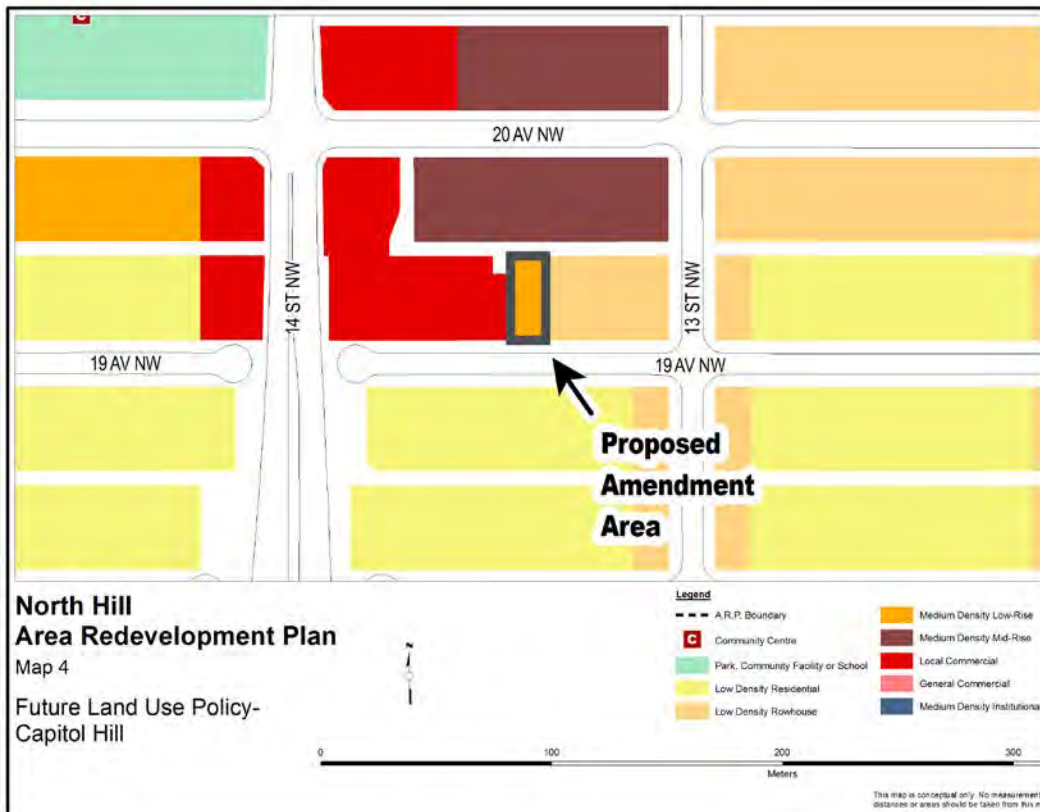
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99 (LOC2018-0174/CPC2019-0720)

WHEREAS it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 4 entitled 'Future Land Use Policy – Capitol Hill', by changing 0.06 hectares ± (0.14 acres ±) located at 1418 - 19 Avenue NW (Plan 3150P, Block 16, Lots 8 and 9) from 'Low Density Rowhouse' to 'Medium Density Low-Rise' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 53P2019

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Development Permit (DP2019-0741) Summary

A development permit application (DP2019-0741) has been submitted by Inertia Corporation on 2019 February 15. The development permit application is for a two-storey, four-unit back-to-front residential development including four on-site motor vehicle stalls plus visitor parking. The following excerpts (Figures 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

Administration's review of the development permit will determine the ultimate 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 application until council has made a decision on this land use redesignation.

Figure 1: Rendering of Proposed Development
(View from 19 Avenue NW)



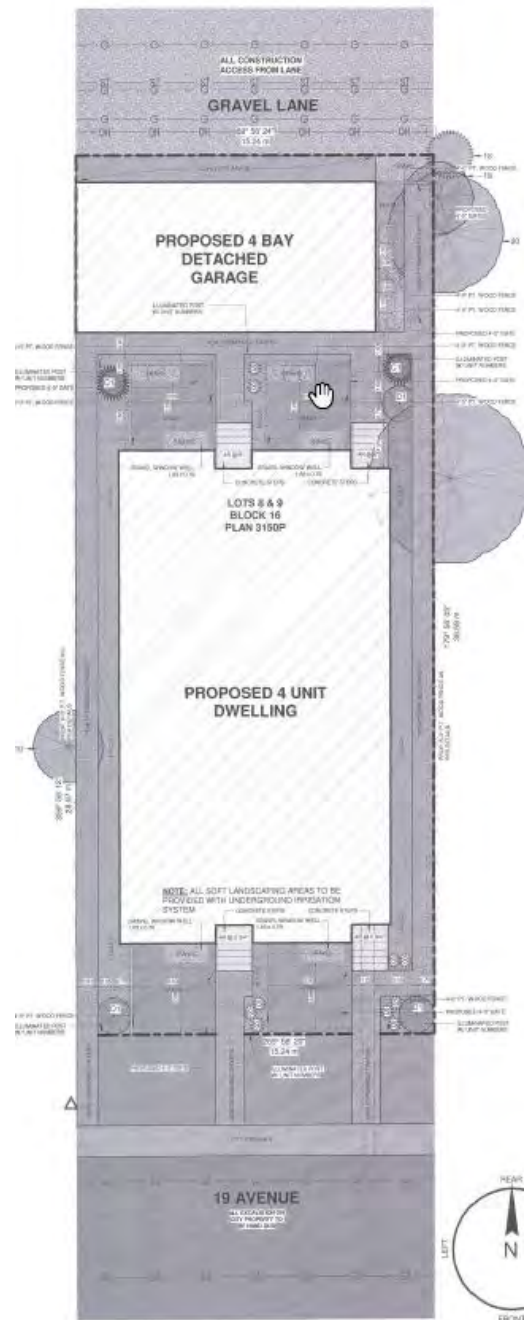
Front Left Perspective



Front Perspective



Figure 2: Site Plan



PROPOSED

CPC2019-0720
ATTACHMENT 5

BYLAW NUMBER 149D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0174/CPC2019-0720)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

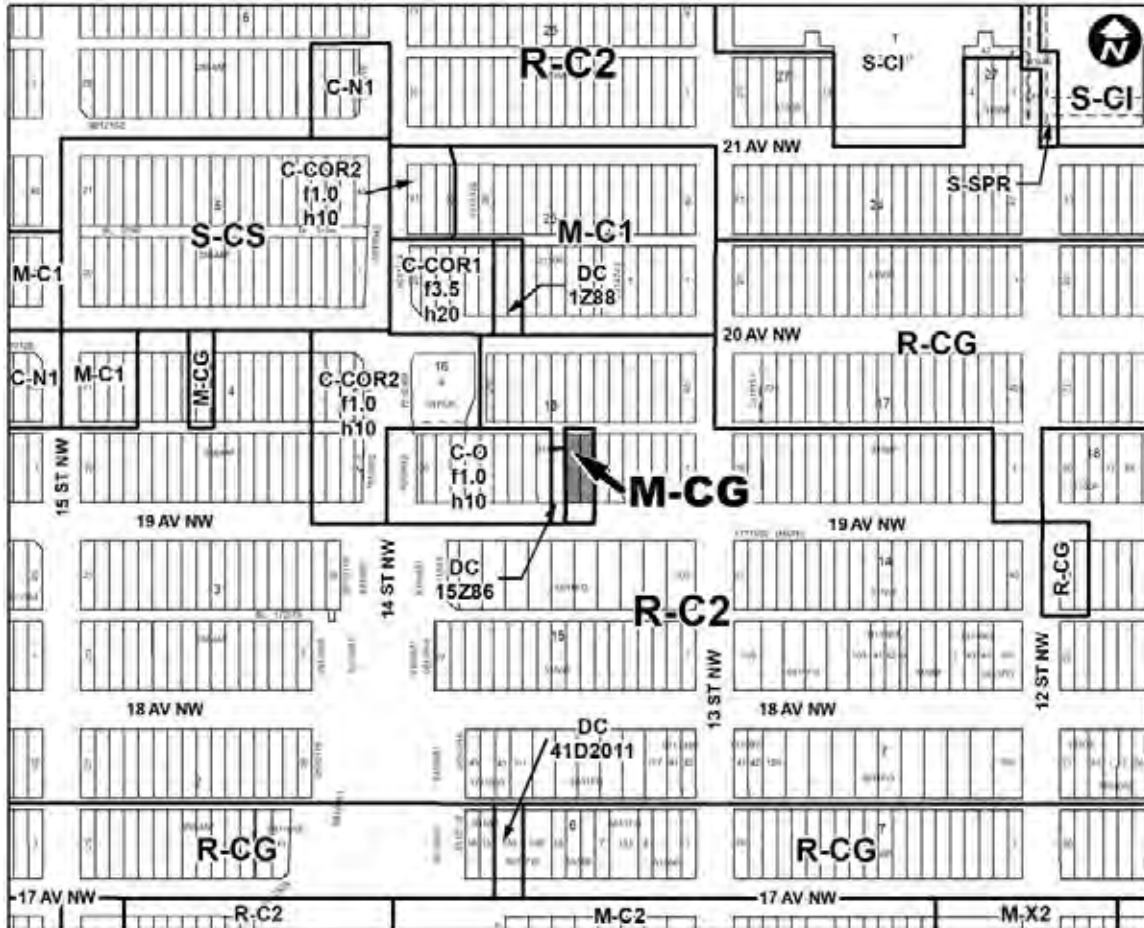
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2018-0174/CPC2019-0720
BYLAW NUMBER 149D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0704

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 – 21 Avenue NW, LOC2019-0002

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Kelvin Hamilton Architecture on behalf of the landowners, Di Lin Deng and Xue Lan Zhu on 2019 January 07. This application proposes to change the designation of a single parcel from the Residential – Contextual One / Two Dwelling (R-C2) District to the Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential buildings (e.g. townhouses, four-plexes);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 6 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the M-CG District.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms with the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1516 – 21 Avenue NW (Plan 2864AF, Block 6, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0704

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 54P2019**.
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1516 – 21 Avenue NW (Plan 2864AF, Block 6, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to **Proposed Bylaw 150D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use redesignation application was submitted by Kelvin Hamilton Architecture on behalf of the landowners, Di Lin Deng and Xue Lan Zhu on 2019 January 07. No development permit has been submitted at this time. As indicated in the applicant submission, the applicant intends to pursue a multi-residential development on this site (Attachment 1).

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0704

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21
Avenue NW, LOC2019-0002

Location Maps



Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002

Site Context

The subject site is located in the community of Capitol Hill on the north side of 21 Avenue NW, between 15 Street NW and 14 Street NW. The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 37 metres. A rear lane exists along the north end of the site. The property is currently developed with a one-storey single detached dwelling and a detached single-car garage accessed from 21 Avenue NW.

The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District and surrounding development is characterized by a mix of single and semi-detached dwellings. To the south across 21 Avenue NW is the Capitol Hill Community Association, a 1.2 hectare site which includes a community hall, playground, baseball diamond, community garden and ample green space. Two parcels to the east of the site are designated as Commercial – Neighbourhood 1 (C-N1) District.

As identified in *Figure 1*, the community of Capitol Hill reached peak population in 2018.

Figure 1: Community Peak Population

Capitol Hill	
Peak Population Year	2018
Peak Population	4,688
2018 Current Population	4,688
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are compatible with the established built form for the neighbourhood. Subject to a minor amendment to the ARP, the proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning and analysis conducted by Administration.

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

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002

dwellings. Single detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for three to four-storey (12 metres maximum height) multi-residential developments where ground floor units must have direct access to grade. Similar to other multi-residential districts, the proposed M-CG District requires on-site landscaping and amenity space. The district provides for a maximum density of 111 units per hectare which would enable up to six dwelling units on the subject site. In addition, the M-CG District allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed M-CG District will provide guidance for future site development including appropriate uses, building massing and height, amenity space, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 21 Avenue NW frontage;
- improving pedestrian connections along 21 Avenue NW by ensuring vehicle access to the site is off the lane;
- accommodation of parking; and
- mitigation of overlooking and privacy concerns.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 21 Avenue NW. Vehicular access is currently provided from an existing driveway on 21 Avenue NW, however, upon redevelopment vehicular access will be directed to the rear lane. Two-hour on-street parking is available on 21 Avenue NW.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 120 metres (two-minute walking distance) east of the site along 14 Street NW and 190 metres (three-minute walking distance) south of the site along 20 Avenue NW. A Transportation Impact Assessment was not required as part of this application.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0704

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002

Utilities and Servicing

Water and sanitary mains are available and can accommodate 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 as part of a development permit.

Stakeholder Engagement, Research and Communication

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

The Capitol Hill Community Association responded to the circulation saying that they do not support mid-block M-CG along residential streets and would prefer the site to be designated as R-CG in keeping with the current version of the ARP.

Administration received seven citizen responses noting concerns related to the potential height and shadowing impacts of a new building in the M-CG District. In this regard, the M-CG District has a height chamfer rule to decrease building height/massing in proximity to a shared property line with a low density residential district. Additional design measures to limit potential massing and shadowing concerns can also be addressed as part of the development permit review process.

Citizens were also concerned about the appropriateness of a multi-residential building in a low density residential area, and the possibility of increased vehicle traffic on the nearby roads and back lane.

Kelvin Hamilton Architecture hosted an information meeting on 2019 April 24 which was attended by ten neighbours. This included a question and answer period and a questionnaire was circulated to the participants (Attachment 2).

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0704

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy amendment and land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The subject parcel is located within one block of 14 Street NW which is identified by the MDP as part of the Primary Transit Network.

The proposal is in keeping with relevant MDP policies as the M-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

North Hill Area Redevelopment Plan (Statutory – 2000)

The *North Hill Area Redevelopment Plan* (ARP) encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification which contributes to the renewal and vitality of the communities.

The parcel is located within the Low Density Rowhouse area of the ARP, which is intended to allow for a modest increase in density with a greater variety of housing types, while still being in scale with the existing context. The ARP currently allows a maximum building height of 11 metres on this site.

A minor amendment to the *North Hill ARP* (Attachment 3) is required to support the land use redesignation application. The proposed amendments to Maps 4 and 5 of the ARP, which illustrate the land use plan and maximum building heights respectively, will change the subject site from Low Density Rowhouse with a maximum building height of 11 metres to Medium Density Low-Rise with a maximum building height of 12 metres.

The Medium Density Low-Rise area is intended to allow for a low-rise built form which provides for a modest increase in density while not being out of context with the existing character of the area. This area allows for low-rise residential developments including townhouses and apartments. There are many policies within this plan that will apply at the development permit stage.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
Revised CPC2019-0704

Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002

The North Hill ARP identifies the site directly east of the subject site as Medium Density Mid-Rise, with a maximum height of 16 metres. Therefore, the proposed Medium Density Low-Rise area provides a reasonable transition from the Low Density Rowhouse sites on the west, to the Medium Density Mid-Rise site on the east.

The *North Hill ARP* is currently under review by Administration. A full update to the local area plan is anticipated by Q4 2019.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to six dwelling units will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *North Hill Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed M-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant Submission
2. Community Meeting Report
3. **Proposed Bylaw 54P2019**
4. **Community Association Letter**
5. **Proposed Bylaw 150D2019**

Applicant Submission

City of Calgary
Planning and Development
800 Macleod Trail SW
Calgary AB, T2P 2M5
January 7, 2019

Re: Land Use Re-designation from R-C2 to M-CG: 1516 21 Ave NW: - Plan 2864 AF, Block 6, Lots 7&8

The parcel is located in the community of Capitol Hill (Land area = 0.05574ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a multi-residential development consisting of more affordable energy efficient units. We believe our proposal will be a great asset for the Capitol Hill community revitalization program.

RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate for the request that the above-mention property be rezoned to an M-CG land use designation, which will help facilitate the development of new compact, sustainable and affordable homes close to amenities and existing businesses.

Middle Lot: The site occupies a 50'-0" x 120'-0" lot, which allows the proposed development to enhance the neighbourhood's street-scape by addressing the Capitol Hill ARP that indicates a M-C2 designated Lot adjacent east, as well as the future land designated R-CG lots adjacent west of the property (1516 21 Ave). It must be noted that directly across the street is Capitol Hill Public park, which provides further reasoning to allow for land intensification; a characteristic that is referenced as a factor to promote land intensification for multi-residential developments.

Urban Corridor: 14th Street is designated as an Urban Corridor, which provides good access and traffic capacity for future residents and businesses. The subject property is approximately 30m away from 14th Street and approximately 100m away from 20 Ave NW (a Collector Road).

Proximity to Transit: There is a primary bus stop within 250m of the subject property on 14th Street and 20 Avenue. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency.

Adjacent to Commercial Businesses and Supermarket: The subject site is close to retail and commercial businesses, which makes it all the more natural to allow the proposed land use re-designation be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric to support existing businesses and to add vibrancy to the neighbourhood.

Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

Applicant Submission

COMMUNITY ENGAGEMENT

Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction (AHJ), we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (Legal Description: Plan: 2864 AF – Block: 6 – Lot: 7&8).

Capitol Hill Community Association

KHA has already reached out to the Capitol Hill Community Association Team to introduce the vision for the above-mentioned property. We submitted a copy of our rationale document, which provided a detailed outline of our plan. A meeting was held on the 6 November 2018, where KHA presented in more detail the vision behind the request for a Land Use Amendment to the above mentioned property. The feedback from the CHCA team was although they supported the vision to intensify density of the property, they were concerned about the increased height (i.e. to accommodate an M-C1 re-designation request). KHA, took the CHCA's concerns into consideration and have now compromised the position of the Landowner to better align with the Community values and have changed the Land Use request from M-C1 to M-CG, which will provide a more conservative height restriction on the proposed development. KHA has also distributed letters to the immediate neighbours in an attempt to reach out to discuss and answer any questions or concerns.

Ward 7 Councilor Office

KHA reached out to Cllr Farrell's Office in order to introduce the rationale concerning the land rezoning for the subject property. We submitted both the Rationale document and the slide presentation for review and comments. Through emails and telephone conversations, the feedback was supportive towards rezoning the land to be M-CG. On this premise, KHA wishes to pursue on behalf of the Landowner the land use designation M-CG.

Immediate Neighbours to the Property

KHA has reached out to the immediate neighbours as mentioned prior, by posting letters of introduction and invitation to contact KHA for a dialogue regarding the application. Neighbours that were informed include the following addresses: 1502, 1504, 1512 and 1518 21 Ave NW. We are still waiting for a response.

Conclusion

The proposed plan to re-designate the land use at 1516 21 Ave NW, provides many benefits to the community as well as the city at large. These benefits includes:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards more choice in the community
- Removing the pressure to encroach on open space in order to provide more affordable housing
- The proposed rezoning will be within 400m of a transit stop, which allows for greater transit use, providing more mobility options
- The land is adjacent to existing commercial development(s) and residential properties designated as M-CG, which helps to create an appropriate transition between low density and more intensive land use.
- The proposed development has direct access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Therefore, based on these factors, we recommend that the AHJ support our plan to apply for Land Use re-designation from R-C2 to M-CG.

Community Meeting Report

1516 21 Ave NW



LAND USE AMENDMENT

LAND USE AMENDMENT COMMUNITY MEETING REPORT

The purpose of this report is to provide a brief summary of the meeting held at the Capitol Hill Community Hall with the neighbouring property owners to 1516 21 Ave NW.

KHA provided a slide presentation which included videos to share with the neighbours the reason behind the Land Use Amendment. The presentation highlighted the issues surrounding transition (i.e. Rural/Suburban mindset that opposes inner-city mindset).

- KHA expressed their understanding that protectionism is a natural stance that people take when it comes to change, however there are many factors that are pushing for change in existing inner-city communities like Capitol Hill.
- KHA shared the major concerns highlighted by the Intergovernmental Panel for Climate Change and the need to reduce Carbon emissions by 45% of the levels recorded in 2010 by 2030. KHA highlighted that existing old properties are a major culprit in emitting high levels of carbon gases into the atmosphere.
- KHA, shared with the neighbours the projections that the city has given regarding population growth and the need for more diverse housing to be created in existing/mature communities like Capitol Hill. The push for more sustainable/affordable housing must be supported to encourage Calgary to be a city that is welcoming.
- KHA, shared their concept behind the desire to request for a land use amendment for M-CG to accommodate 6 compact units that can be built in a cost-effective manner to gain advantage of the net zero philosophy. The challenge is to build with quality materials to achieve net zero and to maintain affordability now and in the future. Only by intensifying land in inner-city lots can we achieve sustainability, supporting the existing infrastructure and maintenance of it.
- KHA, shared with the neighbours the solution to combat parking as this was a very important factor, which was voiced vehemently during the presentation. However, as KHA reached the slides to tackle this issue, the conversation quickly turned to having potentially too many cars driving down the back lane. KHA voiced their true desire to reduce car usage in inner-city developments, however vehicle parking seems to always be the question raised when suggesting multi-family developments.

203B -201 38 Ave NE, Calgary, Alberta, T2E 2M3 T: 403.614.4377
E: Kelvin@kharchitecture.ca W: www.kharchitecture.ca

Community Meeting Report

1516 21 Ave NW



LAND USE AMENDMENT

Overall, 10 out of 25 neighbours invited to attend the meeting attended. Out of the ten neighbours that attended, eight were willing to fill-out the questionnaire. Please see the attached filled out questionnaires.

Also attached please see slide presentation PDF format.

In conclusion, the Capitol Hill Neighbours who attended the meeting, generally are very conservative when it comes to understanding what inner-city living is about. There is a big push to build more net zero developments to counteract climate change in inner-city areas. It is apparent that there are still Mature community neighbours who are not fully engaged in realizing that their community no longer being suburban but inner-city continue to resist higher density developments that can help to accommodate lower income earners into quality built residences in more expensive neighbourhoods.

203B -201 38 Ave NE, Calgary, Alberta, T2E 2M3 T: 403.614.4377
E: Kelvin@kharchitecture.ca W: www.kharchitecture.ca

PROPOSED

CPC2019-0704
ATTACHMENT 3

BYLAW NUMBER 54P2019

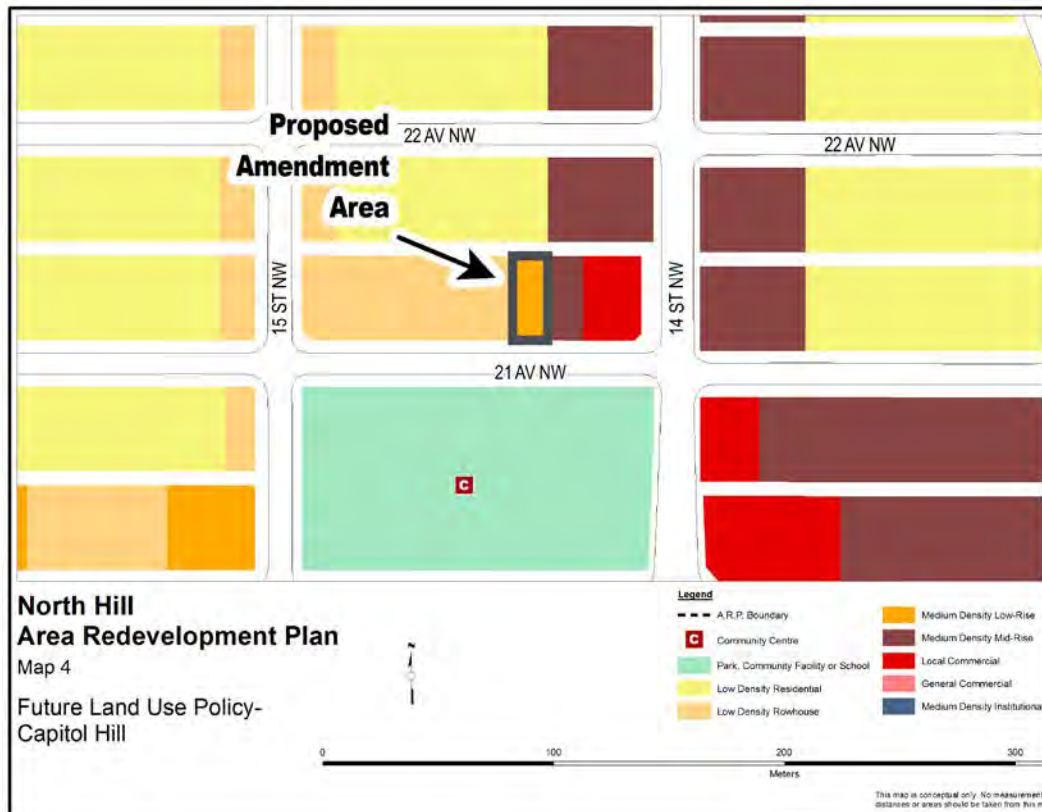
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99 (LOC2019-0002/CPC2019-0704)

WHEREAS it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 4 entitled 'Future Land Use Policy – Capitol Hill', by changing 0.06 hectares ± (0.14 acres ±) located at 1516 – 21 Avenue NW (Plan 2864AF, Block 6, Lots 7 and 8) from 'Low Density Rowhouse' to 'Medium Density Low-Rise' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 54P2019

- (b) Amend Map 5 entitled 'Maximum Building Heights – Capitol Hill', by changing 0.06 hectares ± (0.14 acres ±) located at 1516 – 21 Avenue NW (Plan 2864AF, Block 6, Lots 7 and 8) from '11 m' to '12 m' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 54P2019

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Community Association Letter

The Capitol Hill Community Association

1551 21 Avenue NW Calgary, AB T2M 1L9
Phone: 403.209.0891



Feb 19, 2019

Circulation Control
Planning, Development & Assessment
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Email: cpag.circ@calgary.ca
Attention: Kelsey Cohen, File Manager
Email: Kelsey.cohen@calgary.ca

Dear Ms. Cohen,

RE: Request for Comment on LOC2019-0002 (1516 21 AVE NW)

Capitol Hill Community Association (CHCA) is pleased to provide comment on the Land Use Amendment application noted above. CHCA would like to provide the following comments.

First off, we appreciate the applicants willingness to discuss the proposal with us prior to the Land Use application. We raised some of the immediate concerns we had during that meeting and appreciate that the applicant made changes to the proposal to address our concerns.

We did request that the applicant hold an open house to engage the neighbours and be available for any questions they may have but unfortunately that did not take place. We have heard from some of the neighbours that the applicant was somewhat evasive in answering their questions.

At our last Development Committee meeting we reviewed the current proposal and after a lengthy discussion offer the following comments.

The current proposal is an improvement from the original proposal being the height has been lowered. Without a site plan however, it was difficult for us to review how much site coverage there is and how much wall will face the neighboring properties. We would hope that the exposed building face of the building proper and garage be similar to that of a typical townhome development. As mentioned at our initial meeting, the CA's vision of this site was to be a maximum of an RC-G.

Community Association Letter

The Capitol Hill Community Association

1531 21 Avenue NW Calgary, AB T2M 1L5
Phone: 403.289.0859



The idea was to have higher density for the 1st 100' in from 14th Street with the building mass tapering down to a rowhouse type massing or at maximum MC-G for the next 50'. The subject site you are proposing starts at the 200' in mark from 14th Street. As such, we still have reservations to this proposal. We made our vision very clear to the COC personnel and community members during the ARP revision process. The COC staff seemed to be on the same page with this vision. The following is an example of what we envisioned:



Savoy (corner of Kensington Road and 19th Street NW)

We should also point out that the Savoy development is on a 100' site, so at the 150' point the building is near a rowhouse massing already, plus there is a lane separating this development from the adjacent single and semi-detached dwelling buildings.

Even though an M-CG development should provide some street facing entries at grade, the overall feel of the building will more reflect an apartment style with single walkway and single point of entry. The vision of the ARP for mid block sites past 150' in from 14th street was to have townhome type buildings rather than apartment style, much like seen on right side of the image above.

Community Association Letter

The Capitol Hill Community Association

1531 21 Avenue NW Calgary, AB T2M 1L9
Phone: 403.289.0859



Another example of the vision for these mid blocks:



In summary, we believe a mid block site such as this should remain at R-CG. In general, we do not want to see MC-G sites popping up mid block on residential roads that are not collectors or greater in traffic volume. The only reason this particular site was suggested as RC-G rather than remaining as RC-2 was because of the public park space across the street.

Feel free to reach out if you have any questions or want to discuss further.

We trust the Planning department will consider these comments when rendering their decision.

Sincerely,

Cam Collingwood
On behalf of the Capitol Hill Community Association Planning committee.

cc: Jessica Lajoie, CHCA President
Druh Farrell, Ward 7 Councillor

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 06 2019

ITEM: 7.2.12 cpc2019-0704
Distribution

CITY CLERK'S DEPARTMENT

PROPOSED

CPC2019-0704
ATTACHMENT 5

BYLAW NUMBER 150D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0002/CPC2019-0704)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

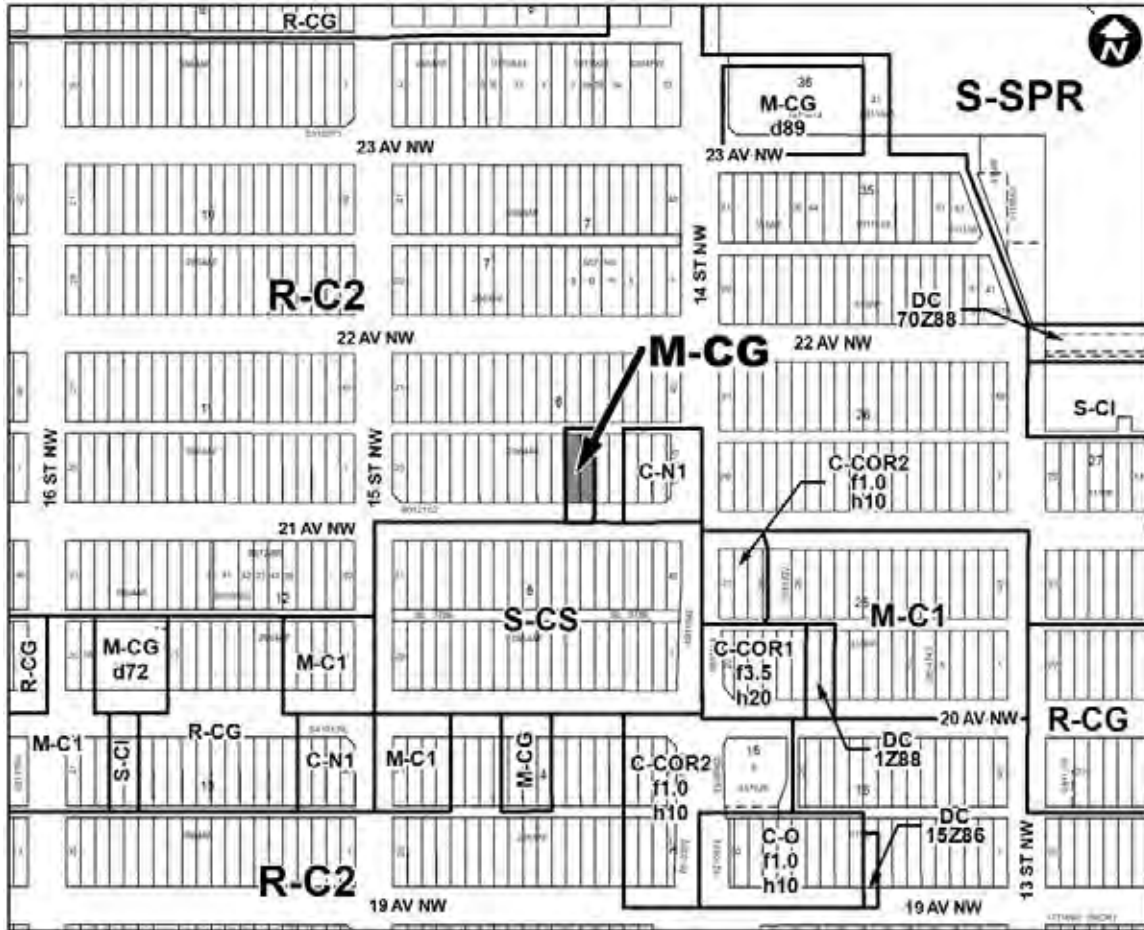
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0002/CPC2019-0704
BYLAW NUMBER 150D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0596

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230

EXECUTIVE SUMMARY

This application was submitted by Kelvin Hamilton Architecture on 2018 October 22 on behalf of the landowner Dennis Leung. The application proposes to change the designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential development;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 6 dwelling units on this site (an increase from the current maximum of 2 dwelling units); and
- other listed uses in the M-CG District.

The proposal requires an amendment to the *North Hill Area Redevelopment Plan* and aligns with the applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That 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 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 738 19 Avenue NW (Plan 2934O, Block 18, Lots 19 and 20) from the Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0596

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 -
19 Avenue NW, LOC2018-0230**

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 May 16:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 48P2019**.
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 738 19 Avenue NW (Plan 2934O, Block 18, Lots 19 and 20) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to **Proposed Bylaw 136D2019**.

Excerpt from the Minutes of the 2019 May 16 Regular Meeting of the Calgary Planning Commission:

“A Revised Attachment 3 was distributed with respect to Report CPC2019-0596”.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This redesignation application was submitted by Kelvin Hamilton Architecture on 2018 October 22 on behalf of Dennis Leung. While no development permit has been submitted at this time, the applicant’s submission (Attachment 1) has indicated their intent to develop a small multi-residential development, with four grade-oriented townhouse units facing 7 Street NW with two units above them.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0596

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 -
19 Avenue NW, LOC2018-0230**

Location Maps



Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230

Site Context

Mount Pleasant is a community with a mix of housing types ranging from single detached dwellings to low-profile multi-residential developments. The subject site, 738 – 19 Avenue NW, is located along 7 Street NW – a collector street as identified in the *Calgary Transportation Plan* (CPT), and slightly south of the intersection with another collector street – 20 Street NW. Directly to the north of the site is the Multi-Residential – Contextual Low Profile (M-C1) District site of the Scandinavian Centre. Immediately to the east of the site is an original single detached dwelling, with single detached dwellings also located to the south and west of the site. As identified in Figure 1, the community of Mount Pleasant has seen an increase in population, with its peak population in 2018.

Figure 1: Community Peak Population

Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2018 Current Population	6,001
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application was originally made for the current land use district of M-CG. Throughout the review of this application, Administration also explored other potential land use districts such as the Residential – Grade-Oriented Infill (R-CG) District which would also be appropriate for the site. After discussions with the applicant and the desired built form, the decision was made to maintain the application for the M-CG District for the reasons discussed in the strategic alignment sections of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0596

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District allows for low density residential development with a maximum of two units. The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District is intended to allow for a maximum of 6 multi-residential units on the site to a maximum height of 12 metres and at least half of the units oriented to grade.

The M-CG District contains rules for development which allow for varied building height and front setbacks in a manner that reflects the immediate context. These rules would be evaluated at the development permit stage at the discretion of the development authority.

Development and Site Design

No development permit application has been submitted at this time. The proposed land use district would allow for the development of up to 6 units on the subject parcel. At the development permit stage, key factors that will be important to address include:

- grade orientation along 19 Avenue NW as well as 7 Street NW;
- respecting the context and privacy of adjacent residential uses;
- providing adequate parking; and
- ensuring vehicular access is from the rear lane.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

Transportation

A Transportation Impact Assessment and parking study was not required. Vehicular access to the parcel is available and anticipated via the rear lane. The area is well served by Calgary Transit bus service with stops located approximately 250 metres from the subject site on 20 Avenue NW. Additionally, the parcel is located 500 metres from the Max Orange BRT Primary Transit stop located to the south east at 16 Avenue NW and 4 Street NW.

The parcel is located along 7 Street NW which is classified as a Collector Street in the Calgary Transportation Plan. On-street parking is restricted on 7 Street NW, and 19 Avenue NW, under residential parking zone adjacent to the subject parcel. Through the development permit review process, access and parking will be reviewed to ensure it is adequate to accommodate future redevelopment of the site.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0596

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site. The specific servicing arrangements and stormwater management will be reviewed and evaluated in detail through the development permit process.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line. No public meetings were held by the applicant or administration in association with this application.

Administration received 19 letters from nearby residents in opposition to the application. These residents expressed issues with the height, over developing the area, parking, and the loss of neighbourhood character.

The Mount Pleasant Community Association submitted a letter of opposition identifying their concern is that density should be focused on their main streets, such as 20 Avenue NW. They also expressed concern that the higher density would be out of place at this location and would negatively affect the local area.

Administration considered relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate with the height increase of 2 metres above the current allowable height and surrounding land uses. Compliance with relevant policies and bylaws, as well as design, the compatibility of discretionary uses with the surrounding neighbourhood context, traffic, and access will be reviewed at the development permit stage.

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 date of Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0596

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy and land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Inner City Residential Area of the *Municipal Development Plan* (MDP). The Developed Inner City Residential Area is supportive of moderate intensification in a form and nature that respects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The proposed policy and land use amendment complies with the policies of the MDP.

North Hill Area Redevelopment Plan (Statutory – 2000)

The *North Hill Area Redevelopment Plan* (ARP) supports residential intensification through renovation, redevelopment, conversion, and infill that is sensitive to the existing neighbourhood. The plan encourages a variety of housing forms that accommodate different age groups, household types, and income levels. The policies of the ARP encourage redevelopment that is contextually sensitive to the existing character of the community.

In the ARP, the subject site is identified as Low Density Residential. The Low Density Residential policies are intended to provide for a range of low density housing options such as single detached dwellings and semi-detached dwellings.

An amendment to Map 2 of the ARP from Low Density Residential to Medium Density Residential is required to accommodate this land use redesignation (Attachment 3). The Medium Density Multi Dwelling policies are intended to provide for a range of housing options including low profile multi-unit development. The preferred building form should have a height of three stories, and direct access from grade.

The proposed M-CG land use designation aligns with the Medium Density Multi Dwelling typology which allows for multi-residential development of up to three storeys.

The *North Hill Area Redevelopment Plan* is currently under review by Administration. A full update to the local area plan is anticipated by Q4 2019.

Location Criteria for Multi-Residential Infill (2016)

The proposed land use amendment meets the majority of the Location Criteria Multi-Residential Infill guidelines. The subject site is located on a corner parcel, 300 metres from transit and 500 metres from primary transit. The parcel fronts onto 7 Street NW which is identified as a collector

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0596

Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230

level road in the Calgary Transportation Plan. Immediately adjacent to the site to the north is the Scandinavian Centre which is used as a community gathering space and is designated the Multi-Residential – Contextual Low Profile (M-C1) District. Finally, the site is served by a rear lane for vehicle access.

While these criteria are not used as a checklist, they do provide for a framework in which we evaluate a parcel's appropriateness for intensification. These criteria together indicate that the proposed site is an appropriate location for sensitive residential intensification.

Social, Environmental, Economic (External)

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed land use and policy amendment also encourages creating housing diversity and housing options for the citizens of Calgary.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan* as amended. The proposal allows for a wider range of housing types in the inner city while still respecting the low density context immediately adjacent to the site.

ATTACHMENT(S)

1. Applicant Submission
2. Mount Pleasant Community Association Response
3. **Proposed Bylaw 48P2019**
4. **Proposed Bylaw 136D2019**

Applicant Submission

Re: Land Use Re-designation from R-C2 to M-CG: 738 19th Ave NW: - Plan: 2934O , Block: 18 , Lots: 19 & 20

The parcel is located in the community of Mount Pleasant (Land area = 0.0557ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a multi-Residential development consisting of 4 TownHouses at grade, with 2 apartment units above. We believe our proposal will be a great asset to the Mount Pleasant community as it facilitates the North Hill Communities Local Growth Planning ideals.

RATIONALE

The site in question provides the relevant characteristics, which under Urban planning supports land intensification, especially being an inner-city corner lot. The proposed request is that the land be rezoned to M-CG land use. Our desire is to help facilitate the development of new compact energy efficient, sustainable and at the same time affordable homes for future growth in the Community of Mount Pleasant and the city at large. The aim is to use inner-city land effectively to free up green space for future generations to enjoy.

Corner Lot: The site occupies a corner lot, which allows the proposed development to enhance the neighbourhood's streetscape by addressing both 19th Avenue and 7th Street NW with grade-orientated Townhouse units + entrances to the apartments on the level above.

Collector Road: 7th Street NW is designated as a collector road that feeds the subject site off of 20th Ave NW; each road ensures the ease of access and traffic capacity for future residents.

Direct Lane Access: The proposed site enjoys direct lane access, facilitating a development that provides vehicle access to the back lane, creating uninterrupted, pedestrian-friendly streetscape interface along 19th avenue and 7th street NW.

Proximity to Transit: There are primary bus stops within 200m of the subject property on 20th Avenue NW. It is imperative to continue to encourage residents to use alternative means of transport, discouraging private vehicle usage in and around the inner-city limits. By intensifying land use to Mixed-use and/or Multi-residential designation within 400m from Primary Bus Stops encourages more people to change their habit/lifestyle from car usage to public transport.

Adjacent to Existing an M-C1 Development: The subject site is directly adjacent to an existing Church Building, which makes it all the more natural to allow the proposed land re-designation to be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric. It should be noted that at the corner of 6th Street and 19th Ave NW there is a very large church located as a prominent structure away from the Main Street of 20th Ave, which shows how diversity of building styles within the community creates interest to the streetscape.

Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

Mount Pleasant Community Association Response



Wed 11/21/2018 1:46 PM

Chris Best <chris1best@outlook.com>

[EXT] LOC2018-0230 @738 19 AV NW

To:  Bevill, Brad C.

Cc:  CAWard7 - Dale Calkins

Mount Pleasant Community Association is strongly opposed to this application to change the zoning on this property to M-CG. As a community we have consistently stressed that we support higher density on the main streets in our community (4th Street, 10th Street, and 20th Avenue) only. We do not support the patchwork zoning which this application will create.

This property is on a typical residential street and this type of higher density zoning will be out of place. It will create a project that is not consistent with the neighboring homes. The residential streets will suffer from this type of density which may well bring development permit challenges and parking concerns.

This rezoning is out of alignment with the MDP, and the Developed Area Guidebook and the current Area Redevelopment Plan does not support this.

We encourage the developer to consider this type of development on the busier streets listed above.

Chris Best
(403) 462-1005
chris1best@outlook.com
ca.linkedin.com/in/chris1best

PROPOSED

CPC2019-0596
ATTACHMENT 3

BYLAW NUMBER 48P2019

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99 (LOC2018-0230/CPC2019-0596)

WHEREAS it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.06 hectares ± (0.14 acres ±) located at 738 - 19 Avenue NW (Plan 29340, Block 18, Lots 19 and 20) from 'Low Density Residential' to 'Medium Density Multi Dwelling' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 48P2019

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2019-0596
ATTACHMENT 4

BYLAW NUMBER 136D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0230 /CPC2019-0596)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2018-0230 /CPC2019-0596
BYLAW NUMBER 136D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0705

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216
Centre Street NE, LOC2019-0001**

EXECUTIVE SUMMARY

This application was submitted by Rick Balbi Architect on 2019 January 03 on behalf of the landowner, Studio Development Inc (1872282 Alberta Ltd). The application proposes to change the designation of this parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District to allow for:

- a mix of residential and commercial uses in the same building;
- a maximum building height of 23 metres (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 1,950 square metres, (an increase from the current maximum of 2 dwelling units), based on a building floor to parcel area ratio (FAR) of 4.0; and
- the uses listed in the MU-1 District.

The proposed MU-1f4.0h23 District is a mixed use designation intended to accommodate commercial and residential uses in street-oriented buildings. The district allows both commercial uses and residential uses at street level.

A minor map and textual amendment to the *North Hill Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation. The proposal is in conformance with the ARP, as amended, and with the applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments 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 0.05 hectares ± (0.12 acres ±) located at 3216 Centre Street NE (Plan 2617AG, Block 65, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0705

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216
Centre Street NE, LOC2019-0001**

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 55P2019**.
3. ADOPT, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3216 Centre Street NE (Plan 2617AG, Block 65, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District; and
4. Give three readings to **Proposed Bylaw 153D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by Rick Balbi Architect on behalf of the landowner, Studio Development Inc (1872282 Alberta Ltd) on 2019 January 03. While no development permit application has been submitted at this time, the future intent of the landowners is to explore redevelopment of the site in the form of a six-storey mixed use development, as noted in the Applicant's Submission (Attachment 1).

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0705

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216
Centre Street NE, LOC2019-0001

Location Maps



**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216
Centre Street NE, LOC2019-0001**

Site Context

The subject site is located on the east side of Centre Street at 32 Avenue NE. The site is within 400 metres of the future Green Line LRT Station at 28 Avenue and Centre Street N and high frequency transit currently serves the area. Low density residential developments surround the subject site. Directly north of the site, a direct control district is in place to allow for a shoe repair business in addition to a residence. Centre Street, north of 32 Avenue N, is predominantly designated Multi-Residential – Contextual Low Profile (M-C1) District which is a multi-residential designation that is primarily for 3 to 4 storey apartment buildings and townhouses. The site’s total area is approximately 0.05 hectares (0.12 acres) in size, and it is predominantly flat. The parcel is roughly 15 metres by 32 metres and has rear lane access.

As identified in *Figure 1*, the community of Tuxedo Park reached peak population in 2018.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2018
Peak Population	5,165
2018 Current Population	5,165
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed MU-1 District would provide for a mix of commercial and residential uses, while allowing for increased density that more efficiently utilizes the land. Further analysis on how this proposal aligns with applicable City policies is provided in the following the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The current land use designation for the site is Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. This district allows for a maximum of two dwelling units and a maximum building height of 10.0 metres.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0705

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216 Centre Street NE, LOC2019-0001

The proposed Mixed Use - General (MU-1f4.0h23) District is intended to accommodate commercial and residential uses in street-oriented buildings. The district, as proposed, allows both commercial and residential uses at street level. This district allows for a maximum height of 23 metres, with contextually sensitive rules that further restrict building height within proximity of low density residential districts and public streets.

Development within the MU-1 District is intended to respond to local area context by establishing maximum building height and density for individual parcels and includes rules regarding the interface with lower density residential districts. The proposed height increase is limited by the required step backs from low density residential lands allowing a transitional building height to low density residential districts. The proposed land use district, and increase in floor area ratio and height, is appropriate as it recognizes the site context and intensifies land uses along the Centre Street Main Street and the future Green Line Station at 28 Avenue NE.

Development and Site Design

No development permit application has been submitted at this time. Due to the proposed land use district only affecting a single lot, providing adequate vehicular parking and adhering to all of the required height chamfers may be a challenge and will be evaluated during the development permit process. The MU-1 District requires grade orientation along Centre Street and will have to respect the context and privacy of adjacent residential uses.

Environmental

No environmental issues were identified for the subject site.

Transportation

The site is located along Centre Street, approximately 400 metres from the future 28 Avenue North Green Line Light Rail Transit station. Currently, Bus Rapid Transit services the area with the nearest stop less than 50 metres away. No improvements to the street network are required until the Green Line is being implemented. However, the existing right of way needs to be widened to allow for Green Line infrastructure. This will be addressed during the development permit process.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site, but the specific servicing arrangements will be discussed and reviewed in detail through the development permit process. The developer will be required to provide a Sanitary Servicing Study and a Required Fire Flow (RFF) calculation in conjunction with the development permit application.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0705

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216 Centre Street NE, LOC2019-0001

Stakeholder Engagement, Research and Communication

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

The Tuxedo Park Community Association provided a letter of opposition to the land use amendment application due to the change in height. No public comments were received by the report submission date.

Following this Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised. No public meetings were held by the Applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The *Municipal Development Plan* aims to shape a more compact urban form and directs a greater share of new growth to be focused in Activity Centres and Main Streets in a manner that:

- creates a compact, mixed-use, high-quality urban development;
- concentrates jobs and people in areas well served by primary transit service;
- provides a mix of employment, residential, retail and service uses that support the needs of adjacent communities;
- creates an urban environment and streets that promote walkability and local connectivity; and
- ensures transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0705

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216 Centre Street NE, LOC2019-0001

The subject site is also located within the Urban Main Street typology as identified on Map 1 of the *Municipal Development Plan*. Urban Main Streets should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population. Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

North Hill Area Redevelopment Plan (Statutory – 2000)

The *North Hill Area Redevelopment Plan* (ARP) identifies Centre Street N as the 'Main Street' for the Tuxedo Community, serving as the center of commercial activity and providing area residents with a wide variety of goods and services. The ARP outlines appropriate land use intensification along Centre Street that supports a more compact, mixed use environment. A wide variety of residential, commercial and transit supportive uses are encouraged while ensuring a form and character compatible with adjacent development.

The ARP identifies that parcels between 30 and 32 Avenues should retain their residential character under the existing zoning. The ARP was approved prior to adoption of the Municipal Development Plan and identification of Centre Street as an Urban Main Street. However, it does contain policy for intensification at suitable locations. An amendment to the ARP is required to facilitate this application. The existing Low Density Residential classification does not allow for mixed use developments. The Medium Density Multi Dwelling and/or Local Commercial is more appropriate and includes relevant guidance for mixed use developments along Centre Street. A minor textual amendment is proposed to facilitate commercial development on the site. Also, two minor map amendments are proposed as shown in Attachment 2.

The North Hill ARP is currently under review by Administration. A full update to the local area plan is anticipated by Q4 2019. A draft land use plan is not available at this time and as such, this application was reviewed against existing policies including the Municipal Development Plan and Transit Oriented Development Guidelines.

Transit Oriented Development Guidelines (Non-statutory – 2005)

The subject site is within a 600-metre radius of the future 28 Avenue North Green Line Station and is considered part of a station planning area. This land use proposal is consistent with the guidelines on transit supportive land uses, optimizing density around stations, minimizing the impacts of density and ensuring the built form complements the local context.

Social, Environmental, Economic (External)

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

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0705

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216
Centre Street NE, LOC2019-0001**

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 and minor policy amendments to the *North Hill Area Redevelopment Plan* conforms to the policies of the *Municipal Development Plan* regarding land use intensification along the Centre Street Urban Main Street. In addition, the height and intensity of the proposed land use district provide for development that has the ability to meet the objectives of the *North Hill Area Redevelopment Plan*, as amended, and that appropriately responds to its context within the neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 55P2019**
3. **Proposed Bylaw 153D2019**

Applicant's Submission

This application is for a proposed Land Use Redesignation in the Community of Tuxedo Park, from R-C2 (Residential - Contextual One/Two Dwelling District) to MU-1f4.0h23 (Mixed Use - General District) to accommodate a six-storey mixed use development.

The site is located on the east side of Centre Street North, within a two block area consisting of primarily mid-century bungalows. Immediately to the north of 32 Avenue NE, in the Community of Highland Park, Centre Street transitions to multi-residential development, and south of 30 Avenue NE to corridor commercial.

The subject site is identified within the existing North Hill ARP as a low-density area transitioning to higher densities to the south. This location is further identified within the Municipal Development Plan within the Centre Street Urban Corridor and is part of the active and ongoing Main Streets project. Urban Corridor development strongly supports intensification of density and employment opportunities, with the highest densities fronting directly onto the corridor. It further encourages diversity of housing types, including mixed-use developments to attract a broad range of the population. Centre Street is currently well served by frequent bus service and will be located within three blocks of a planned future Green Line LRT station.

This application is intended to support development of approximately 33 affordable inner city micro-units with limited parking and commercial opportunities on the main floor, with a focus on a young minimalist demographic. Minimal provision of parking will encourage transit use and alternative modes of transportation such as walking, cycling and rideshare accommodation.

This type of development will contribute to achieving appropriate density along Centre Street, providing unique housing opportunities and increasing focus on alternative modes of transportation. Given that this proposal supports the objectives of the Municipal Development Plan and the Calgary Transportation Plan, we would respectfully request your support of this application.

PROPOSED

CPC2019-0705
ATTACHMENT 2

BYLAW NUMBER 55P2019

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99 (LOC2019-0001/CPC2019-0705)

WHEREAS it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

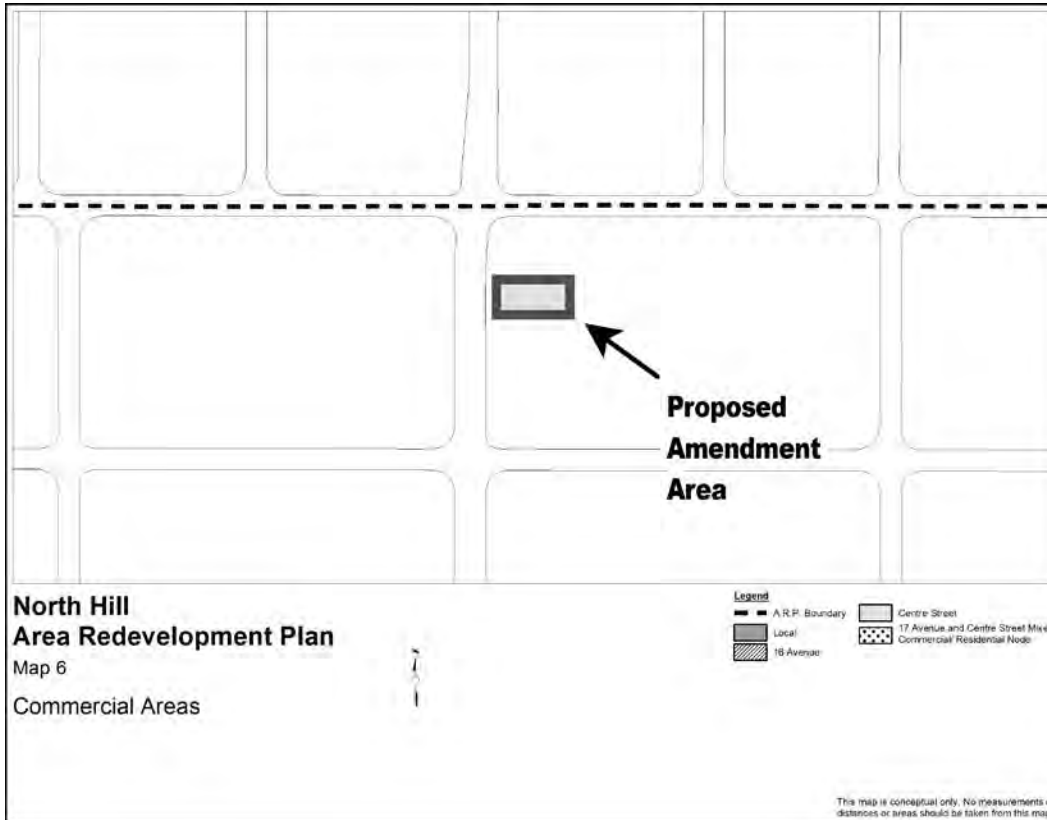
1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.05 hectares ± (0.12 acres ±) located at 3216 Centre Street NE (Plan 2617AG, Block 65, Lots 23 and 24) from 'Low Density Residential' to 'Medium Density Multi Dwelling and/or Local Commercial'; as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 55P2019

- (b) Amend Map 6 entitled 'Commercial Areas', to identify 0.05 hectares \pm (0.12 acres \pm) located at 3216 Centre Street NE (Plan 2617AG, Block 65, Lots 23 and 24) as 'Centre Street'; as generally illustrated in the sketch below:



- (c) Under Section 4.4.3 Policies, under Policy 24, replace the second sentence with the following text:

“Expansion of commercial uses north of 30 Avenue is strongly discouraged, with the exception of the existing DC designation on 32 Avenue as well as the site at 3216 Centre Street NE.”

PROPOSED

BYLAW NUMBER 55P2019

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2019-0705
ATTACHMENT 3

BYLAW NUMBER 153D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0001/CPC2019-0705)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0001/CPC2019-0705
BYLAW NUMBER 153D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0712

Land Use Amendment in Hillhurst (Ward 7) at 628 – 15 Street NW, LOC2018-0048

EXECUTIVE SUMMARY

This land use redesignation application was submitted by one of the landowners, Jacqueline Steeveson, on behalf of herself and Roberval DaSilva on 2018 March 01. The application proposes to change the designation of the parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood One (C-N1) District with the intent to allow for the use of child care service. The C-N1 District also allows for:

- small scale commercial developments;
- opportunities for residential uses to occur on upper floors of buildings that contain commercial uses;
- a maximum building floor area of 300 square metres (based on a floor area ratio of 1.0);
- maximum building height of 10 metres (no change proposed); and
- the uses listed in the C-N1 District.

The proposal is in keeping with the *Municipal Development Plan* and the *Hillhurst/Sunnyside Area Redevelopment Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares ± (0.09 acres ±) located at 628 - 15 Street NW (Plan 6219, Block 2, Lots 82 and 83) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares ± (0.09 acres ±) located at 628 - 15 Street NW (Plan 6219, Block 2, Lots 82 and 83) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to **Proposed Bylaw 148D2019**.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0712

Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048

PREVIOUS COUNCIL DIRECTION / POLICY

None.

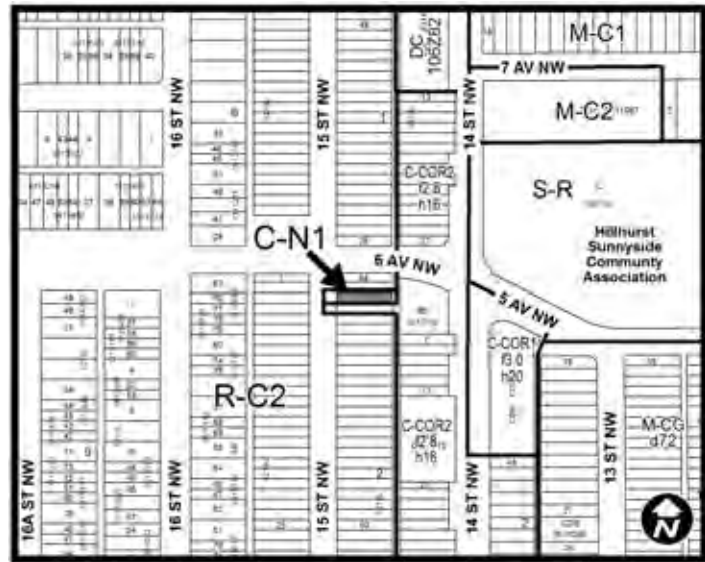
BACKGROUND

The land use amendment was submitted by one of the landowners, Jacqueline Steeveson, on behalf of herself and Roberval DaSilva on 2018 March 01. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant is intending to develop a child care service on the site.

The parcel is currently developed with a one-and-a-half-storey dwelling.

Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048

Location Maps



Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048

Site Context

The subject site is residential and located in the community of Hillhurst. It is located one parcel in from the corner of 6 Avenue and 15 Street NW. Six Avenue NW is classified as a Collector Street and 15 Street is a Residential Street.

The surrounding development includes residential properties (designated R-C2 District) to the north and west, and commercial development (designated C-COR2 f2.8h20 District) to the south and east along 14 Street NW. The commercial development across the rear lane fronts on 14 Street NW, an Urban Main Street where significant mixed use intensification has taken place. The site to the south functions as an art retail space. There is currently a development permit under review for that site to allow for an art studio. The parcel to the north is residential with a home occupation. There is also a church located west of the subject site, on the southwest corner of 15 Street NW and 6 Avenue NW.

As identified in Figure 1, Hillhurst has experienced a population decrease from its peak in 2015.

Figure 1

Hillhurst	
Peak Population Year	2015
Peak Population	6,737
2018 Current Population	6,616
Difference in Population (Number)	-121
Difference in Population (Percent)	-2%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application proposes to redesignate the lands to accommodate the intended use of child care. This child care facility would operate within the existing one and half storey dwelling and is in keeping with the applicable legislation as identified in the Strategic Alignment section of this report.

The review of the application considered the C-COR2 District to keep in alignment with the adjacent parcel to the south and east. The applicant approached her neighbours to propose a joint application with the two adjacent parcels, allowing for a comprehensive redevelopment of the sites. This would have allowed for a more efficient parking strategy; however, the adjacent neighbours were not interested.

Keeping the site as R-C2 District was also considered due to parking restrictions. This would allow up to ten children; however, the applicant was not able to make her business plan work off this number of children.

Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048

A DC Direct Control District with the Residential – Contextual One / Two Dwelling (R-C2) District as the base district was also considered; however, the applicant did not see value added in pursuing a DC District to achieve what she envisions for the site.

Planning Considerations

The primary planning consideration in evaluation of this application was determining whether a C-N1 District is appropriate for the subject site.

Land Use

The subject site is currently designated Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 designation allows for low density residential development in the form of single detached dwellings, semi-detached dwellings, and duplex dwellings. The District also provides for two forms of home based child care for up to ten children (Home Based Child Care – Class 1 and 2).

The proposed land use district is the Commercial – Neighbourhood One (C-N1) District. The proposed district is intended to:

- allow for small scale commercial developments;
- development that has limited use sizes and types;
- buildings that are in keeping with the scale of nearby residential areas; and
- opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses.

The C-N1 District will allow for the operation of the proposed child care facility and enable some opportunity for future redevelopment with small scale commercial uses that fit with the scale and character of the surrounding community.

Development and Site Design

A discretionary use development permit application will be required and will determine the number of children permitted, number of on-site parking stalls, location of pick-up and drop-off stalls, and location of outdoor play areas. The operator of the child care service will require provincial licensing and will be evaluated by the Calgary Region Child and Family Services Authority.

Environmental

There are no existing environmental conditions on these residential parcels. An environmental site assessment was not required for this application.

Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048

Transportation

Pedestrian and vehicular access to the site is available from 15 Street NW, as well as the rear lane. It is in close proximity to both a Collector Street (6 Avenue NW) and an Urban Boulevard (14 Street NW). The area is served by Calgary Transit bus service with stops located within 50 metres of the site on 14 Street NW.

A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online. No public meetings were held by the applicant or Administration. The applicant has indicated they have consulted with neighbours.

At the time of this report, no comments were received by Administration from the Community Association or adjacent neighbours.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0712

Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048

Municipal Development Plan (Statutory – 2009)

This parcel is located in the Residential Development Inner City Area of the Developed Communities as identified on Map 1: Urban Structure in the *Municipal Development Plan*.

The *Municipal Development Plan* recognizes that a diversity of uses are an integral part of 'complete communities' and should be accommodated within neighbourhoods as appropriate. This application would allow one to apply for a Development Permit for a new child care service and other uses in the Hillhurst Community. Additionally, the location of the site, near an Urban Main Street and collector street, adds to the convenience this service provides for parents in the area.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)

The site is located within the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP). It is identified as Residential Character Area 5 which speaks to height restrictions due to the sloping sites. Section 2.4 of the ARP states the intent is "to encourage the maintenance of the existing low density, family-oriented flavour of much of the Hillhurst/Sunnyside area", however the policy does not preclude these uses, and the proposed district would be consistent with some of the existing, adjacent uses.

Child Care Service Policy and Development Guidelines (Non-statutory – 2009)

The application conforms to several of the site selection criteria listed in the *Child Care Service Policy and Development Guidelines*. The following location criteria were consistent with the guidelines:

- the site is located near a local commercial area;
- the site is large enough to accommodate some parking;
- the site is buffered from neighbouring low density residential to south and east; and
- the site is large enough to accommodate an outdoor play area.

The site does not meet the following location criteria guidelines:

- the site is not located on a collector, but is one house in from one; and
- the site is not located on a corner parcel.

Social, Environmental, Economic (External)

The recommended land use allows for small scale commercial developments with opportunities for residential on the upper floors. As such, the proposed change may better accommodate the business needs of a small business, while providing a community amenity to neighbours.

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0712

Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the *Municipal Development Plan* as well as the *Hillhurst/Sunnyside Area Redevelopment Plan*. The proposed C-N1 District allows for a small scale of development that is compatible with the surrounding uses and contributes to the goal of establishing complete communities through providing important related uses and community amenities.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 148D2019**

Applicant's Submission

The Land Use Redesignation is being requested to allow for the use of the property 628 15 Street NW Calgary to be converted from Residential dwelling to Commercial Child Care.

The community of Hillhurst-Sunnyside, West Hillhurst and surrounding communities lack the ability to fulfill its Child Care requirements. Given the community could sustain another facility the location as noted above is in a central location and already located beside a commercial property. There is sufficient parking for pick up and drop off in the back alley as well.

Currently we have canvassed the neighbours with all positive feedback, we have spoken to the community planning committee and the councillor. All are in favour of the daycare.

PROPOSED

CPC2019-0712
ATTACHMENT 2

BYLAW NUMBER 148D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0048/CPC2019-0712)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

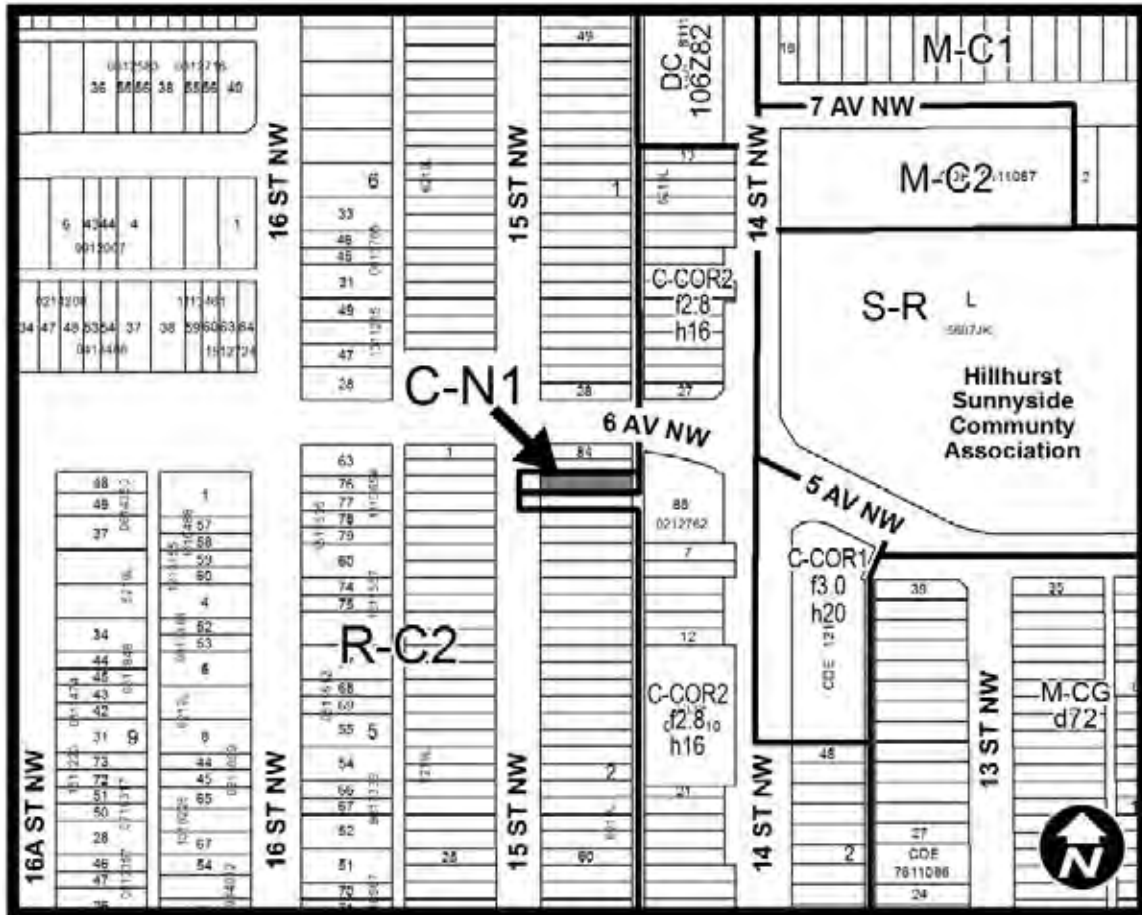
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2018-0048/CPC2019-0712
BYLAW NUMBER 148D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0709

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on 2019 February 01 on behalf of Eagle Crest Homes Ltd and Hillhurst Manor Ltd. This land use redesignation application proposes to change the designation of these properties from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.3h19) District to allow for:

- a mixed-use development intending to incorporate commercial uses at-grade and residential on floors above;
- a maximum building height of 19 metres (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 7,600 square metres (based on a floor area ratio of 3.3); and
- the uses listed in the M-U1 District.

A development permit has been submitted for a mixed-use development for the three northern parcels within the site, consisting of a five-storey building with commercial uses at grade and 51 residential units on upper storeys, and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT** by bylaw the proposed redesignation of 0.23 hectares \pm (0.56 acres \pm) located at 218, 222, 226 and 230 - 19 Street NW (Plan 8942GB, Block 19, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use – General (MU-1f3.3h19) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 6:

That Council hold a Public Hearing; and

1. **ADOPT** by bylaw the proposed redesignation of 0.23 hectares \pm (0.56 acres \pm) located at 218, 222, 226 and 230 - 19 Street NW (Plan 8942GB, Block 19, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.3h19) District; and
2. Give three readings to **Proposed Bylaw 152D2019**.

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0709

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by CivicWorks Planning + Design on 2019 February 01 on behalf of Eagle Crest Homes Ltd and Hillhurst Manor Ltd (Attachment 1). A development permit for a 51 unit, five-storey mixed use building with a floor area ratio of 3.24 and a height of 17 metres has been submitted by FAAS architecture on 2019 March 01 and is under review.

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

Location Maps



Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

Site Context

The subject site is located in the northwest community of West Hillhurst. The subject site is comprised of four parcels of land (218, 222, 226 and 230 – 19 Street NW) totalling approximately 0.23 hectares (0.56 acres) of land. Existing development on the site is comprised of four bungalow dwellings. The site is bounded by 19 Street NW on the west, 2 Avenue NW on the north, a rear lane on the east and low-density residential development on the south. Surrounding development consists of street-oriented commercial development fronting onto the west side of 19 Street NW, stretching from Kensington Road NW to 3 Avenue NW, with building heights ranging from one-storey to four-storeys. Currently, commercial development on 19 Street NW is only found on the west side of the street. The proposed development would facilitate the addition of commercial uses on the ground floor on the east side of 19 Street NW, potentially making the street a two-sided commercial corridor. The site is approximately 50 metres wide by 40 metres deep

Additional commercial development is located adjacent to Kensington Road NW, to the south of the site, in the form of a two-storey strip mall style development on northeast corner of 19 Street NW and Kensington Road NW, and the recently built four-storey Kensington Legion development on Kensington Road NW and 18A Street NW. The second phase of the Kensington Legion redevelopment is located to the southeast of the site at Kensington Road NW and 18 Street NW. Residential land uses surrounding the site generally consist of single detached and semi-detached dwellings, with multi-residential development found to the southeast of the site and to the west of the site, along 2 Avenue NW. A four-storey mixed use development was recently approved on 2018 September 26 on the west side of 19 Street NW immediately to the north of 1 Avenue NW.

As identified in Figure 1, the community of West Hillhurst reached its peak population in 1969. Recent growth has recovered some of the population loss since the peak population, but the community has not reached the previous peak population yet.

Figure 1: West Hillhurst Peak Population

Community Name	
Peak Population Year	1969
Peak Population	6,871
2018 Current Population	6,507
Difference in Population (Number)	-364
Difference in Population (Percent)	-5.3%

Source: *The City of Calgary 2018 Civic Census*

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

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0709

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The proposed land use amendment would redesignate the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.3h19) District to allow for mixed-use developments with a maximum height of 19 metres and a floor area ratio of 3.3.

The existing land use generally allows for the development of single detached dwellings, semi-detached dwellings and secondary suites. The existing land use has a maximum height of 10 metres and would allow up to eight dwelling units on the site.

The proposed land use will accommodate an intensification of the site and provide opportunities for additional commercial amenities in the neighbourhood. The Mixed Use - General (MU-1) District provides for a broad range of commercial uses in a building that is oriented to the street while also allowing dwelling units at grade. The district is intended to provide for mixed use buildings between four and six storeys in height, street-oriented building design, a defined street wall, multiple uses and frequent entries at grade, residential development compatible with active street-oriented commercial uses, and appropriate transitions to adjacent residential areas. This land use is an appropriate district to strengthen and reinforce the neighbourhood commercial character of 19 Street, by facilitating a mixed-use development that will add new neighbours and businesses to the neighbourhood. Additionally, providing commercial uses on the east side of 19 Street will strengthen the commercial viability of the street, as two-sided commercial streets tend to be more successful than ones with commercial only on one side. Should commercial uses not be viable throughout the entire ground floor, residential uses are allowed and can be incorporated under the MU-1 District provisions. Setback, height and other design considerations, such as prominent ground floor window treatments in the district reinforce the neighbourhood commercial and pedestrian orientation of development on the street. This land use will help the evolution of 19 Street, continuing its commercial function while adding new residents to the neighbourhood.

Development and Site Design

The proposed height and floor area ratio allow for a sensitive transition to adjacent residential areas. As part of the land use application submission, the applicant provided detailed shadow studies (Attachment 3) for the proposed development. These studies demonstrate that during standard dates and times (March 21 and September 21 at 10:00 am, 1:00 pm and 4:00 pm) as well as dates and times outside the typical evaluation periods (March and September 21 at 6:00pm and December 21 at 10:00 am, 1:00 pm and 4:00 pm) that no shadows were cast on

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

adjacent residential amenity spaces (back yards). The applicant took considerable care in designing the building and choosing a proposed height and floor area ratio to address these impacts. A development for a five-storey, mixed use development was submitted for the site on 2019 March 01 and is under review. It should be noted that the associated development permit only comprises the three northern parcels on the subject site, and does not cover the fourth, southern parcel. This property may be subject to a future development permit or may be incorporated into a further consolidation with properties to the south, should they be similarly redesignated.

Environmental

No environmental issues have been identified at this time.

Transportation

The subject sites are located along 19 Street NW, south of 2 Avenue NW. Parking for residents and visitors is intended to be provided underground, while commercial parking will be provided along the lane at grade. All vehicular access is to be from the rear lane along the east side of the site (accessed from 2 Avenue NW) while the commercial building entrances and residential lobby access will be from 19 Street NW and 2 Avenue NW. Unrestricted public on-street parking is available adjacent to the site on 1 Avenue NW, 2 Avenue NW and 3 Avenue NW. Residential permit parking currently exists along 19 ST NW fronting the site, however upon development will likely become publicly accessible parking. The site is located approximately 200 metres from a transit stop (BRT 305) on the Primary Transit Network located on Kensington Road NW. A shared bike lane exists in both the northbound and southbound directions of 19 Street NW. The bike lanes connect to the 5 Avenue NW bike lanes as well as the regional pathway along Bow River.

A Traffic Impact Assessment (TIA) was submitted in support of the Application which included a parking study component. The TIA and parking study were reviewed to the satisfaction of Administration.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0709

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

Additionally, administration met with the community association and the applicant on 2018 September 17, attended an applicant-led information session on 2018 October 15, and attended a meeting with the community association and interested residents on 2018 November 26. Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The West Hillhurst Community Association has provided comments on the application, which are included in Attachment 2.

Forty-eight letters were received in response to the application, in addition to a response received by an organized group of residents (called "Discuss 19th"), representing 192 residents in 62 dwellings. Overlap between resident responses and the residents represented by the group may have occurred. Key themes that emerged from the comments from letters received as well as the submission from the residents' group are as follows:

- Concerns over the proposed height and massing not being compatible with adjacent development, as well as being precedent setting for the street;
- A preference for a rowhouse-style development instead of the proposed mid-rise mixed use development on the site;
- A preference for new development to be in keeping with the current 10m maximum height of the R-C2 District;
- Concerns over the proposed density (number of new residents), and associated traffic impacts
- Concerns regarding shadowing impacts from the development on nearby residential properties;
- A desire for a comprehensive planning process or policy to be undertaken for the area prior to approval of any land use applications, specifically with regards to the 19 Street corridor
- A concern regarding proposed commercial uses on 2 Avenue NW and their impact on the residential nature of that street;
- General support for the application, specially with respect to additional commercial space and amenity in the community;
- General support for increased density, "build up, not out";
- A desire for development of this type to act as a catalyst for more mixed-use development in the area;
- A concern that the development would exacerbate current on-street parking conditions;
- Concerns regarding pedestrian safety due to increased traffic, especially considering the number of students walking through the area to get to Queen Elizabeth, Elementary, Junior High and High School;
- Specific concerns regarding additional vehicle traffic in the rear lane and additional points of conflict with pedestrians arising from such increase in traffic; and
- Concerns of over-supply of commercial space within the area considering multiple properties currently for lease.

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0709

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

The applicant undertook a significant outreach and engagement process for the application. The applicant engagement process began in 2018, September prior to the submission of the land use application. As part of their engagement plan the applicant informed residents of the area through a postcard drop to residents within a two-block radius of the development, provided detailed on-site signage starting from 2018 September 12 and continuing throughout the application duration, and through a notice in the community newsletter.

Resident feedback to the applicant was facilitated through a project website, email, and phone correspondence. The applicant additionally held an information session in the community on 2018 October 15 and held a meeting with the community association on 2018 September 17. The applicant provided a “What We Heard Report” to administration on the findings of the engagement, including verbatim feedback received online through email or website forms, and included applicant responses to each submission. The themes identified by the applicant from the feedback they received were:

- height and density;
- privacy, shadowing and overlooking impacts on neighbours;
- commercial retail units;
- traffic, road network and pedestrian safety;
- parking; and
- 19 Street NW as a Main Street.

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Inner City area of the Developed Residential Land Use Typology as identified on Map 1 of the *Municipal Development Plan*. The following policies within the Inner City area are relevant to the proposed application:

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

- 3.5.2(b) A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.
- 3.5.2(c) Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.
- 3.5.2(d) Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.

The proposed development achieves the goals of the above policies by allowing for intensification, providing increased retail and services in close proximity to residents and maximizing front door access with commercial uses facing the sidewalk.

The Council approved Main Streets Implementation Plan (PUD2017-0241 and PUD2018-0347) provides an action plan for Planning, Investment and Innovation in all of Calgary's main streets. Phase 1 of the Main Streets initiative was stakeholder discussion and public engagement. Following this public engagement phase, Local Viewpoint Maps were created for most main street areas, including the Kensington Road Main Street area. In 2015, public engagement for the Kensington Road Main Street area identified that the 19 Street NW commercial area was an important part of the community and should be included for consideration of new commercial and housing opportunities and an enhanced public realm. As with other main street areas, a detailed public engagement process defines area of change and public realm improvements, this process has not occurred for the Kensington Road NW main street area.

Some policies regarding Main Streets that would apply to the site, should it be determined to be included within the Main Street area would be as follows:

- 3.4.1(c) Commercial development along the *Main Street* should be oriented to the transit street and public sidewalk.
- 3.4.1(d) Develop an active street environment by encouraging retail and service uses at-grade with residential and office uses on upper floors along the Main Street core areas, with grade oriented residential uses in other areas.
- 3.4.3(f) An appropriate transition between the Neighbourhood *Main Street* and the adjacent residential areas is required. Transition should generally occur at a rear lane or public street. These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

The proposed land use achieves the above policies by facilitating commercial development facing 19 Street NW, while also allowing for flexibility with residential uses at grade, where appropriate. Additionally, the proposed land use district facilitates street-orientation of commercial units through decreased setbacks. Appropriate transitions to adjacent residential areas are provided by height rules within the M-U1 District, which decrease allowable heights toward adjacent residential districts as well as demonstrated through the provided shadow studies.

Social, Environmental, Economic (External)

Development enabled by this application has the potential to allow more Calgarians the freedom to choose to live, work, and meet their day-to-day needs in a location well served by existing infrastructure close to services and transit. Increased development of the subject site has the potential to allow for population and employment growth with comparatively lower vehicle use relative to other sites elsewhere in Calgary and support the economic health of the 19 Street business area. West Hillhurst has one of the highest bike and walk mode of transportation to work shares in Calgary at 11 percent and 10 percent respectively (compared to 2 percent and 5 percent for the City as a whole), providing more residents the opportunity to bike or walk to work.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0709

Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

REASON(S) FOR RECOMMENDATION(S):

Administration recommends approval of this application as the proposed land use redesignation reinforces and strengthens an existing commercial street by adding the potential for commercial uses on the east side of 19 Street. The proposed development facilitated by this land use redesignation will bring additional residents to the neighbourhood while mitigating impacts of shadowing on adjacent properties through the deliberate consideration of shadowing impacts on building design, allowable heights and proposed floor area ratios

The proposed application helps achieve the *Municipal Development Plan* goals of intensifying inner-city areas and providing additional commercial opportunities for existing residents. Additionally, the application process reflects a comprehensive engagement strategy on the part of the applicant.

ATTACHMENT(S)

1. Applicant's Submission
2. West Hillhurst Community Association Comments
3. Shadow Study
4. Development Permit Summary
5. **Proposed Bylaw 152D2019**

Applicant's Submission

April 30, 2019

The proposed Land Use Redesignation (LOC) subject site and project, 19+2, is situated at the corner of 19 ST NW and 2 AV NW in the community of West Hillhurst. The land assembly is comprised of four parcels, with a total site area of 0.23 hectares. The project team will undertake a concurrent application process, with a Phase 1 concurrent Development Permit (DP) submission for the 19+2 project (at 222, 226, and 230 19 ST NW) shortly following this Land Use Redesignation submission that applies to the entire four parcel assembly, inclusive of 218, 222, 226, and 230 19 ST NW. The fourth parcel at 218 19 ST NW will allow for a future Phase 2 Development Permit or become part of a future land assembly. The concurrent process is preferred by the project team as it ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change.

19+2 will be composed of 51 multi-residential dwellings as a mix of one and two bedroom dwelling units over five storeys (with a maximum height of 19m and maximum FAR of 3.3) with commercial-retail units at grade. There is no Local Plan in West Hillhurst. In the absence of a Local Area Plan, the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG) provides primary guidance. The MDP and DAG outline that The City of Calgary aims to accommodate 33% of population growth within developed areas by 2039. This will be achieved by supporting greater housing choice that reinforces more complete and resilient neighbourhoods that attract Calgarians to live, work, shop, and socialize in Established Inner-City Areas like West Hillhurst. Further supporting the proposed intensity is the site's proximity to the Primary Transit Network and high frequency service that connects users to the greater city and Calgary's downtown, which is located less than 2 kilometres from the subject site.

The subject site is located within the Kensington RD NW Main Street Study Area amidst a context of eclectic, mixed-use and neighbourhood scaled commercial-retail use along 19 ST NW. An opportunity exists to continue the incremental transformation of 19 ST NW corridor into a livable, pedestrian-friendly street. Existing buildings here are predominantly original post-war housing stock. A Phase 1 concurrent Development Permit submission for the 19+2 project (at 222, 226, and 230 19 ST NW) will introduce commercial retail units at grade and residential dwelling units above. Eagle Crest will eventually develop the fourth lot of its assembly at 218 19 ST NW and is aware of a privately owned three parcel assembly immediately south of the 19+2 land assembly at 206, 210, and 214 19 ST NW. It is assumed that the redevelopment of these parcels will follow a similar land use pattern to 19+2 and host commercial retail units at grade, further progressing 19 ST NW's evolution into a thriving Main Street corridor.

The 19+2 development proposal is sited in a context of growth and change within a two block radius of the site in West Hillhurst. Its use mix, scale, and height is similar to and fits within the established and planned neighbourhood context, which includes buildings like the Legion No. 264 Phase 1, the Legion No. 264 Phase 2, and Savoy. The remainder of the 19+2 assembly will fit within this growing group of approved and recently constructed buildings in West Hillhurst.

Applicant's Submission

The 19+2 project team has undertaken a best practice engagement process with stakeholders in West Hillhurst. The engagement process has provided opportunities across a variety of in-person and online platforms for stakeholders to learn about the vision and to share their comments in a respectful and transparent manner. The updated Vision Brief 3.0 submitted in May 2019 includes a What We Heard Report, which summarizes the project team's engagement process since the public launch of 19+2 in September 2018 to the completion of the formal report in May 2019 when formal feedback on the proposed land use redesignation concluded.

West Hillhurst Community Association Comments

March 4, 2019

Appropriate, successful, and vibrant redevelopment of the east side of 19th Street between Kensington Road and 5th Ave NW is critical to the community of West Hillhurst. The WHPC supports change and quality redevelopment in this location but objects to the 19+2 proposal in its current form.

While we may not have a formal plan for how this stretch of 19th Street will evolve, it is certainly not 14th Street NW or Kensington Road. 19th Street is special to residents and has so much potential to exemplify the heart of our dynamic community.

In the absence of a plan, proponents regularly suggest that their projects fit what such a plan would be, selectively stretching the intent of the Municipal Development Plan or other policy initiatives such as Main Streets. Not only does the committee object to this notion, we sincerely fear that this precedent would preclude the desired form for the remainder of this street. A small number of high density projects is likely to exhaust the market for condo and retail units in West Hillhurst, hindering the much needed redevelopment of the two-block stretch of 19th Street from Kensington Road to 2nd Avenue NW. Improved streetscape, increased density along 19th Street, more diverse housing options, and expanded services can better be achieved with multiple unique and smaller-scale developments rather than the submitted 19+2 mega-project. Attention should focus on the entire redevelopable stretch of 19th Street, not one isolated parcel. What may be rational for the developer of this parcel may well be counter-productive to the needed intensification of 19th Street as a whole.

The current proposal fails to meet our expectations in two major aspects:

- The height and density are simply not appropriate for this street and do not align with existing mixed-use development on the west side nor what would be desirable for the length of the east side.
- Unacceptable impact to adjacent residents in terms of height and shadow, privacy, and traffic in all forms.

As with recent applications that have been accepted on the west side of 19th St., the committee would support re-designation and increased density in forms that are intended to make a positive contribution to this scale of streetscape. We fear the current application would be a detriment to the future of 19th street for the community as a whole and unduly impact adjacent residents in the process.

Shadow Study

SUN SHADOW STUDIES



FIG. 3.4 MARCH 21 & SEPTEMBER 21



FIG. 3.5 JUNE 21



FIG. 3.6 DECEMBER 21

NOTE: Locations, times of day and year have been selected to demonstrate impacts to key edge relationships.

ADDITIONAL NOTE: For the March 21 and September 21 studies, shadows are cast by the building footprint to help illustrate how the sun position affects the building's shadow. The goal of this study is to provide a general understanding of the building's shadow cast on the surrounding streets and how it changes throughout the day for the request of residents at the Information Session held October 13, 2019. These studies are not meant to be used as a final design tool.

Shadow Study

FIG. 3.7 WEST-EAST SECTION

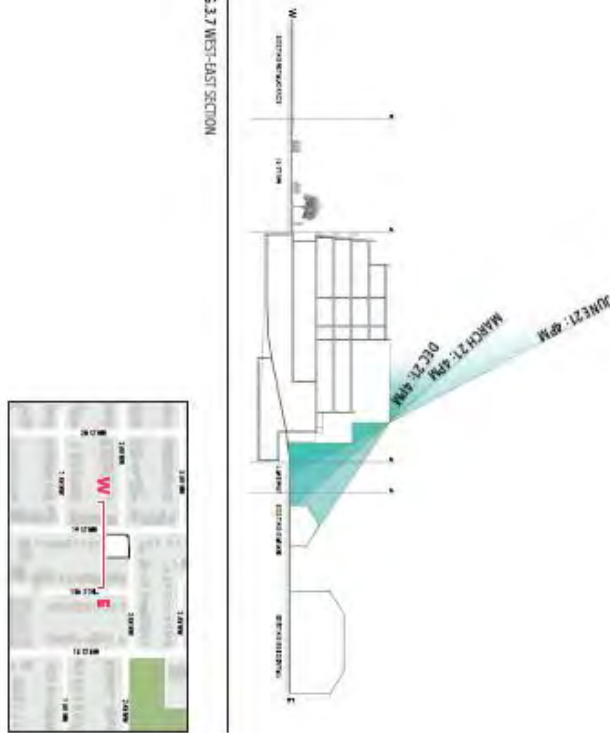
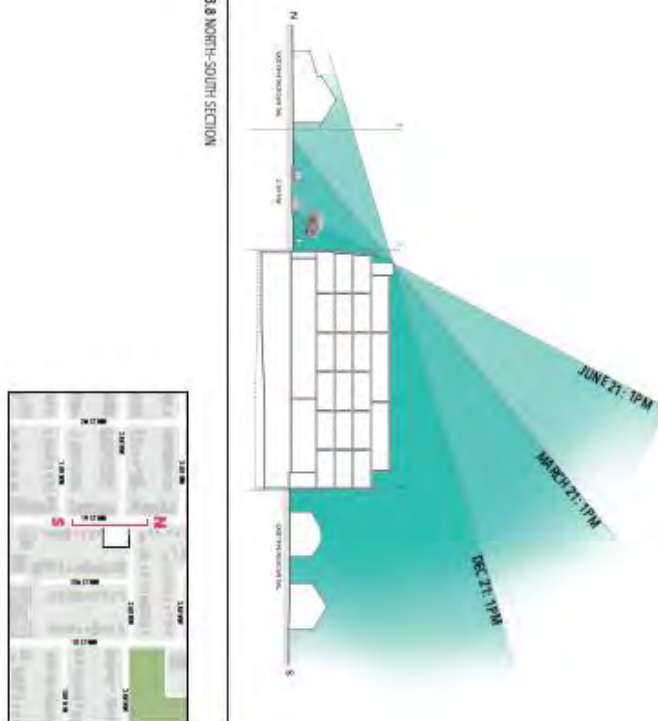


FIG. 3.8 NORTH-SOUTH SECTION



Development Permit (DP2018-3273) Summary

A development permit application (2019-0979) has been submitted by Formed Alliance Architecture Studio on 2019 March 1. The development permit application is for a five-storey, fifty-one unit mixed-use development including 56 on-site motor vehicle stalls. Commercial units are located on the ground floor, with residential units above. Commercial parking is located at grade along the rear lane and residential parking is located in an underground parkade. A courtyard on the second storey provides amenity space for residents. The following excerpts (Figure 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

Administration's review of the development permit will determine the ultimate 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 application until council has made a decision on this land use redesignation.

Figure 1: Rendering looking from the northwest toward the proposed development.



Development Permit (DP2018-3273) Summary

Figure 2: Rendering looking from the southeast across the lane toward the proposed development.



PROPOSED

CPC2019-0709
ATTACHMENT 5

BYLAW NUMBER 152D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0015/CPC2019-0709)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

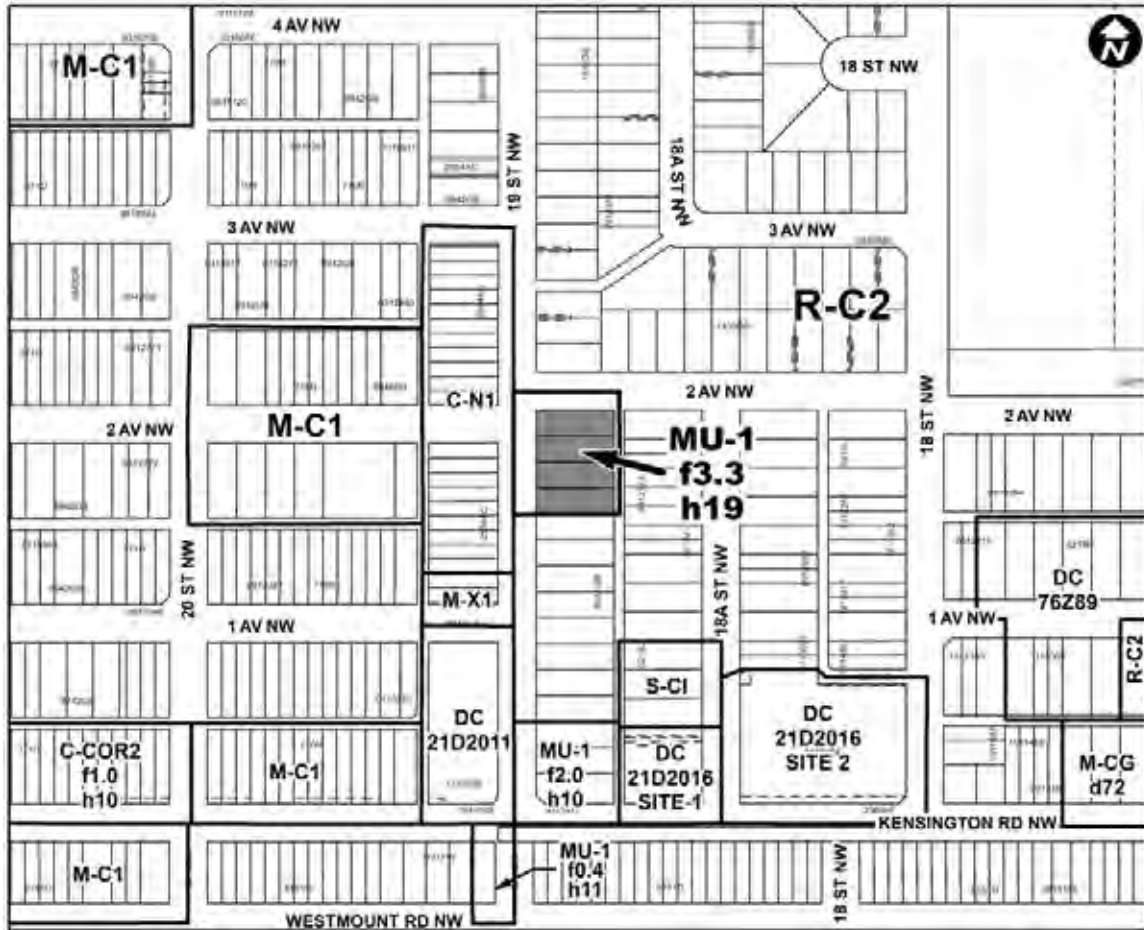
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0015/CPC2019-0709
BYLAW NUMBER 152D2019

SCHEDULE A



Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
Corrected CPC2019-0714

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

EXECUTIVE SUMMARY

This application has been submitted by B&A Planning Group on behalf of The City of Calgary (**Facility Management**). This application proposes a land use amendment to provide for the development of 2.82 hectares (6.97 acres) of land in the northwest community of Sage Hill. This proposal provides for:

- a comprehensively planned civic and mixed use development;
- two parcels intended for civic facilities (including a public library, arts and culture spaces, approximately 48 units of affordable housing) and public partner facilities (including opportunities for educational services, and health services);
- two parcels intended for mixed use development in the form of 6 to 10 storey buildings and anticipating a total of 132 dwelling units;
- one parcel intended initially for a transit rider Park & Ride Facility that will develop over time;
- a minimum of 3,720 square metres of commercial floor space; and
- approximately 0.4 hectares for a multi-use plaza to be used for formal and informal public activities.

This proposed land use amendment serves to implement the policies of the statutory *Symons Valley Community Plan* and *Municipal Development Plan* for this site, and are supported by a Master Concept Plan that provides additional non-statutory guidance for the development.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0714) to the 2019 July 22 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a) **ADOPT**, by bylaw, the proposed redesignation of 2.82 hectares ± (6.97 acres ±) located at 251 Sage Hill Boulevard NW (Plan 1213664, Block 5, Lot1) from Commercial – Regional 3 (C-R3 f6.5h95) District **to** DC Direct Control District to accommodate integrated civic and mixed use development, with guidelines (Attachment 3); and
 - b) Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
Corrected CPC2019-0714

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 June 20:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 2.82 hectares ± (6.97 acres ±) located at 251 Sage Hill Boulevard NW (Plan 1213664, Block 5, Lot1) from Commercial – Regional 3 (C-R3 f6.5h95) District to DC Direct Control District to accommodate integrated civic and mixed use development, with guidelines (Attachment 3); and
2. Give three readings to **Proposed Bylaw 155D2019**.

Excerpt from the Minutes of the 2019 June 6 Regular Meeting of the Calgary Planning Commission:

“A clerical correction was noted on the Cover Report CPC2019-0714, page 1, Executive Summary, to replace the owner name “The City of Calgary (Real Estate and Development Services)” with the owner name “The City of Calgary (Facility Management)”.”

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
Corrected CPC2019-0714

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

BACKGROUND

The subject lands are part of an area annexed to The City of Calgary in 1989. The *Symons Valley Community Plan* was drafted and adopted in 2001. The plan envisioned a predominantly residential area with five distinct communities with over 54,000 residents.

In 2008, along with land use approvals, Council approved amendments to *Symons Valley Community Plan* to establish a future bus rapid transit (BRT) hub on the subject site. This BRT hub was to be surrounded by a broader Transit Oriented Planning Area and implemented through policies enabling high density residential, regional commercial land uses, and significant suburban office development.

In 2009, the *Municipal Development Plan* (MDP) confirmed this direction by identifying the subject lands and much of surrounding area as a Community Activity Centre. Development of portions of the Community Activity Centre was completed based on the 2008 vision, including the commercial area south of the site, construction of most of the roads and the roundabouts that are currently in place (with portions of Sage Hill Boulevard NW remaining unfinished).

Nevertheless, nine years later much of the area had yet to realize development. This prompted policy amendments approved by Council in 2017 September (Bylaw 55P2017). The *Symons Valley Community Plan* was amended modifying the vision to more closely align with current development potential as supported by market studies, and to more closely reflect community service and facility needs.

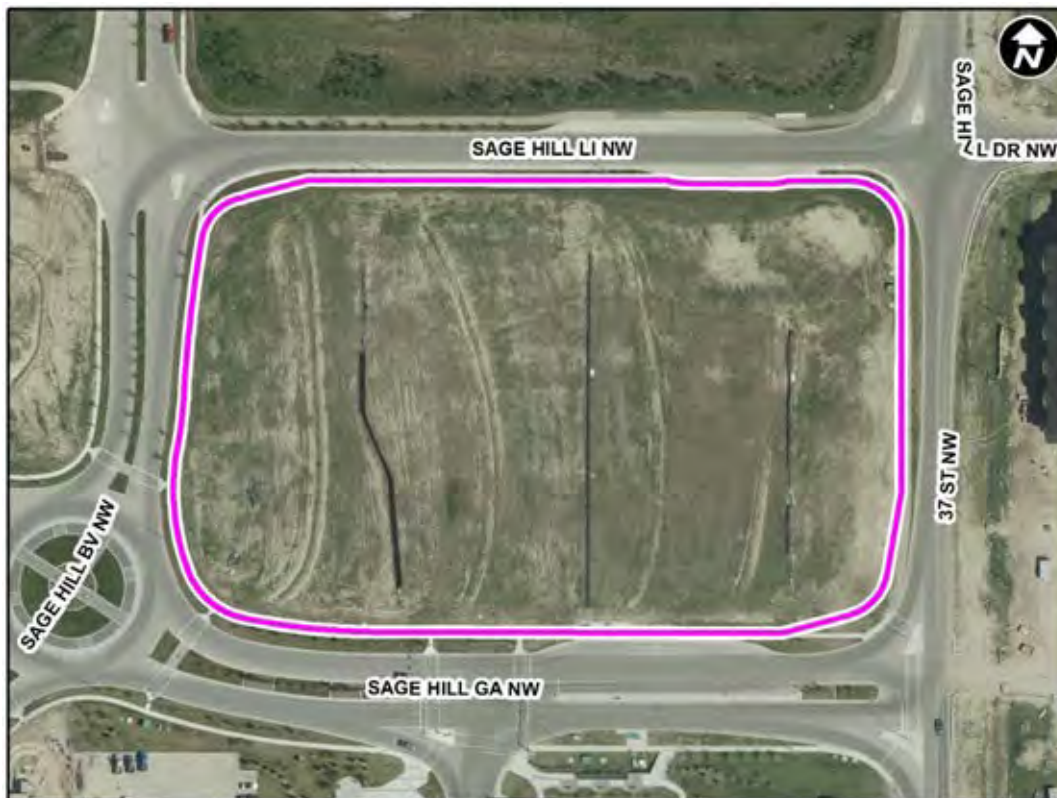
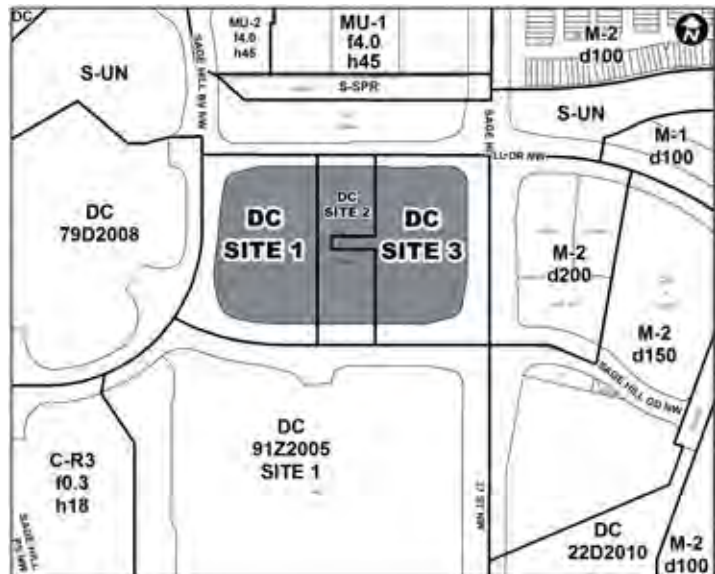
Amendments were made to the policies affecting the subject site to reflect the much-reduced potential for significant office and employment uses, and to instead reflect the intent for civic facilities and mixed residential and commercial uses be developed.

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
Corrected CPC2019-0714

Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157

Location Maps



**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

Site Context

Located in the developing community of Sage Hill, the subject site is west of 37 Street (Sage Hill Drive NW), north of Sage Hill Gate NW, and East of Sage Hill Boulevard NW. This undeveloped site is approximately 2.32 hectares (6.97 acres) in size and has been graded in preparation for development. The site slopes from west to east with a change in elevation of approximately 9.5 metres over 215 metres; an average slope of approximately 4.5 percent.

Directly south of the site is an existing regional commercial centre (Sage Hill Crossing) offering a mix of large and medium format retail uses anchored at by a Walmart. To the east across 37 Street is multi-residential building-out development in keeping with the transit oriented policies of the Symons Valley Community Plan. Of note are several seniors-oriented developments that are either under construction or have recently been completed.

A small ravine, designated Special Purpose – Urban Nature (S-UN) District, is located north of the parcel across Sage Hill Link NW. It is part of a larger coulee and ravine system in the area. North of the ravine are lands currently being developed with the first phases of a mixed-use development.

To the northwest of the parcel are lands that are currently vacant. These lands are anticipated for residential development and are subject to an outline plan and land use application currently under review (LOC2017-0404).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use application, will facilitate development of an area of civic uses and mixed-use multi-residential development that will meet the policies of the *Municipal Development Plan* and intensities required for a Community Activity Centre. This future development will also meet the intent of the Civic and Mixed Use Area policies of the *Symons Valley Community Plan*. A Master Concept Plan (Attachment 5) has been submitted in support of the application, which at a non-statutory level, provides information on how the site is expected to be developed in a comprehensive and integrated manner.

Planning Considerations

As part of the review of this application, Administration considered several factors described in the following section of the report in order to implement the policies *Symons Valley Community Plan*. These considerations also ensure strategic alignment with the *South Saskatchewan Regional Plan*, the *Interim Growth Plan*, *Municipal Development Plan*.

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

Subdivision Design

The outline plan (Attachment 4) proposes a future subdivision which will create a new internal street extending from the existing commercial intersection on Sage Hill Gate NW, north to Sage Hill Link NW. Five separate parcels will be created adjacent to this internal street: two will be west of the new Sage Hill Walk NW, and three east of the road. The parcels range between 0.23 hectares and 1.07 hectares in size and are generally rectangular in shape. The subdivision pattern creates a framework for street facing residential and mixed-use development, effectively manages elevation changes, and provides for the long term comprehensive development of the overall site.

The outline plan shows three sites that mirror the proposed DC Direct Control District. Site 1 includes two parcels of 0.54 and 0.39 hectares. Site 1, Parcel 1 is larger and will accommodate an integrated civic facility including a public library, arts and culture facilities, a multi-use plaza, and affordable housing units. These uses will be vertically integrated with small scale retail and consumer services along the new activity centre street. Development of this parcel is expected within 2 to 3 years.

Site 1, Parcel 2 will provide for complementary civic uses with a preference for educational, health, and cultural uses. Small scale retail and consumer services will also be used to animate the activity centre street frontage. Development of this parcel is expected within 2 to 5 years.

Site 2 includes two parcels of 0.23 and 0.25 hectares designed to accommodate street-oriented mixed use development. Development on these two parcels is expected to frame the east side of the new north/south street and contribute to its vibrancy. Vehicular access to these two parcels will be from the easement area shared with Site 3. Development of these parcels is also expected within 2 to 5 years.

Site 3, Parcel 1 is the largest of the parcels within the proposed outline plan at 1.07 hectares. This will be the location of a future Calgary Transit Park & Ride facility anticipated to be completed within the 10 year horizon, depending on prioritization and capital funding. Initial development will provide for approximately 250 surface parking stalls that are anticipated to meet the parking needs of transit users and provide opportunities for shared parking benefitting other uses on the site. This site will also be able to accommodate interim and temporary civic and recreational activities when appropriate. The parcel will have direct access from 37 Street NW, and a shared access easement area (private street) will create an east/west multi-modal corridor, providing connection to the new, north/south activity centre street. This subdivision framework is adaptable over time, and provides opportunity for further intensification of the lands. A structured Park & Ride facility may be integrated with future redevelopment. This final phase of development on this parcel is long term and is only expected within a 20 to 30 year horizon.

It is important to note that outline plans provide a tentative layout of future subdivision boundaries. However, through future detailed subdivision design and development permit

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
Corrected CPC2019-0714

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

reviews, some variations are permitted to the general layout as provided in the outline plan, subject to administrative review.

Land Use

The existing land use district on the subject site is Commercial – Regional 3 (C-R3 f6.5h95) District. This district is intended for large commercial development on the boundary of several communities and does not provide for the integrated, civic and mixed use development now planned.

The proposed DC Direct Control District divides the land into three sites consistent with the configuration of sites identified in the outline plan. The DC Direct Control District provides a land use framework to realize the objectives for these lands described in the *Symons Valley Community Plan* and further detailed in the Master Concept Plan (Attachment 5).

The uses and use rules for Sites 1 and 2 are based on the Mixed Use - General (MU-1) District, which provides for development located along commercial streets, where both residential and commercial uses are supported at grade, and where both residential and commercial uses are accommodated within the same building. Specific additional uses have been included for both sites in addition to those in the Mixed Use - General (MU-1) District. The additional uses aim to deliver on the civic and community service objectives of individual sites, or aim to provide for interim uses in advance of ultimate development. The uses in Site 1 provide for integrated civic facilities, and creates the opportunity for complementary educational, health, cultural uses. Small scale retail and consumer service uses are standard features of the Mixed Use - General (MU-1) District and will ensure vibrancy of the new activity centre street. Site 2 uses provides for complementary mixed residential and commercial development anticipated to be delivered by private developers.

The uses and use rules for Site 3 are based on the Multi-Residential - High Density Medium Rise (M-H2) District, which provides for residential development in a variety of forms, is characterized by taller residential development with higher numbers of dwelling units, and is located on strategic parcels including landmark locations. The Multi-Residential - High Density Medium Rise (M-H2) District provides for the long-term development of Site 3. Additional uses have been included in the DC Direct Control District to provide for potential civic and community service uses on Site 3 in the interim or near-term, and to provide for the planned Park & Ride facility.

Buildings in this DC Direct Control District are expected to be of moderate height, generally not exceeding eleven or twelve storeys. Early phase development on Sites 1 and 2 is expected to be five to six-storeys. The proposed height rules allow for higher buildings to recognize the strategic location of these lands and to recognize the investment in civic facilities in this location. The height rules also provide some flexibility given the longer-term development horizon for the overall site.

The DC Direct Control District also provides rules to allow parking to be provided on separate parcels within the DC Direct Control District and to be shared between uses. The objective of

Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW, LOC2018-0157

these rules is to optimize and minimize overall land area used for parking. Site 3 is expected to provide the best opportunities to implement innovative parking approaches. Parking associated with dwelling units is excluded from this flexible framework and must be provided on the parcel where the dwelling unit is located.

Density

This area is identified as a Community Activity Centre in Map 1 - Urban Structure of the *Municipal Development Plan*. Community Activity Centres must achieve a minimum intensity of 150 people and jobs per hectare. While to be confirmed through future development permits, this application generally contemplates near term development of four buildings, between five and seven storey. Civic and mixed-use buildings are anticipated to accommodate approximately 189 dwelling units and 3,720 square metres of commercial space. Together, this will provide an estimated intensity of 232 people and jobs per hectare thus exceeding the minimum requirements of 150 people and jobs per hectare specified in the *Municipal Development Plan*. These calculations do not include additional residential and commercial intensities possible through redevelopment of Site 3 over the long-term.

Master Concept Plan and Design Review

A Master Concept Plan (Attachment 5) was submitted in support of this outline plan and land use amendment application as required by the *Symons Valley Community Plan*. The purpose of the Master Concept Plan is to ensure the proposed land use districts and associated outline plan provide a comprehensive design approach to integrate civic uses and complementary public and private development as envisioned in the area structure plan. The design objectives of the Master Concept Plan envision the site as:

1. a compact, transit-supportive Activity Centre within northwest Calgary;
2. a slope-adaptive development that will work with the existing site conditions to create active edges and reduce the need for any backsloping or retention features;
3. a walkable place that incorporates multi-modal connections through the site and beyond to adjacent parcels;
4. a lively environment that is animated by a mix of civic and private development and a high-quality public realm; and
5. designed for climate and sustainable infrastructure to support comfortable year-round use of facilities.

This Master Concept Plan has no official approval status; however, is fully intended to be referenced during future discretionary development permit applications, with the aforementioned objectives being further reviewed and implemented at these future development stages.

A central feature of the Master Concept Plan is public plaza or community commons. The full details of the plaza design, layout and materiality will be finalized at detailed design stage when budgetary parameters are more established. As part of the outline plan, the concept developed for the plaza incorporated numerous urban design features identified from engagement with

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

civic and community stakeholders during the ASP and design charrette process. These features include the opportunity for seamless integration of at grade patio space with the adjacent built form, a central multi-functional green space, feature planting with both summer and winter interest, streetscape elements, creative slope adaptive design, bench and cluster seating options, integrated surface treatments and textures, universal accessibility and the opportunity for inclusion of a public art feature.

The proposed Master Concept Plan was reviewed by the Urban Design Review Panel (UDRP) at the pre-application stage while master planning and programming were being refined. General comments complimented the thoughtfulness and responsiveness of the overall scheme. UDRP comments regarding site circulation were integrated into the Master Concept Plan. In particular, the urban design approach to the plaza and the new activity centre street were influenced by their comments to create a strong and legible public realm, while managing slopes and site topography. UDRP will be engaged again to review the more detailed development permit submissions.

Environmental

A Phase I Environmental Site Assessment was completed for the subject site. The study determined there were no on-site sources that might have potential to cause environmental impairment from either historical or current land uses.

Transportation

The outline plan includes a new activity centre street (Sage Hill Walk NW) connecting Sage Hill Gate NW to Sage Hill Link NW. This new activity centre street will provide pedestrian access to the adjacent parcels to the west, and provide both pedestrian and vehicular access to the parcels to the east.

This new roadway will include parking lanes on both sides of the street. The outline plan shows a pedestrian crossing that will provide an east/west link between the future plaza of the proposed integrated civic facility, and the private road connection to the Park & Ride. The curb extensions and parking restriction will improve visibility and increase awareness of proposed pedestrian crossing. An additional pedestrian crossing will be established at the north end of the new activity centre street where it intersects Sage Hill Link NW. This crossing will align with pedestrian and public pathway connection to Environmental Reserve and Municipal Reserve lands to the north.

The site includes the Sage Hill transit hub. Although still in its early stages of development, the transit hub currently provides access to several routes including Route 82 (service to Brentwood Light Rail Transit (LRT) Station and the University), Route 115 (service to Tuscany LRT Station), Route 123 (service to North Pointe, Bus Rapid Transit (BRT) Route 301, future Green Line), and Route 129 (service to Dalhousie LRT Station). As Sage Hill, Kincora, Nolan Hill, and the Glacier Ridge Area Structure Plan areas build out, the transit hub is planned to facilitate

**Planning & Development Report to
Calgary Planning Commission
2019 June 20**

**ISC: UNRESTRICTED
Corrected CPC2019-0714**

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

access to enhanced transit service and high frequency buses, including one BRT service connecting the transit hub itself to Brentwood/University.

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

Utilities and Servicing

Services for the subject site are available from both Sage Hill Gate NW and Sage Hill Link NW. Main extensions for sanitary and storm along the new Sage Hill Walk NW will be required at the relevant tentative plan/development permit stage.

Stakeholder Engagement, Research and Communication

Various City business units and civic partners were engaged by the applicant as integrated civic facilities are proposed. The applicant team used a mix of workshops, questionnaires and stakeholder interviews throughout 2017/18 to determine the functional programming and schematic design for the overall site. The core group of business units and civic partners involved as stakeholders included: Calgary Transit, Calgary Neighbourhoods, Calgary Housing, Facility Management, Calgary Recreation, and the Calgary Public Library. This group collaborated to ensure the proposal will deliver on Council direction to build integrated civic facilities.

Two public open houses were held at the Symons Valley United Church to share information, collect feedback and answer citizen's questions about the project. In total 85 people attended the open houses held on 2018 April 24 and 2018 April 28. Feedback from these events reflected strong support for the proposed services and facilities.

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. Notification and online advertising prompted a variety of comments received through the online portal that reflected:

- concern regarding building height and additional multi-residential development;
- concern/non-support for affordable/subsidized housing;
- support for amenities like BRT and a public library;
- support for affordable housing;
- desire for recreational amenities; and
- concern for condition of road infrastructure.

To respond to comments received through the online portal and information circulating on social media, the applicant held meetings with the community association to clarify issues related to the design of the affordable housing component of the development. The applicant responded to concerns regarding design of the building (height and number of units), construction standards and finishing materials, ongoing management, maintenance and operations. A letter from the Sage Hill Community Association is attached detailing their initial concerns and

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
Corrected CPC2019-0714

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

reflecting an appreciation for the applicant responses. The community association letter indicates a neutral position (neither support, nor opposition) for the affordable housing development, noting a need for this type of development in Calgary and offering ongoing dialogue with the applicant team through detailed design and implementation.

The community association also requested more recreational amenities and facilities to serve the areas. The proposed DC Direct Control District provides for several uses that would allow both outdoor and indoor recreation facilities to be located on site, either as permanent or temporary/interim features.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed outline plan builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

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

Community Activity Centres should be locations for a mix of medium and higher density employment, residential and community service uses. They should contain a broad range of housing and a mix of housing tenure and affordability levels to accommodate a diverse range of the population (section 3.3.3(e)). Intensities in the Community Activity Centre should be a minimum of 150 people and jobs per hectare (Table 3-1).

Municipal Development Plan policies regarding community services and facilities (section 2.3.6) direct provision of public services and facilities be integrated, multi-purpose, flexible and adaptable. Furthermore, policies regarding housing (section 2.3.1) recognize affordable housing as an integral part of complete communities.

**Planning & Development Report to
Calgary Planning Commission
2019 June 20**

**ISC: UNRESTRICTED
Corrected CPC2019-0714**

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

The proposed outline plan and associated land use districts deliver on the above noted *Municipal Development Plan* policies.

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
Corrected CPC2019-0714

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

Symons Valley Community Plan (Statutory – 2001)

The subject site is located in the Transit Oriented Planning Area as identified in Map 3 Land Use Concept of the *Symons Valley Community Plan*. Within the Transit Oriented Planning Area, the subject parcel is identified as the Civic and Mixed Use Area. Development within this area is to accommodate a variety of civic uses and facilities including a public library and other community services. The Civic and Mixed Use Area is also to serve as a transit hub providing BRT services along with Park & Ride facilities.

Policy 5.13.2(1) confirms other public and private uses, including but not limited to employment-related uses, multi-residential, recreational or institutional uses will be allowed within the Civic and Mixed Use Area where the uses are determined to be complementary to the Civic uses on the site, consistent with the purpose of this area; and supportive of the vitality of the Community Activity Centre.

The development program proposed in this application is fully in alignment with these policies.

Policy 5.13.2(3) regarding design of the Civic and Mixed Use Area states the requirement for a well-defined outdoor public area or community gathering place such as a plaza and/or main street to provide a focal point within the area. The proposal addresses both of these policy requirements. The public space that will form the heart of Site 1 will provide for the seamless integration of at grade plaza space with the adjacent built form in a central multi-functional green space. It will feature plantings with both summer and winter interest, creative slope adaptive design, bench and cluster seating options, integrated surface treatments and textures, universal accessibility, and opportunities to include a public art feature.

A Master Concept Plan was submitted in support of the proposed outline plan and land use amendment as required in section 5.13.2(3)(b). This allowed the application review to consider the proposed mix of uses, details of the anticipated built form and massing, alignment design oriented policy and guidelines, and conformity with MDP policies regarding development intensity.

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

Social, Environmental, Economic (External)

The proposal will provide for important and much needed citizen serving facilities such as affordable housing and a public library addressing the social objectives of the triple bottom line. The recommended land use framework provides a mix and intensity of uses that supports active modes of transportation and makes an efficient use of land and infrastructure. The development

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

area anticipates an intensity of 283 people and jobs per hectare, which exceeds the minimum target under the *Municipal Development Plan*. These intensities will further support utilization and expansion of transit infrastructure at this transit hub location. The applicant has also committed to implementation of sustainability measures that aim to lower operating costs for energy and reduce greenhouse gas (GHG) emissions. A commitment to pursue innovative storm water management is also mentioned in the Master Concept Plan.

In addition to the social and environmental benefits noted earlier in this report; from an economic perspective, the proposed land use and associated outline plan will lead to additional population and jobs in this area. This is expected to catalyse new business activity and further support established businesses with additional nearby customers.

Financial Capacity

Current and Future Operating Budget

Current and future operating budget requirements will be the responsibilities of the business units providing programming or services. These have been determined through City Budget and Business planning processes.

Current and Future Capital Budget

The capital budget for Phase 1A (including the library, arts and culture spaces, affordable housing, and necessary infrastructure to service the facility) was approved by Council as part of the OneCalgary budget and business plan process. Capital to support later phases of development (including the Park & Ride) will be proposed through subsequent budget and business planning processes.

Risk Assessment

No risks were identified with this development that were not mitigated and addressed through the process to develop the Master Concept Plan. Development of these lands represents a strategic opportunity to provide necessary public services and facilities for the Symons Valley neighbourhoods. The proposed civic services are expected to be a catalyst for additional residential and commercial development on nearby undeveloped sites. Changes or delay of this project potentially puts at risk the timely delivery of public services and puts at risk the catalytic effects of the public investments represented by this proposal.

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
Corrected CPC2019-0714

**Land Use Amendment in Sage Hill (Ward 2) at 251 Sage Hill Boulevard NW,
LOC2018-0157**

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment will facilitate comprehensive and integrated development that meets the objectives and policies of the *Municipal Development Plan* which supports the efficient utilization of land and infrastructure and directs delivery of necessary community infrastructure, services and programming to citizens. The proposed land use amendment also delivers on the Symons Valley Community Plan objectives to create a vibrant focal point for the community in this location.

ATTACHMENT(S)

1. Applicant Statement
2. Community Association Letter
3. **Proposed Bylaw 155D2019**
4. Proposed Outline Plan
5. Master Concept Plan

Applicant Statement

Symons Valley Centre - Land Use Redesignation & Outline Plan 251 Sage Hill Boulevard NW

On behalf of the City of Calgary's Facility Management Business Unit, B&A Planning Group have respectfully submitted a proposed Land Use Redesignation & Outline Plan supported by a Master Concept Plan, to enable the redevelopment of a + 2.82 hectare (+ 6.97 acre) City owned site in the NW community of Sage Hill. The intent of the application is to accommodate an integrated civic and mixed use development that will encourage the co-location of community services including a public library, BRT Park & Ride, community gathering spaces, arts and culture spaces, affordable housing, opportunities for market housing and complementary retail and commercial uses.

The site is centrally located within five developing communities contained in the Symons Valley Community Plan (SVCP). It is bounded by Sage Hill Link NW and future mixed use (Anderson Project) to the north, 37th Street NW and future multi-residential development to the east, Sage Hill Gate NW and existing regional commercial development to the south and Sage Hill Boulevard and the future Town Centre to the west. The subject land was previously stripped and graded and is gently sloping from west to east.

The Municipal Development Plan (MDP) identifies the subject land as being within a Community Activity Centre (CAC). CACs aim to provide compact, mixed-use development that achieves a minimum intensity of 150 people and jobs per hectare. The SVCP identifies the site as a Civic and Mixed Use Area and contains policies on intent & composition as well as general design guidelines. The proposed land use outline plan & conceptual site plan have carefully considered & incorporated the policies of the MDP, Community Plan as well as feedback from stakeholders.

The Community Plan also stipulates that a Master Concept Plan be submitted in support of the initial Land Use / Outline Plan. A Master Concept Plan has been included with the application and provides an overall vision, design principles and guidelines, 3D massing and cross-sections. The associated Outline Plan includes the delineation of future parcels, location and design of the Main Street and BRT Park & Ride derived from the design of the Master Concept Plan.

Similarly, and in order to realize the vision for the site, a land use redesignation has been submitted proposing to redesignate the subject land from a regional commercial land use district, C-R3 f6.5h95 to a Direct Control based on the Mixed Use District (M-U1) and a High Density Multi-Residential (M-H2) District. The DC (M-U1) District will frame the future Main Street and accommodate the civic multiservice integrated facility, a possible site partner facility as well as two mixed use parcels. The DC (M-H2) District will accommodate the BRT Park & Ride as well as any long term opportunities for redevelopment.

This integrated mixed use project; known as the Symons Valley Centre, is predicated on providing compact, sustainable and high quality development and a new way of delivering civic services. We look forward to the support of Administration, Calgary Planning Commission & Council on this exciting new integrated, mixed use and multi-service facility in Calgary's NW.

Community Association Letter



PO Box 47125 Creekside
Calgary, AB T3R 080
www.sagehillyc.com
info@sagehillyc.com

Hugo Haley
hugo.haley@calgary.ca

March. 12, 2019

Re: Land Use Application # LOC2018-0157
"Land Use for Sage Hill Civic Center"

In mid-summer of 2018 the Sage Hill Community Association received a Land Use application from the city regarding the Sage Hill library/civic center. As it incorporated a subsidized housing and transit component we felt obligated to share it with our residents in poll format to gauge public opinion. That poll had 729 votes and 81% were opposed to the project. As such we sent notice to the applicant team listing our concerns.

On Sept. 11 the Sage Hill Community Association met with the projects applicant team to work through a number of questions/concerns surrounding the development which ranged from overall building height/size, total number of units, concerns of increased neighborhood crime, project finishing materials, parking and noise. Thankfully all our concerns were addressed and we as an association are a lot more open to the concept after speaking with the applicant team. We do still have concerns with design, potential crime and noise and we think having more multi bedroom suites to attract families in need of housing vs single bedroom units would be more beneficial to the community. Grounds maintenance, exterior building materials, trim and windows design/coverings were a few other comments we worked through during this meeting. Which again were addressed or are still being discussed as the project comes to design phase.

Overall the Sage Hill Community Association is satisfied with the efforts of the applicant team and their willingness to address our concerns and work with us on this project. Of course there will always be some issues and concerns surrounding subsidized housing and transit projects and we hope to continue discussing these issues and working through them. The general position of our community association is of neutral opinion on this project as of today, as we recognize the need for these facilities and we look forward to providing additional comments at the detailed design stage.

One recommendation we would like to purpose is some portion of the site be considered for temporary or if possible permanent recreational purposes (ie: hockey rink, basketball court, tennis courts, skate park etc...) as our community is greatly lacking in these amenities.

Thank you for working with us and continuing the relationship with Sage Hill, we look forward to the next round of discussions,

Regards

Ross Utigard, President
Sage Hill Community Association

www.sagehillyc.com info@sagehillyc.com

PROPOSED

CPC2019-0714
ATTACHMENT 3

BYLAW NUMBER 155D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0157/CPC2019-0714)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

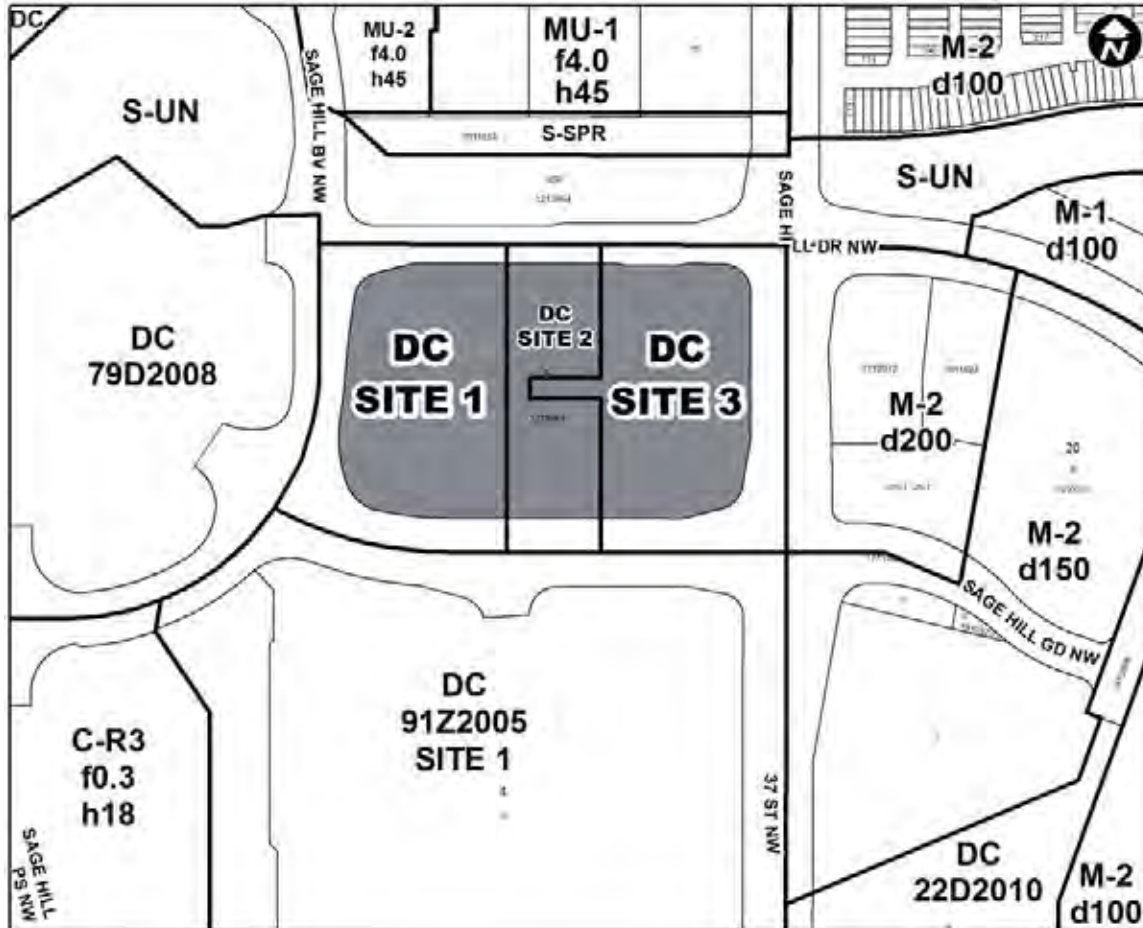
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714
BYLAW NUMBER 155D2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) provide for the integration of civic, cultural, institutional, residential and commercial uses in the same building or in multiple buildings on Sites 1, 2 and 3;
 - (b) accommodate civic and mixed-use development that conforms to the Civic and Mixed Use Area Policies of the Symons Valley Community Plan;
 - (c) to support a vibrant public realm that includes an activity street and a multi-use plaza for informal and formal public activities on Site 1;
 - (d) accommodate mixed use development on Site 2;

PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714 BYLAW NUMBER 155D2019

- (e) allow for parking stalls to be shared and to be provided on separate parcels within the Direct Control District to support strategies that optimize and minimize overall land area used for parking;
- (f) provide parking on Site 3 for Calgary Transit users and accommodate parking from other Sites within this Direct Control District; and
- (g) accommodate development that allows individual parcels to develop over time in a comprehensive manner.

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 Bylaw.

Reference to Bylaw 1P2007

3 Within this Direct Control District Bylaw, 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 Bylaw:

- (a) “**activity street**” means the north south **street** that divides Site 1 and Site 2.

Defined Uses

5 In this Direct Control District Bylaw:

- (a) “**Cultural Support Space**” means a **use**:
 - (i) where support functions necessary for a cultural organization’s day-to-day operations are provided and which may include, but is not limited to, administrative support, meeting rooms, storage, set production and rehearsal space; and
 - (ii) where the primary cultural objective of the organization, which is intended for public viewing or sale, is not located in the same **use area**.
- (b) “**At Grade Parking Lot**” means a **use**:
 - (iii) where motor vehicles are parked for a short duration;
 - (iv) where motor vehicles are parked at **grade**; and
 - (v) where motor vehicle and bicycle parking facilities are provided for users of public transit, notwithstanding Section 270.1 of Bylaw 1P2007.

Floor Area Ratio

6 The maximum **floor area ratio** is 4.0.

PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714 BYLAW NUMBER 155D2019

Building Height

7 The maximum *building height* is 40.0 metres.

Motor Vehicle Parking Requirement

- 8 (1) Unless otherwise referenced in subsections (2), (3), (4) and (5) the minimum required *motor vehicle parking stalls* referenced in Part 14, Division 1 of Bylaw 1P2007 is the minimum requirement in this Direct Control District.
- (2) Notwithstanding Section 116 of Bylaw 1P2007, *motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls* and *loading stalls* required for a *use* may be located on a separate *parcel* within this Direct Control District from the *use* if supported by a parking study and included on the same *development permit*.
- (3) Notwithstanding subsection (2) *motor vehicle parking stalls* required for a **Dwelling Unit** or **Multi-Residential Development** must be provided on the *parcel* where the **Dwelling Unit** or **Multi-Residential Development** is located.
- (4) *Motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls* and *loading stalls* required for a *use* may be shared with another *use* within this Direct Control District when supported by a parking study.
- (5) **Cultural Support Space** does not require *motor vehicle parking stalls* or *bicycle parking stalls – class 1 or class 2*.

Relaxations

9 The *Development Authority* may relax the rules of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Site 1 (± 0.93 ha)

10 The provisions in sections 11 through 17 apply only to Site 1.

Permitted Uses

11 The *permitted uses* of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

12 The *discretionary uses* of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District:

- (a) with the addition of:
- (i) **Conference and Event Facility;**
 - (ii) **Cultural Support Space;**
 - (iii) **Food Kiosk;**
 - (iv) **Health Services Laboratory – without clients;**
 - (v) **Hospital;**

PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714
BYLAW NUMBER 155D2019

- (vi) **Museum;**
- (vii) **Outdoor Recreation Area;**
- (viii) **Performing Arts Centre;**
- (ix) **Parking Lot – Grade (temporary);**
- (x) **School – Private;**
- (xi) **School Authority – School;**
- (xii) **School Authority Purpose – Major;**
- (xiii) **School Authority Purpose – Minor;**
- (xiv) **Sign – Class F; and**
- (xv) **Sign – Class G.**

Bylaw 1P2007 District Rules

- 13** Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Orientation

- 14** **Units** and individual **uses** located at **grade** with an exterior wall facing the “**activity street**” must provide:

- (a) individual, separate, direct access to **grade**; and
- (b) an entrance that is visible from the “**activity street**”.

Ground Floor Height

- 15** The minimum height of the ground floor of a **building** is 3.5 metres as measured vertically from the floor to the ceiling.

Rules for Façades Facing a Street

- 16** (1) The length of the **building** façade that faces the “**activity street**” or a commercial **street** must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **setback areas** or dimension of any publicly accessible plaza will not be included as part of the length of the **property line**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20 per cent of the at **grade** façade facing the “**activity street**” or **street**.
- (4) For **laneless parcels**, portions of the façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.

PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714
BYLAW NUMBER 155D2019

Façade Width for Uses Facing a Street

- 17 (1) The maximum façade width is 25.0 metres for the following **uses** when located on the ground floor of a **building** facing the “**activity street**”:
- (i) **Child Care Service;**
 - (ii) **Community Recreation Facility;**
 - (iii) **Conference and Event Facility;**
 - (iv) **Hotel;**
 - (v) **Hospital;**
 - (vi) **Indoor Recreation Facility;**
 - (vii) **Instructional Facility;**
 - (viii) **Library;**
 - (ix) **Market;**
 - (x) **Performing Arts Centre;**
 - (xi) **Post-secondary Learning Institution;**
 - (xii) **School – Private;**
 - (xiii) **School Authority – School; and**
 - (xiv) **Supermarket.**
- (2) In all other cases, the maximum façade width is 15.0 metres for a **use** when located on the ground floor of a **building** facing the “**activity street**”.

Site 2 (± 0.48 ha)

- 18 The provisions in sections 19 through 25 apply only to Site 2.

Permitted Uses

- 19 The **permitted uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 20 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
- (i) **Cultural Support Space;**
 - (ii) **Food Kiosk;**
 - (iii) **Performing Arts Centre;**
 - (iv) **Outdoor Recreation Area;**

PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714
BYLAW NUMBER 155D2019

- (v) **Parking Lot – Grade (temporary);**
- (vi) **Sign – Class F;**
- (vii) **Sign – Class G; and**
- (viii) **Temporary Residential Sales Centre.**

Bylaw 1P2007 District Rules

21 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Orientation

22 **Units** and individual **uses** located at **grade** with an exterior wall facing the “**activity street**” must provide:

- (a) Individual, separate, direct access to **grade**; and
- (b) an entrance that is visible from the **street**.

Ground Floor Height

23 The minimum height of the ground floor of a **building** is 3.5 metres as measured vertically from the floor to the ceiling.

Rules for Façades Facing the Activity Street

- 24** (1) The length of the **building** façade that faces the “**activity street**” must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required setback or dimension of any publicly accessible plaza will not be included as part of the length of the **property line**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20 per cent of the at **grade** façade facing the “**activity street**”.
- (4) For **laneless parcels**, portions of the façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.

Façade Width for Uses Facing the Activity Street

25 (1) The maximum façade width is 25.0 metres for the following **uses** when located on the ground floor of a **building** facing the “**activity street**”:

- (i) **Child Care Service;**
- (ii) **Community Recreation Facility;**
- (iii) **Hotel;**
- (iv) **Indoor Recreation Facility;**
- (v) **Instructional Facility;**

PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714
BYLAW NUMBER 155D2019

- (vi) **Market;**
- (vii) **Post-secondary Learning Institution;** and
- (viii) **Supermarket.**

(2) In all other cases, the maximum façade width is 15.0 metres for a **use** when located on the ground floor of a **building** facing the “**activity street**”.

Site 3 (± 1.07 ha)

26 The provisions in sections 27 through 30 apply only to Site 3.

Permitted Uses

27 The **permitted uses** of the Multi-Residential – High Density Residential (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District:

- (a) with the addition of:
 - (i) **At Grade Parking Lot.**

Discretionary Uses

28 The **discretionary uses** of the Multi-Residential – High Density Residential (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
 - (i) **Community Recreation Facility;**
 - (ii) **Food Kiosk;**
 - (iii) **Market;**
 - (iv) **Outdoor Recreation Area;**
 - (v) **Parking Lot – Structure;**
 - (vi) **Parking Lot – Grade (Temporary);**
 - (vii) **Performing Arts Centre;**
 - (viii) **Sign – Class F; and**
 - (ix) **Sign – Class G.**

Bylaw 1P2007 District Rules

29 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

PROPOSED

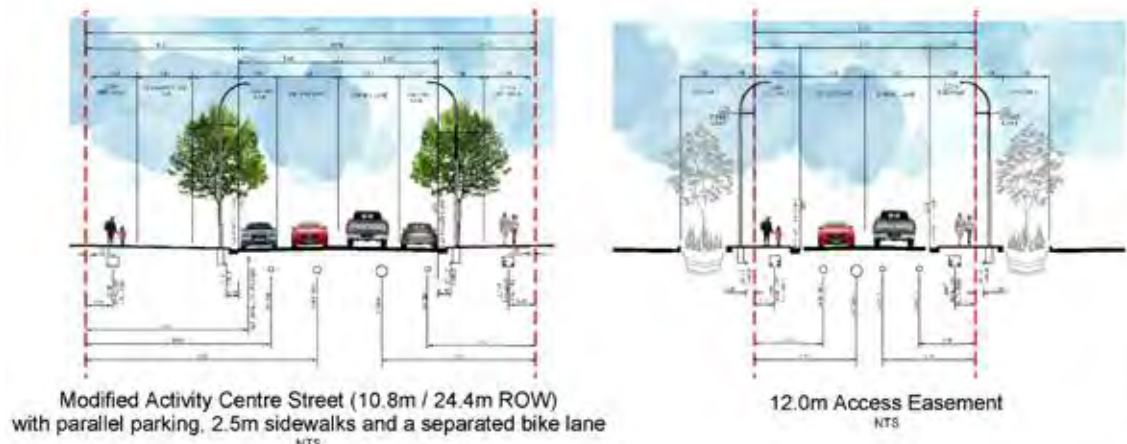
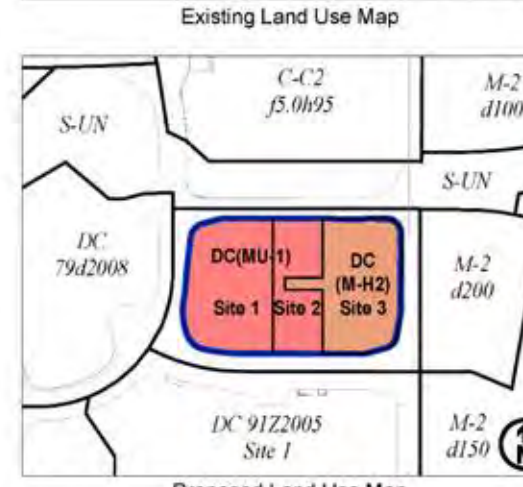
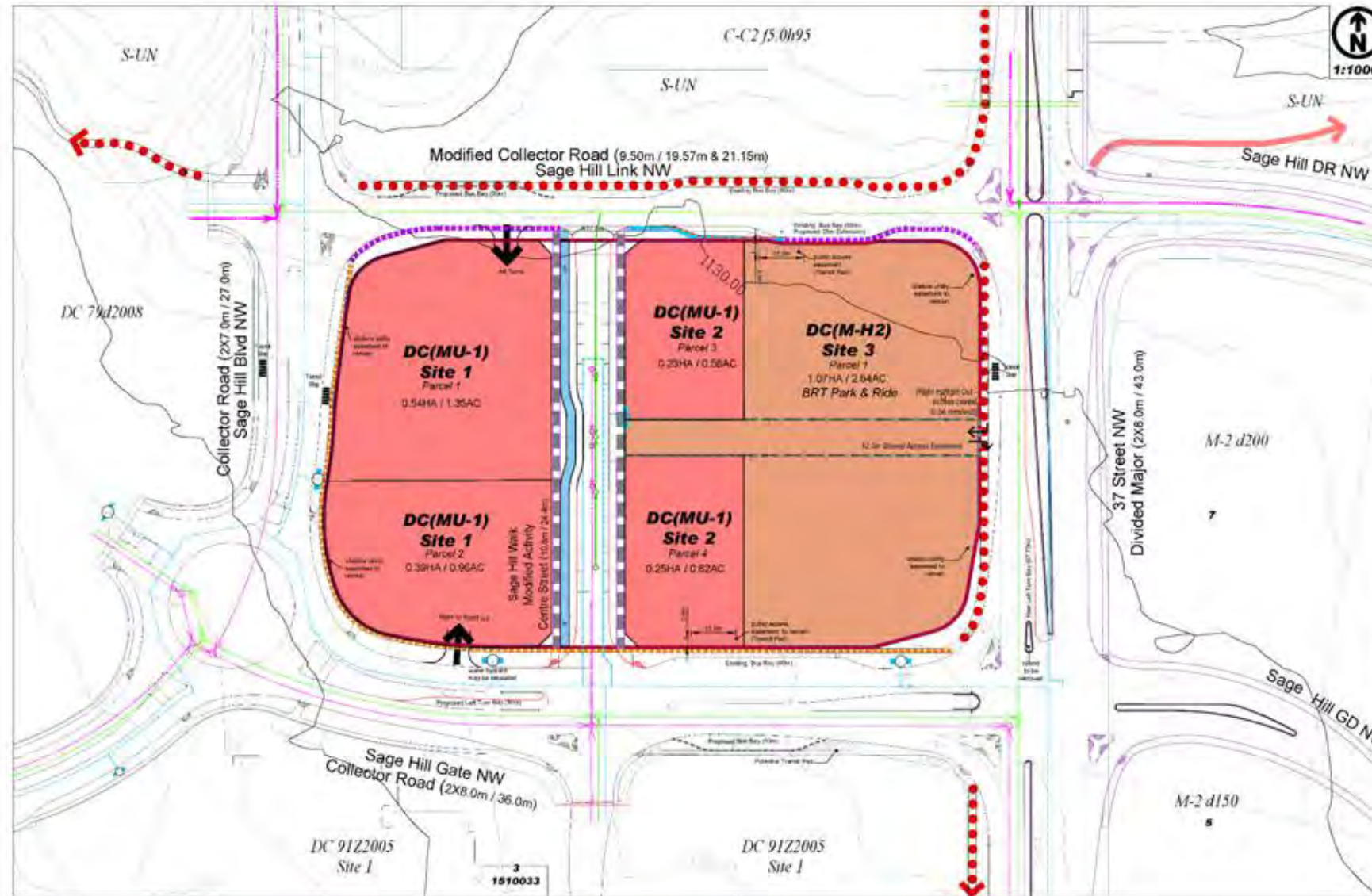
AMENDMENT LOC2018-0157/CPC2019-0714
BYLAW NUMBER 155D2019

Rules for At Grade Parking Lot

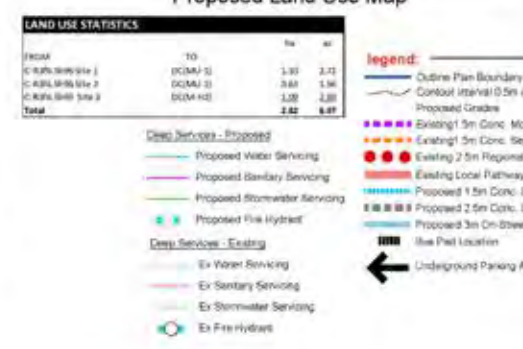
30 An At Grade Parking Lot:

- (a) must provide landscaping in accordance with Section 694 of Bylaw 1P2007;
- (b) requires a minimum number of ***bicycle parking stalls – class 1*** and ***class 2*** based on 2.5 per cent of the number of ***motor vehicle parking stalls*** provided; and
- (c) may accommodate ***motor vehicle parking stalls*** from Site 1 and Site 2 within this Direct Control District.

Proposed Outline Plan



OUTLINE PLAN STATISTICS			
TOTAL AREA	4 of lots	Urban	602
	Undeveloped	782	6.81
		2.82	6.81
			100.0%
DC(MU-1) - Site 1		0.90	2.80
Parcel 1: DC(MU-1) Anticipated Density: 200up/400sq *	40	0.54	1.81
Parcel 2: DC(MU-1)	0.29	0.29	0.90
DC(MU-1) - Site 2		0.48	1.29
Parcel 3: DC(MU-1) Anticipated Density: 200up/400sq *	10	0.23	0.57
Parcel 4: DC(MU-1) Anticipated Density: 200up/400sq *	30	0.25	0.62
DC(M-H2) - Site 3		1.07	2.64
Parcel 1: BRT Park & Ride	1.07	1.07	2.64
Modified Activity Centre Street		0.82	2.02
			20.1%
TOTAL NUMBER OF UNITS		100	
Density	Anticipated - City 1 & Site 2	43.6 units	73.9 units
INTENSITY		ppu	Anticipated
Population	2.5	36	
Intense Retail Area	3.8/100	1	
Chc. and Retail Area	200		
Total Parks & Jobs	835		
People & Jobs per Hectare **	285		



b&a

prime consultant:

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Calgary, Alberta T2P 1K5 / www.bandaplan.com
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client:

Calgary

sub-consultant:

kasian **WATT**
exp.

revisions:

no.	date	description
1	23-12-2017	Pre-application info
2	05-06-2018	Submit CP
3	11-02-2018	Re-Submit CP D181
4	05-04-2018	Re-Submit CP D182
5		
6		
7		
8		
9		

location map:

Subject Site

scale:

0 10 20 30 40 50
SCALE 1:500

municipal address:

251 Sage Hill Boulevard NW

legal description:

Lot 1 Block 5 Plan 121-3664

file description:

pre-app: PE2017-01586
LOC: 2018-0157
bylaw no.:
current date: Jun 04, 2019

project:

Symons Valley Civic & Mixed Use Centre

sheet title:

Outline Plan and Land Use Redesignation

exhibit no.:

1.0

Master Concept Plan

Calgary 

Symons Valley Centre

Master Concept Plan

April 2019

SCATLIF+ MILLER + MURRAY    

Master Concept Plan

Symons Valley Centre MASTER CONCEPT PLAN

1. Vision

The Master Concept Plan as presented illustrates the Symons Valley Centre as a social and cultural hub for the communities of northwest Calgary. The development includes community meeting spaces, facilities for arts and culture programs, affordable housing, complementary retail uses and an outdoor open space that could accommodate festivals, markets and performance events. The BRT Hub will provide frequent transit connections to local communities, to Light Rail Transit stations and the Downtown, a significant public investment that will help to facilitate further private investment as the site builds out.

The development includes opportunities for health and education facilities, market and affordable housing, retail services and a City Park & Ride facility. The majority of vehicle parking will take a phased approach and is anticipated to ultimately be located underground or within structured facilities. This urban format supports a comfortable and high-quality pedestrian environment throughout and across the site. The Centre is planned to be a vibrant mixed-use development that is recognized as a health, education, recreation and cultural hub for the Symons Valley communities.

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Master Concept Plan

2. Design Principles

The following design principles for the Symons Valley Centre are a key component of the Master Concept Plan and help to guide development at the subsequent detailed design stages.

These principles take into consideration the project's vision, the policies of the MDP and Symon's Valley Community Plan as well as planning best practices for developing a Community Activity Centre. They describe the design aspirations for the civic and mixed-use development at the Symons Valley Centre and define the strategies for future site design and interfaces, open spaces, access, circulation and sustainability initiatives.

DESIGN PRINCIPLES.

THE SYMONS VALLEY CENTRE WILL BE:

1. A compact, transit-supportive Activity Centre within the northwest Calgary community of Sage Hill;
2. A slope-adaptive development that will work with the existing site conditions to create active edges and reduce the need for any backslipping or retention features;
3. A walkable place that incorporates multi-modal connections through the site and beyond to adjacent parcels;
4. A lively environment that is animated by a mix of civic and private development and a high-quality public realm that may provide outdoor space for community events;
5. Designed for climate and sustainable infrastructure to support comfortable year round use of facilities.

Master Concept Plan

3. Master Concept Plan

The design of the Symon's Valley Centre is predicated on the priorities of the MIDP, The Symon's Valley Community Plan and all of the stakeholder and community feedback to date.

KEY ELEMENTS

The following Key Elements will work together to provide a compact, efficient, well connected and adaptive development that will accommodate further intensification over time.

1. Anticipated Transit Supportive Site Development

(a) Civic Multi-Service Facility that is anticipated to include the following uses:

- The Calgary Public Library
- Arts and culture spaces
- Calgary Affordable Housing
- Possible retail & consumer service spaces (e.g. child care)

(b) Possible Partner Facility that provides the opportunity for:

- Educational services
- Health services
- Other compatible & complementary uses

(c) Main Street East will provide opportunity for:

- Mixed-Use development along the east side of the main street that will be able to accommodate a range of residential, commercial, educational, cultural or civic uses.

(d) Park and Ride Facility for Bus Rapid Transit (BRT) will accommodate:

- Transit's required 250 stall Park and Ride
- Additional BRT bus bays & Shelter(s)
- Opportunities for redevelopment and intensification over time

2. Complete Connections & Circulation

(a) Main Street

- Convenient On-Street Parking
- Large pedestrian areas
- Landscaping, bike path and cycling infrastructure

(b) East/West Corridor

- Publicly accessible private street that will provide access to the BRT Park & Ride and be designed with enhanced pedestrian and biking connections and landscaping
- Allows for increased redevelopment potential in the future by connecting through to 37 Street NW

3. High Quality Public and Community Gathering Spaces

(a) Community Commons

- Landscaped outdoor area that may accommodate civic programs and community events

(b) High-quality public realm components should include the following:

- Decorative or enhanced paving along the Main Street and in the Community Commons
- Active and inviting interfaces to civic facilities and main street uses
- Benches, bike parking and pedestrian scaled lighting along the Main Street, the East/West Corridor and building entrances
- Lighting for night-time and winter programming
- LIDs with local plants, grasses, shrubs and trees along the Main Street and the East/West Corridor
- Art features or focal points in public spaces (sculpture, fountain, lighting, or rotating programming by civic partners)
- Weather and wind protection features on building facades and in public areas

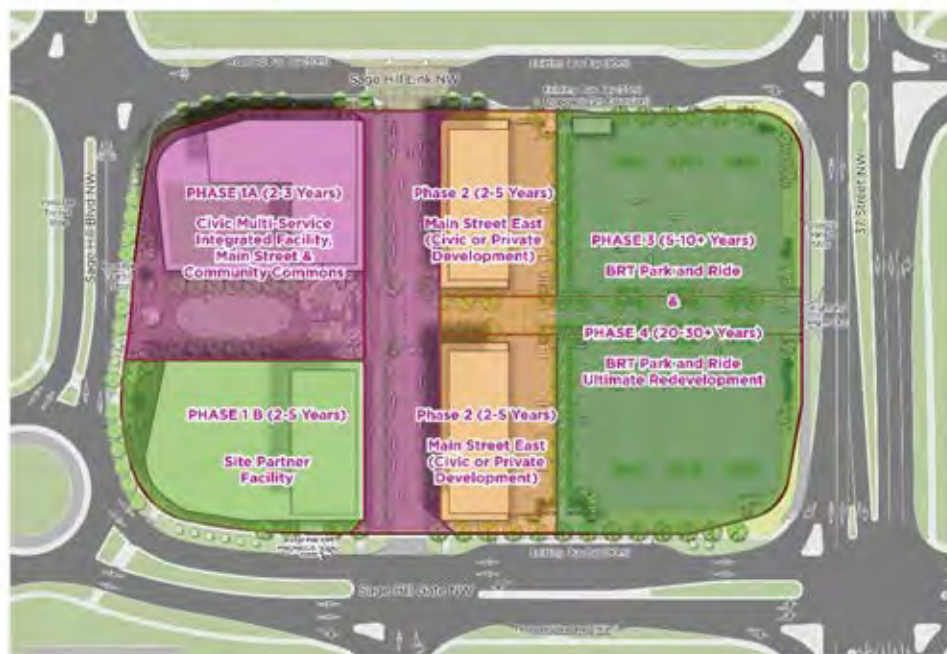
Community Plan | Main Street East | 2019

Master Concept Plan

F1: Spokane Valley Center Master Concept Plan - Key Elements



F2: Spokane Valley Center Master Concept Plan - Phasing



Master Concept Plan

4. Anticipated Transit Supportive Site Development

The following section describes the key plan elements in more detail and how the design principles have influenced the conceptual plan and can provide further guidance at the detailed design stage.

4.1 CIVIC MULTI-SERVICE FACILITY

It is anticipated that the Civic Multi-Service Facility is located in the NW portion of the plan and will be constructed in the initial phase of development. This facility will be vertically integrated and contain the new public library branch as well as an anticipated 48 units of affordable housing. Complementary uses such as child care services and retail and consumer service along the Main Street may be encouraged at the detailed design stage.

The Master Concept Plan illustrates the benefits of employing slope adaptive methods. By working with the natural site slope - parking, loading and servicing functions can be located partially below-grade, in structured parking below the building podiums. Slope adaptive development will accommodate at-grade uses to be accessed from street level while still allowing active frontages along the Main Street and boundary roads. At-grade uses are then directly serviced from the interior of the building leaving the public realm free of any servicing functions and available for features that enhance the pedestrian experience. This approach has the advantage of reduced cost and environmental footprint associated with a full basement excavation, but also allows the opportunity for active uses on all sides of the parking structure. Additionally, locating the structured parking directly below the buildings allows direct vertical circulation to these areas within the comfort of conditioned spaces, improving wayfinding and contributing to the overall visitor experience.



Master Concept Plan

4.3 SITE PARTNER FACILITY

The Master Concept Plan anticipates that the Site Partner Facility would likely be constructed in the short to medium term and be located within the SW corner of the site. The vision for this facility is to integrate a mix of civic uses with commercial and/or residential uses which may include (but not limited to) retail, child-care facilities, affordable housing, medical/professional office space, educational health or cultural uses that can bolster the initial public investment of the library and transit.

The Master Concept Plan presents the importance of shared spaces and co-location within the civic facilities in achieving the stated goals and vision of the ICFP Program for the Symon's Valley Centre to achieve greater space efficiencies and economies of scale. Public elements are intertwined with the quasi-private and private areas of the plan in order to provide a holistic and comprehensive approach to the development of the site.



Master Concept Plan

4.3 MAIN STREET EAST

The Main Street East parcels will accommodate street-oriented mixed-use development. The Master Concept Plan demonstrates how these parcels can help to frame the Main Street along its eastern edge while providing a suitable transition towards the surface parking area of the BRT Park & Ride to the east. Any required surface parking or loading should be screened at the rear of the buildings while still providing considerable opportunities to activate the street by providing an environment that will encourage the location of outdoor cafes, coffee shops, retail and services that can ultimately enhance the public realm.

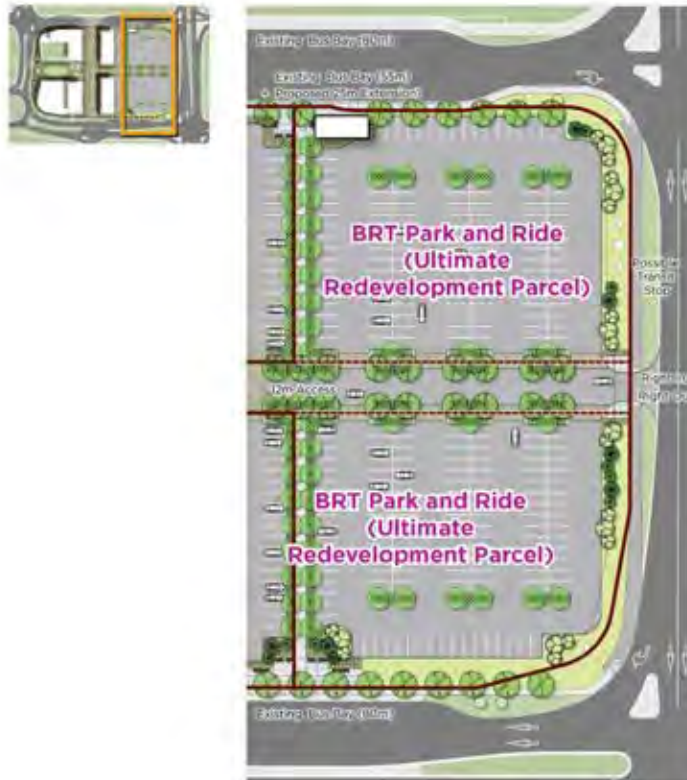


Master Concept Plan

4.4 PARK & RIDE FACILITY

The Master Concept Plan shows the Park & Ride located along the eastern edge of the development and bisected by the proposed east/west corridor. This location allows for optimum access to the existing bus bays, enhanced pedestrian connections across the site to the transit shelters and bays or towards the Main Street and library. The regularized shape of the parcel and proposed access off 37th Street NW will encourage the redevelopment potential of these sites in the future, long term redevelopment scenario. It is important to demonstrate the redevelopment potential early and set up a subdivision framework that would enable sustainable and adaptive development options, should the plans for the BRT ever change.

The initial Park & Ride Facility will include 250 surface parking stalls, enhanced bus shelters and bus bays that are intended to be developed in the medium term over the next 5 to 10 years. It is anticipated that future redevelopment would accommodate a structured Park & Ride facility.



Master Concept Plan

4.5 LANDSCAPE, LIGHTING & STREET FURNITURE

A comprehensive landscape and lighting strategy will be provided in support of the first DP application for the site, to ensure the public realm for the entire site is designed and implemented with a consistency of design, materials, and quality standard throughout all phases of development. The comprehensive landscaping and lighting strategy provided in support of the first DP application for the site should include:

- Detailed design of the Community Commons
- Proposed paving materials for roads and sidewalks
- Materials, finishes and specifications of streetscape elements
- Details and specifications on LID elements
- Details on palette of trees and vegetation to be incorporated on site
- Details on how the City of Calgary Public Art Policy has been addressed
- Details on how the City of Calgary's Access Design Standards and Alberta Building Code have been addressed to ensure accessibility.



4.6 ACCESSIBILITY CONSIDERATIONS

Accessibility is critical to an inclusive and integrated civic and mixed use development. Barrier free routing has and should be pursued within and across the site including access to transit. Any public spaces should be cognizant of all potential users and any slope adaptive design should include ramps as well as stairs to ensure accessibility.

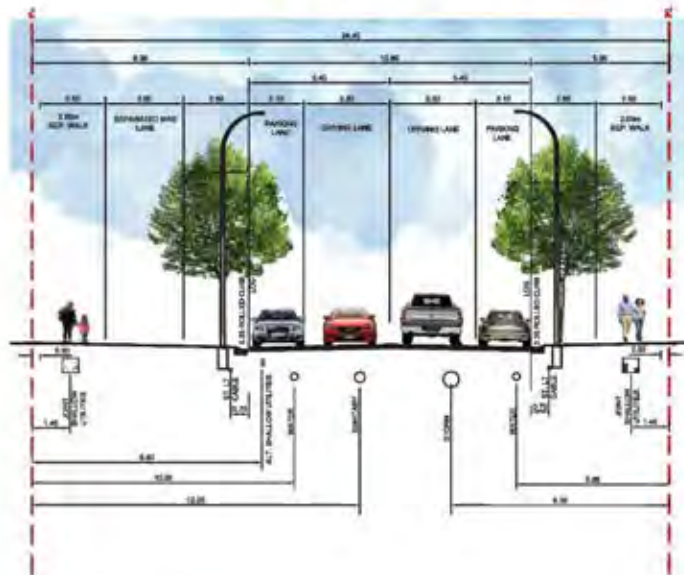
The City of Calgary's Access Design Standards are written to complement the Alberta Building Code to promote accessibility throughout City of Calgary's Facilities. Access Design standards are required to be incorporated into the design of all new buildings constructed on City-owned land. Considerations include providing curb ramps, accessible parking spaces, barrier free paths of travel and considerations to ramp sloping. The Symons Valley Centre is anticipated to meet and possibly exceed these standards where required during the design and development stages.



Master Concept Plan

5. Main Street

The Main Street has been designed as a modified Activity Centre Street from the City of Calgary's Complete Streets Policy (TPO21). The vision for the Main Street is a vibrant, active street providing multi modal connections to the civic, retail and active uses at grade, to the open space and regional pathway system to the north and to the retail and commercial amenities to the south. The Main Street is envisioned as having minimal curb definition and the pedestrian and vehicular areas should be demarcated by distinctive pavers, bollards and landscaping. The proposed cross-section for the Main Street includes large pedestrianized boulevards that are intended to foster active building frontages with outdoor seating areas. The Main Street should act as an extension of the public and community gathering spaces with the potential for activities to spill out onto the street during community scale events and festivals.



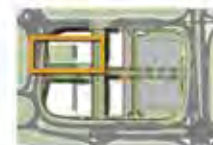
Master Concept Plan

7. Public and Community Gathering Spaces

The Master Concept Plan provides a concept of a prominent outdoor community gathering space located between the Civic Multi-Service & Site Partners facilities. This could provide outdoor amenity space to the adjacent civic uses and to the community for programming, events and activities. It is important to recognize that this community gathering space is conceptual only and will be further refined at the development permit stage. The conceptual vision for this space is to incorporate both the hardscape features typical of an urban plaza and softscape features that could be used for a variety of recreational and passive activities.

This outdoor community gathering space should:

- Provide a key pedestrian linkage from the Main Street to Sage Hill Boulevard NW. This linkage will be accessible and could include a slope adaptive 'stramp' inspired design providing both seating and access.
- Provide a flexible, multi-functional outdoor amenity space for the civic partner facilities and user groups located on site that is generally consistent in scale and configuration with the concept presented in the Master Concept Plan.
- Provide a flexible, multi-functional open space that could (depending on design) provide space and features for a variety of potential events held by the five communities of Symons Valley.



Master Concept Plan

8. Conceptual Building Massing

The following cross section and 3D Massing Figures demonstrates the integration of slope adaptive techniques, the anticipated urban form and potential mix of uses. The conceptual massing figures below and the cross-sections on pages 17 & 18 demonstrate possible build out scenarios based on the proposed land use and illustrates how the development could build out over time.

These conceptualized sections and models present the future site development as a compact and urban format style development with opportunities for varied building massing that will accommodate a mix of uses across the site and provide for high-quality public areas. Phase 1a of the Master Concept Plan anticipates locating affordable housing units above a mixed-use podium anchored by a new library that creates community synergies and continuous use that ensures an active urban condition on all sides of the civic development.

The proposed mix of uses across the site and arrangement in an urban format promotes livability and viability of the development as a whole, further enhancing the street-level experience by providing 'eyes on the street' enhancing the overall public realm and experience for future users. Similarly, active uses are shown and encouraged for all sides of the civic developments including the Phase 1b and 2 Civic Partners and Main Street East parcels, minimizing the appearance of parking and service entries wherever possible.

F3| 3D Massing - 1st Generation (Phase 1+2)



Master Concept Plan

The location of the community gathering space takes advantage of direct access to neighbouring communities as well as views and access across Sage Hill Link NW to the Natural Open Space and regional pathway network. Retail uses have been contemplated within the active edges along the main street. The site partners' facility is recommended to be programmed similarly with active uses fronting the main street and onto the community gathering space as well as retail/commercial wraps at corners to optimize a fine-grained, walkable experience. The walkability experience and relationship with activating wrap-around frontages is a gateway function and offers a mirror of activity that can help turn the corner from one directional space to another.

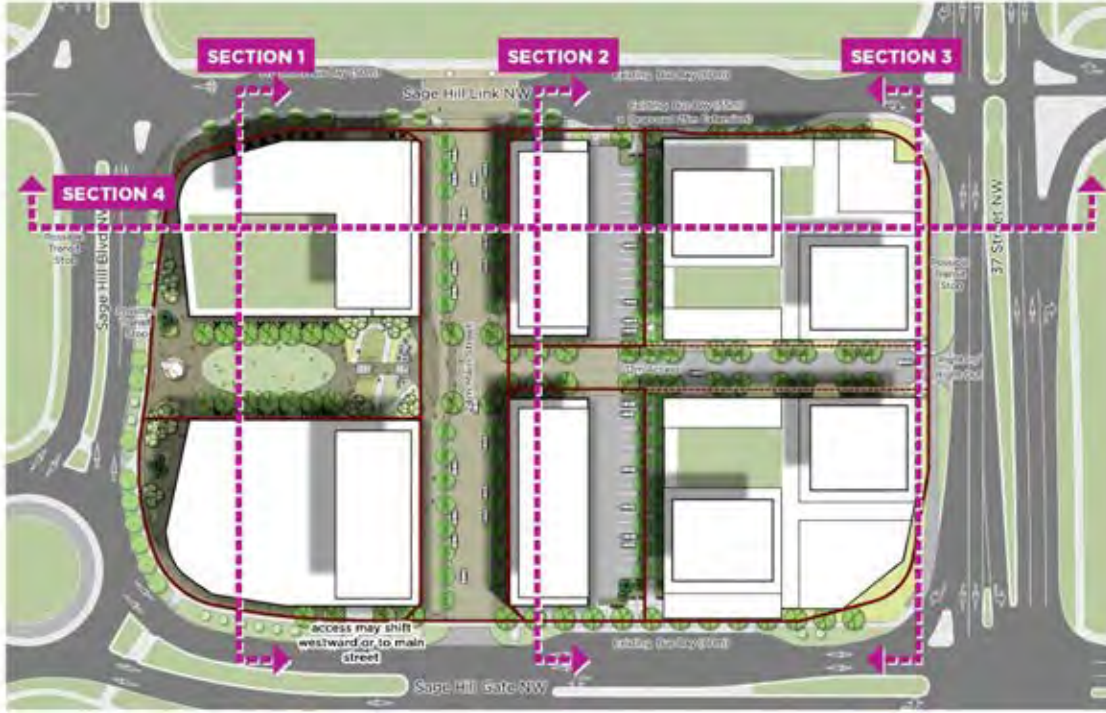
The retail/commercial wrapping technique is anticipated to be used at the corners of the Phase 4 development as well as providing the opportunity for live/work units and residential at grade units along the street frontages. This combination will both activate and provide surveillance of the street, while providing a contextually appropriate interface with development across the street.

F4 | 3D Massing - Ultimate Development (Phase 4)



Master Concept Plan

F4 Building Design Concept, Cross Section Key Plan



F5 Section 1 - Looking East - Ultimate Build Out



Master Concept Plan



ARCHITECTURE: [unreadable]

Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0594

Proposed Street Name in West Springs (Ward 6), SN2018-0014

EXECUTIVE SUMMARY

This application is for a proposed street name in the southwest community of West Springs. The proposed street name is Welcome. The name complies with the Municipal Naming, Sponsorship and Naming Rights Policy.

ADMINISTRATION RECOMMENDATION:

Recommend that Council **APPROVE** the street name: Welcome.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 May 16:

That the Administration Recommendation contained in Report CPC2019-0594 be adopted.

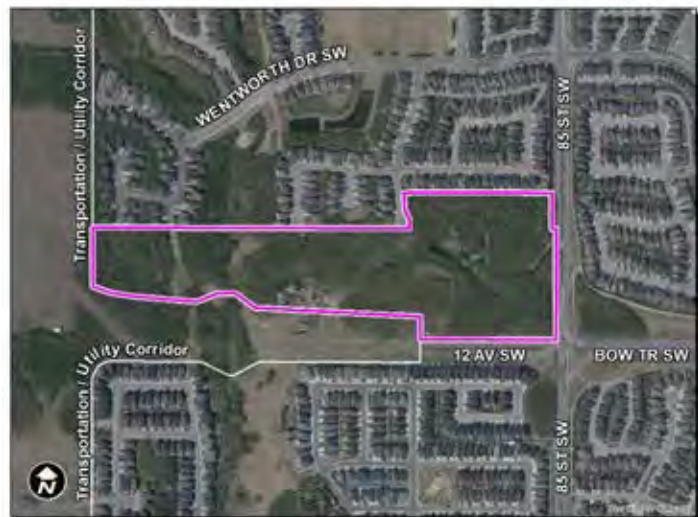
PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

In conjunction with an outline plan (LOC2017-0188), the applicant is proposing the new street name of “Welcome” for use in the area west of 85 Street SW and north of Bow Trail SW. Please refer to the applicant’s submission in Attachment 1 for further information.

Location Maps



Planning & Development Report to
Calgary Planning Commission
2019 May 16

ISC: UNRESTRICTED
CPC2019-0594

Proposed Street Name in West Springs (Ward 6), SN2018-0014

SITE CONTEXT:

The outline plan associated with the proposed street name is located in the developed community of West Springs. The site is an irregular rectangle in shape and is bounded by existing low-density residential development to the north, 85 Street SW to the east, Bow Trail SW the south and the future West Ring Road extension of the Stoney Trail Transportation and Utility corridor to the west.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Stakeholder Engagement, Research and Communication

The proposed street name was circulated to various City of Calgary business units and related agencies, as well as the ward councillor and the West Springs/Cougar Ridge Community Association. No objections were received.

Strategic Alignment

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

Social, Environmental, Economic (External)

Not applicable.

Financial Capacity

Current and Future Operating Budget

Not applicable.

Current and Future Capital Budget

Not applicable.

Risk Assessment

No risk.

<p>REASON FOR RECOMMENDATION: The proposed street name complies with the Municipal Naming, Sponsorship and Naming Rights Policy.</p>

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission



IBI GROUP
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ibigroup.com

January 9, 2018

Ms. Vivian Barr
Senior Planning Technician, Community Planning
City of Calgary
5th Floor, Municipal Bldg
800 Macleod Trail SE
PO Box 2100, Station M
Calgary, AB
T2P 2M5

Dear Ms. Barr:

STREET NAMING REQUEST IN THE COMMUNITY OF WEST SPRINGS IN SW CALGARY - RELATED TO LOC2017-0188

As per our discussion related to the LU/OP for LOC 2017-0188, we are requesting the approval of the following Street name:

- Welcome

As you may be aware, the proposed new development is envisioned to contain a significant seniors' enclave offering a range of new housing, service amenities and assisted living options to support the aging population within the community of West Springs. From young families in the predominantly single family residential areas surrounding the site, through to the range of age-in-place housing choices and seniors' focussed services within the proposed development, altogether the proposal seeks to create a well-integrated and inclusive community. We want to build a sense of belonging and respect across all age brackets within one community and let everyone feel safe and invited; not just those moving in, but also those that already live in the surrounding areas. Essentially, we want everyone to feel "welcomed" in this new community. This is the inspiration for the proposed road names presented.

The proposed street names is intended to capture this sense of inclusive and open community. It also was our hope to select a name that started with "We" and be tied in this manner with and "West Springs" and "Wentworth".

On behalf of our team, we respectfully request the approval of the above noted Street name for this new LU/OP.

Sincerely,
IBI Group

A handwritten signature in black ink, appearing to read "Benjamin Lee".

Benjamin Lee
Associate Director

cc: *Simon Tam & Rob Cioffi, IBI Group*
Robert Brawn
Marco Dedominicis