

**CITY OF CALGARY  
NOTICE OF 2024 JUNE 4  
PUBLIC HEARING ON  
PLANNING MATTERS**

**Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions)**

**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. 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 **Tuesday, 2024 June 4, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items are available on the City of Calgary website [www.calgary.ca/planningmatters](http://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. 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 you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail 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 published in the Council Agenda or shared with Members of Council. Only those submissions **received** by the City Clerk **before 12:00 p.m. (noon), Tuesday, 2024 May 28**, will be included in the Agenda of Council.

Submissions submitted by hand delivery or mail 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 submitted online at [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions).

*Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017, Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act Sections 216.4 and 606, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact the City Clerk's Office Legislative Coordinator by email at [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca), or by phone at 403-268-5861, or by mail at Mail Code 8007, P.O. Box 2100, Postal Station "M", Calgary, Alberta 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.

**In light of COVID-19, in order to protect the health, safety and well being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.**



**Any person who wishes to address Council on any planning matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes will not include any time required to answer questions. Persons addressing Council must limit their comments to the matter contained in the report and the recommendations being discussed.

**To participate remotely, please pre-register by contacting the City Clerk's Office electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions).**

Anyone wishing to distribute additional material at the meeting must supply the City Clerk's Office with an electronic copy online at: [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions), or a paper copy at the meeting. It should be noted that such additional material will require approval of the Chair of the meeting before distribution to Members of Council.

**The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw), except Direct Control Districts 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  
Tuesday, 2024 June 4 at 9:30 a.m.

\* \* \* \* \*

### PLANNING MATTERS FOR PUBLIC HEARING

- |         |  |
|---------|--|
| Item 1  | Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12),<br>LOC2023-0409, CPC2024-0465<br>Proposed Bylaw 172D2024                            |
| Item 2  | Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 19515<br>Sheriff King Street SW, LOC2023-0309, CPC2024-0439<br>Proposed Bylaw 162D2024   |
| Item 3  | Policy and Land Use Amendment in Bowness (Ward 1) at 6307 – 35 Avenue<br>NW, LOC2023-0349, CPC2024-0422<br>Proposed Bylaws 38P2024 & 163D2024          |
| Item 4  | Land Use Amendment in Bowness (Ward 1) at multiple addresses,<br>LOC2023-0348, CPC2024-0496<br>Proposed Bylaw 175D2024                                 |
| Item 5  | Land Use Amendment in Bowness (Ward 1) at 3708 Bow Anne Road NW,<br>LOC2023-0402, CPC2024-0330<br>Proposed Bylaw 160D2024                              |
| Item 6  | Land Use Amendment in Bowness (Ward 1) at 4535 – 70 Street NW,<br>LOC2024-0009, CPC2024-0393<br>Proposed Bylaw 161D2024                                |
| Item 7  | Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505<br>Symons Valley Road NW, LOC2023-0383, CPC2024-0491<br>Proposed Bylaw 179D2024 |
| Item 8  | Land Use Amendment in Greenview (Ward 4) at 4819 – 3 Street NE,<br>LOC2023-0347, CPC2024-0450<br>Proposed Bylaw 158D2024                               |
| Item 9  | Land Use Amendment in Skyview Ranch (Ward 5) at 6086 Country Hills Blvd<br>NE, LOC2023-0370, CPC2024-0400<br>Proposed Bylaw 178D2024                   |
| Item 10 | Land Use Amendment in Mount Pleasant (Ward 7) at 1016 – 19 Avenue NW,<br>LOC2023-0374, CPC2024-0484<br>Proposed Bylaw 173D2024                         |

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- Item 11 Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue NW, LOC2023-0373, CPC2024-0483  
Proposed Bylaw 174D2024
- Item 12 Land Use Amendment in Capitol Hill (Ward 7) at 1431 and 1435 – 23 Avenue NW, LOC2023-0132, CPC2024-0441  
Proposed Bylaw 169D2024
- Item 13 Land Use Amendment in Capitol Hill (Ward 7) at 1538 – 22 Avenue NW, LOC2023-0413, CPC2024-0421  
Proposed Bylaw 159D2024
- Item 14 Land Use Amendment in Capitol Hill (Ward 7) at multiple addresses, LOC2023-0405, CPC2024-0445  
Proposed Bylaw 170D2024
- Item 15 Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9 Avenue SW, LOC2022-0228, CPC2024-0494  
Proposed Bylaws 45P2024 & 181D2024
- Item 16 Policy and Land Use Amendment in Beltline (Ward 8) 215 – 14 Avenue SW, LOC2023-0392, CPC2024-0431  
Proposed Bylaws 44P2024 & 180D2024
- Item 17 Policy and Land Use Amendment in Bankview (Ward 8) at 1612 – 25 Avenue SW, LOC2024-0004, CPC2024-0306  
Proposed Bylaws 42P2024 & 176D2024
- Item 18 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2023-0222, CPC2024-0343  
Proposed Bylaws 40P2024 & 165D2024
- Item 19 Policy and Land Use Amendment in Altadore (Ward 8) at 3701 – 14 Street SW, LOC2024-0027, CPC2024-0319  
Proposed Bylaws 39P2024 & 164D2024
- Item 20 Policy and Land Use Amendment in Altadore (Ward 8) at 4104 – 20 Street SW, LOC2023-0407, CPC2024-0328  
Proposed Bylaws 36O2024 & 156D2024
- Item 21 Land Use Amendment in Manchester (Ward 9) at 107 – 42 Avenue SW, LOC2023-0400, CPC2024-0409  
Proposed Bylaw 166D2024
- Item 22 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1336 – 40 Street SE, LOC2024-0024, CPC2024-0443  
Proposed Bylaws 41P2024 & 167D2024
- Item 23 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2201 – 46 Street SE, LOC2024-0023, CPC2024-0510  
Proposed Bylaws 43P2024 & 177D2024

- Item 24            Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2401 – 47  
Street SE, LOC2023-0272, CPC2024-0410  
Proposed Bylaws 37P2024 & 157D2024
- Item 25            Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 3300 – 88 Street  
SE LOC2024-0003, CPC2024-0452  
Proposed Bylaw 171D2024
- Item 26            Land Use Amendment in Mayland (Ward 10) at multiple addresses,  
LOC2023-0307, CPC2024-0384  
Proposed Bylaw 168D2024

### **OTHER REPORTS FOR PUBLIC HEARING**

- Item 27            Policy Amendment to the Beltline Area Redevelopment Plan - C2024-0620  
Proposed Bylaw 46P2024

## Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0409

### RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.21 hectares  $\pm$  (0.53 acres  $\pm$ ) located at 19610 – 72 Street SE (Portion of NW1/4 Section 14-22-29-4) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 25:

That Council give three readings to **Proposed Bylaw 172D2024** for the redesignation of 0.21 hectares  $\pm$  (0.53 acres  $\pm$ ) located at 19610 – 72 Street SE (Portion of NW1/4 Section 14-22-29-4) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

### HIGHLIGHTS

- The application proposes to redesignate the subject site to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service, in addition to the uses already allowed in the Residential – Low Density Mixed Housing (R-G) District (e.g. single detached, semi-detached, rowhouses, duplex and cottage housing clusters).
- The proposal allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Rangeview Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would allow for an additional use that is an essential service and community amenity.
- Why does this matter? The provision of local child care options will promote the development of a complete community.
- No development permit has been submitted at this time.
- There is no previous Council direction on this site.

### DISCUSSION

This application, in the southeast community of Rangeview was submitted by Situated Consulting Co. on behalf of the landowner, Genstar TitleCo #3 on 2024 January 17. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intention is to develop a Child Care Service with an associated private open space and on-site parking. The subject parcel is approximately 40 metres (a one-minute walk) south from a site designated as Special Purposed – School, Park and Community Reserve (S-SPR) District and approximately 170 metres (a three-minute walk) north from a future community centre site.

The approximately 0.21 hectare $\pm$  (0.53 acre $\pm$ ) site is located on the east side of Rangeview Way SE. The site and surrounding area are currently undeveloped, however the approved

## Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0409

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Outline Plan (LOC2018-0088) indicates that the site is predominately surrounded by lands designated for low density development and S-SPR District. The proposed DC District would allow for Child Care Service within a future building as discretionary use in addition to the uses already allowed in the R-G District. The parcel may still be used for residential uses if the child care use does not occur or ceases to operate.

A detailed planning evaluation of the application, including the location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

### ENGAGEMENT AND COMMUNICATION

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### Applicant-Led Outreach

As a part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 4) for their rationale.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notices posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. As this is a developing area, there is no community association for the subject area.

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

### IMPLICATIONS

#### Social

The proposed land use would allow for a Child Care Service to be located within a residential community at the scale that fits within the neighbourhood. Child care is essential to creating complete communities and accommodating the needs of parents and caregivers.

#### Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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Calgary Planning Commission  
2024 April 25

ISC: UNRESTRICTED  
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**Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0409**

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**Economic**

The proposed land use amendment would allow for a Child Care Service within the residential community of Rangeview. Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force and provides employment opportunities for staff of the business.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 172D2024**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

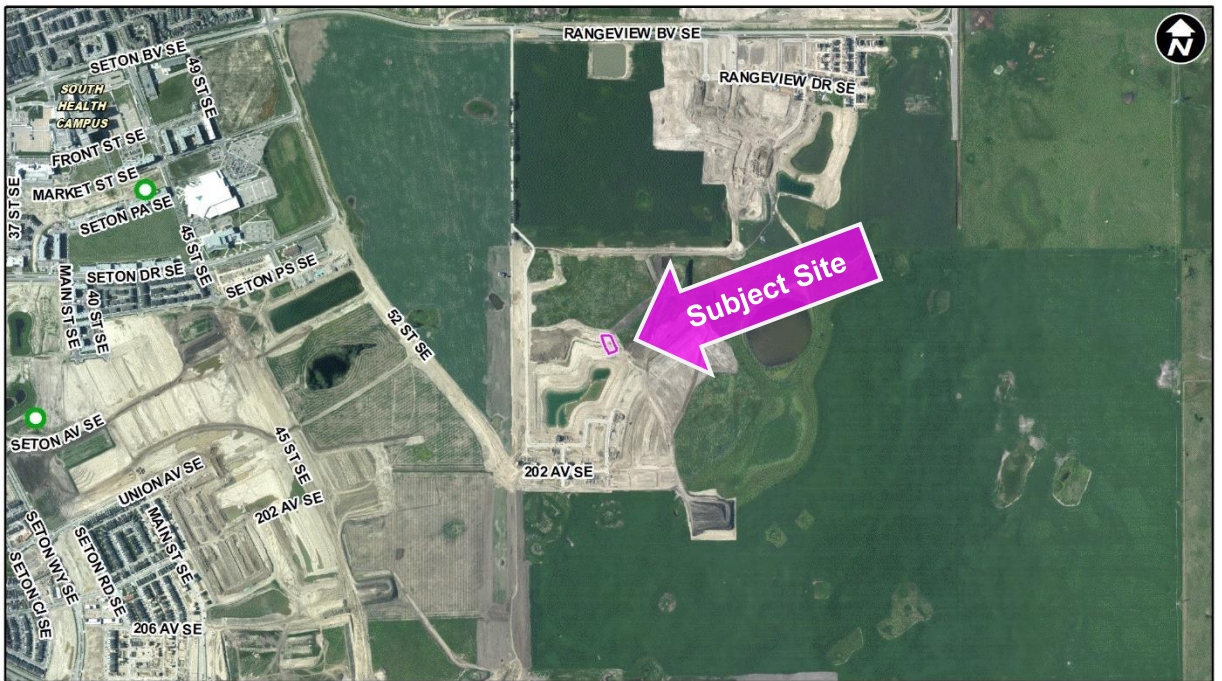
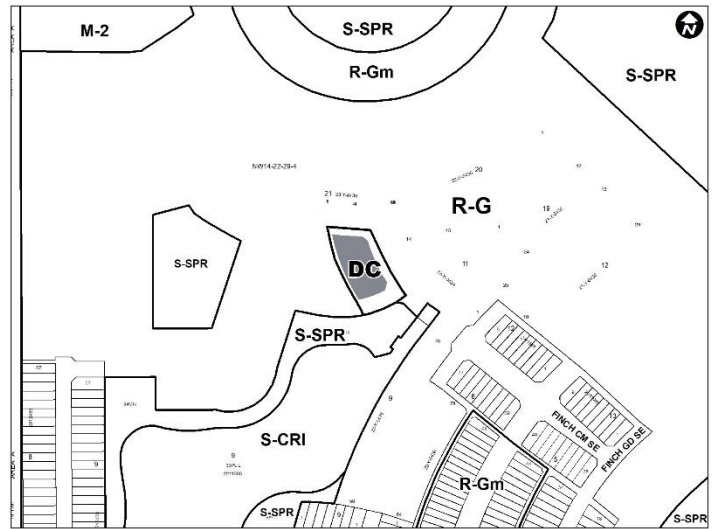
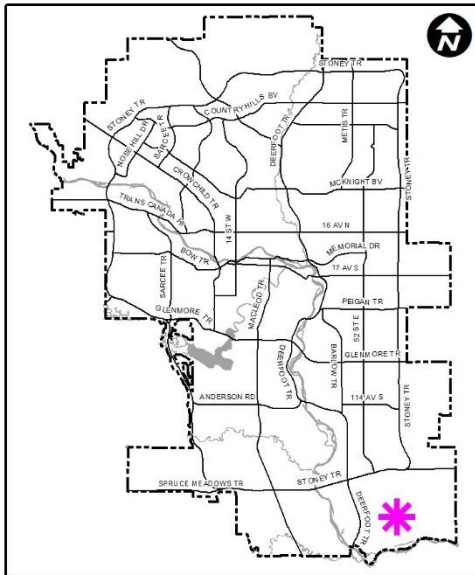
The subject site is located in the southeast community of Rangeview and is within the plan boundary of the *Rangeview Area Structure Plan* (ASP). The site is approximately 0.21 hectares± in size (0.53 acres±) and is approximately 57 metres wide and 35 metres deep.

The site is located within the previously approved Outline Plan (LOC2018-0088). The surrounding area is primarily designated as low density residential districts, the area to the north and east of the subject sites are currently undeveloped and are designated Residential – Low Density Mixed Housing (R-G) District. The area to the south is undeveloped but is designated Special Purpose – School, Park and Community Reserve (S-SPR) District.

## Community Peak Population Table

No data is available for Rangeview in the 2019 City of Calgary Civic Census. While there has been growth in Rangeview in recent years, no population data is available at this time.

## Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-G District is a low density residential district intended to accommodate residential development in the forms of cottage housing cluster, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. The R-G District allows for a maximum building height of 12 metres and a maximum of one main residential building on a parcel (excluding the Cottage housing Cluster use). Secondary suites are permitted use within this District. The R-G District currently allows for Home Based Child Care – Class 1 which allows for up to six children.

The proposed Direct Control (DC) District is based on the existing R-G District with the additional discretionary use of Child Care Service. The proposed base R-G District aligns with the surrounding community. All existing rules in the R-G District would be retained, including height, building setbacks and massing.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics of a Child Care Service within the residential context. This proposal allows for a commercial Child Care Service to operate, while maintaining the R-G District base common in the area. The same result could not be achieved using a standard land use district in the Land Use Bylaw.



The proposed DC District includes a rule that would allow the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that the rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

### **Development and Site Design**

If approved by Council, the rules of the proposed DC District and the [Child Care Service Policy and Development Guidelines](#) would provide guidance for the future development on the site.

A discretionary use development permit would be required to enable a Child Care Service for more than six children. Facilities that provide the temporary care or supervision of six children or less would be considered a Home Based Child Care – Class 1, a permitted use in all low density residential districts. The number of children, on-site parking stalls, location of pick-up and drop-off stalls and outdoor play areas would be confirmed through the development permit process. The maximum number of children will be managed by balancing provincial licensing requirements for staff and outdoor play space, and visitor pick-up and drop-off stalls. The child care service operators will require provincial licensing and will be evaluated under the [Early Learning and Child Care Act](#).

Other specific issues to be addressed at the development permit stage include screening for any outdoor play areas, restrictions on signage in a residential area and privacy issues with the adjacent residential dwellings.

### **Transportation**

Pedestrian access to the site will be available from sidewalks along Rangeview Way SE, Blue Heron Manor and Mallard Way SE. There is a planned multiuse pathway immediately adjacent to the site on Rangeview Way SE.

The area will eventually be served by Calgary Transit, as there will be a bus stop constructed in front of the site. At this time, there are no definitive timelines for transit service.

Any direct vehicular access to the proposed development will be required to come from the rear lane. On-street parking is currently planned adjacent to the site on all three sides. The review of the existing Transportation Impact Assessment (TIA) for the area indicates there is sufficient capacity to support this development.

### **Environmental Site Considerations**

The environmental site conditions of this development were previously reviewed and addressed with the Outline Plan (LOC2018-0088). This proposed land use amendment does not raise any additional environmental concerns or risks. There are no known environmental concerns at this time.

### **Utilities and Servicing**

The overall utilities and servicing for this development area have been previously planned with the Outline Plan (LOC2018-0088) and will be constructed with the Rangeview Phase 4 Subdivision (SB2023-0436). The proposal does not significantly impact the overall services for the area which have capacity to support the proposed land use. Detailed site servicing requirements will be assessed at the Development Permit stage.

## Legislation and Policy

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject lands are identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) as Planned Greenfield with Area Structure Plan (ASP). The applicable MDP policies encourage greater community densities and a mix of residential and commercial uses in developing communities. They are characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family, and locally oriented retail. The proposal is in keeping with the policies of the MDP.

### **Calgary Climate Strategy (2022)**

The application does not include any specific actions that address the objectives of the [Calgary Climate Strategy-Pathways to 2050](#). Further opportunities to align development of the sites with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

### **Rangeview Area Structure Plan (Statutory – 2014)**

The subject parcels are located within the Neighbourhood Area as identified Map 2: Land Use Concept of the [Rangeview Area Structure Plan](#). The neighbourhood area is expected to accommodate an appropriate mix of residential and non-residential uses. The proposed land use district allows for development that complies with all applicable policies in the *Rangeview ASP*.

### **Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)**

The assessment of this application has been reviewed in accordance with the [Child Care Service Policy and Development Guidelines](#), a non-statutory framework designed to guide the development of Child Care Services. The primary objective of this policy is to effectively manage the impacts of Child Care Services in low-density residential districts.

Land use amendments with the proposed use of Child Care Service are reviewed against the site selection criteria and development guidelines. The subject parcel, along with its proposed DC District, aligns with the applicable site selection criteria as identified in the guidelines.

The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied.

# PROPOSED

CPC2024-0465  
ATTACHMENT 2

## BYLAW NUMBER 172D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0409/CPC2024-0465)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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

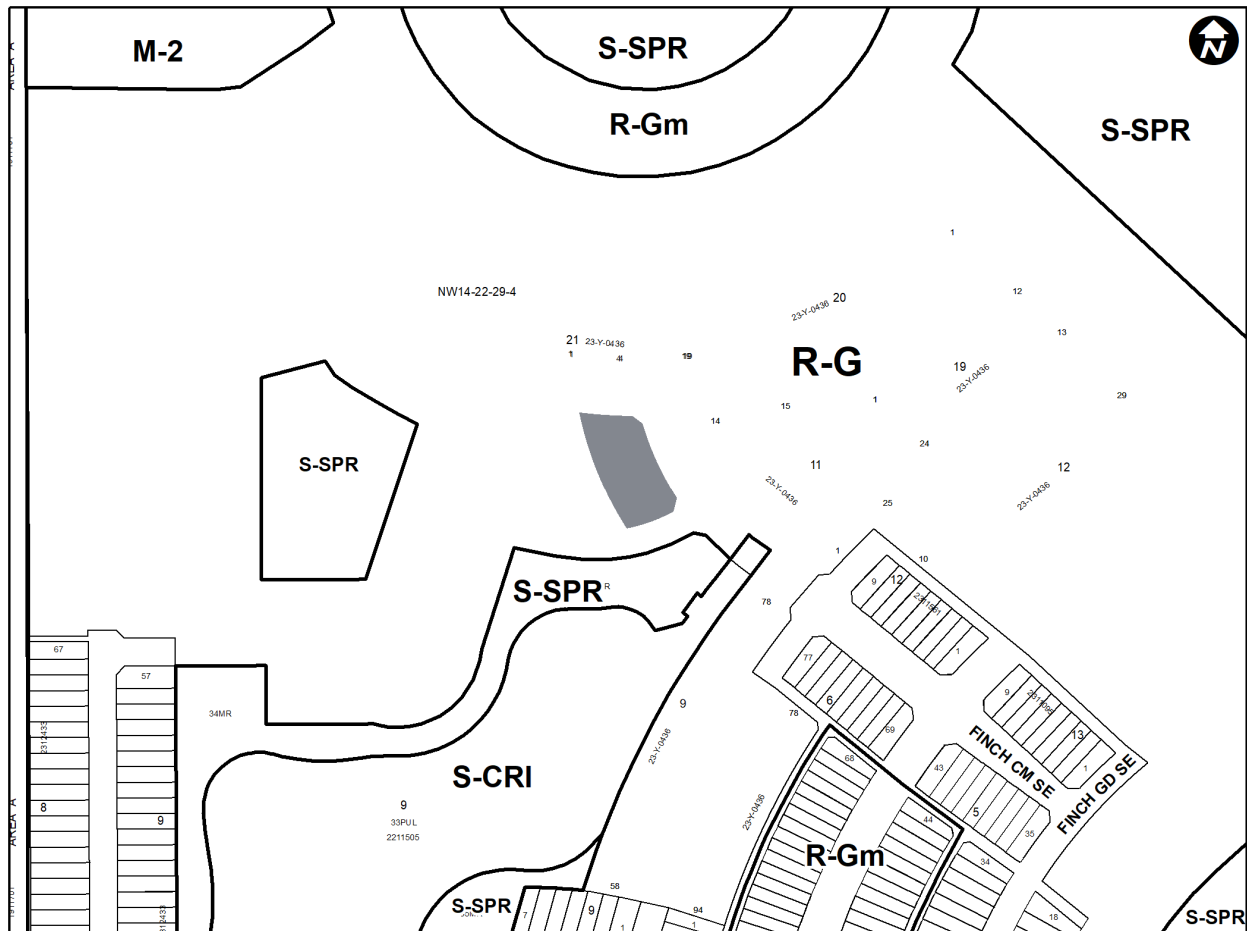
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2023-0409/CPC2024-0465  
BYLAW NUMBER 172D2024**

**SCHEDULE A**

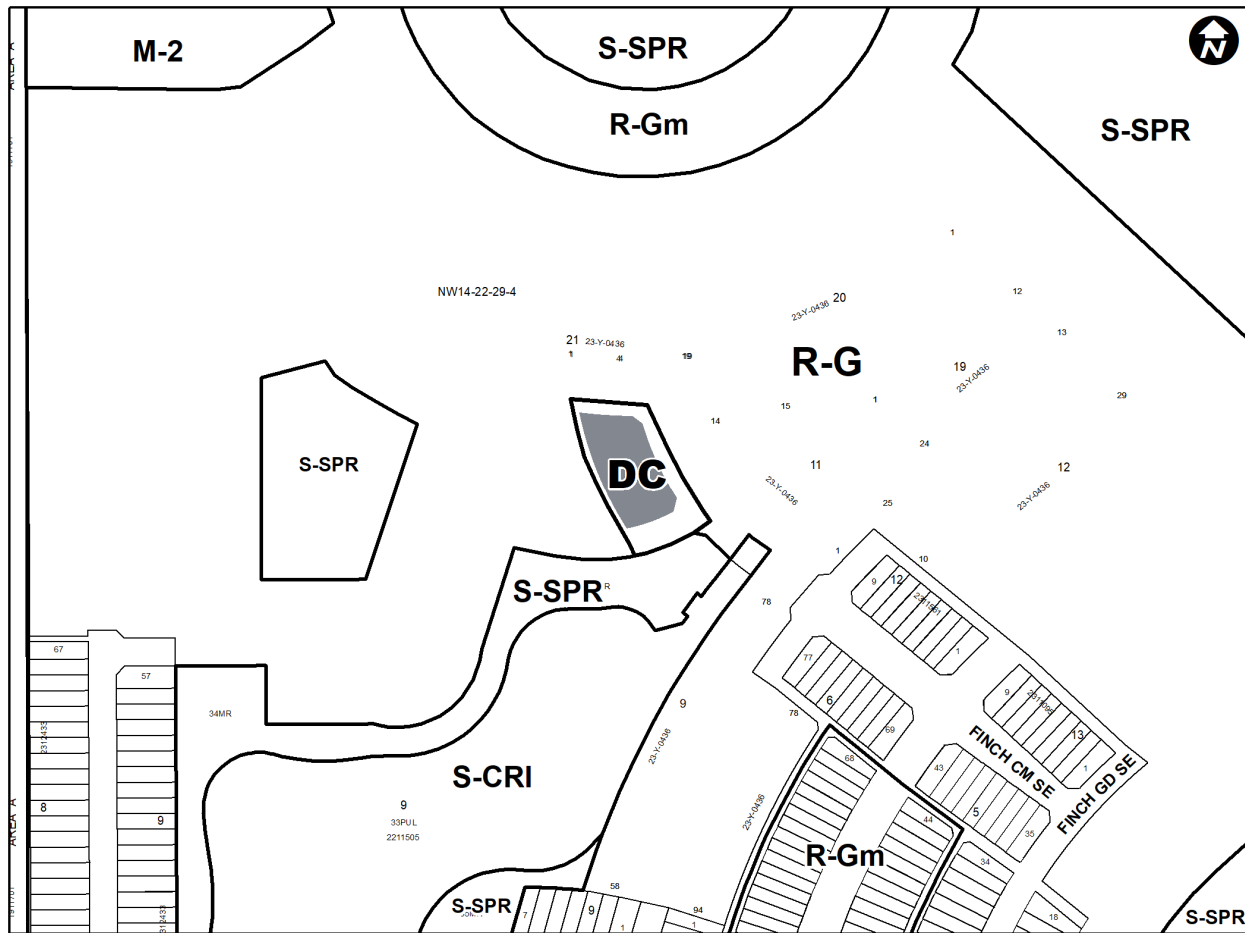




# PROPOSED

AMENDMENT LOC2023-0409/CPC2024-0465  
BYLAW NUMBER 172D2024

## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of child care service.

#### 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 The **permitted uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

# PROPOSED

AMENDMENT LOC2023-0409/CPC2024-0465  
BYLAW NUMBER 172D2024

## Discretionary Uses

**5** The ***discretionary uses*** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Child Care Service.**

## Bylaw 1P2007 District Rules

**6** Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 apply in this Direct Control District.

## Relaxations

**7** The ***Development Authority*** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# Applicant Submission

Company Name (if applicable):

Situated Consulting Corp.

LOC Number (office use only):

Applicant's Name:

Jeanie Gartly

Date:

2023 December 19

## Land Use Redesignation Application's Submission for St. Germain Rangeview Childcare, Calgary, AB

The following Land Use Redesignation Submission includes all the required CARL materials for Administration's review to redesignate the subject lands from its current zoned Residential - Low Density Mixed Housing (R-G) District to a Direct Control (DC) District with a base land use of Residential - Low Density Mixed Housing (R-G). The land use redesignation is to support consolidating the seven lots to construct a childcare facility with open space/play equipment and on-site parking from the lane.

The subject property is generally flat, 0.215 in size and is accessed from a rear lane.

The subject properties are a part of Phase 4 of Genstar's Rangeview community in SE Calgary. The current seven zoned R-G lots are located within the Rangeview Area Structure Plan. Per the land use concept map (Section 2.3), the subject properties are in a neighbourhood land use area; adjacent to an Environmental Open Space; near a Neighbourhood Activity Centre which includes a future Community Association site; in proximity to a Green Corridor; and two future Joint Use Sites (K-9 and middle school). The St. Germain Childcare lands are located within a mix of single-detached and multi-dwelling residential. The proposed land use redesignation to provide a childcare facility on these lands meets the ARP's Residential Neighbourhood Area and Activity Centres objectives and policies.

Thank you for your consideration of this land use redesignation that will contribute a much needed component of community building and support for families living within Rangeview.

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

**Project name:** St. Germain Rangeview Land Use Redesignation

Did you conduct community outreach on your application? ☐ YES or ☒ NO

If no, please provide your rationale for why you did not conduct outreach.

There is no one living in the area yet. This phase of Rangeview is a forthcoming new community.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main issue is that there is no one yet living there in order to provide any inputs.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

**Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2023-0309**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 19515 Sheriff King Street SW (Portions of E1/2 Section 16-22-1-5) to subdivide 9.43 hectares  $\pm$  (23.31 acres  $\pm$ ) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 3.07 hectares  $\pm$  (7.60 acres  $\pm$ ) located at 19515 Sheriff King Street SW (Portions of E1/2 Section 16-22-1-5) from Direct Control (DC) District, Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council give three readings to **Proposed Bylaw 162D2024** for the redesignation of 3.07 hectares  $\pm$  (7.60 acres  $\pm$ ) located at 19515 Sheriff King Street SW (Portions of E1/2 Section 16-22-1-5) from Direct Control (DC) District, Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 3).

Excerpt from the Minutes of the Calgary Planning Commission, held 2024 April 11:

**“Moved by** Commissioner Pollen

That with respect to Report CPC2024-0439, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 19515 Sheriff King Street SW (Portions of E1/2 Section 16-22-1-5) to subdivide 9.43 hectares  $\pm$  (23.31 acres  $\pm$ ) with conditions (Attachment 2).

...

For: (6): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Pollen, and Commissioner Small

**MOTION CARRIED”**

## Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2023-0309

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### HIGHLIGHTS

- This application proposes to revise a portion of the Yorkville Outline Plan (approved in 2015).
- The application seeks to establish a subdivision framework and redesignate the subject site to modify the school site layout and residential block layout and adjust the land use district boundaries within a portion of the approved outline plan (LOC2014-0023).
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Macleod Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a developing area of the city.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within the city limits.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

### DISCUSSION

This outline plan and land use amendment, in the southwest community of Yorkville, was submitted on 2023 October 18 by B&A Studios on behalf of the landowner Mattamy (Burgess) Limited and Macleod Farming & Ranching Ltd. The subject site is located west of Yorkville Boulevard SW, south of Yorkstone Manor SW and north of the future Yorkville Drive SW. The site is approximately 9.43 hectares (23.31 acres) in size and is currently undeveloped.

As referenced in the Applicant Submission (Attachment 4), the proposal seeks to obtain outline plan and land use approvals to respond to revisions that were made on lands to the north of the subject site that necessitated a revision to the school site layout. The main change was the shift of the intersection of Yorkstone Green SW and Yorkstone Manor SW (previously referenced as Yorkstone Hill SW) to the west. In order for the subject site to align with this intersection, located to the north of the subject site, the school site boundary needed to be shifted to the west and elongated north to ensure the same school site area was maintained. The residential blocks within the subject site were reorientated to provide additional east-west connectivity through the site as well as frontage along Yorkville Drive SW to complement future development to the south. The same land use districts as were previously approved are proposed; however, there are adjustments to the land use boundaries and a new Direct Control (DC) District was created to accommodate the different location of the DC area within the plan area.

### ENGAGEMENT AND COMMUNICATION

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

### Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. Since this proposed application is



## **Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2023-0309**

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within a developing community and similar land use districts are proposed within a revised outline plan layout, the applicant chose not to undertake additional public outreach and there is no community association for the area. The Applicant Outreach Summary is provided in Attachment 5.

### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter from the public neither in support nor opposition to the application. The letter included the following comments:

- multiple intersections on to a collector road across the street from the school site will present a safety issue; and
- creating east-west residential roads between the two north-south collector roads will create short cuts through the subject site.

There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed outline plan was revised from the original submission and one intersection on to Yorkstone Green SW was removed.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment 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.

## **IMPLICATIONS**

### **Social**

The proposed application enables the continuation of development in the community of Yorkville and provides a framework for a future school site and residential development. The development of these lands may support amenities for the community.

### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Economic**

Development of this site in the developing area contributes to Calgary's overall economic health by housing new residents within Calgary's city limits as well as efficient use of existing infrastructure.

Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
CPC2024-0439  
Page 4 of 4

**Outline Plan and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff  
King Street SW, LOC2023-0309**

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**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. **Proposed Bylaw 162D2024**
4. Applicant Submission
5. Applicant Outreach Summary
6. **Approved** Outline Plan
7. **Approved** Outline Plan Data Sheet
8. Proposed Land Use Amendment Map

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Yorkville. The 9.43 hectare (23.31 acre) site is surrounded by future roads on three sides, including Yorkville Drive SW to the south, Yorkville Boulevard SW to the east, and Yorkstone Manor SW to the north. A future school site is located to the west. The development area is approximately 420 metres wide by 265 metres deep.

The subject site is adjacent to actively developing lands to the north and east within the community of Yorkville. Lands to the south of the site are located within the next phase of Yorkville. Undeveloped land to the west of the site is currently unplanned and does not have land use approval.

Surrounding land uses consist of low-density residential development within the Residential – Low Density Mixed Housing (R-G and R-Gm) District and Direct Control (DC) District (Bylaw 1D2016), which is based on R-Gm District. The built forms common in the R-G and R-Gm districts are single detached, semi-detached dwellings and rowhouses. East of the subject site are future stormwater ponds and park space within the Special Purpose – City and Regional Infrastructure (S-CRI) and Special Purpose – School, Park and Community Reserve (S-SPR) District respectively.

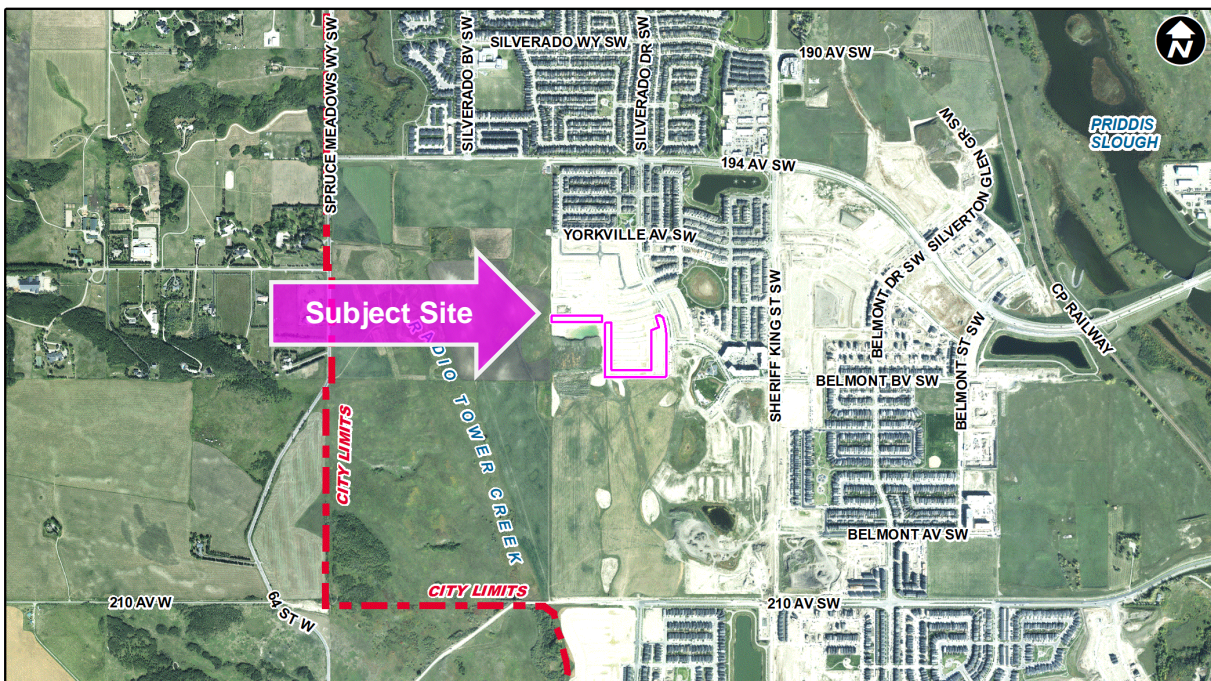
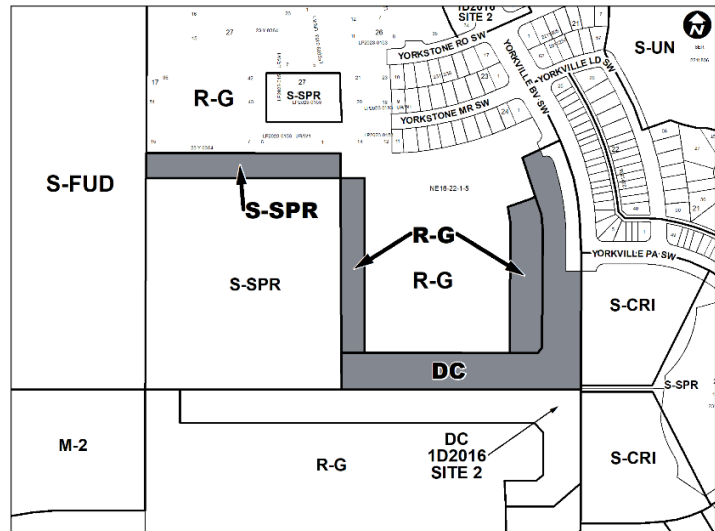
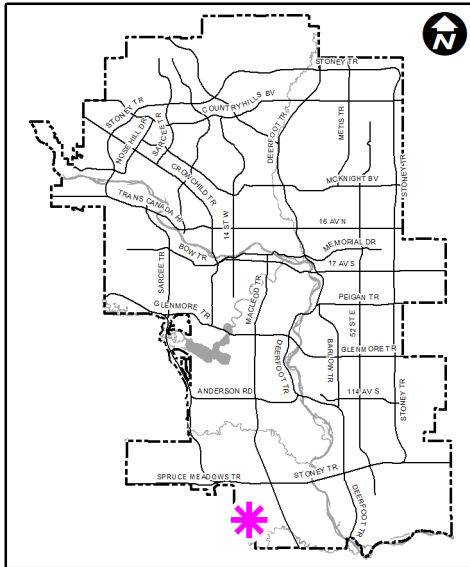
The subject site initially received planning approval as part of the Yorkville Outline Plan and Land Use Amendment, LOC2014-0023. The proposed application aims to revise the subject site to modify the shape of the school site and reorientate the surrounding blocks.

## Community Peak Population Table

The community of Yorkville is an actively developing community.

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land uses on the site include Residential – Low Density Mixed Housing (R-G) District, Direct Control (DC) Districts ([Bylaw 32D2020](#) and [Bylaw 1D2016](#)) and Special Purpose – School, Park and Community Reserve (S-SPR) District. This application proposes the same land use districts but with revised boundaries and a new DC District to accommodate additional land area and location. The total proposed land use redesignation area is approximately 3.07 hectares (7.60 acres).

The R-G District accommodates a range of low-density residential development including single detached, semi-detached dwellings and rowhouse buildings with a maximum building height of 12 metres.

The proposed Direct Control (DC) District is based on the Residential – Low Density Mixed Housing (R-Gm) District. The intent of the DC District is to accommodate semi-detached dwellings and rowhouses on small-scale lots with rear lane access and minimal rear yard setbacks. The maximum building height is 14 metres and a 'DC Live Work' use may be contained within a dwelling unit. The proposed DC District is similar in nature to the rules contained in the existing DC Districts on the subject site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide

for the applicant's proposed development due to the unique characteristics of the development. This proposal allows for small-scale lots with minimal rear yard setbacks and increased site coverage for semi-detached dwellings and rowhouses while maintaining the R-Gm District base. The same result could not be achieved through the use of a standard district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the R-Gm base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. In addition, Sections 8 through 16 are tailored to accommodate the applicant's intended proposal. As with Section 7, it is also considered beneficial to allow for these rules to be relaxable to provide similar flexibility.

### **Subdivision Design**

This outline plan forms a continuation of planned development in the surrounding area. The subdivision design includes low-density residential uses in both a laned and lane-less configuration. A revision to the block network from the originally approved outline plan now anticipates semi-detached dwellings or rowhouses fronting Yorkville Drive SW within the DC District which will complement future development south of the subject site. Most internal blocks are now oriented east-west instead of the previously approved north-south orientation, which provides additional connectivity through the site. The block facing Yorkville Boulevard SW and a small portion of the block facing Yorkstone Green SW maintains a north-south orientation.

As part of LOC2014-0023, municipal reserve (MR) in the form of a school site (S-SPR District) was planned for the application area. The shape of the school site was slightly modified in this application. The school site is now longer in the north-south direction and narrower in the east-west direction. The total amount of MR space (4.13 hectares) within the plan area has stayed the same. The new design still supports the ultimate layout of the Joint/Joint Use Site including two building envelopes, two soccer fields, and one baseball diamond. The Site Planning Team (SPT) has reviewed the application and approves the changes.

The road network includes four residential roads and one collector road, Yorkstone Green SW, within the plan area. Additional collector roads are located directly to the east (Yorkville Boulevard SW) and south (Yorkville Drive SW) of the subject site.

### **Density**

The proposed application area is anticipated to have a total of 164 units and a density of 17.4 units per hectare (7.0 units per acre). The maximum density is 255 units and a density of 27.0 units per hectare (10.9 units per acre).

The anticipated density of the subject site within the approved outline plan (LOC2014-0023) was 17.1 units per hectare (6.9 units per acre) or 161 units. The proposed amendments are anticipated to result in a slight increase in density of 0.3 units per hectare (0.1 units per acre) or approximately three units.

The overall anticipated density of the entire Yorkville community (LOC2014-0023) is still anticipated at 26.2 units per hectare (10.6 units per acre).

The proposed application meets the minimum Residential Area density targets of the *West Macleod Area Structure Plan* (ASP) of 17.4 units per hectare (7 units per acre).

### **Transportation**

The subject site will be accessed from multiple points from the surrounding collector road network. Two access points are located off Yorkville Boulevard SW and one access from Yorkville Drive SW. There is also an access from Yorkville Manor SW.

The internal roadway within the application area will contain a collector road (Yorkstone Green SW) and four residential roads. Future active modes options in the area include multi-use pathways on Yorkville Boulevard SW and Yorkville Drive SW and on-street bike lanes on Yorkville Boulevard SW.

The planned cross-section for Yorkville Drive SW, located along the southern boundary of the application area, has been modified to address the interface with the school site. The multi-use pathway on the north side of the street, adjacent the school site, has been adjusted to a mono-walk and expanded to 3.5 metres in width to accommodate bus and parent drop-off in front of the school.

### **Environmental Site Considerations**

There are no known environmental concerns with the proposed application.

### **Utilities and Servicing**

Water, sanitary, and storm services to the development will be provided via the subdivision and development permit stages.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed outline plan and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

### **Foothills County Intermunicipal Development Plan (2017)**

The subject site is within an area covered by an Intermunicipal Development Plan with Foothills County, [Intermunicipal Development Plan for the Municipal District of Foothills and City of Calgary](#). The proposed application was circulated to Foothills County for review and Foothills County Administration responded with no objection.

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

The site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types



and densities to create diverse neighbourhoods. The proposed redesignation accommodates low-density development and meets minimum density targets.

**Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**West Macleod Area Structure Plan (Statutory– 2014)**

The [West Macleod Area Structure Plan](#) (ASP) identifies the subject site within the 'Residential Area' land use category. The 'Residential Area' is intended for residential neighbourhoods that are pedestrian oriented and consist of diverse housing options. The proposed application meets the policy intent and the minimum density targets of the ASP.

# PROPOSED

CPC2024-0439  
ATTACHMENT 2

## BYLAW NUMBER 162D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0309/CPC2024-0439)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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

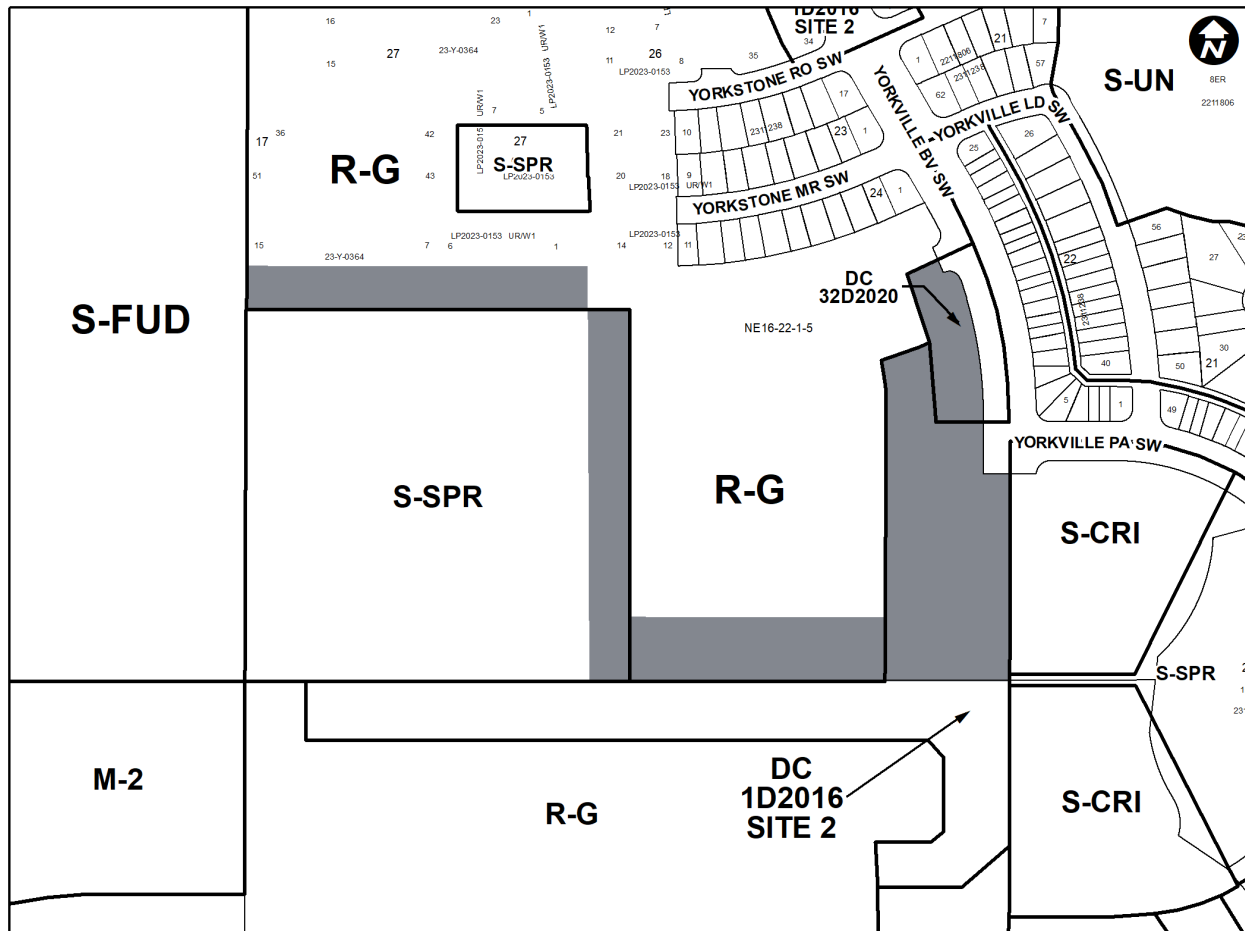
SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0309/CPC2024-0439

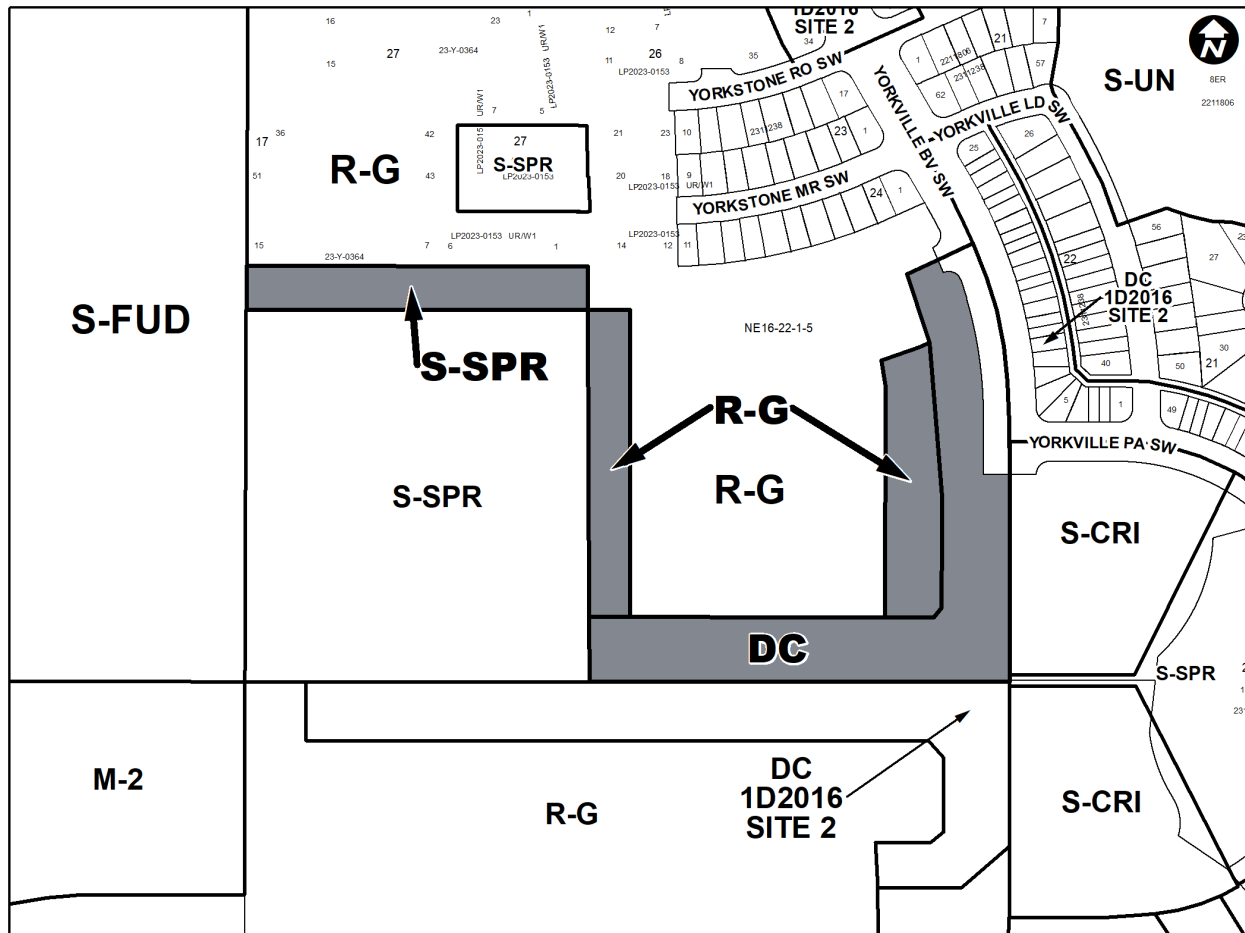
BYLAW NUMBER 162D2024

## SCHEDULE A



**AMENDMENT LOC2023-0309/CPC2024-0439  
BYLAW NUMBER 162D2024**

## **SCHEDULE B**



## DIRECT CONTROL DISTRICT

## Purpose

- 1 This Direct Control District is intended to accommodate street-oriented residential development in the form of semi-detached dwellings and rowhouses on small-scale lots with minimal rear yard setbacks and rear lane access in the developing area.

## Compliance with Bylaw 1P2007

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

## Reference to Bylaw 1P2007

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

# PROPOSED

AMENDMENT LOC2023-0309/CPC2024-0439  
BYLAW NUMBER 162D2024

## Defined Uses

4 In this Direct Control District Bylaw:

- (a) “**DC Live Work**” means a *use*:
  - (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
  - (ii) that may incorporate only the following *uses* in a **Dwelling Unit**:
    - (A) **Artist’s Studio**;
    - (B) **Health Care Service**;
    - (C) **Office**; and
    - (D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided.
  - (iii) where the **Health Care Service** is limited to the following activities:
    - (A) counselling.

## Permitted Uses

5 The *permitted uses* of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

## Discretionary Uses

6 The *discretionary uses* of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District, with the addition of:

- (a) **DC Live Work**.

## Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 apply in this Direct Control District.

## Parcel Width

8 The minimum *parcel width* for each *parcel* containing one *unit* of a **Rowhouse Building** is:

- (a) 4.5 metres for a **corner parcel**; and
- (b) 3.3 metres in all other cases.

# PROPOSED

AMENDMENT LOC2023-0309/CPC2024-0439  
BYLAW NUMBER 162D2024

## Additional Parcel Area Rules

9 The minimum area of a **parcel** is:

- (a) 111.0 square metres for each **parcel** containing one **unit** of a **Semi-detached Dwelling**; and
- (b) 62.0 square metres for each **parcel** containing one **unit** of a **Rowhouse Building**.

## Parcel Coverage

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is 90.0 per cent of the area of the **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 located in a **private garage**.

## Building Setback from Rear Property Line

- 11 (1) The minimum **building setback** from a **rear property line** is 0.6 metres.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached **private garage** has a **balcony or deck**, the minimum **building setback** from a **rear property line** for a **balcony or deck** is 0.6 metres.

## Building Height

- 12 The maximum **building height** is 14.0 metres.

## Outdoor Private Amenity Space

- 13 (1) Each **Dwelling Unit** must have a **private amenity space**:
- (a) that has a minimum total area of 7.0 square metres with no dimension less than 2.0 metres; and
  - (b) in the form of a **porch, balcony, deck or patio**.
- (2) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a **Dwelling Unit**, the **patio** must be **screened**.

## Balconies

- 14 The rules of subsections 340(1) and (2) of Bylaw 1P2007 do not apply.

## Vehicle Access

- 15 (1) All vehicle access to a **parcel** must be from a **lane**.
- (2) A **private garage** may only be allowed at the rear of a **unit**.

## Rules for DC Live Work

- 16 (1) **DC Live Work** must not exceed 50.0 per cent of the **gross floor area** of the **Dwelling Unit**.

# PROPOSED

AMENDMENT LOC2023-0309/CPC2024-0439  
BYLAW NUMBER 162D2024

- (2) **DC Live Work** may have two persons, other than a resident of the **DC Live Work**, working at the residence where the **use** is located.
- (3) There is no minimum number of ***motor vehicle parking stalls*** for a **DC Live Work use**.

## Relaxations

- 17 The ***Development Authority*** may relax the rules contained in Sections 7 through 16 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# Approved Outline Plan Conditions of Approval

*These conditions relate to Recommendation 1 for the Outline Plan where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.*

The following Conditions of Approval shall apply:

## Planning

1. If applicable, prior to approval of the initial Tentative Plan, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
2. Compensation for dedication of reserves in excess of 10% is deemed to be \$10.00.
3. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument for where the building is located.
5. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities.
6. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developers expense.
7. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks- Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.
8. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
9. Prior to approval of the Tentative Plan, Landscape Concepts prepared at the Outline Plan stage shall be refined to add:
  - A site plan showing general conformance to Outline Plan landscape concepts, intended park program, site layout, and preliminary planting.
  - Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.



- Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
10. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (MR and/or ER) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
  11. Prior to Endorsement of the tentative plan Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed Municipal Reserve lands are to be submitted to the Landscape Architect - Development Nathan Grimson at [nathan.grimson@calgary.ca](mailto:nathan.grimson@calgary.ca) or 403.681.2718 for review and approval prior to construction.
  12. All proposed parks (MSR) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
  13. Parks does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
  14. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve / Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
  15. Prior to endorsement of the affected tentative plan, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.
  16. At Engineering Construction Drawing submission, all shallow utility alignments, including the streetlight cable, shall be setback 1.5m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Parks Development Guidelines and Standard Specifications. Consult the September 2021 and October 2020 City of Calgary Calgary Approvals Coordination Bulletins which provides alternative streetlight cable alignments that do not encumber or prevent the street trees from being planted. If possible, Parks preference is for cable alignment to be situated under the walk.

## Utility Engineering

17. This subject plan area is within the boundary of the Priddis Slough drainage catchment and subject to stormwater volume control measures. The average unit area release rate for this area is limited to 70 L/s/ha. Low Impact Development and stormwater source control is recommended.

18. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
19. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
20. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No 4158), dated April 2009.

## Mobility Engineering

21. All transportation conditions of approval of LOC2014-0023 (#54 to #67) are applicable to this amended Outline Plan.
22. Prior to approval of Construction Drawings and Permissions to Construct Surface improvements: The developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands (owned privately or owned by the City).
23. Prior to the release of any permits or Permissions to Construct, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.

# Applicant Submission

2023 October 18



## 1.0 EXECUTIVE SUMMARY

Mattamy Homes is proud to present the next phase in the successful community of Yorkville. Previously approved in (2015) Mattamy has revised their available housing product and is revisiting the layout of unbuilt communities. After a careful review the project team has created a new concept that upholds the best planning practices and utilizes the new housing product. The entire phase has been redesigned and this letter will focus on the plan updates from the original concept. Key elements that will be discussed in detail for the phase 8 update include the school area, MR dedications, concept plan layouts, road widths, and the land use updates.

## 2.0 SCHOOL SITE

Yorkville is an exceptional community in south Calgary that will contain two school sites upon completion. In 2019 revisions were made to the lands directly to the north of the north school which require some revisions to the school layout in the next applications. An equal area of land will be provided with a slight shift of the playfields enabling a better building site envelope. The long edge of the school site is located on Yorkstone Green, which is a 21-meter collector. This new design supports the ultimate layout including two building envelopes, two soccer fields, one ball diamond and the required parent and bus zones for the school. Mattamy owns the land directly to the east, which at this time remains unplanned and not entitled, and to ensure that the Joint/Joint Use Site will perform and exceed the original application we have provided a layout for the full site.

The original concept shared the school envelopes (meaning that the 4.0 ac west school site had a sliver of envelope contained within the east ownership boundary). At this time, we have cleaned up the envelopes to be contained within each ownership boundary thus creating a reduction of envelope on the east side.

We anticipate that Site Planning Team will be pleased with the updates and look forward to the discussion. Given the history of the site and the nature of the joint/joint use, we kindly request that we are invited to SPT to answer questions.

Mattamy is proceeding forward with an additional application of their south quarter in the very near future and will be ensuring that all reserves balance to 10% as per the MGA and approved 2015 Outline Plan. Mattamy and B&A are confident that the required balance of MR will be provided in the next community phasing.

Yorkville Phase 8 Land Use Amendment and Outline Plan Update



## 2.1 Density

Greenfield community density is an important part of providing choice to consumers and providing a variety of housing types. As part of strategy of combining the housing crisis facing the City of Calgary, Mattamy Homes design of Yorkville provides a much higher greenfield community density than other similar communities due to the unique application of housing types.

The wide shallow lot is a signature style of Mattamy where the front drive single family home is placed on a lot providing similar greenspace while minimizing wasted space. The same ratio required for yard space is maintained according to city standards, but the highest possible density is achieved for single family housing product. In addition to single family homes there is a laned product that is either semi-detached or townhome. Townhomes face onto the main collectors and provide a lower price point for homes. The semi-detached product is one block within the collector roadway and shares a lane with the townhomes and faces the single-family homes.

Phase 8 is a 23.30 Acre( 9.43 Hectare) site that is located south of the currently built out areas of Yorkville Phase 5, 6, and 7. The new concept for Phase 8 will see a 10.44 UPA (25.79 UHP) as an overall density calculation. This density was generated to include single detached, semi-detached, and townhomes. This is an anticipated density and dependent on the lotting and build out.

## 2.2 Transportation

There are five approved cross sections within the original community concept and all five road types have been included within the updated concept. At this time we are not proposing any revisions to the approved cross-sections. Road types include the Modified Residential (9m/16m), the Mono-walk with no Rear Lane (8.5 / 15.5m), the Collector Street (10.8m / 21m), the Modified Collector 10.8m / 22.10m), and the Modified Primary Collector with Multi Use pathway (2 x 7.7m / 30.0m).

Yorkstone Hearth SW runs in a west to east fashion and terminates into the lane for the row housing along Yorkville Boulevard SW. In normal situations a cul-de-sac would be provided, or the road would continue through. In this case though due to low traffic volumes and a miss alignment in intersections this was the best solution. A similar roadway was approved in Greenwich (LOC 2019-0183). In both cases to allow for moving trucks and city run collection service vehicles to operate without the need to back up the road the corner lots have an angled cut in them to allow for the larger turning radiuses. We have reviewed the block on Yorkville Boulevard to see if it is possible to provide a walkway from Yorkville Heath, however, all the lots have been pre-serviced with half of them contained within an approved Tentative Plan and we are unable to fit one in.

### Yorkville Phase 8 Land Use Ammendment and Outline Plan Update



## **2.3 Servicing**

### **2.3.1 Storm Servicing**

The storm drainage system servicing the outline plan area will be designed as a dual drainage system with minor flows conveyed through the storm sewer pipe system installed along proposed roadways and rights-of-way and major flows conveyed overland via surface features (e.g. roads, lanes, swales). Storm drainage from the outline plan area will be conveyed to the north and/or south stormwater wet ponds which will provide water quantity control and water quality improvement of discharge prior to release into the downstream storm sewer system tributary to Pine Creek. Storm servicing will be as per previously approved stormwater management reports (e.g. staged master drainage plan and pond reports).

### **2.3.2 Sanitary Servicing**

Sanitary servicing of the outline plan area will occur entirely by way of a gravity sewer pipe system installed along proposed roadways and rights-of-way within the outline plan area. Local sanitary sewer pipes tie into the overall sanitary sewer system servicing Yorkville which, in turn, ultimately ties into the West Macleod Sanitary Sewer Trunk.

### **2.3.3 Water Servicing**

The outline plan area resides entirely within the Lower Sarcee pressure zone. Water servicing will occur through the installation of water distribution mains along proposed roadways and rights-of-way within the outline plan area. Extensions will occur from a minimum of two times into the existing system to create redundancy through a looped system.

## **3.0 SUSTAINABILITY & INNOVATION**

B&A worked together with the Mattamy project team to identify environmental priorities early in the project. Mattamy Homes has also recently released their updated sustainability report which outlines how the company sees innovation within community building. Some highlights of the report include calculating and understanding a home's whole life cycle, developing a GHG-reduction strategy and, through collaboration and sharing, leading the homebuilding industry to net zero.



### **3.1 Focus on Sustainability**

All homes in Yorkville Phase 8 will be roughed in with an electrical standard that supports the addition of a home charging station for electric vehicles, and a 200-amp panel will be installed in every home to facilitate that addition if the homeowner wishes to purchase an electric vehicle. In addition to the charging station rough-in, all homes in Yorkville are considered "Solar ready". With the addition of an upgraded electrical panel the homeowner has one less element to consider when deciding if they want to purchase a solar array or an electric vehicle. All homes within Yorkville Phase 8 will be Energy Star Certified. A stormwater reuse system will be used to irrigate the play fields at the school site, reducing the demand on potable water within the community.

# Applicant Outreach Summary

2023 October 18



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** Yorkville Phase 8 Land Use Amendment

Did you conduct community outreach on your application? ☐ YES or ☒ NO

If no, please provide your rationale for why you did not conduct outreach.

Site is located in a new area of the city, no change to the approved uses of land only the layout has been updated.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)





## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

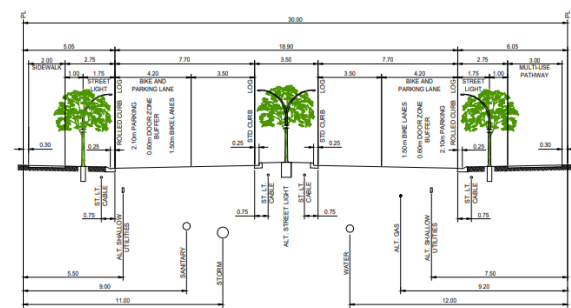
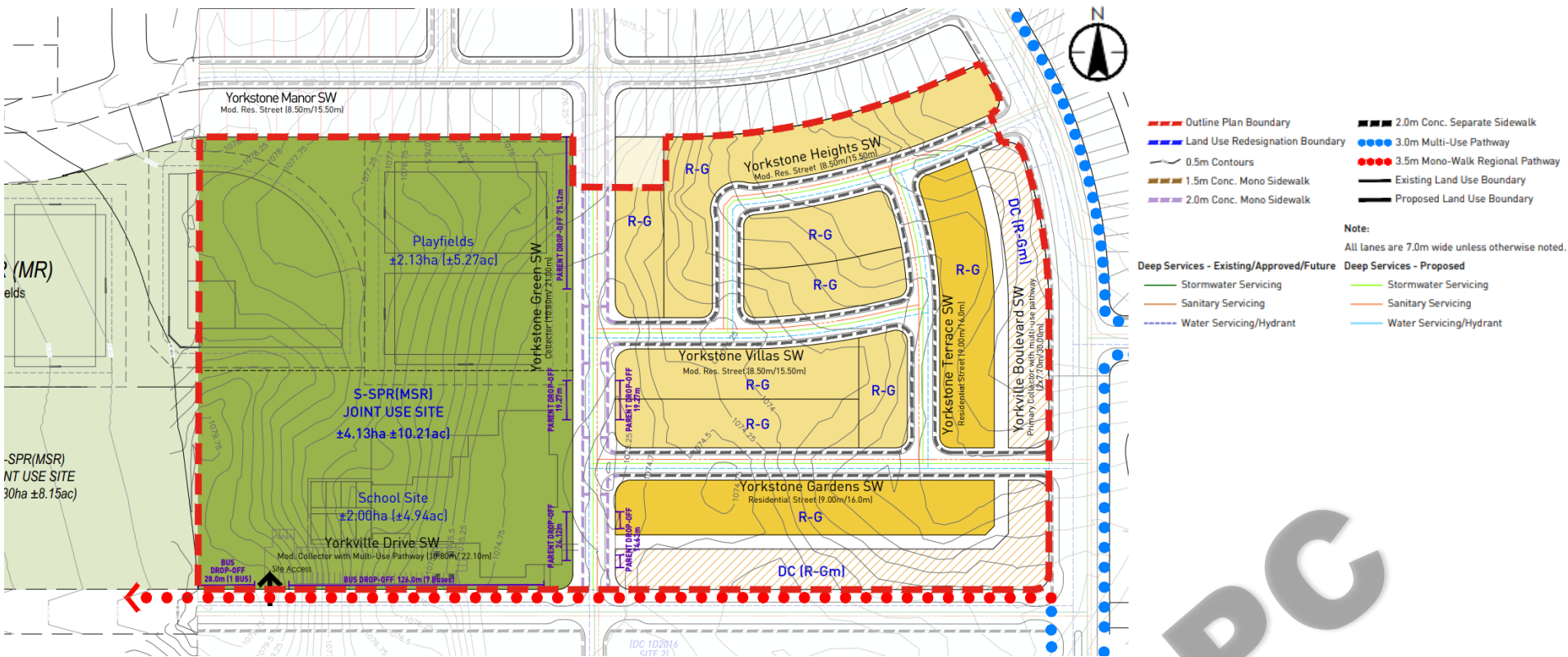
### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

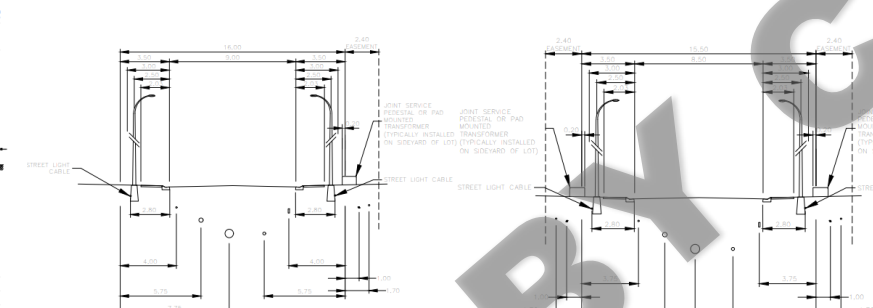
[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

Approved Outline Plan

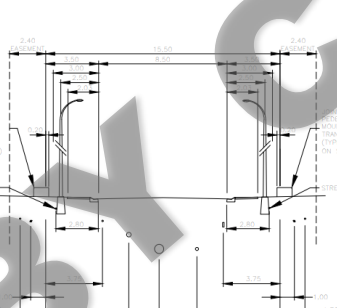
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



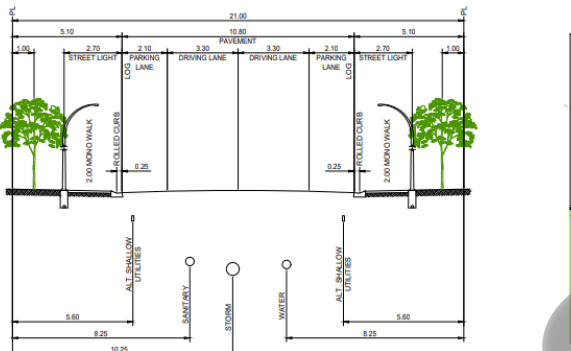
CROSS SECTION: MODIFIED PRIMARY COLLECTOR with MULTI-USE PATHWAY (2x7.70m/30.00m) nts



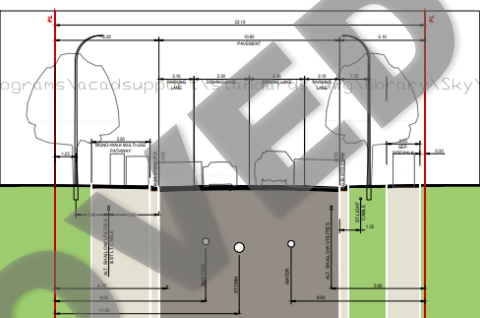
CROSS SECTION: MODIFIED RESIDENTIAL STREET (9.00m / 16.00m) nts



CROSS-SECTION: MODIFIED RESIDENTIAL STREET - (8.50m / 15.50m) MONO-WALK WITH NO REAR LANE nts



CROSS SECTION: COLLECTOR STREET (10.80m / 21.00m) nts



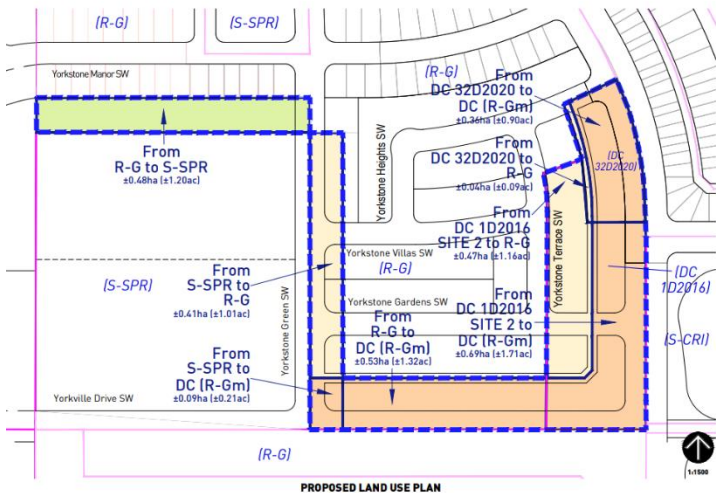
MODIFIED COLLECTOR (10.80m / 22.10m) nts

OUTLINE PLAN STATISTICS								
				Hectares (±)	Acres (±)	% of GDA		
		Total Area less		9.43	23.31			
		Gross Developable Area (GDA)		9.43	23.31	100.0%		
Land Use			Lot Width (m) / units per acre (upa)	Frontage (m)	Hectares (±)	Acres (±)	No. of Units	% of GDA
Residential					3.54	8.74		37.5%
	R-G	Residential - Low Density Mixed Housing District			2.74	6.77		
		Anticipated number of laned lots based on 7.40m lot width	7.40	324.70	0.88	2.17	43	
		Anticipated number of laneless lots based on 12.2m lot width	12.20	742.47	1.86	4.60	57	
							100	
		Maximum number of lots based on 6.0m lot width	6.00	1,067.17			177	
	DC (R-Gm)	Residential - Low Density Mixed Housing District			0.80	1.97		
		Anticipated number of lots based on 6.05m lot width	6.05	393.37			64	
		Maximum number of lots based on 5.0m lot width	5.00	393.37			78	
Total Frontage				1,460.54				
Total Units		Anticipated					164	
		Maximum					255	
Density		Anticipated	17.4 upha		7.0 upa			
		Maximum	27.0 upha		10.9 upa			
Open Space					4.13	10.21	43.8%	
	S-SPR(MSR)	Special Purpose - School, Park and Community			4.13	10.21		
Roadways & Lanes					1.76	4.36	18.7%	
		Collector Street (10.8m/21.0m)			0.42	1.04		
		Mod. Residential Street (8.5/15.5m)			0.53	1.31		
		Mod. Residential Street (9.0/16.0m)			0.56	1.38		
		Lane (7.0m)			0.25	0.63		



Location of Subject Site within Approved Outline Plan LOC2014-

FROM	TO	AREA	
		ha (±)	ac (±)
R-G	DC (R-Gm)	0.53	1.32
DC 1D2016	DC (R-Gm)	0.69	1.71
S-SPR	DC (R-Gm)	0.09	0.21
DC 32D2020	R-G	0.04	0.09
DC 32D2020	DC (R-Gm)	0.36	0.90
DC 1D2016	R-G	0.47	1.16
S-SPR	R-G	0.41	1.01
R-G	S-SPR	0.48	1.20
Total		3.07	7.60



PROPOSED LAND USE PLAN



Subject Site

# Approved Outline Plan Data Sheet

*Calgary Planning Commission is the Approving Authority for the Outline Plan.  
Attachment for Council's reference only.*

	HECTARES	ACRES
GROSS AREA OF PLAN	9.43	23.31
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	9.43	23.31

LAND USE (Residential)	HECTARE S	ACRES	ANTIPCATE D # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	2.74	6.77	100	
DC (R-Gm)	0.80	1.97	64	
Total Residential	3.54	8.74	164	

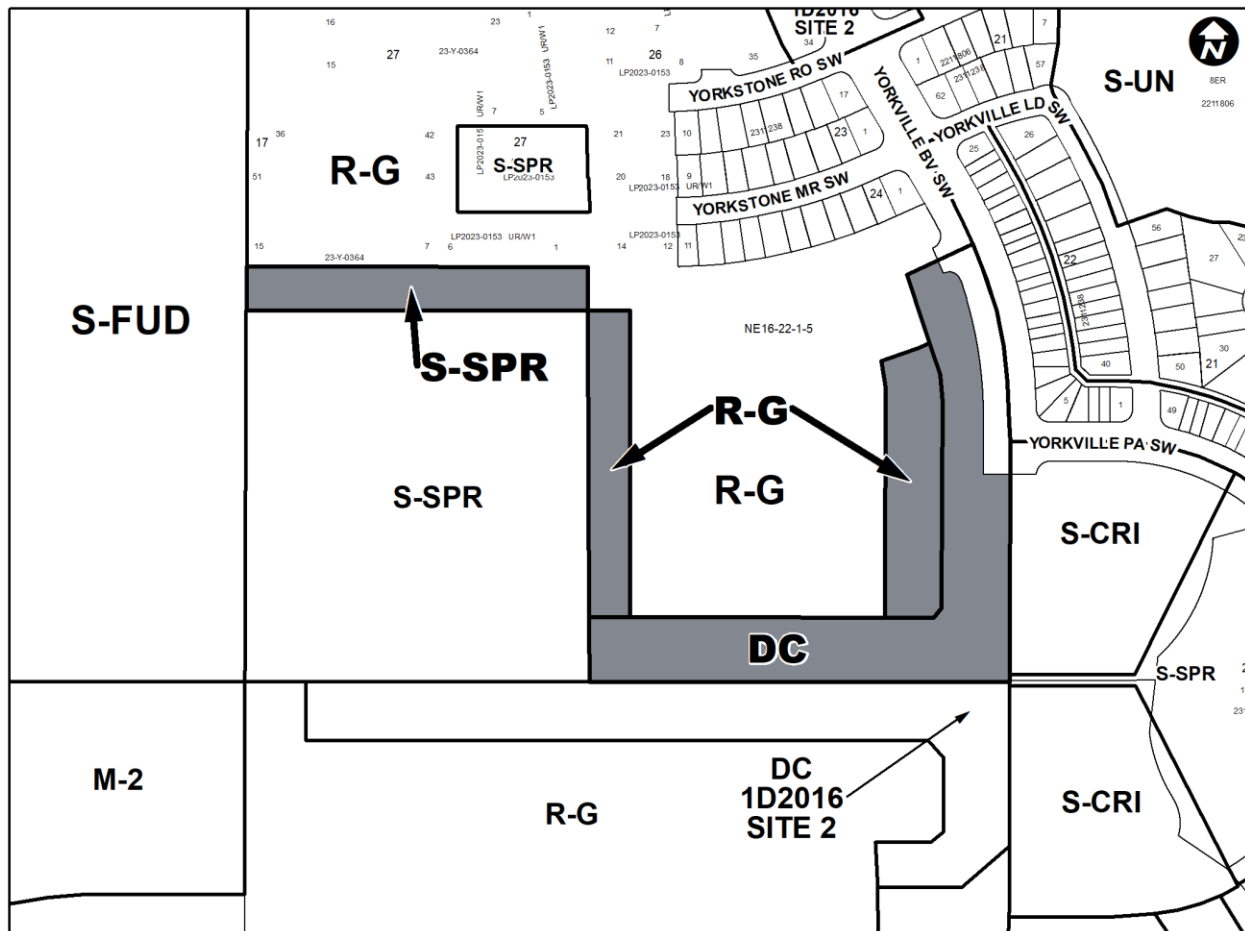
	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	1.76	4.36	18.7
PUBLIC UTILITY LOT (S-CRI)			

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)			
MR Non-Credit (S-SPR)			
MSR (S-SPR)	4.13	10.21	43.8

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	164		
ANTICIPATED DENSITY		17.4	7.0
ANTICIPATED INTENSITY		44	16



# Proposed Land Use Amendment Map



**Policy and Land Use Amendment in Bowness (Ward 1) at 6307 – 35 Avenue NW,  
LOC2023-0349**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bowness Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 6307 – 35 Avenue NW (Plan 4610AJ, Block 29, Lot 13) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council:

1. Give three readings to **Proposed Bylaw 38P2024** for the amendment to the Bowness Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 163D2024** for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 6307 – 35 Avenue NW (Plan 4610AJ, Block 29, Lot 13) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District will allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Bowness Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**Policy and Land Use Amendment in Bowness (Ward 1) at 6307 – 35 Avenue NW,  
LOC2023-0349**

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**DISCUSSION**

This policy and land use amendment application in the northwest community of Bowness, was submitted by CivicWorks on behalf of the landowner, Amrit Kaur Bhullar, on 2023 November 8.

The approximately 0.07 hectare (0.17 acre) site is located midblock, but fronts onto the intersection of Bowwood Drive and 35 Avenue NW. It is currently developed with a single detached dwelling and a detached garage at the rear accessed from 35 Avenue NW. The site is adjacent to a lane to the south.

As indicated in the Applicant Submission (Attachment 3), the proposed H-GO District would enable the development of varied housing options in ground-oriented form that is contextually appropriate in a low-density residential area. The subject site is within 150 metres of Bowness Road NW, which forms part of the Primary Transit Network and is designated as a Neighbourhood Main Street in the MDP. The site meets the location criteria for the H-GO District established in Land Use Bylaw 1P2007. A development permit (DP2023-07997) for 14 dwelling units within two buildings was submitted on 2023 November 10 and is under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards outlining proposal details to homes within a 200-metre radius, displayed a sandwich board on site, shared a project overview with the Bowness Community Association (CA) and Ward Councillor's Office and met with the Main Street Bowness Business Improvement Area (BIA). The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received ten letters of opposition from the public. The letters of opposition included the following areas of concern:

- height and building type are incompatible with existing adjacent buildings;
- privacy and shadowing concerns on neighbouring properties;
- limited on site parking and its effect on street parking and traffic congestion;
- impact of waste and recycling and traffic on the lane;
- amount of green space provided for each unit and loss of mature urban canopy;

**Policy and Land Use Amendment in Bowness (Ward 1) at 6307 – 35 Avenue NW,  
LOC2023-0349**

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- capacity of public infrastructure and amenities to support increased density;
- insufficient community engagement by the developer;
- impact of development on occurrence of crime;
- impact of development on property values; and
- not in alignment with the policies of the *Bowness Area Redevelopment Plan* (ARP).

The Bowness CA submitted a letter of opposition on 2023 December 12 (Attachment 5) in response to Administration's standard circulation. The CA identified the following reasons of opposition:

- precedent of not supporting similar applications for the H-GO District;
- unsupportive of an amendment to the Bowness ARP; and
- mid-block location.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

## **IMPLICATIONS**

### **Social**

The proposed land use district would allow for more housing types than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

### **Environmental**

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

### **Economic**

The ability to develop additional units on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.



Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
CPC2024-0422  
Page 4 of 4

**Policy and Land Use Amendment in Bowness (Ward 1) at 6307 – 35 Avenue NW,  
LOC2023-0349**

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 38P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 163D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Bowness on the southwest corner of 35 Avenue NW and Bowwood Drive NW. The site is approximately 0.07 hectares in size (0.17 acres) and is approximately 19 metres wide by 37 metres deep. The subject site is currently designated Residential – Grade-Oriented Infill (R-CG) District and developed with a single storey single detached dwelling and a detached garage in the rear with vehicle access from 35 Avenue NW.

The surrounding land use context includes low density residential development. Residential – Contextual One / Two Dwelling District (R-C2) is located to the south and R-CG District is directly adjacent east and west. The parcels east of Bowwood Drive NW are designated Multi-Residential – Contextual Low Profile (M-C1) District, which is intended to accommodate multi-residential development of low height and medium density. North of the subject site, west of Bowwood Drive NW, is Fire Station No.15 on a parcel designated as Special Purpose – Community Institution (S-CI). The Bowness Seniors' Centre, which offers an indoor gathering space for seniors and a park space, and the Irish Cultural Society are located on a parcel designated Special Purpose – Recreation (S-R) District.

The site is 140 metres from the Bowness Road NW Neighbourhood Main Street which is an established commercial area with retail, food and drink establishments and medium to low density residential forms.

## Community Peak Population Table

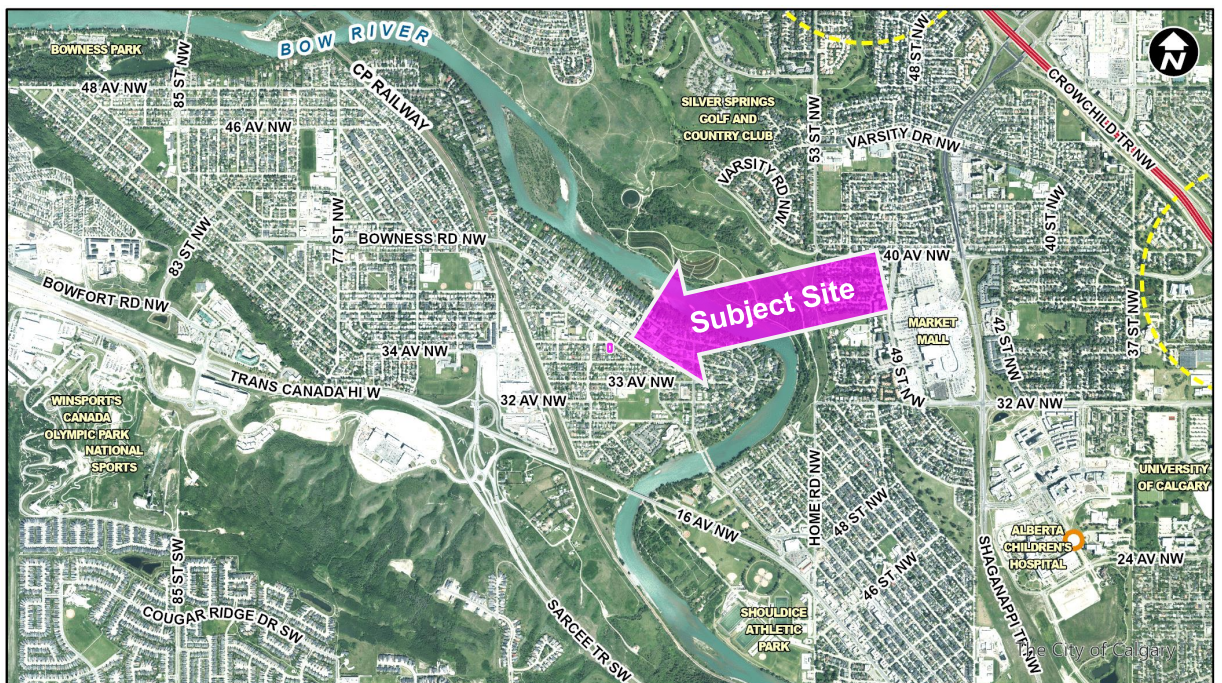
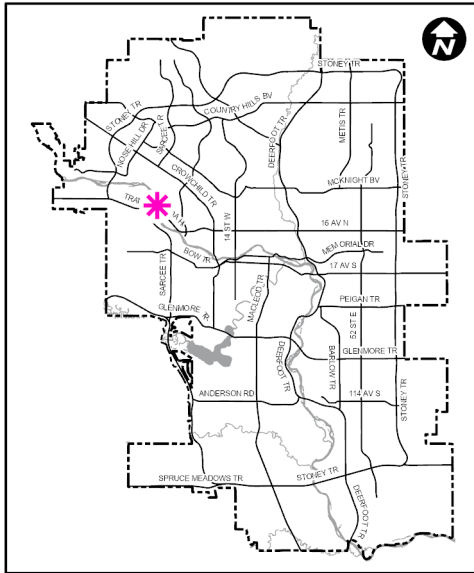
As identified below, the community of Bowness reached its peak population in 1982.

<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	- 1,984
Difference in Population (Percent)	- 15.1 %

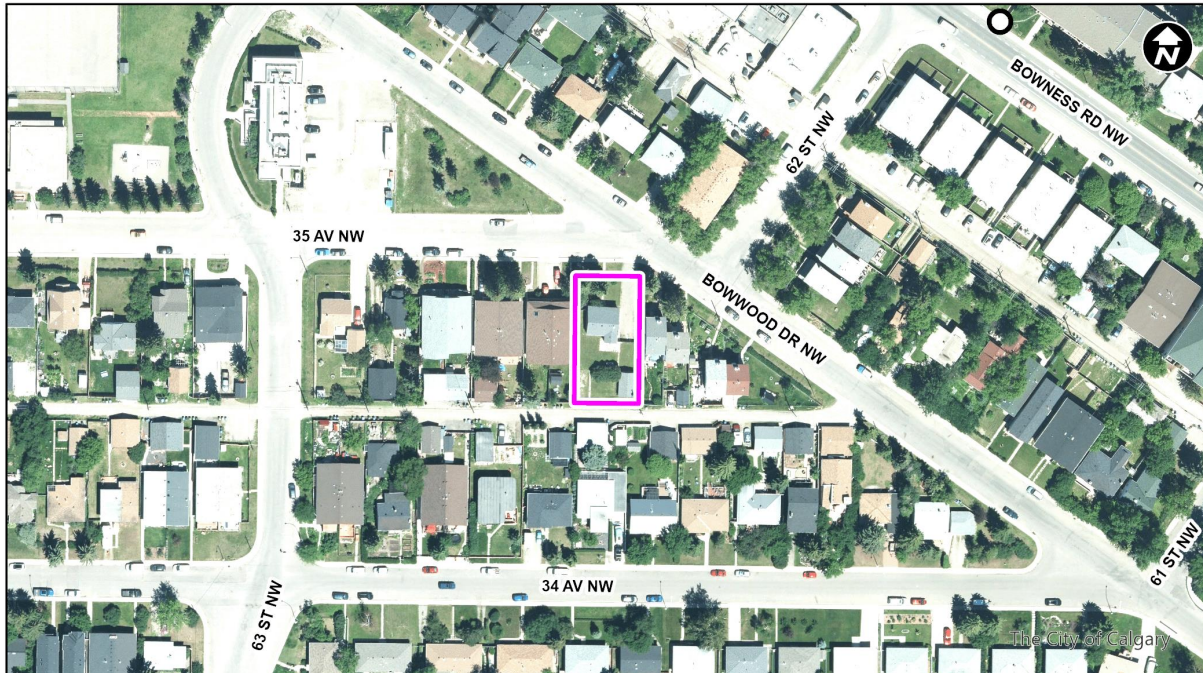
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-CG District accommodates grade-oriented development in the form of rowhouses, townhouses, duplex, semi-detached dwellings and cottage housing clusters. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 units per hectare, which would allow a maximum of five units. Secondary suites are permitted within the R-CG District.

The proposed Housing – Grade Oriented (H-GO) District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms where dwelling units may be attached including rowhouse, townhouse, and stacked townhouse units. The H-GO District offers a balance of compatibility with the adjacent mid-block development while allowing for greater design flexibility.

There is no maximum density requirement in the H-GO District; rather, development scale and intensity are managed through:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum Floor Area Ratio (FAR) of 1.5 that allows for a total developable area of 1,053 square metres on this parcel;

- a maximum building height of 12.0 metres; and
- a minimum of 0.5 motor vehicle parking stalls per unit and suite.

[Section 1386\(d\) of Land Use Bylaw 1P2007](#) provides location criteria for where the H-GO District may be considered appropriate. In areas which are not subject to an approved Local Area Plan, the H-GO District is intended for sites that are within the Inner City or Centre City as defined by the Urban Structure Map of the *Municipal Development Plan* (MDP) and meets one of four location criteria. This site meets two of the location criteria, including being within 200 metres of a Main Street area (the Neighbourhood Main Street area along Bowness Road NW) and being within 200 metres of the Primary Transit Network (Bowness Road NW is part of the Primary Transit Network).

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District would provide guidance for the future development of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered in the development permit review include, but are not limited to:

- ensuring an engaging built interface along 35 Avenue NW;
- architectural features and design;
- the layout and configuration of dwelling units;
- access, parking provision and enabling of mobility options;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

### **Transportation**

Pedestrian access to the subject site is available from the existing sidewalk along 35 Avenue NW. An on-street bikeway, forming part of the Always Available for All Ages and Abilities (5A) Network, is located 150 metres away (three-minute walk) along Bowness Road NW. Future direct vehicular access to the parcel is expected from the lane.

The site is well served by Calgary Transit with stops for Route 1 (Bowness/Forest Lawn) and Route 53 (Brentwood/Greenwood) located approximately 160 metres (an approximately three-minute walk) along Bowness Road NW. Additionally, bus stops for Route 40 (Crowfoot/North Hill) are located 650 metres away (an approximately 11-minute walk) along 31 Avenue NW.

Bowwood Drive NW and 35 Avenue NW are classified as residential streets. On-street parking is currently unrestricted within proximity to the parcel. The adjacent streets to the subject parcel are not located within an existing Residential Parking Permit zone.

### **Environmental Site Considerations**

There are no known environmental concerns at this time and no reports were required for this application.

### **Utilities and Servicing**

There are existing storm, sanitary and water mains available to the site.

## Legislation and Policy

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The [Municipal Development Plan](#) (MDP) identifies this site as part of the Neighbourhood Main Street area on Map 1: Urban Structure. Neighbourhood Main Streets provide the opportunity for levels of intensification of both jobs and population over time. The applicable MDP policies encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings within the Neighborhood Main Street. The proposed policy and land use amendment is in alignment with the MDP policies.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). However, the redesignation of the subject site to enable higher density development in close proximity to transit options may allow for more people to choose a car-reduced or car-free lifestyle, thereby reducing vehicular emissions and contributing to the overall goal of achieving net zero emissions in Calgary by 2050 by accelerating the shift in mode share to zero or low emission modes. Further strategies may be explored and encouraged at subsequent development approval stages.

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

The [Bowness Area Redevelopment Plan](#) (ARP) indicates that its policies should be read in conjunction with the Developed Area Guidebook (Section 1.1). The ARP identifies the subject site as being part of the 'Neighbourhood Limited' and 'Main Street Developed Area Guidebook' areas (Map 2: Land Use Policy Areas). The Developed Area Guidebook building block of 'Neighbourhood Limited' directs development to allow for existing low density residential housing complemented by sensitive infill housing of similar scale. Moderate intensification in this area is required to respect the existing character and more intensive redevelopment will occur in strategic locations such as a Main Street area. The 'Neighbourhood Limited' building block policy in the Developed Area Guidebook encourages a mixture of housing up to three storeys including single detached, accessory units, row-houses, duplexes and semi-detached dwellings.

A policy amendment is required to support the proposed land use amendment from 'Neighbourhood Limited' to 'Neighbourhood Low-Rise.' The 'Neighbourhood Low-Rise' building block can act as a transition or could be used to increase density in an area that can accommodate low-rise buildings. This building block policy encourages a mix of housing types including but not limited to low-rise multi-residential buildings, secondary and backyard suites, stacked townhouses, townhouses, live-work-units, semi-detached dwellings, duplexes and row houses between three to four storeys in height.

# PROPOSED

CPC2024-0422  
ATTACHMENT 2

## BYLAW NUMBER 38P2024

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BOWNESS AREA REDEVELOPMENT PLAN BYLAW 7P95 (LOC2023-0349/CPC2024-0422)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Bowness Area Redevelopment Plan Bylaw 7P95, 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 Bowness Area Redevelopment Plan attached to and forming part of Bylaw 7P95, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy Areas' by changing 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 6307 – 35 Avenue NW (Plan 4610AJ, Block 29, Lot 13) from 'Neighbourhood Limited' to 'Neighbourhood Low-Rise' as generally illustrated in the sketch below:

#### Bowness Area Redevelopment Plan

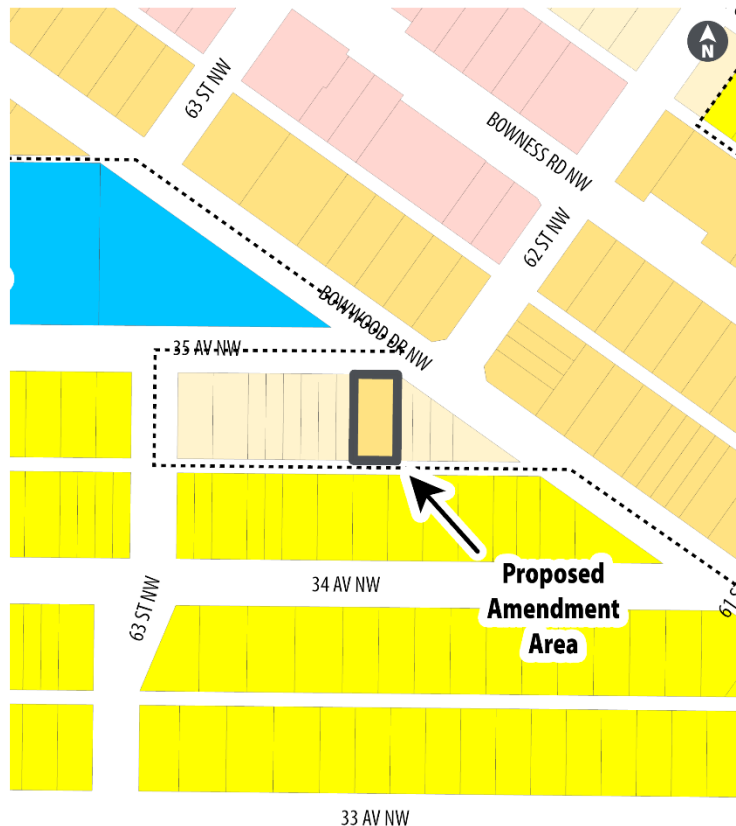
Map 2  
Land Use  
Policy Areas

##### Legend

- Main Street Transition Area
- Developed Area Guidebook
- Neighbourhood Limited
- Neighbourhood Low-Rise
- Community Mid-Rise
- Residential: Low Density, Conservation & Infill
- Institutional

0 20 40 60 80 100 120  
Metres

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





# PROPOSED

**BYLAW NUMBER 38P2024**

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 \_\_\_\_\_

# Applicant Submission

2023 November 8



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

P 403 201 5305  
E [info@civicworks.ca](mailto:info@civicworks.ca)

## Proposed Land Use Change Applicant Summary

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Project Location: 6307 35 AV NW

Existing Land Use: Residential – Grade-Oriented Infill (R-CG) District

Proposed Land Use: Housing – Grade-Oriented (H-GO) District

### APPLICATION SUMMARY

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 6307 35 AV NW from the existing Residential - Grade-Oriented Infill (R-CG) District to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Bowness. EC Living will develop the proposed project using the Canada Housing & Mortgage Corporation's *Rental Construction Financing Program*, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

### WHAT IS PROPOSED?

A courtyard-oriented stacked townhouse development is proposed. A summary of key project details is included below:

**Building Height:** 2-3 storeys (12m maximum building height)

**Residential Buildings:** 2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

**Residential Units:** 14 (10 larger 2-3 bedroom upper and lower level townhomes and 4 smaller 1-2 bedroom flats)

**Vehicle Parking Stalls:** 7 surface parking stalls (0.5 parking stalls / unit)

**Secure Bike / Scooter / Stroller Storage Units:** 16, incl. Class 1 bike stalls (>1 / unit without an assigned vehicle parking stall)

**Resident Amenity Space:** 6.5m wide interior common courtyard

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings, available online at: [www.ecliving.ca/engage](http://www.ecliving.ca/engage)

These preliminary plans and concept drawings will inform a supporting concurrent Development Permit (DP) application, which will be reviewed for completeness by The City of Calgary and available to surrounding area residents and broader public for additional review and comment.

### WHAT IS 'MISSING MIDDLE' HOUSING?

'Missing Middle' housing refers to a broad range of 2 to 3 storey buildings with multiple units and a variety of unit sizes, located in walkable inner city neighborhoods with easy access to transit, amenities and daily needs. This type of housing is typically 'Missing' from many of Calgary's neighbourhoods because it has been historically restricted by strict zoning regulations and parking requirements. In terms of form, scale, density and affordability, this form of housing sits in the 'Middle' of the development spectrum – between single-detached or semi-detached homes and low-rise apartment buildings.

Since 2015, The City of Calgary has continuously evolved the Land Use Bylaw to address the need for greater housing choice and the general lack of 'Missing Middle' housing in our city. These changes have been primarily aimed at solving the mismatch between available housing stock and shifting demographic needs, including the ever-growing market demand for more diverse ground-oriented housing in amenity-rich inner city communities.



### WHY IS 'MISSING MIDDLE' HOUSING IN DEMAND?

In recent years, the emergence and market interest in 'Missing Middle' housing, both locally and nationally, has been driven by:

- Significant market demand for housing options with a front door in desirable and amenity-rich inner city communities.
- A generally low supply of both vintage and new / modern 'Missing Middle' housing options within inner city communities.
- A shift in market demand towards purpose-built-rental options over traditional home ownership, driven by both relative affordability and lifestyle flexibility.
- An increase in market demand for relatively more affordable and smaller units (i.e. less than 500ft<sup>2</sup>), without an on-site parking stall where convenient alternative mobility options are available (i.e. Uber, carshare, transit, biking, walking).
- Attractive construction funding opportunities from Canada Mortgage & Housing Corporation aimed at tackling Canada's housing shortage and encouraging the development of 'Missing Middle' housing, with associated project requirements (i.e. minimum number of units and minimum levels of affordability).
- Fundamental land development economics related to land prices, construction costs, minimum return-on-investment, and what the market can afford.

### WHAT IS THE HOUSING - GRADE-ORIENTED (H-GO) DISTRICT?

In late 2022, Council added the new Housing – Grade-Oriented (H-GO) District to Land Use Bylaw 1P2007 to address key regulatory and policy gaps related to certain forms of 'Missing Middle' housing in Calgary's inner city communities. Like the existing Residential – Grade-Oriented Infill (R-CG) and Multi-Residential – Contextual Grade-Oriented (M-CG) Districts, the new H-GO District generally allows for multi-residential development of up to 3-storeys (12m) in a variety of forms, including rowhomes and townhomes, with direct ground-level access for all homes.

Unlike existing Districts, the new H-GO District is specifically intended for amenity-rich inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service. Rather than a maximum number of units, the H-GO District limits maximum buildable floor area (up to 1.5x total site area). H-GO District rules also allow for stacked units and lower overall parking requirements based on proximity to frequent transit service and the provision of alternative mobility storage options.

For more information about the H-GO District and other recent Land Use Bylaw changes related to greater housing choice in our city, The City of Calgary has created an information-rich online resource available at: [www.calgary.ca/housingchoice](http://www.calgary.ca/housingchoice)

### WHY HERE?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific bylaw location criteria for the H-GO District, including criteria met by the project site, are listed below:

- ✖ 1. An area within an approved Local Area Plan (eg. *North Hill Communities Local Area Plan*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
- ✔ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the *Municipal Development Plan Urban Structure Map*, that is also within one or more of the following:
  - ✔ (a) 200m of a Main Street or Activity Centre;
  - ✖ (b) 600m of an existing or capital-funded LRT station;
  - ✖ (c) 400m of an existing or capital-funded BRT station; or
  - ✖ (d) 200m of a roadway that hosts Primary Transit Service.



## PROJECT SITE CHARACTERISTICS

Beyond the relevant H-GO District location criteria noted above, the proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

**Rear Lane Access:** The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

**Nearby Transit Service:** The project site is within 400m (~5 min. walk) of Route 1 and 53 transit service on Bowness RD NW, in addition to Route 40 transit service on 31 AV NW. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

**Nearby Main Street:** The project site is located within 200m of the Bowness RD NW Neighbourhood Main Street, a municipally-identified area for future population growth and incremental redevelopment. The subject site is also within walking distance of a growing cluster of additional employment, commercial-retail, dining, and grocery (Real Canadian Superstore) options at the old Sunnyside Greenhouses site.

**Nearby Open Spaces & Community Amenities:** The project site is within a short 10 minute walk of a variety of local area destinations and amenities, including Shouldice Park, Bowness Fire Station No. 15, Bowness Library, the Bow River pathway network, the Irish Cultural Society, Bowness Seniors' Centre and Lawn Bowling Club, Thomas B. Riley School, and Bowcroft School. Nearby cycling infrastructure along Bowwood DR NW, Bowness RD NW and 31 AV NW allows for even easier access to some of these destinations.

**Nearby Multi-Unit Development:** The project site is located near other examples of multi-residential housing at 6324 - 6328 Bowwood DR NW, 6304 Bowwood DR NW, and 6527 36 AV NW, allowing the future development vision to complement the scale of surrounding area development.

## ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied 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.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the *MDP* also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).



#### **ALIGNMENT WITH LOCAL AREA PLANS**

The project site is located within the boundary of the Bowness Area Redevelopment Plan (2021), and falls within the "Neighbourhood Limited" and "Main Street Developed Area Guidebook" policy areas, which allows for low to medium density rowhouse dwellings up to three storeys and encourages appropriate redevelopment close to the Bowness RD NW Neighbourhood Main Street. A Minor Local Area Plan Amendment from Neighbourhood Limited to Neighbourhood low rise will be required to allow for the three storey stacked townhouse concept.

#### **APPLICANT-LED OUTREACH**

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

Each application is supported by a dedicated web portal, phone line and email inbox for public questions and comments, along with custom on-site signage and detailed project information brochures hand delivered to residents and businesses within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office, Community Association, and Business Improvement Area, with opportunities to share feedback, find out more about the project or meet with the project team as needed.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and also published on the dedicated web portal for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

#### **CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS**

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

# Applicant Outreach Summary

2024 February 9



## APPLICANT-LED OUTREACH SUMMARY

6307 35 AV NW  
LOC2023-0349



Issued:  
2024.02.09



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## EXECUTIVE SUMMARY

In November 2023, CivicWorks submitted a Land Use Redesignation (LOC2023-0349) application on behalf of EC Living to transition the property at **6307 35 AV NW** ("subject site") from the existing **Residential - Grade-Oriented Infill (R-CG) District** to the **Housing - Grade-Oriented (H-GO) District**. This change was proposed to facilitate the development of a three-storey, courtyard-oriented stacked townhouse development, featuring a total of 14 grade-oriented housing units (10 larger 2-3 bedroom upper and lower level townhomes, and 4 smaller 1-2 bedroom flats), 7 surface parking stalls and 14 secure alternative mobility storage lockers.

CivicWorks has undertaken a proactive and appropriately scaled outreach program in support of this proposal to ensure a clear process for local residents, businesses and community groups. A variety of outreach strategies were implemented between November 2023 to February 2024, which are outlined in further detail in this report. Community members were informed of project details at key milestones in the application process, and were given multiple opportunities to learn more and connect with the project team to ask questions or provide feedback. Local community groups, including the Bowness Community Association (BCA), Ward 1 Councillor's Office, and Mainstreet Bowness Business Improvement Area (BIA) were also invited to meet, participate and provide feedback on the application. As part of ongoing coordination with local community groups, EC Living has presented an opportunity for a voluntary pledge of \$1,000 per above-grade unit to the Bowness BIA to assist with Main Street improvement and enhancement projects.

The project team received a relatively low volume of feedback through the applicant-led outreach process. To supplement feedback received by the project team, this report also provides a detailed breakdown of comments heard through City-led outreach, outlining a brief summary of all themes and our comprehensive applicant team responses to each theme. In general, feedback focused on site / building design, community fit, alignment with City policy, on-site parking, traffic safety, and community outreach.



## HOW WE ENGAGED

### NOVEMBER 8, 2023 - APPLICATION SUBMISSION

- Hand delivered mailers to neighbours within ±200m of the subject site, outlining proposal details, contact information, and web address;
- Displayed sandwich board on the site, providing proposal details, contact information, and web address (on-going);
- Activated and monitored a variety of feedback portals, including a dedicated engagement email, phone line, website (on-going);
- Shared project overview and contact information with the Bowness CA, Mainstreet Bowness BIA and Ward 1 Councillor's Office, offering meetings to discuss.

### NOVEMBER 2023 - FEBRUARY 2024

- On-going correspondence and direct responses to community members contacting the project team (three respondents);
- December 4, 2023 In-person meeting to discuss proposal with Ward 1 Councillor's Office;
- December 13, 2023 In-person meeting to discuss proposal with Main Street Bowness BIA representative.

### FEBRUARY 2024 - OUTREACH CLOSURE

- Hand delivered letters to neighbours within ±200m of the subject site, providing outreach closure notification and project updates;
- Updated on-site signage with notice of outreach closure;
- Published Applicant-led Outreach Summary to project website for public review and download;
- Shared Applicant-led Outreach Summary with City Administration, Bowness CA, Bowness BIA, and Ward 1 Councillor's Office;
- Continued monitoring dedicated engagement email, phone line, and website feedback portal for any additional feedback or comments.

## Applicant-Led Outreach Feedback

Over the applicant-led outreach period, the project team engaged in conversations with and received feedback from three respondents by email. The project team also shared Land Use Redesignation information packages and offered to meet with the Bowness CA, Mainstreet Bowness BIA and the Ward 1 Office. The Bowness CA did not correspond with the project team directly, but provided a comment letter to City Administration. Themes identified through applicant-led outreach are summarized below.

## City-Led Outreach Feedback

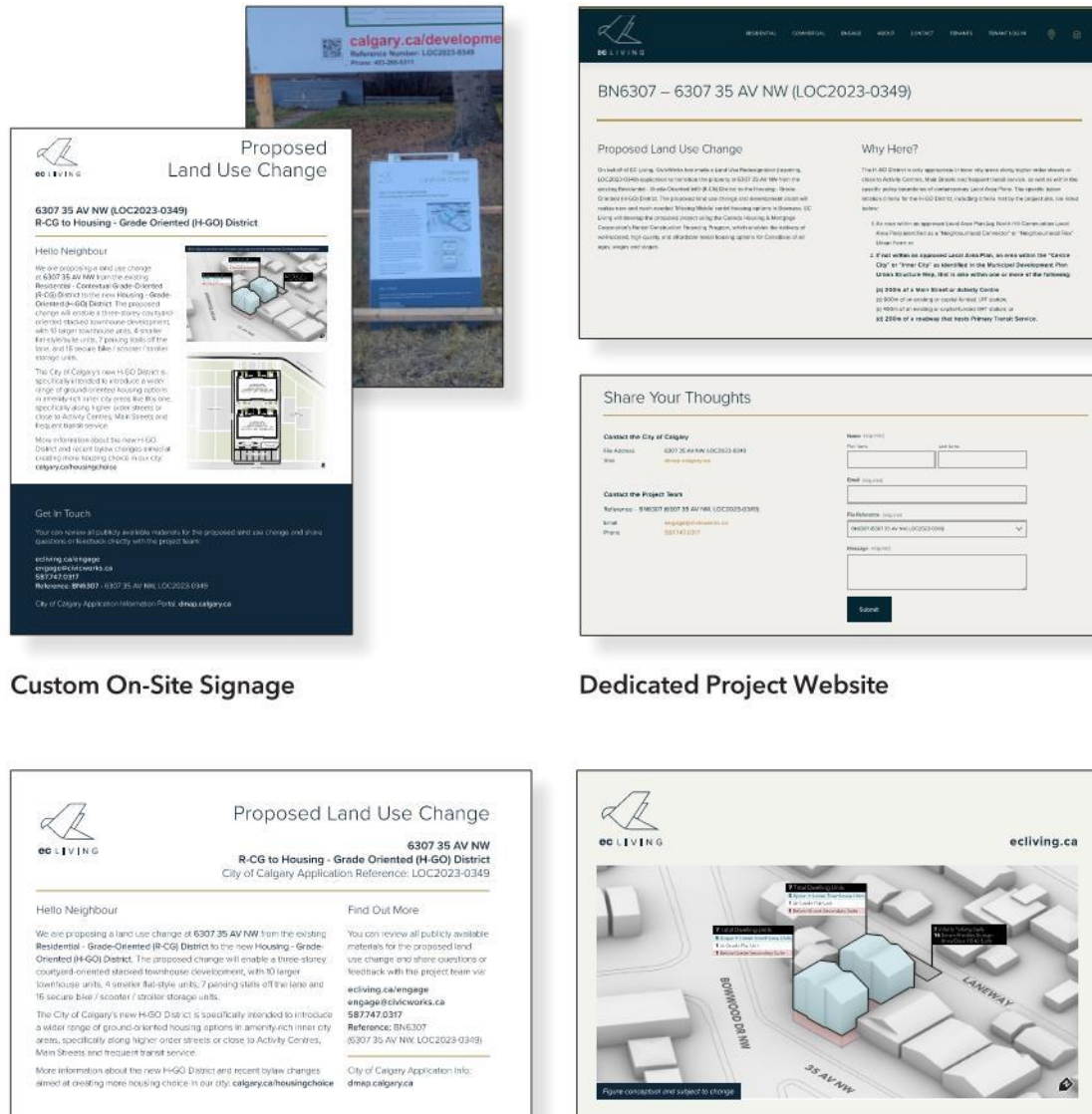
Administration received a total of 10 community responses, as well as a comment letter from the Bowness CA. Feedback received through the city led-outreach process are also included in the general feedback themes listed below.

## Feedback Themes

Project feedback received by the Applicant team and The City has been categorized into eight general themes. Each theme begins with an outline of what the project team has heard and then provides a project team response.

- City Policy Alignment
- Height, Density + Community Fit
- Shadowing + Privacy
- Landscape + Open Space
- Parking + Traffic Safety
- Infrastructure Capacity
- Waste + Recycling
- Community Outreach

## OUTREACH STRATEGIES



Custom On-Site Signage

Dedicated Project Website

Hand-Delivered Mailers

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## WHAT WE HEARD

### CITY POLICY ALIGNMENT

#### WHAT WE HEARD

Feedback from community members stated that the application is not in alignment with existing City policy. Respondents questioned the appropriateness of the H-GO District in this location, and whether the proposal conformed to policies of the Bowness Area Redevelopment Plan (ARP).

#### RESPONSE

The proposed H-GO District allows a variety of built forms, which are limited in size, scale and contextual fit. The H-GO District is not allowed just anywhere - there are Council-identified locational criteria which makes certain sites suitable for this land use. There are no limitations in the locational criteria which restrict the use of the H-GO District on mid-block parcels.

The subject site is located in the City-identified Inner City community of Bowness about 200m from the Bowness RD NW Neighbourhood Main Street, which represents the centre of commercial and residential growth in the area and hosts access to Primary Transit. This makes the site suitable for a modest increase in density which aligns with the locational criteria for H-GO and meets city-wide goals of developing innovative and varied housing options in established communities.

The subject site is within the boundary of the Bowness ARP, which guides growth and development in the area. The Bowness ARP classifies the site under the "Neighbourhood Limited" and "Main Street Developed Area Guidebook" policy areas, which encourage moderate intensification in strategic locations close to Neighbourhood Main Streets. This application proposes a minor amendment to the ARP to transition the property from its existing "Neighbourhood Limited" land use policy area to the "Neighbourhood Low Rise" policy area. While the existing "Neighbourhood Limited" land use policy area currently allows rowhouses up to three storeys in height, it is the applicant team's opinion that an amendment to the Plan was necessary to allow stacked townhouse building forms on the site.

### HEIGHT, DENSITY + COMMUNITY FIT

#### WHAT WE HEARD

Respondents provided feedback on the increased height and density of the proposed development, stating that this change may not fit the existing low-density residential character of Bowness.

#### RESPONSE

The H-GO District is specifically intended to accommodate a range of grade-oriented housing forms that are consistent with low-density residential areas. This includes rules that restrict building form to provide sensitive transitions to neighbouring properties through the use of building setbacks, stepbacks, and maximum heights.

The proposed building height of 3 storeys (12m) fits within the rules of the proposed H-GO District, and represents a modest increase from the maximum building height of 11m allowed under the current R-CG District.

The proposal also represents a modest increase in allowable density. Under the existing R-CG District rules, a maximum of 75 units per hectare are permitted on the site. Based on a total area of  $\pm 0.07$  hectares, the subject site could yield up to five townhouse units and five secondary suites (*not counted towards maximum allowable density*), for a total of 10 new homes. The development vision introduces 14 new grade-oriented housing units - only four more units than what is currently allowed on the property.

This proposal represents an appropriate intensification of the site, meets city-wide goals of creating a diverse mix of housing options, and respects the character of the surrounding community - a community which features other nearby examples of low density, multi-residential housing, including 6324 to 6328 Bowwood DR NW ( $\pm 75$  metres NW of the site).





## SHADOWING + PRIVACY

### WHAT WE HEARD

The project team heard feedback about potential shadowing and privacy impacts that the proposal would have on adjacent neighbours and properties.

### RESPONSE

In November 2023, FarMor Architecture submitted a concurrent Development Permit (DP2023-07997) application to support the development vision. This application outlines the proposed building design, which adheres to the rules of the H-GO District and provides a thoughtful design which responds to neighbourhood context, and carefully considers shadowing and privacy impacts on adjacent properties.

The proposed building height of 3 storeys (12m) fits within the rules of the H-GO District. This represents a modest increase from the maximum building height (11m) allowed under the existing R-CG District land use. The design also features thoughtful design elements like sloped roofs to reduce building massing and further reduce shadowing concerns for neighbours. Additional design features include strategic building orientation, fencing, and optimal window layouts to minimize privacy issues and reduce the risk of overlooking directly into neighbouring properties.

FarMor Architecture will continue to explore how the building design can prioritize shadowing and privacy considerations throughout Development Permit application review process.

## LANDSCAPE + OPEN SPACE

### WHAT WE HEARD

Respondents provided feedback on the landscape and open space design of the site, citing a concern for the loss of existing trees, limited green space for future residents, and the effect of reduced green space in the community overall.

### RESPONSE

#### Loss of Existing Trees

Public trees located on City property must be retained and protected unless otherwise authorized by Urban Forestry. This includes the protection of a mature public tree at 6305B Bowwood DR NW that was identified during the City's preliminary review process.

Project architect FarMor always tries to retain as many private trees as possible through the detailed design and Development Permit process. This is done in consultation with a Professional Arborist. Any private on-site trees that are removed or impacted by the development will be addressed through a comprehensive landscaping strategy that will either meet or exceed City bylaw standards. This includes considerations for a minimum number of new tree plantings, minimum tree diameter, and soft landscaping coverage.

The preliminary landscape design, submitted in support of the concurrent Development Permit (DP2023-07997) application, proposes a total landscape coverage of 40% of the site area, 7 new trees, 27 new shrubs and an underground low water irrigation system.

#### Open Space

The development vision features a 6.5m wide interior courtyard that is accessible to all future residents. This space will include innovative new landscape features, fresh vegetation and a common seating area designed for passive recreational use. The open space strategy for the proposal aligns with townhouse developments of similar scale, and conforms to the rules of Calgary's Land Use Bylaw.

Through the outreach process, the project team has heard the importance of preserving green space in Bowness. Part of what makes Bowness so desirable is easy access to a range of local community parks and greens spaces, including Shouldice Park and the Bow River pathway network. Access to these parks and green spaces will continue to be protected for existing and future Bowness residents.

## PARKING + TRAFFIC SAFETY

### WHAT WE HEARD

Respondents expressed concerns about the supply of on-site parking, and the impact that this proposal would have on traffic safety and the availability of on-street parking in the surrounding area.

### RESPONSE

#### Parking

Seven vehicle parking stalls are proposed on site, to be accessed from the rear lane. The proposed parking supply aligns with the rules of the H-GO District, which requires a minimum of 0.5 stalls per unit. To supplement vehicle parking requirements, 14 alternative mobility storage lockers and Class 1 bike stalls are included for those units without assigned parking.

The supply of on-site parking is supported by easy access to a range of alternative transportation options, including local transit and cycling routes. The site is within walking distance to Bowness RD NW, which hosts Route 1 and 53 local transit service, as well as a snow cleared bike route. It is also within walking distance to Route 40 bus service along 31 AV NW.

On-street parking in the area is currently unrestricted, and the site is not located within an existing Residential Parking Permit (RPP) zone. Through the outreach process, the project team has heard that the availability of on-street parking in the area is often limited, which leads to traffic congestion around the site and nearby fire station. An adequate supply of parking and easy access to a range of alternative transportation options allows the development to meet City Land Use Bylaw requirements, accommodate anticipated parking demand for the proposed development, reduce vehicle dependence for future residents, and minimize impacts to on-street parking in the area.

#### Traffic Safety

The project team has consulted with Professional Transportation Engineers Bunt & Associates on traffic safety considerations for similar courtyard-oriented stacked townhouse developments across Calgary. Through consultation with technical experts and a detailed application review by The City's Mobility Engineering team, it was determined that this proposal will not trigger additional study because the anticipated traffic volumes do not exceed the peak threshold of 100 vehicle trips per hour typically required by The City of Calgary. Any further traffic safety concerns related to the existing street network can be reported to The City of Calgary online, or by calling 311.



## INFRASTRUCTURE CAPACITY

### WHAT WE HEARD

Community members provided feedback on the potential strain that the application may put on existing public infrastructure in the area.

### RESPONSE

The project team acknowledges that new growth must also consider the capacity of existing infrastructure in the area. As part of the Detailed Team Review (DTR) process, The City of Calgary conducted a detailed assessment of local infrastructure capacity as it relates to this development, as well as the cumulative effect of growth in Bowness. In addition, off-site levies will apply to future redevelopment of the site to allocate additional funds towards municipal infrastructure.

A preliminary review by The City's Utility Engineering team and ENMAX representatives shows that there is sufficient infrastructure capacity to service the development. This includes a detailed assessment of water, sanitary sewer, storm sewer and electrical network infrastructure. No early concerns were identified in this review, and The City has flagged that further comments on infrastructure capacity will be addressed at the Development Permit (DP) stage. A Sanitary Servicing Study has been submitted in support of the DP application, which also demonstrates capacity in local sanitary sewer network.

## WASTE + RECYCLING

### WHAT WE HEARD

Respondents expressed a concern about the waste and recycling strategy for the development, citing the potential for unsightly and crowded garbage collection areas.

### RESPONSE

Waste and recycling bins will be stored in a screened and separated staging area at the back of the property. Waste collection will be privately contracted by EC Living on an on-demand basis.

Due to the site's location at the intersection of 35 AV NW & Bowwood DR NW, the project team has identified the need for bins to be collected individually and placed back into the screened staging area. This solution would help to reduce concerns of unsightly garbage collection areas and the risk of bins disrupting traffic along 35 AV NW or the rear lane.

## COMMUNITY OUTREACH

### WHAT WE HEARD

Respondents expressed a concern about the applicant-led outreach strategy with community members, and requested a public information session to discuss project details.

### RESPONSE

The proposal was supported by a comprehensive community outreach strategy. At the outset of the application, area residents, community organizations and City decision makers were sent detailed information on the proposal with opportunities to connect directly with the project team. This strategy was supported by multiple outreach channels, including a dedicated web portal, phone line and email inbox for questions and feedback, in addition to custom on-site signage and project mailers sent to residents and businesses within ±200m of the site.

Based on the volume of feedback from local residents, businesses and community groups, the project team felt that applicant-led outreach was best served by one-on-one conversations with residents and interested parties.

Local community groups, including the Bowness Community Association (BCA), Ward 1 Councillor's Office, and Mainstreet Bowness Business Improvement Area (BIA) were consulted as part of this process. In support of ongoing coordination with local community groups, EC Living has presented an opportunity for a voluntary pledge of \$1,000 per above-grade unit at 6307 35 AV NW to the Bowness BIA to assist with Main Street enhancement initiatives.

# Community Association Response

2023 December 12

Application: LOC2023-0349

Submitted by: Bowness Community Association

## Contact Information

Address: 7904 43 Ave NW, Calgary, AB T3B 4P9

Email: [planning@mybowness.com](mailto:planning@mybowness.com)

Phone: 403-288-8300

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

After review by the BCA Planning and Development Committee, we have identified the following concerns regarding this applications:

- We cannot support this application due to precedent of not supporting similar H-GO applications
- We do not support an amendment to the ARP that would be required for this application
- We do not support mid-block applications for H-GO

Thank you for taking our comments into consideration.

Attachments:



# PROPOSED

CPC2024-0422  
ATTACHMENT 6

## BYLAW NUMBER 163D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0349/CPC2024-0422)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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

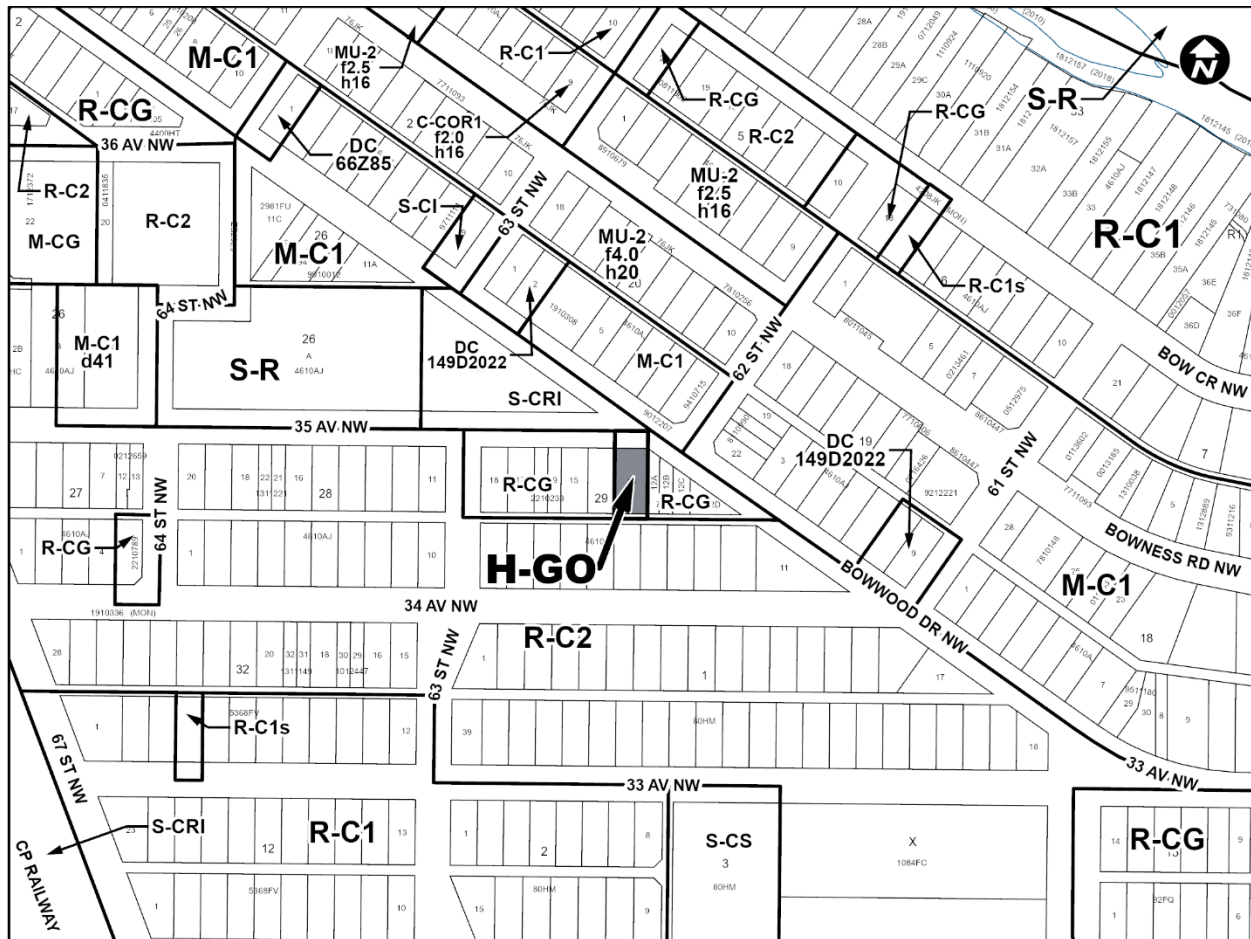
AMENDMENT LOC2023-0349/CPC2024-0422  
BYLAW NUMBER 163D2024

## SCHEDULE A



**AMENDMENT LOC2023-0349/CPC2024-0422  
BYLAW NUMBER 163D2024**

**SCHEDULE B**



**Land Use Amendment in Bowness (Ward 1) at multiple addresses, LOC2023-0348**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.29 hectares  $\pm$  (0.72 acres  $\pm$ ) located at 6412, 6416, 6420, 6424 and 6428 Bowwood Drive NW (Plan 4610AJ, Block 21, Lots 3 to 7) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 25:**

That Council give three readings to **Proposed Bylaw 175D2024** for the redesignation of 0.29 hectares  $\pm$  (0.72 acres  $\pm$ ) located at 6412, 6416, 6420, 6424 and 6428 Bowwood Drive NW (Plan 4610AJ, Block 21, Lots 3 to 7) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject parcel to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would enable additional types of dwelling units in an inner-city community well served by transit and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for 52 dwelling units has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, in the northwest community of Bowness, was submitted on 2023 November 8 by CivicWorks on behalf of the landowners, RNDSQL LTD. and Townhome Fund I GP Limited.

The approximately 0.29 hectare (0.72 acre) site is situated mid-block on Bowwood Drive NW SW between 63 Street NW and 64 Street NW. The site is 40 metres south (less than one-minute walk) of the Bowness Road NW Neighbourhood Main Street and thereby meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007. The proposed H-GO District allows for greater flexibility in developing a range of housing options while maintaining direct ground-level access for all homes. The proposed H-GO District will enable a slight increase in the number of dwelling units in comparison to the current M-C1 District, as there is no maximum density in the H-GO District.

**Land Use Amendment in Bowness (Ward 1) at multiple addresses, LOC2023-0348**

As indicated in the Applicant Submission (Attachment 2), the intent is to develop townhouses. Administration is currently reviewing a development permit (DP2023-08010) for 52 dwelling units in six buildings.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and the respective Community Association was appropriate. In response, the applicant installed custom signage on-site and delivered mailers to residents within approximately 200 metres of the site. The applicant also contacted the Ward 1 Councillor's Office, Bowness Community Association (CA) and surrounding residents. A phone line, email inbox and a website were created for the project, which provided citizens various opportunities to provide feedback. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received six letters of objection from the public that identified the following issues:

- excessive density;
- height;
- lack of parking for the development;
- street parking availability; and
- traffic and safety issues.

The CA provided a letter of opposition on 2023 December 15 (Attachment 4). The CA stated the following concerns:

- the excessive number of dwelling units;
- lack of available parking in the area due to the parking of employees and patrons along Bowness Road;
- lack of visibility at this intersection due to parked vehicles;
- the CA does not support mid-block H-GO (& RCG) applications; and
- the CA cannot support an application that has a significant opposition from the surrounding neighbours.

**Land Use Amendment in Bowness (Ward 1) at multiple addresses, LOC2023-0348**

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides for a modest density increase above the existing district while being sensitive to the height of adjacent development. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage. Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed application would allow additional housing types that may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use promotes fiscal sustainability by supporting intensification in the inner-city to allow more efficient use of land, existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 175D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Bowness, midblock on Bowwood Drive NW between 63 Street NW and 64 Street NW. The site is approximately 0.29 hectares (0.72 acres) in area, approximately 38 metres deep by 76 metres wide, and is serviced by a rear lane. The site is located one block south of the Bowness Road NW Neighbourhood Main Street area, as defined in the Urban Structure Map of the *Municipal Development Plan* (MDP). There are currently four single detached buildings and two detached garages on the site.

Surrounding development is characterized by a range of commercial uses and residential dwellings. The parcels to the north along Bowness Road NW are a mix of Mixed Use – Active Frontage (MU-2) Districts with floor area ratios (FAR) ranging from 2.5 to 4. Maximum building height for this district is varied from 16 metres to 20 metres. Bowness Road NW has a large parcel designated as Commercial – Corridor 1 (C-COR1f2.0h16), with a FAR of 2.0 and a maximum building height of 16 metres. Parcels immediately adjacent to Bowness Road NW serve as an important commercial corridor for the community. Parcels along Bowwood Drive NW are designated primarily residential districts and the area is defined by a mix of both multi-residential and low density residential districts. To the northwest, southeast and southwest, parcels are designated as Multi-Residential – Contextual Low Profile (M-C1) District, which has resulted in a mix of single, semi-detached and multi-residential development.

Directly south of the subject site is Fire Station No.15 on a parcel designated as Special Purpose – Community Institution (S-CI) District. The Bowness Seniors' Centre, which offers an indoor gathering space for seniors and a park space, and the Irish Cultural Society are located on a parcel designated Special Purpose – Recreation (S-R) District. The site is 40 metres (less than a one-minute walk) from the Bowness Road NW Neighbourhood Main Street, which is an established commercial area with retail, food and drink establishments and medium to low density residential forms. The parcel is approximately 300 metres (a five-minute walk) southwest of the Bow River, and approximately 500 metres (an eight-minute walk) from Thomas B. Riley School (Grades seven through nine) and Foothills United Church.

## Community Peak Population Table

As identified below, the community of Bowness reached its peak population in 1982, and the population has decreased since then.

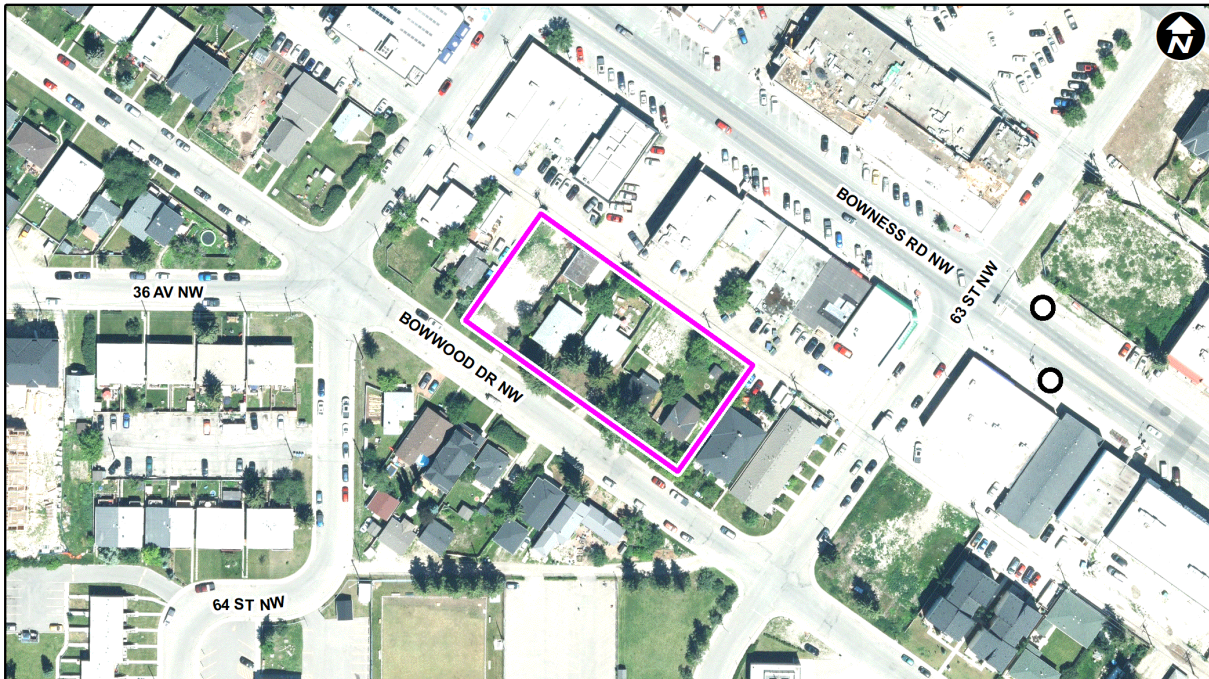
<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.1%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-C1 District is intended to provide multi-residential development of low height and medium density. The district allows for a maximum density of 148 units per hectare, along with a parking requirement of 0.625 stalls per dwelling unit or suite. The maximum number of units allowed for these parcels under the M-C1 District would be a total of 42 dwelling units, and a minimum of 27 parking stalls. The district allows for a maximum building height of 14 metres.

The proposed Housing – Grade Oriented (H-GO) District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The proposed district provides additional development flexibility in comparison to the existing M-C1 District, as the H-GO District does not have a maximum density. This will result in an increase in the number of dwelling units that can be built at this site, which will support the local commercial and retail development along the Bowness Main Street. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner City and one of the following location criteria must be met for the site to qualify for redesignation to the H-GO District:

- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the MDP;
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station; or
- within 200 metres of primary transit service.

The subject site is located in the Inner City and is one block south of the Bowness Road NW Neighbourhood Main Street. As such, it meets the criteria to be considered for redesignation to the H-GO District. In addition to meeting the Main Street proximity location criteria, the subject site is also within 200 metres of Primary Transit Network along Bowness Road NW thereby meeting an additional location criteria.

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- providing high quality design and building articulation; and
- parking requirements

### **Transportation**

The subject site is located on Bowwood Drive NW, which is classified as a Residential Street. Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on Bowwood Drive NW, 63 Street NW and 64 Street NW. The site is well-served by cycling infrastructure with an existing on-street bikeway along Bowness Road NW.

The proposed development is located within close proximity to the Primary Transit Network on Bowness Road NW. Transit Stops for Route 1 (Bowness/Forest Lawn) and Route 53 (Brentwood Station) are within 120 metres (a two-minute walk). Route 40 (Crowfoot Station/North Hill) is located on 31 Avenue NW, within 550 metres (a nine-minute walk) of the subject site. Vehicular access to the subject site would be provided from the rear lane. On-street parking is available on Bowwood Drive NW with no current parking restrictions.

### **Environmental Site Considerations**

No environmental concerns were noted and no reports were required for this land use.

### **Utilities and Servicing**

Sanitary and water mains are available to service the site via Bowwood Drive NW. Storm is available to service the site via the rear lane. A fire flow letter and sanitary service study will be required for this site and necessary upgrades will be identified through review of the development permit.

## Legislation and Policy

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject site is located within the Neighbourhood Main Street area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages grade-oriented housing as a transition from higher density on the corridor to its lower-density surroundings.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be reviewed during the development approval stages.

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

The [Bowness Area Redevelopment Plan](#) (ARP) indicates that its policies should be implemented in conjunction with The Developed Areas Guidebook (Section 1.1). The ARP identifies the subject site as being part of the 'Neighbourhood – Low Rise' and 'Main Street Developed Areas Guidebook' areas (Map 2: Land Use Policy Areas). The 'Neighbourhood – Low Rise' building block policy in the Developed Areas Guidebook encourages a mix of housing types including but not limited to low-rise multi-residential buildings, secondary and backyard suites, stacked townhouses, townhouses, live-work units, semi-detached dwellings, duplexes, and rowhouses between three to four storeys in height. The range of housing forms that can be accommodated in the H-GO District align with the intent of the policies of the Developed Areas Guidebook and the Bowness ARP and would complement the mix of single detached and semi-detached buildings in the area.

# Applicant Submission

2023 November 8



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

P 403 201 5305  
E info@civicworks.ca

## Proposed Land Use Change Applicant Summary

Project Location: 6412, 6416, 6420, 6424, 6428 Bowwood DR NW (BO64)

Existing Land Use: Multi-Residential - Contextual Low Profile (MC-1) District

Proposed Land Use: Housing - Grade-Oriented (H-GO) District

### APPLICATION SUMMARY

On behalf of RNDSQL, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 6412, 6416, 6420, 6424, 6428 Bowwood DR NW from the existing Multi-Residential - Contextual Low Profile (MC-1) District to Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Bowness. RNDSQL will develop the proposed project using the Canada Mortgage & Housing Corporation's *Rental Construction Financing Program*, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

### WHAT IS PROPOSED?

A courtyard-oriented stacked townhouse development is proposed. A summary of key project details is included below:

**Building Height:** 3 storeys (12m maximum building height)

**Residential Buildings:** 6 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

**Residential Units:** 52 Dwelling Units (24 stacked townhomes, 24 ground level flats, 4 basement suites)

**Vehicle Parking Stalls:** 26 contained within a carport (0.5 parking stalls / unit)

**Secure Bike / Scooter / Stroller Storage Units:** 26 (1 / unit without an assigned vehicle parking stall)

**Resident Amenity Space:** min. 6.5m wide interior common courtyard

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings, available online at: [www.engagerndsql.com](http://www.engagerndsql.com)

These preliminary plans and concept drawings are informed by a concurrent Development Permit (DP) application that will be submitted by the project team, which will be reviewed for completeness by The City of Calgary and available to surrounding area residents and the broader public for additional review and comment.

### WHAT IS 'MISSING MIDDLE' HOUSING?

'Missing Middle' housing refers to a broad range of 2 to 3 storey buildings with multiple units and a variety of unit sizes, located in walkable inner city neighborhoods with easy access to transit, amenities and daily needs. This type of housing is typically 'Missing' from many of Calgary's neighbourhoods because it has been historically restricted by strict zoning regulations and parking requirements. In terms of form, scale, density and affordability, this form of housing sits in the 'Middle' of the development spectrum – between single-detached or semi-detached homes and low-rise apartment buildings.

Since 2015, The City of Calgary has continuously evolved the Land Use Bylaw to address the need for greater housing choice and the general lack of 'Missing Middle' housing in our city. These changes have been primarily aimed at solving the mismatch between available housing stock and shifting demographic needs, including the ever-growing market demand for more diverse ground-oriented housing in amenity-rich inner city communities.





### WHY IS 'MISSING MIDDLE' HOUSING IN DEMAND?

In recent years, the emergence and market interest in 'Missing Middle' housing, both locally and nationally, has been driven by:

- Significant market demand for housing options with a front door in desirable and amenity-rich inner city communities.
- A generally low supply of both vintage and new / modern 'Missing Middle' housing options within inner city communities.
- A shift in market demand towards purpose-built-rental options over traditional home ownership, driven by both relative affordability and lifestyle flexibility.
- An increase in market demand for relatively more affordable and smaller units (i.e. less than 500ft<sup>2</sup>), without an on-site parking stall where convenient alternative mobility options are available (i.e. Uber, carshare, transit, biking, walking).
- Attractive construction funding opportunities from Canada Mortgage & Housing Corporation aimed at tackling Canada's housing shortage and encouraging the development of 'Missing Middle' housing, with associated project requirements (i.e. minimum number of units and minimum levels of affordability).
- Fundamental land development economics related to land prices, construction costs, minimum return-on-investment, and what the market can afford.

### WHAT IS THE HOUSING - GRADE-ORIENTED (H-GO) DISTRICT?

In late 2022, Council added the new Housing – Grade-Oriented (H-GO) District to Land Use Bylaw 1P2007 to address key regulatory and policy gaps related to certain forms of 'Missing Middle' housing in Calgary's inner city communities. Like the existing Residential - Grade-Oriented Infill (R-CG) and Multi-Residential - Contextual Grade-Oriented (M-CG) Districts, the new H-GO District generally allows for multi-residential development of up to 3-storeys (12m) in a variety of forms, including rowhomes and townhomes, with direct ground-level access for all homes.

Unlike existing Districts, the new H-GO District is specifically intended for amenity-rich inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service. Rather than a maximum number of units, the H-GO District limits maximum buildable floor area (up to 1.5x total site area). H-GO District rules also allow for stacked units and lower overall parking requirements based on proximity to frequent transit service and the provision of alternative mobility storage options.

For more information about the H-GO District and other recent Land Use Bylaw changes related to greater housing choice in our city, The City of Calgary has created an information-rich online resource available at: [www.calgary.ca/housingchoice](http://www.calgary.ca/housingchoice)

### WHY HERE?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific bylaw location criteria for the H-GO District, including criteria met by the project site, are listed below:

- ✳ 1. An area within an approved Local Area Plan (eg. *North Hill Communities Local Area Plan*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
- ✔ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the *Municipal Development Plan Urban Structure Map*, that is also within one or more of the following:
  - ✔ (a) 200m of a Main Street or Activity Centre;
  - ✳ (b) 600m of an existing or capital-funded LRT station;
  - ✳ (c) 400m of an existing or capital-funded BRT station; or
  - ✔ (d) 200m of a roadway that hosts Primary Transit Service.



## PROJECT SITE CHARACTERISTICS

Beyond the relevant H-GO District location criteria noted above, the proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

**Rear Lane Access:** The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organize waste and recycling collection from the lane.

**Nearby Transit Service:** The project site is within 150m of Frequent Transit Route 1 and Local Transit Route 53 service on Bowness RD NW. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

**Nearby Main Street:** The project site is located directly south of the Bowness RD NW Neighbourhood Main Street, a municipally-identified area for future population growth and incremental redevelopment.

**Nearby Open Spaces & Community Amenities:** The project site is within ±800m (±10 minute walk) of a variety of local area destinations and amenities, including Thomas B. Riley School, RB. Bennett School & Playground, Bowness Public Library, Bowness Recreation Centre including the Bowness Seniors' Centre and Lawn Bowling Club, Bowview Playground, and a growing cluster of additional employment, commercial-retail, dining, and grocery (Real Canadian Superstore) options at the old Sunnyside Greenhouses site at the intersection of Sarcee TR SW and 16 AV NW. The site is also within a ±20 min. walk of Shouldice Park and the Bow River pathway network. Nearby cycling infrastructure along Bowwood DR NW (on-street bikeway), Bowness RD NW (bicycle lane), and Bow CR NW (on-street bikeway) allows for even easier access to some of these destinations.

**Nearby Multi-Unit Development:** The project site is surrounded by a mix of land use districts including M-C1 and MU-2, districts which would enable the possibility of multi-residential development. The site is also located near built examples of multi-residential development, including 6527 36 AV NW (3 storey multi-residential), 6504 35 AV NW (1 storey multi-residential), and 6324 - 6328 Bowwood DR NW (3 storey multi-residential). The form of housing being proposed on this site would complement the scale of surrounding area development.

## ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied 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.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the *MDP* also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

## ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the boundary of the Bowness Area Redevelopment Plan (ARP, 2021) and falls within the Neighbourhood Low-Rise policy area, which allows for the development of primarily multi-residential housing. The proposed land use amendment is in alignment with the Neighbourhood Low-Rise housing typology.



### APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

Each application is supported by a dedicated web portal, phone line and email inbox for public questions and comments, along with custom on-site signage and detailed project information brochures hand delivered to residents living within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and also published on the dedicated web portal for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

### CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

### CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, and 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 your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or [engage@civicworks.ca](mailto:engage@civicworks.ca), referencing BO64 (6412, 6416, 6420, 6424, 6428 Bowwood DR NW).

# Applicant Outreach Summary

2024 January 30



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

P 403 201 5305  
F 403 201 5344



## **Applicant-Led Outreach Summary.**

6412, 6416, 6420, 6424, 6428 Bowwood DR NW  
LOC2023-0348 / DP2023-08010

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

P 403 201 5305  
F 403 201 5344

[civicworks.ca](http://civicworks.ca)





## Outreach Strategies



### PROJECT WEBSITE, VOICEMAIL & EMAIL ADDRESS

The project website acts as an information-sharing platform and the voicemail inbox and dedicated email address serve as a direct line to the project team. With these outreach strategies, community members can learn more about the proposed development vision and are invited to ask questions and share their feedback directly with the project team.



### COMMUNITY MEETINGS & INFORMATION SHARING

A summary of the development vision was shared with the Community Association, Bowness BIA, and the Ward 1 Office in November 2023. The project team also held separate meetings with the Bowness BIA and Ward 1 Office and hosted a Digital Information Session in December 2023 to discuss the proposed change, receive feedback, and answer questions.



### NEIGHBOUR MAILERS

Paired with on-site signage, neighbour mailers were hand delivered to area residents within ±200m of the site to outline the proposed change and ultimate development vision for the subject site, invite interested parties to the Information Session and share feedback via the dedicated voicemail and email address. All inquiries, questions, and comments were received, compiled, and responded to by the project team in a timely manner.



### CUSTOM ON-SITE & MAIN STREET SIGNAGE

To supplement required City of Calgary notification signage, the project team deployed additional signage on-site and on the Bowness Main Street that notified surrounding community members of a proposed change. The signage outlined the development vision and invited interested parties to visit the dedicated project website and get in touch with the project team directly via the project email address and voicemail.

## Outreach Process

### OVERVIEW

Our outreach process was designed to provide multiple opportunities for community members 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. Through our outreach channels and strategies to date, feedback from 2 community members was received directly by the project team and 5 attendees joined the Digital Information Session held on Dec. 4, 2023. Administration also advised that 6 letters of concern were received from community members. RNSQR and the project team would like to thank these community members for sharing their feedback.

In reviewing feedback collected to date (Jan. 2024) and summarized by Administration, the project team has identified two themes raised by community members, which in the following pages are broken into What We Heard and Team Response.

### OUR COMMITMENT

Since no single design solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**



## What We Heard & Team Response



### 1 VEHICULAR PARKING & TRAFFIC

#### WHAT WE HEARD

Some community members expressed concern over the amount of parking spaces being provided on-site and the impact this will have on available on-street parking spaces, traffic congestion, and road safety.

#### TEAM RESPONSE

The development proposal is aligned with the Land Use Bylaw's H-GO District parking requirements, which require a minimum parking supply of 0.5 stalls per unit and provide storage space for mobility alternatives like bicycles and scooters for all units that do not have access to a parking space. The proposal includes a total of twenty-six parking spaces in an open carport and twenty-six alternative mobility storage units or Class-1 bike stalls.

We hear and understand neighbours' concerns regarding the proposed parking supply and the impact it could have on availability of on-street parking spaces, traffic congestion, and road safety. Given the relatively low scale of development and

typically lower rate of car ownership for these types of units, there is expected to be minimal impact to existing on-street parking, traffic congestion, and road safety. Concerns with nearby intersection safety are not within the scope of this land use redesignation, but have been shared with Administration and Mobility Engineers through the review process for consideration.

Parking also has immediate implications to housing affordability, as the cost of supplying parking ultimately gets passed through to residents. Numerous studies have demonstrated that housing costs for units with designated parking spaces are generally higher than units without parking spaces. We believe our city's housing market should have a supply that meets the unique needs of all Calgarians regardless of budget, size, lifestyle, or location needs and preferences.

In summary, the proposed parking supply acknowledges a lower documented rate of car ownership for smaller units, encourages a move toward more sustainable modes of transportation, and enables a range of housing choices for a diversity of people.





2

## RESIDENTIAL DENSITY

### WHAT WE HEARD

Concerns were raised by the community regarding the proposed development's residential density and the potential over-development of the site.

### TEAM RESPONSE

The proposed land use change and associated development vision aims to introduce 52 units, comprising 24 rowhome units, 24 at-grade flats, and 4 basement secondary suites distributed across six 3-storey buildings on five parcels of land. RNDSOR's ability to secure a large site, coupled with its strategic location within 200m of Primary Transit Service on Bowness RD NW

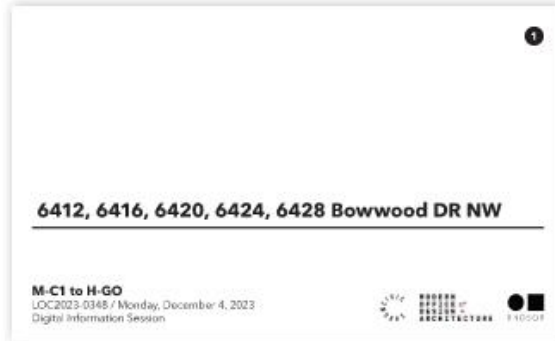
Neighbourhood Main Street, and its proximity to various amenities like schools, the Bowness Public Library, Bowness Recreation Centre, and employment opportunities, underpins the project team's belief that this site is suitable for multi-residential development and increased density. A substantial part of this site has remained vacant for a number of years and presents a unique inner-city redevelopment opportunity to provide 52 new and much-needed homes.

The proposed grade-oriented rowhome-style development vision will provide additional housing choice within the community of Bowness. Rowhomes represent a best-practice solution for introducing additional housing options, while providing sensitive transitions to existing low-density neighbours.

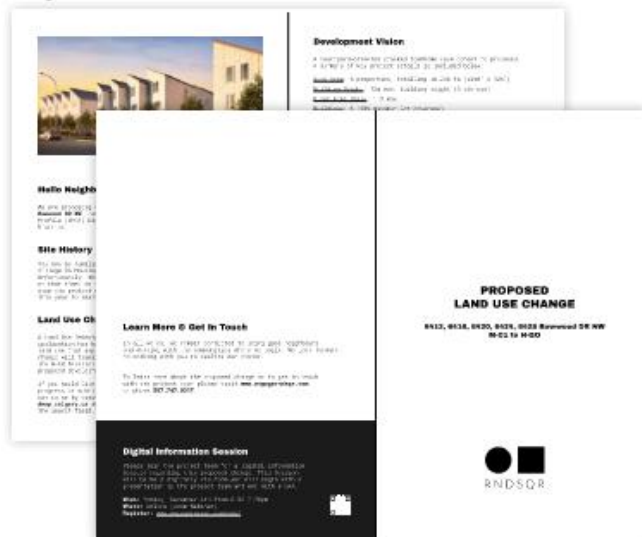
## Applicant-Led Signage



## Digital Information Session: Dec. 4, 2023



## Neighbour Mailer: Delivered within ±200m of site



## Bowness Main Street Signage



## Dedicated Project Website



# Community Association Response

2023 December 15

Application: LOC2023-0348

Submitted by: Bowness Community Association

## Contact Information

Address: 7904 43 Ave NW, Calgary, AB T3B 4P9

Email: [planning@mybowness.com](mailto:planning@mybowness.com)

Phone: 403-288-8300

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Traffic impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

After review by the BCA Planning and Development Committee, we have identified the following concerns regarding this applications:

- Neighbors are in opposition because of the number of units and parking impacts; parking is already a problem due to employees and patrons of Bowness Road businesses parking here. A neighbor submitted security camera footage of a collision at the intersection of Bowwood Drive and 63rd Street to demonstrate the lack of visibility at this intersection due to parked vehicles.
- The committee concluded that as per previous applications, it does not support mid-block H-GO (& RCG) applications
- The committee cannot support because of outcry of the community who are in opposition

Thank you for taking our comments into consideration.

# PROPOSED

CPC2024-0496  
ATTACHMENT 5

## BYLAW NUMBER 175D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0348/CPC2024-0496)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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

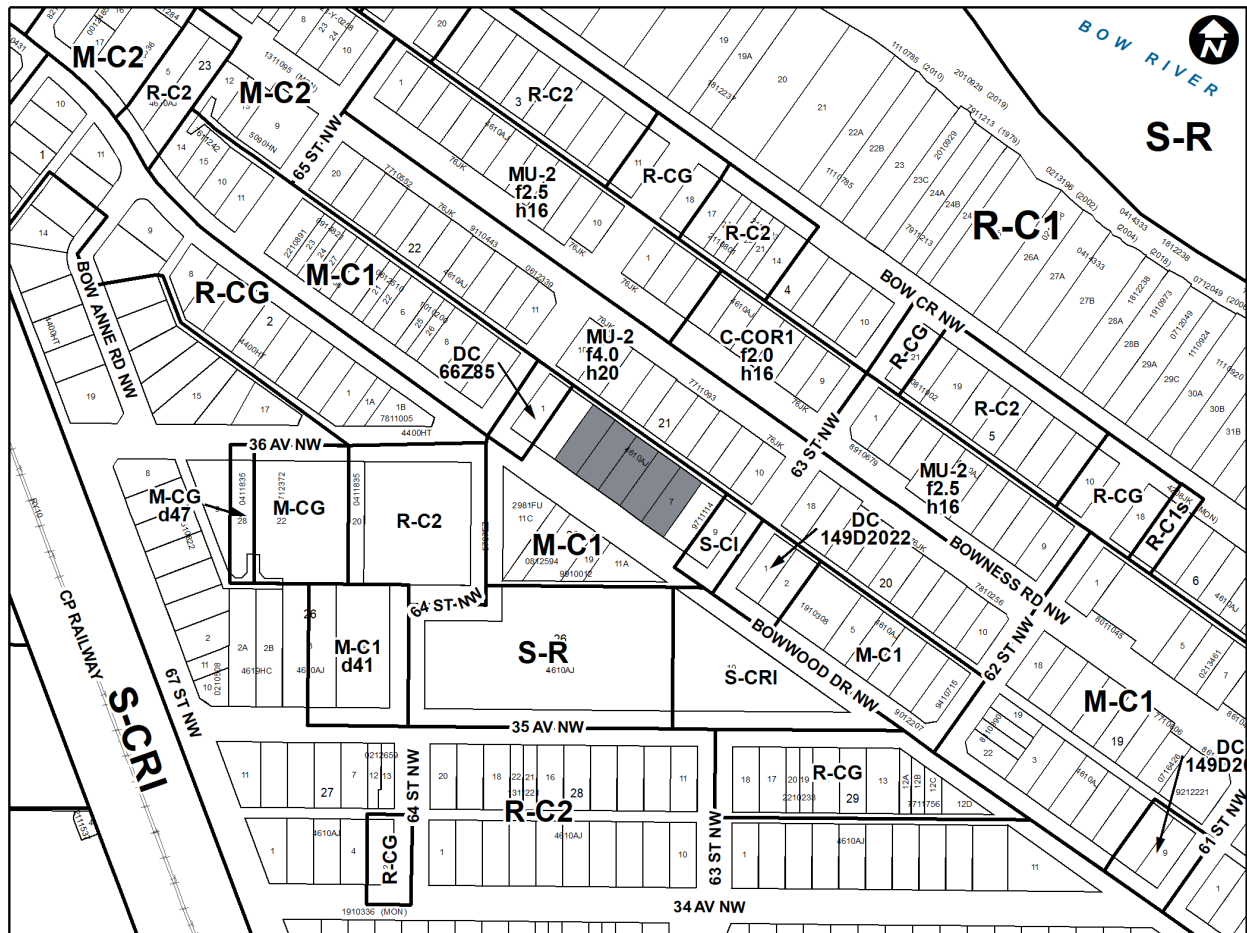
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2023-0348/CPC2024-0496  
BYLAW NUMBER 175D2024**

**SCHEDULE A**

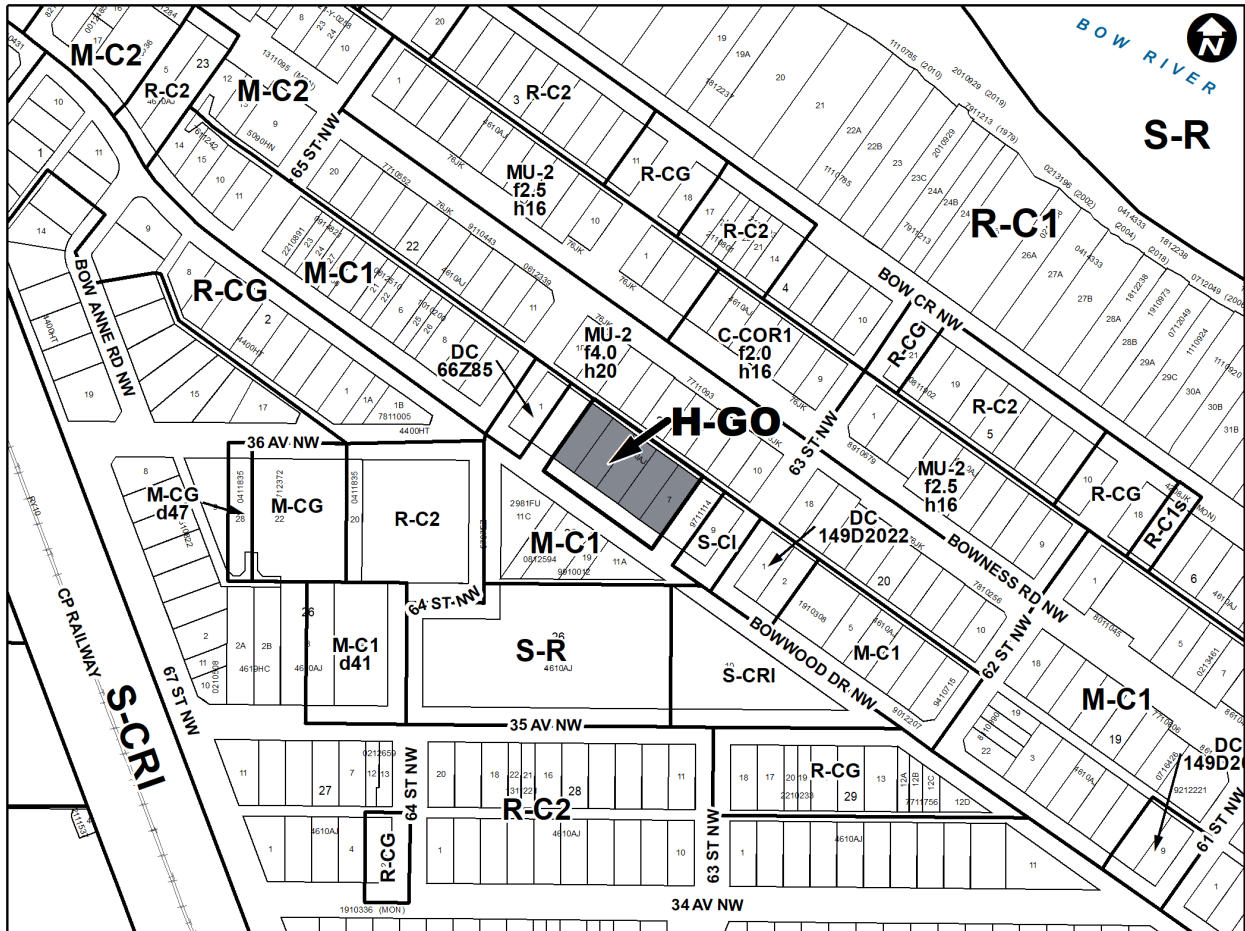




# PROPOSED

AMENDMENT LOC2023-0348/CPC2024-0496  
BYLAW NUMBER 175D2024

## SCHEDULE B



**Land Use Amendment in Bowness (Ward 1) at 3708 Bow Anne Road NW,  
LOC2023-0402**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 3708 Bow Anne Road NW (Plan 4400HT, Block 2, Lot 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council give three readings to **Proposed Bylaw 160D2024** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 3708 Bow Anne Road NW (Plan 4400HT, Block 2, Lot 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application, in the northwest community of Bowness, was submitted by Horizon Land Surveys on behalf of the landowner, Kangster Properties Inc., on 2023 December 18. As indicated in the Applicant Submission (Attachment 2), the intent of the application is to allow for a broader range of grade-oriented housing options to be developed on the site. No development permit has been submitted at this time.

The approximately 0.06 hectare (0.15 acre) midblock parcel is located on Bow Anne Road NW, approximately 300 metres (a four-minute walk) from the Bowness Road NW Neighborhood Main Street, which provides convenient access to public transit, retail and other commercial services.



**Land Use Amendment in Bowness (Ward 1) at 3708 Bow Anne Road NW,  
LOC2023-0402**

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A detailed planning evaluation of the application, including maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards to residents within a 90 metre radius, enacted a door-knocking campaign and communicated with the Bowness Community Association (CA). The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition. The letter of opposition cited the impact of the proposed building height as an area of concern.

No comments from the CA were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. The proposed land use also provides for a modest increase in density and height while being sensitive to adjacent developments. The building and site design, number of units, landscaping vegetation, parking and waste management will be reviewed and determined at the development permit stage.

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

**IMPLICATIONS**

**Social**

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

Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
CPC2024-0330  
Page 3 of 3

**Land Use Amendment in Bowness (Ward 1) at 3708 Bow Anne Road NW,  
LOC2023-0402**

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**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to develop up to four dwelling units and secondary suites on this site would allow for a more efficient use of land, existing infrastructure and services, and provide more housing choices in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 160D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Bowness and is a midblock parcel fronting onto Bow Anne Road NW. The parcel is irregularly shaped and is approximately 0.06 hectares (0.15 acres) in size and approximately 17 metres wide by 40 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage that is accessed by the rear lane.

Surrounding development consists primarily of a mix of single and semi-detached residential developments, designated as the Residential – Contextual One / Two Dwelling (R-C2) District; and, rowhouse and townhouse development, designated as Residential – Grade-Oriented Infill (R-CG) District. Redesignation with moderate intensification has taken place throughout the community. Several parcels within 500 metres of the subject parcel are also designated Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District and Multi-Residential – Contextual Medium Profile (M-C2) District. There are also examples of Mixed Use – Active Frontage (MU-2) District in the area.

The site is located in close proximity to commercial businesses, community amenities and schools. Bowness Road, which is a Neighbourhood Main Street as per the *Municipal Development Plan* (MDP) and includes many commercial sites, is located approximately 300 metres (a four-minute walk) to the north. Bowcroft Elementary School is located approximately one kilometre (a 13-minute walk) to the west.

## Community Peak Population Table

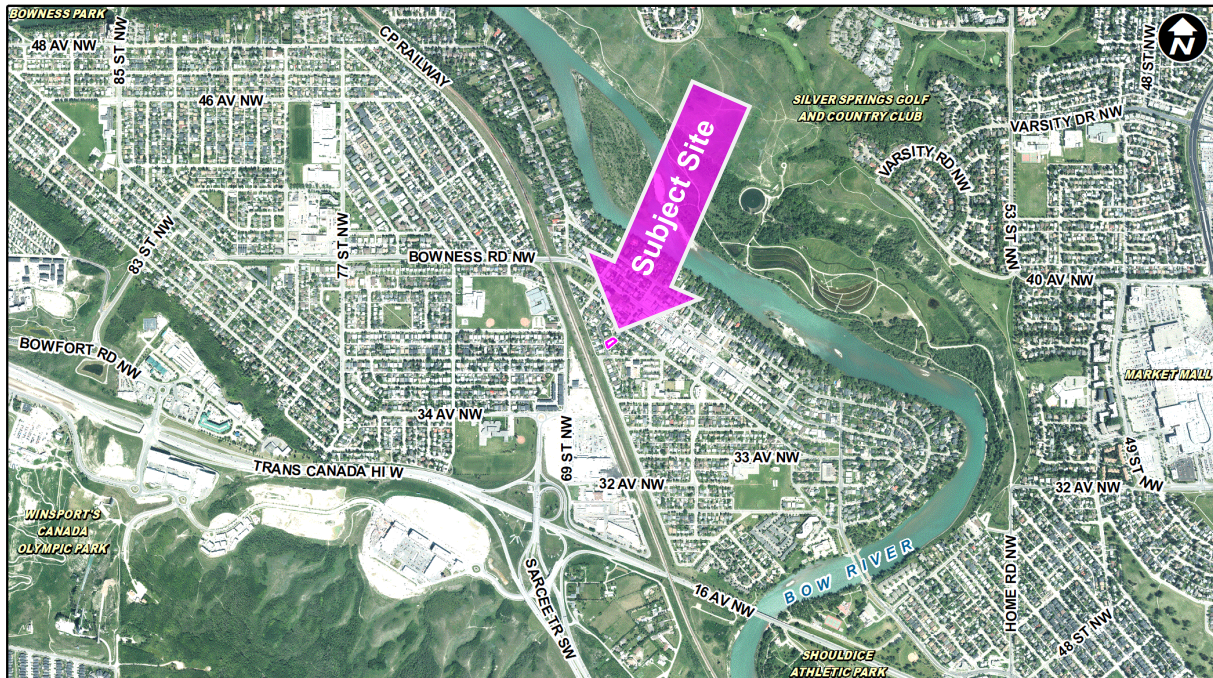
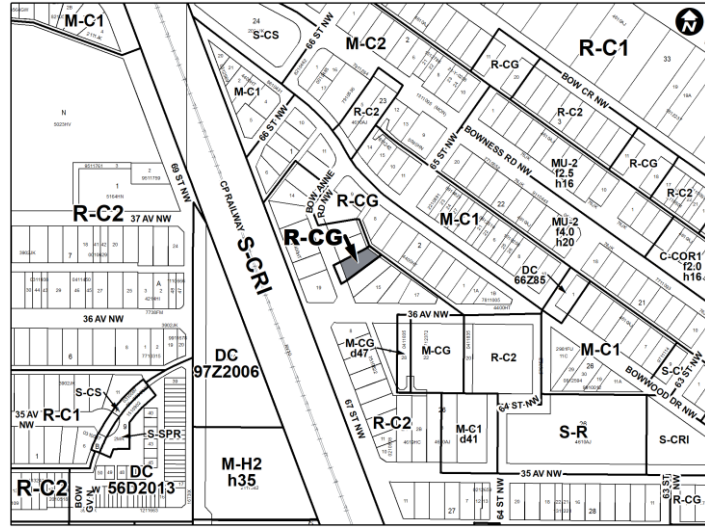
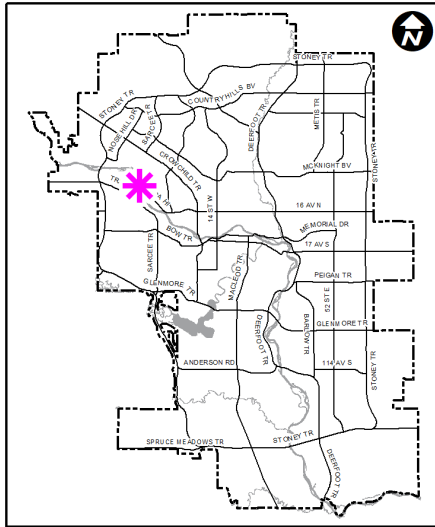
As identified below, the community of Bowness reached its peak population in 1982.

<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

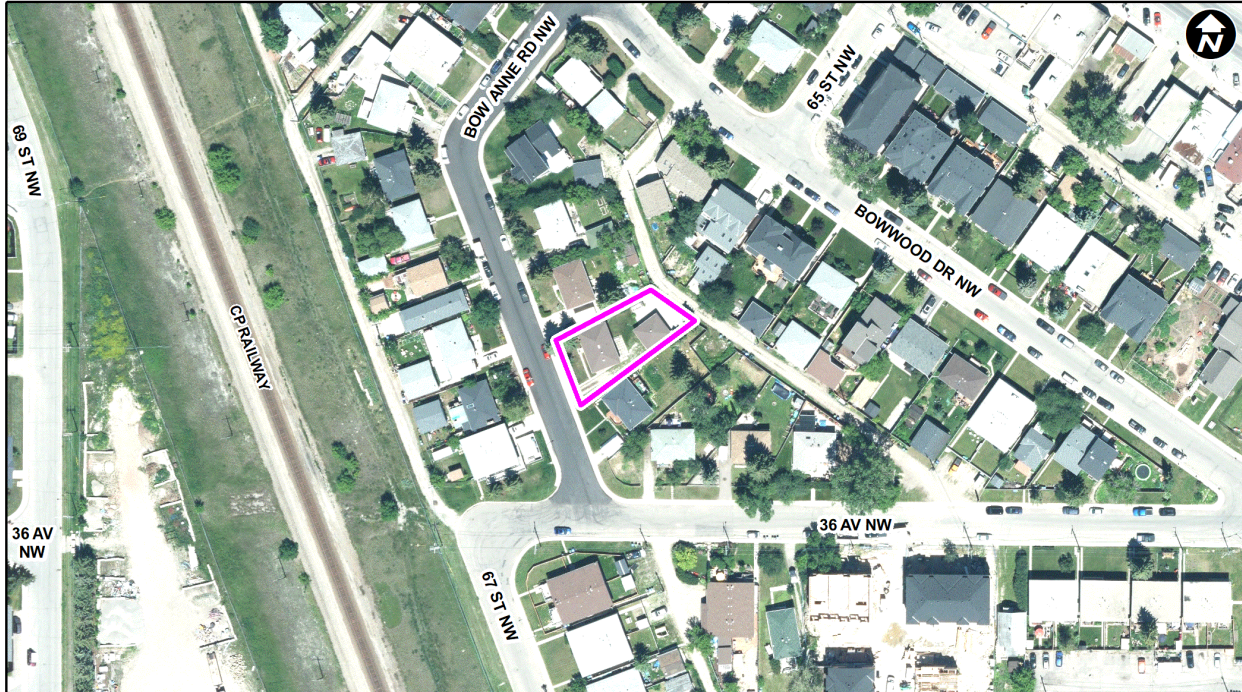
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 district allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

### Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, 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 Bow Anne Road NW;
- the layout and configuration of dwelling units;

- parking and site access; and
- mitigating shadowing and privacy impacts.

### **Transportation**

Pedestrian and vehicle access to the site is currently available via Bow Anne Road NW, classified as a Residential Road as per the Calgary Transportation Plan.

Bowness Road NW, located approximately 300 metres (a four-minute walk) to the north, is both a Neighbourhood Main Street and part of the Always Available for All Ages and Abilities (5A) Network, supporting access to and from the site by various travel options.

The site is approximately 300 metres (a four-minute walk) from Bowness Road NW, which is serviced by Route 1 (Bowness/Forest Lawn), and Route 53 (Brentwood Station/Greenwood).

All future vehicle access is to be provided from the rear lane and will be reviewed in greater detail at the development permit stage. On-street parking is available along Bow Anne Road NW.

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

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

The subject parcel is located within the Developed Residential – 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 established communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies as the application complies with policies that recognize the predominantly low-density residential nature within these communities and



supports moderate intensification in a form that respects the scale and character of the neighbourhood.

**Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy - Pathways to 2050](#). Further opportunities to align the development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Bowness Area Redevelopment Plan (Statutory – 1995)**

The subject parcel is located within the Residential: Low Density, Conservation & Infill area as identified on Map 2: Land Use Policy Areas of the [Bowness Area Redevelopment Plan](#) (ARP). This classification is intended to allow for compatible redevelopment with the intention of maintaining stability in the community and protecting the existing residential character.

ARP policies aim toward to ensuring that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities, and maintaining and providing within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.

The ARP also encourages sensitive infill development and renovations that contribute to the continued renewal and vitality of the community (Policy 6.3.3). The proposed land use amendment is in keeping with the objectives and policies of the Bowness ARP.

# Applicant Submission

2023 December 13

On behalf of the landowner, please accept this application to redesignate a +/-0.059 hectare site from R-C2 to R-CG to allow for:

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

The subject site, 3708 Bow Anne Road NW, is a mid-block lot located in the community of Bowness. The lot is currently developed with a single detached dwelling built in 1968. R-CG lots exist on the north half of the block. Multi-residential houses are located on the other side of 36 Ave. The lot is surrounded on the other sides by single detached dwellings.

The site is approximately 0.059 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is about 150 meters away from Bowness RD which is part of city's primary transit network. The edge of community main street is right by the site.

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

development forms that may be sensitive to existing residential development in terms of height, built form and density.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

# Applicant Outreach Summary

2023 December 13



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** 3708 Bow Anne Road NW

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On Dec. 5th, 2023, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

We have also contacted community association and councilor's office for comments. Until today, we haven't received any response yet.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)





## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We believe those concerns can be properly dealt with at the development permit stage.

According to R-CG bylaw, the side setback is increased to 3 meters on the side neighbouring another residential dwelling. Also even though, the maximum height is 1 meter higher, R-CG bylaw require lower height at perimeter.

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-CG.



# PROPOSED

CPC2024-0330  
ATTACHMENT 4

## BYLAW NUMBER 160D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0402/CPC2024-0330)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 \_\_\_\_\_

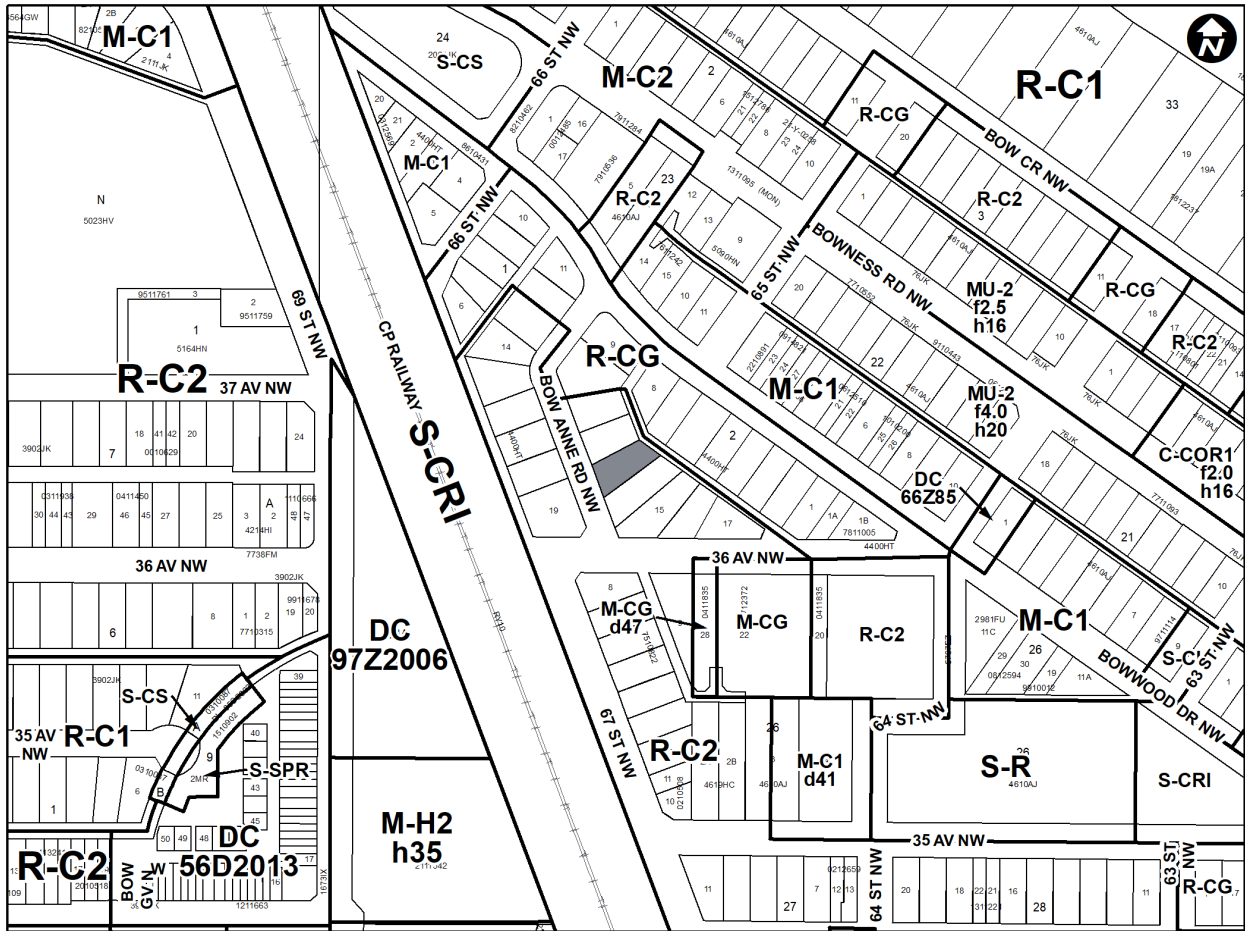
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CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0402/CPC2024-0330  
BYLAW NUMBER 160D2024

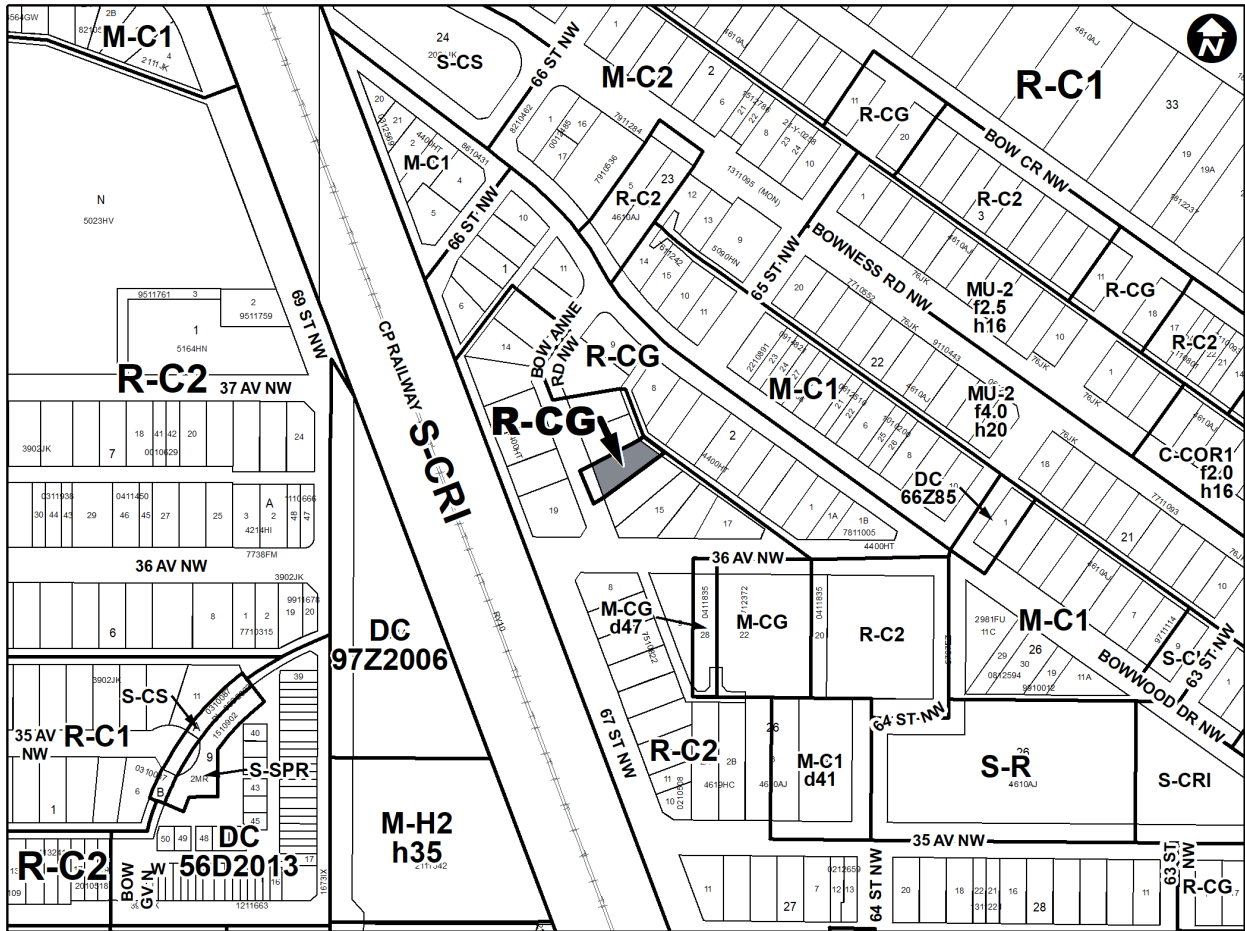
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2023-0402/CPC2024-0330  
BYLAW NUMBER 160D2024

## SCHEDULE B



**Land Use Amendment in Bowness (Ward 1) at 4535 – 70 Street NW, LOC2024-0009**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.08 hectares  $\pm$  (0.20 acres  $\pm$ ) located at 4535 – 70 Street NW (Plan 3881GS, Lot 10C) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council give three readings to **Proposed Bylaw 161D2024** for the redesignation of 0.08 hectares  $\pm$  (0.20 acres  $\pm$ ) located at 4535 – 70 Street NW (Plan 3881GS, Lot 10C) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographic.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the northwest community of Bowness was submitted by New Century Design on behalf of the landowners, 2404389 Alberta Ltd. (Sarbjee Sahota) on 2024 January 7. No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), their intent is to accommodate a townhouse development up to six-units with secondary suites.

The 0.08 hectare (0.20 acre) midblock site is located on the southwest side of 70 Street NW, between 44 Avenue NW and 46 Avenue NW. It is currently developed with a single detached dwelling and two detached garages with vehicle access from the front of the property and rear lane.

## **Land Use Amendment in Bowness (Ward 1) at 4535 - 70 Street NW, LOC2024-0009**

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### **ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### **Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interest parties and respective community association was appropriate. In response, the applicant sent a letter to the Bowness Community Association, delivered post cards to neighbours and attended a virtual meeting with Ward 1 Councillor Sharp. The Applicant Outreach Summary can be found in Attachment 3.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received six public submissions in opposition. The submissions included the following areas of concern:

- inappropriate density increases in the area;
- inappropriate building type in the area;
- increased traffic and parking issues;
- increased noise pollution;
- higher property values;
- loss of community character; and
- reduced privacy and sunlight for neighbouring lots.

No comments from the Bowness Community Association were received. Administration contacted the Community Association to follow-up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, privacy and on-site parking will be reviewed and determined at the development permit stage.

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



Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
CPC2024-0393  
Page 3 of 3

**Land Use Amendment in Bowness (Ward 1) at 4535 - 70 Street NW, LOC2024-0009**

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**IMPLICATIONS**

**Social**

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

**Environmental**

The application does not include any actions that specifically address the objectives of *Calgary Climate Strategy-Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 161D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Bowness on the southwest side of 70 Street NW. The parcel is approximately 0.08 hectares (0.20 acres) in size and is approximately 22 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and two detached garages with vehicular access from the front of the property and rear lane.

Surrounding development is primarily made up of single and semi-detached dwellings designated Residential – Contextual One / Two Dwelling (R-C2) District. The property located at the northwest corner of the block is designated Residential – Grade-Oriented Infill (R-CGex) District and the properties to the south along 73 Street NW are designated Multi-Residential – Contextual Low Profile (M-C1) District. There is a park to the northwest designated Special Purpose – Community Service (S-CS) District.

The subject site is approximately 150 metres (a two-minute walk) south of Marg Park. Bowness High School is approximately 550 metres to the west of the property (a nine-minute walk) and the Bowness Community Association is approximately 800 metres to the west (a 13-minute walk). Queen Elizabeth II Park and Bowness Skatepark is approximately 750 metres to the southwest of the property (a 12-minute walk). Bowness Road NW, a Neighborhood Main Street, is approximately 950 metres (a 16-minute walk) to the southeast of the property.

## Community Peak Population Table

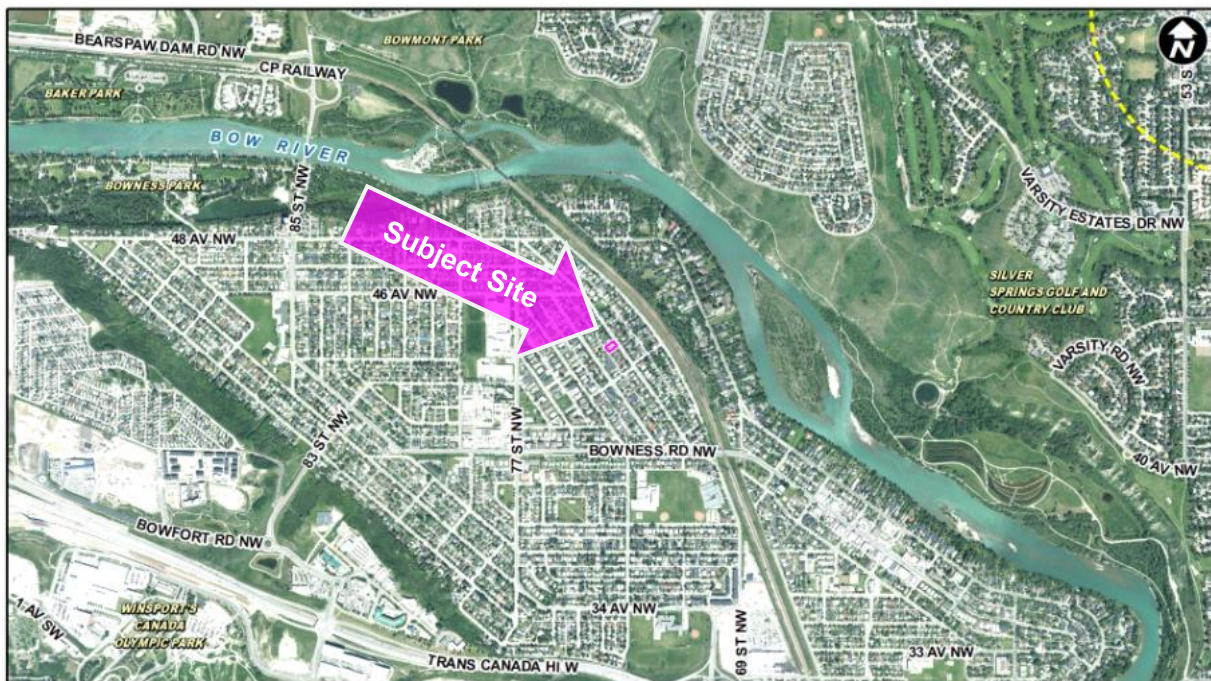
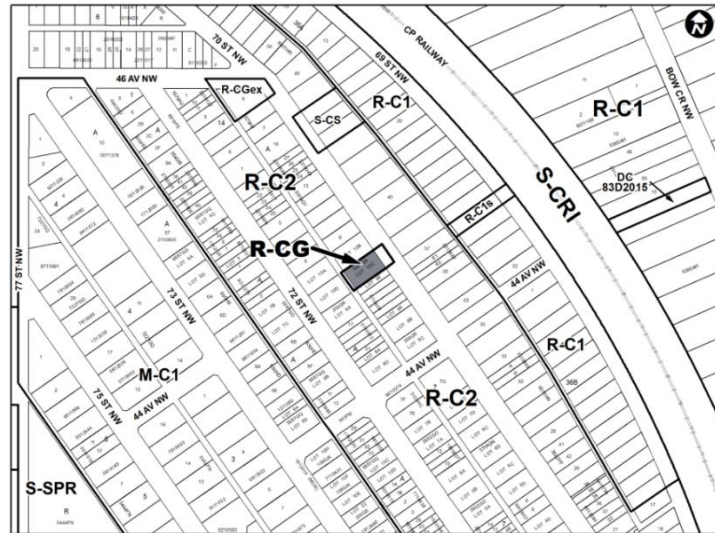
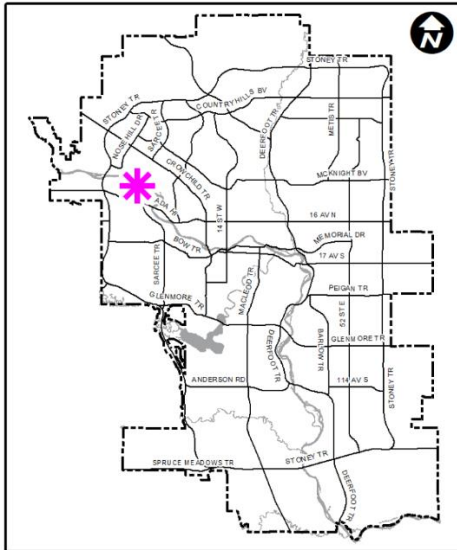
As identified below, the community of Bowness reached its peak population in 1982.

<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to six dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

### Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and any proposed secondary suites;
- site access and provision of parking;
- landscaping and amenity space;
- mitigation of shadowing, privacy and visual overlook; and
- appropriate building setbacks, massing and landscaping requirements.

### **Transportation**

Pedestrian access to the site is available from the existing sidewalk along 70 Street NW. An existing on-street bikeway is available on 69 Street NW, providing access to the Always Available for All Ages and Abilities (5A) Network within 350 metres from the site.

The subject site is approximately 500 metres (an eight-minute walk) from the Route 1 (Bowness/Forest Lawn) and Route 53 (Brentwood Station/Greenwood) transit stop to the south. Route 40 (Crowfoot Station/North Hill) is approximately 500 metres (an eight-minute walk) to the west of the property.

The R-CG District includes specific requirements to provide alternate mobility storage and secure bicycle parking for units that do not include a dedicated vehicle parking stall. At the time of a development permit application, vehicular parking is to be situated on-site with access from the rear lane. The subject parcel is within Calgary Residential Parking Zone – NN and on-street parking is available along 70 Street NW.

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water and sanitary sewer mains are available to service the subject site. The subject property would require a storm sewer connection at the development permit stage for a development of three or more units. All details of site servicing will be considered and reviewed as part of the development permit stage.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.



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

The subject site is located within the Developed Residential – Inner City area as identified in 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, and deliver small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District allow for development forms that are low density in nature and are sensitive to the established residential development in terms of building height, scale and massing.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

The [Bowness Area Redevelopment Plan](#) (ARP) identifies the subject site as Residential: Low Density, Conservation & Infill in Map 2: Land Use Policy Areas. This classification is intended to allow for compatible redevelopment with the intention of maintaining stability in the community and protecting the existing residential character. New developments should be compatible with the scale and form of existing and adjacent homes. The proposed R-CG District is a low-density residential district, and the proposed land use amendment is in alignment with the ARP policies.

# Applicant Submission



Planning, Development & Assessment  
The City of Calgary  
800 Macleod Trail S.E.

**New Century Design Inc.**  
11 - 1922 9 Ave SE  
Calgary AB T2G 0V2  
403.244.9744  
info@newcenturydesign.ca

January 3, 2024

**Re: Planning Justification for Land-Use Amendment from R-C2 to R-CG  
4535 70 Street NW | Plan 3881GS Lot 10C**

New Century Design is making an application on behalf of 2404389 Alberta LTD for the redesignation of 4535 70 St NW in the community of Bowness to facilitate the development of an up to 6-unit courtyard oriented townhouse with secondary suites. The proposed land-use amendment would transition the subject site from the existing R-C2 (Residential - Contextual One/Two Dwelling) District to R-CG (Residential - Grade-Oriented Infill) District.

## SITE CONTEXT

This 22m x 37m mid-block lot currently holds a single-family home constructed in 1947, with a detached double garage accessed by the rear lane. The parcel is relatively flat with no major grade change. There are a few landscaping elements, but no city-owned trees. The lane along the rear is gravel and the power-line pole sits on the rear, western corner of the lot.

The immediate surrounding area is mostly R-C2 and R-C1 districts, but with M-C1 and M-C2 zones just two blocks away to the south and west. There is an R-CGex lot on the same block along 70 St NW.

Residents of this lot are under 400m away from bus stops for route 40 as well as frequent service stops for routes 1 and 53. The Bow River and its many parks hug Bowness to the north and is less than a 15 minute walk away from the subject lot. Both the Bowness Community Association and the nearest school (Bowness High School) are only three blocks away.

With an 11 minute walk, Bowness Mall (aka Bow Centre) can be reached to gain access to many of the day-to-day amenities a resident needs, a local park, and employment opportunities. Alternatively, Mainstreet Bowness is a very simple walk away and can be reached in 15 minutes. The southern border of Bowness has the Trans Canada Highway, so drivers will be able to access the city quite easily. A driver can be either at the city core or outside of the city in under 20 minutes.



## LOCAL AREA POLICY

This address falls in the Bowness Area Redevelopment Plan (BARP) where it is marked as Residential: Low Density, Conservation & Infill area. The BARP encourages low-density infills with primarily residential uses. The R-CG district is considered low-density and was created in a way that it is meant to fit well amongst single-family and semi-detached homes. The BARP also has a strong emphasis on the character of the community, which will be acknowledged in the development phase.

Within the MDP, this location is marked as an inner-city developed area. Within areas like these, the MDP is supportive of growth and intensification that considers the surrounding area properly. Given that the population of Bowness peaked in 1982, low-density multi-family, like the district proposed, may be the optimal way to moderately increase density while allowing the character of Bowness to continue to shine through.

## CONCLUSION

The proposed land-use amendment is in line with the Calgary MDP and Growth Plan as well as the BARP. It will facilitate the development of up to six new units that will mildly increase density in an established inner-city neighbourhood while adding to the longevity and character of that community. It will encourage use of current and future transit, access to existing infrastructure, and patronage of the plethora of nearby businesses and storefronts.

For the reasons outlined above, we believe the subject property, 4535 70 St NW, is an ideal location for townhouses and we hope the city will be supportive of this application.

Regards,

Clay Israelson, AT  
New Century Design Inc.

# Applicant Outreach Summary

2024 February 23



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** 4535 70 St NW

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Sent a letter to Councillor Sharp's office prior to the application on December 14, 2023, and again after the application on January 5, 2024.

Sent a letter to the Bowness Community Association on January 5, 2024.

Delivered postcards describing the project to the closest 80+ neighbours within a minimum of a 60 metre radius of the site on January 5, 2024.

Virtually met with Councillor Sharp on February 7, 2024.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

City of Calgary file manager  
Bowness Community Association  
Direct neighbours of the project location  
Ward 1 Councillor Sharp

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

We received 2 messages from community members consisting of one inquiry and one opposition. Issues raised included:

- Parking
- Density
- Design
- Building Height

Our discussion with the councillor raised issues of density and the inclusion of suites.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

At this point, the feedback has not caused us to change our current application.

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Each person that reached out to us received a tailored response to their inquiry.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



# PROPOSED

CPC2024-0393  
ATTACHMENT 4

## BYLAW NUMBER 161D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0009/CPC2024-0393)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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

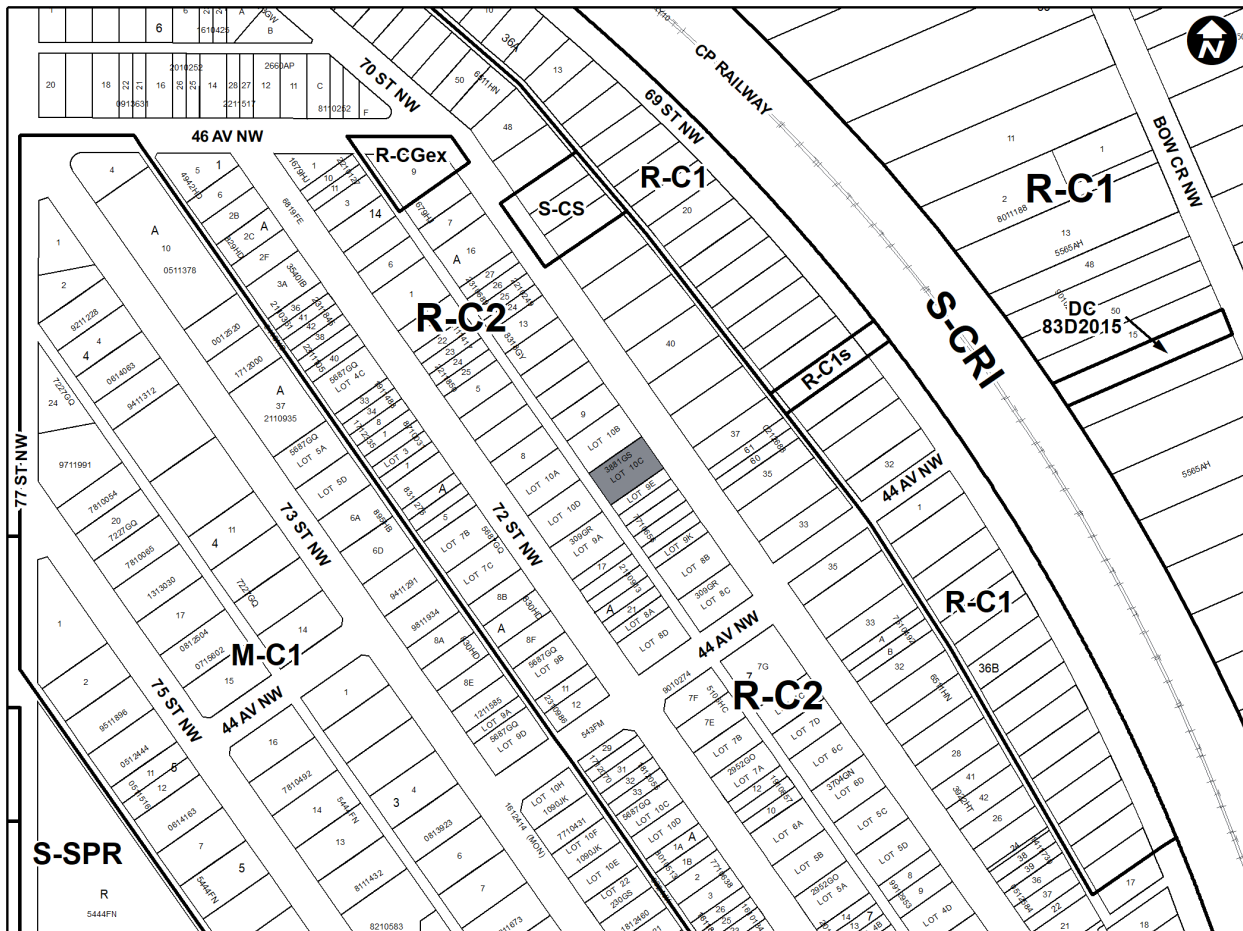
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

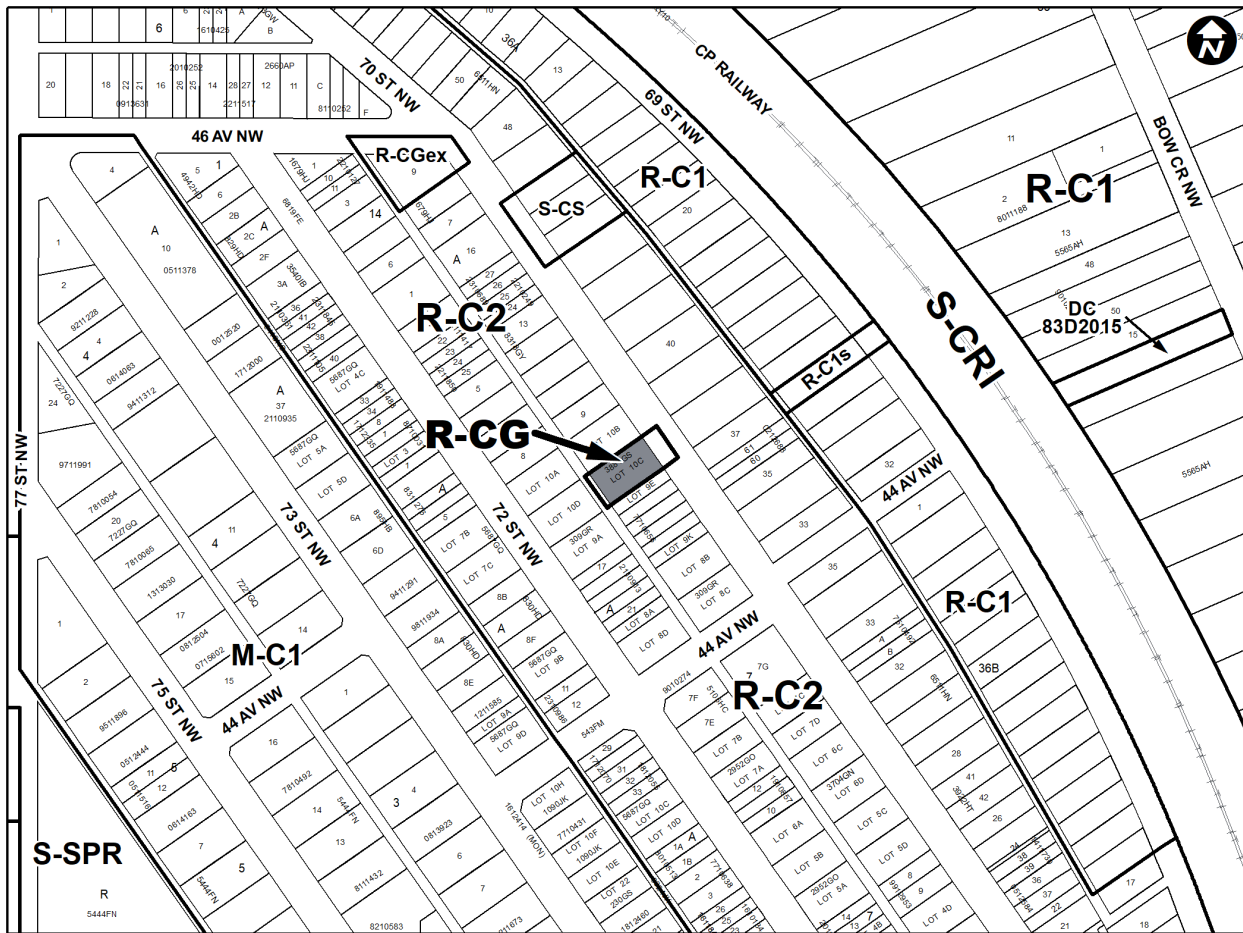
**AMENDMENT LOC2024-0009/CPC2024-0393  
BYLAW NUMBER 161D2024**

**SCHEDULE A**



**AMENDMENT LOC2024-0009/CPC2024-0393  
BYLAW NUMBER 161D2024**

**SCHEDULE B**



Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 25

ISC: UNRESTRICTED  
CPC2024-0491  
Page 1 of 4

**Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505  
Symons Valley Road NW, LOC2023-0383**

---

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) to subdivide 4.53 hectares  $\pm$  (11.20 acres  $\pm$ ) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.57 hectares  $\pm$  (1.42 acres  $\pm$ ) located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – Urban Nature (S-UN) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 25:**

That Council give three readings to **Proposed Bylaw 179D2024** for the redesignation of 0.57 hectares  $\pm$  (1.42 acres  $\pm$ ) located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) from Multi-Residential – At Grade Housing (M-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – Urban Nature (S-UN) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2024 April 25:  
**“Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0491, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15505 Symons Valley Road NW (Portion of NE1/4 Section 2-26-2-5) to subdivide 4.53 hectares  $\pm$  (11.20 acres  $\pm$ ) with conditions (Attachment 2).

...

For: (9): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

**MOTION CARRIED”**

**Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505  
Symons Valley Road NW, LOC2023-0383**

---

**HIGHLIGHTS**

- This application seeks a minor outline plan revision and land use redesignation in the community of Glacier Ridge to incorporate lands that are no longer required for public utilities.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Glacier Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for more efficient use of land and infrastructure in a developing area of the city.
- Why does this matter? This redesignation application reduces future City maintenance costs by converting a redundant public utility lot into future housing parcels.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application was submitted 2023 December 11 by Stantec Consulting Ltd. on behalf of the landowner, Anthem United Glacier Ridge Development GP Ltd. and Glacier Symons Lands Ltd. The subject area is located in the northwest developing community of Glacier Ridge. The lands are currently undeveloped, though there are active subdivision applications to the south and west in alignment with previously approved outline plans (LOC2017-0368 and LOC2022-0165). The site is located west of the future Shaganappi Trail NW and south of the City of Calgary limits.

As referenced in the Applicant Submission (Attachment 3), the Proposed Outline Plan (Attachment 4) and the Proposed Land Use District Map (Attachment 5) request minor modifications to the land uses and outline plan previously approved through LOC2017-0368. An outline plan comparison is provided in Attachment 6 to further illustrate the changes. These changes result from the developer providing additional laned residential blocks in the adjacent subdivision which pushed this development further east. As more detail about the grading in this area is now known, the backsloping for future Shaganappi Trail NW that was accounted for in the 2017 application is no longer required.

The proposed changes are minor in nature and maintain the anticipated density of the community. The proposed application anticipates a density of 21.1 units per hectare (8.5 units per acre) which is a slight increase from the previous density in this area of 20.3 units per hectare (8.2 units per acre). Further details can be found in the Proposed Outline Plan Data Sheet (Attachment 7).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration



## Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505 Symons Valley Road NW, LOC2023-0383

---

### Applicant-Led Outreach

As part of the review of the proposed land use and outline plan application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. As indicated in the Applicant Outreach Summary (Attachment 8), they determined no outreach would be undertaken as the proposed changes are relatively minor and consistent with the anticipated built form for this area.

### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report. There is no community association for the subject area.

Rock View County was circulated in accordance with the policies of the *Rocky View County/City of Calgary Intermunicipal Development Plan* (IDP). They provided comments noting that development should follow the Agricultural Interface Policies of the IDP, and that future development should employ dark sky practices near the rural/urban interface. Administration responded to their comments that the application maintains the low intensity interface with the county and that lighting is regulated in the applicable land use bylaw. The County responded with no concerns.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The changes are minor and generally align with what was previously approved by Council and Calgary Planning Commission on this site.

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

## IMPLICATIONS

### Social

The proposed application enables the continuation of development in the community of Glacier Ridge and provides for increased housing choice in the area.

### Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 25

ISC: UNRESTRICTED  
CPC2024-0491  
Page 4 of 4

**Outline Plan and Land Use Amendment in Glacier Ridge (Ward 2) at 15505  
Symons Valley Road NW, LOC2023-0383**

---

**Economic**

The proposal makes more efficient use of proposed infrastructure through the proposed outline plan and land use modifications.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. Proposed Land Use District Map
6. Outline Plan Comparison
7. **Approved** Outline Plan Data Sheet
8. Applicant Outreach Summary
9. **Proposed Bylaw 179D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northeast corner of a quarter section parcel in the northwest developing community of Glacier Ridge. The site previously received land use and outline plan approval in 2020 as part of LOC2017-0368. The larger quarter section parcel is located north of 144 Avenue NW, south of the City of Calgary city limits, and west of the future Shaganappi Trail NW. Within this parcel, the subject site itself is in the northeast corner and has not been subdivided. This application has two components: the land use portion is for 0.57 hectares (1.42 acres) of land while the outline plan boundary is for 4.53 hectares (11.20 acres) and has been included to account for minor street and pathway changes that are proposed as part of this land use redesignation.

Lands to the south and immediately west are currently undergoing stripping and grading, subdivision, and build out of low-density residential development. A future school site is anticipated immediately south of the subject site. To the east of the site is the future Shaganappi Trail NW and further east, is a residential acreage, and east of that, Symons Valley Road NW. Agricultural uses with homes and outbuildings are located north of the plan area in the neighbouring county of Rocky View.

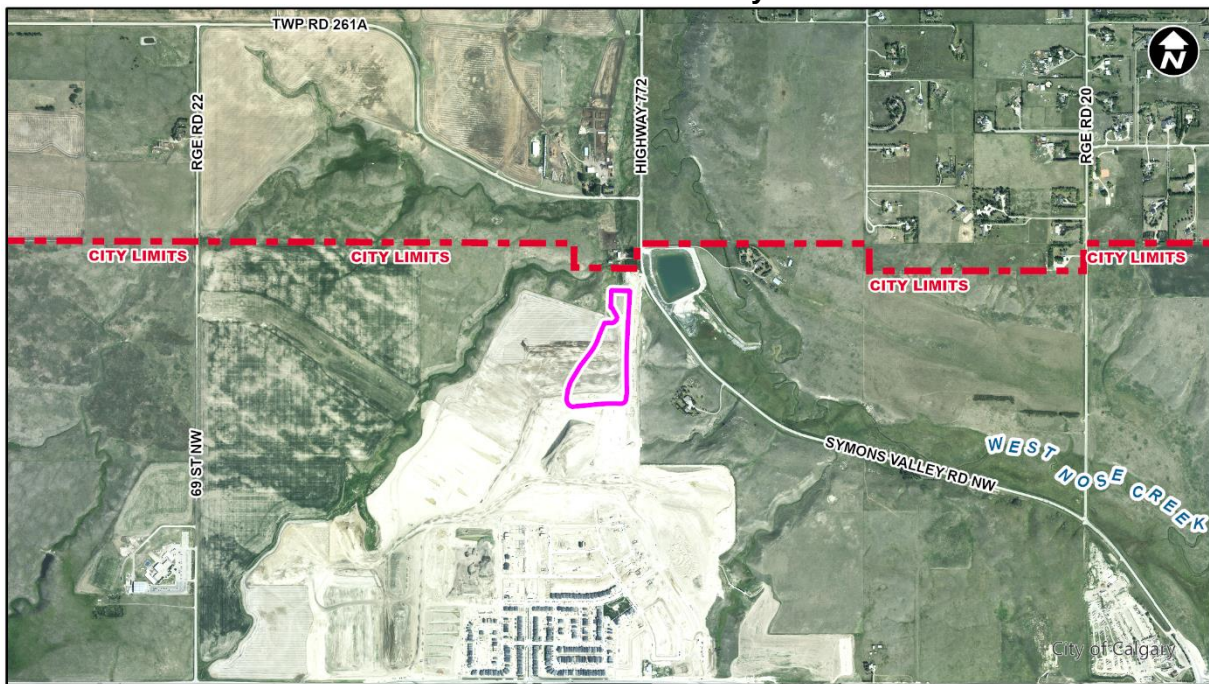
## Community Peak Population Table

There is no existing demographic information available for Glacier Ridge as this is a newly developing community.





### Outline Plan Boundary



### Previous Council Direction

None.

### Planning Evaluation

#### Land Use

The existing land uses on the subject sites include the:

- Residential – Low Density Mixed Housing (R-G) District,
- Multi-Residential – At Grade Housing (M-G) District,
- Special Purpose – City and Regional Infrastructure (S-CRI) District, and
- Special Purpose – Urban Nature (S-UN) District.

The existing R-G District is intended for low-density neighbourhoods in master-planned communities in suburban greenfield locations. This district is designed to support a variety of low-density residential building forms including single detached dwellings, semi-detached, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12 metres.

The existing M-G District is intended for developing areas and provides multi-residential development of low height and low density and is intended to be in close proximity or adjacent to low density residential development. The maximum building height in this district is 13 metres.

The existing S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development.



The existing S-UN District is intended for lands that provide for natural landforms, vegetation, and wetlands and is used for lands dedicated as Environmental Reserve (ER) pursuant to the *Municipal Government Act*. This district limits development to improvements that facilitate passive recreational use.

The land use amendment area is for approximately 0.57 hectares (1.42 acres) and redesignates a S-CRI land use district to R-G and S-UN, with a portion of the S-CRI parcel being assigned as road right-of-way. The S-CRI District was originally intended to accommodate the backsloping from construction of Shaganappi Trail NW as it joins with Highway 772 to the north. Further studies have resulted in this backsloping not being needed. A reduced backsloping area that is still required from Shaganappi Trail NW is being accommodated in the road right-of-way, which is consistent with standard practice. A small portion of the M-G District is redesignated to R-G to correspond with a minor road realignment in the outline plan.

### **Subdivision Design**

In accommodating additional land needed for the developer to offer new laned home options to the west of the subject site, this outline plan application proposes an eastward shift to Annette Terrace NW and surrounding blocks. While the new laned homes to the west are being proposed separately through a minor non-conforming subdivision plan, this revision is being captured through this outline plan due to the corresponding land use redesignations and regional pathway modifications it prompted.

The regional pathway along the north of this plan area, within the ER, has been realigned to work with the grades in this area while maintaining its connection to the multi-use pathway on the west side of Shaganappi Trail NW. The design also provides a new connection from this pathway back into the neighbourhood's street network, providing additional route choices to area residents.

This application did not alter any lands identified as municipal reserve (MR), so does not impact MR dedication numbers for the Glacier Ridge community.

The general subdivision pattern is consistent with what was approved under LOC2017-0368. The addition of laned parcels in this area of the Glacier Ridge community contributes to the variety of housing types and price points increasing this development's alignment with *Municipal Development Plan* (MDP) and *Glacier Ridge Area Structure Plan* (ASP) policy objectives.

### **Density and Intensity**

The MDP sets out minimum density targets for new communities of 20 units per gross developable hectare (eight units per acre). The ASP sets out the same density targets as the MDP.

The proposed changes to the outline plan and associated land use amendment anticipates 21.1 units per hectare, which is less than the overall anticipated density of the lands under LOC2017-0368 of 24.88 units per gross developable hectare. However, it is commensurate with the approved plan if a similar boundary is considered (see the Outline Plan Comparison in Attachment 6).

Further information can be found on the Proposed Outline Plan Data Sheet included in Attachment 7.

## **Transportation**

This site will be accessed from Shaganappi Trail NW, a modified arterial, via Marmot Green NW. Multi use pathways are provided on the west side of Shaganappi Trail NW and a regional pathway lines the east side. Shaganappi Trail NW is identified as part of the Primary Transit Network. Marmot Green NW provides a multi-use pathway along the south side of the street adjacent to the school site and provides a separated sidewalk on the north adjacent to the subject site. Local bus service will be provided along this street.

A transportation impact assessment (TIA) was not required as part of the outline plan and land use amendment review. The street and mobility networks were previously reviewed and planned with the original approved outline plan. The proposed amendments do not significantly impact the proposed street and mobility networks.

## **Environmental Site Considerations**

No environmental concerns were identified.

## **Utilities and Servicing**

The overall utilities and servicing for this development area were previously planned with the original approved outline plan. The proposed amendments do not significantly impact the proposed services for the area.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment and outline plan builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory - 2012)**

The proposal is located south of the identified City of Calgary Residential Growth Areas as shown in Map 4 Growth Corridors/Areas. The Site falls within the policy area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The recommendation aligns with the policy direction of the IDP and the general policies of interface planning.

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

The subject site is located within the Developing Residential Planned Greenfield with Area Structure Plan (ASP) typology as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). These areas comprise residential communities that have been planned and are still being developed. Approved ASPs in these areas are recognized as appropriate policies to provide specific direction for development of the local community. The proposed application is in alignment with the applicable policies.

**Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at the subsequent development approval stages.

**Glacier Ridge Area Structure Plan (Statutory – 2015)**

The site is located within a Neighbourhood Area and an Environmental Open Space Study Area according to Map 3: Land Use Concept in the [Glacier Ridge Area Structure Plan](#) (ASP). Neighbourhood Areas allow for an appropriate mix of residential and non-residential uses. The Environmental Open Space Study Area identifies environmentally significant areas. The proposed land uses and supporting outline plan aligns with the policies and development expectations of the ASP.

# Approved Outline Plan Conditions of Approval

*These conditions relate to Recommendation 1 for the Outline Plan where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.*

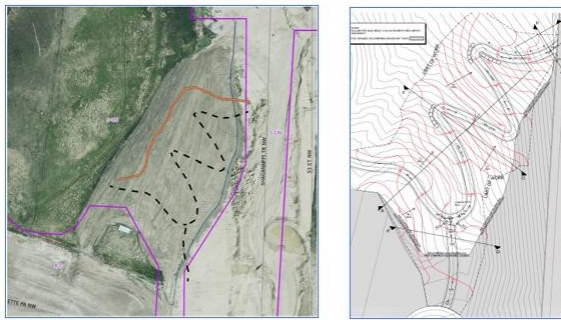
The following Conditions of Approval shall apply:

## Planning

1. A Resident's Association shall be formed comprised of all the residents in the Outline Plan area and a restrictive covenant be registered on all affected titles identifying the financial and maintenance responsibilities of the Association to the satisfaction of the Subdivision Authority.
2. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
3. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument for where the building is located.
4. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
5. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
6. The developer shall minimize stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
7. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Development Inspector (403-804-9397) to approve the location of the fencing prior to its installation.
8. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Development Inspector (403-804-9397) prior to Final Acceptance Certificate.

9. Prior to endorsement of the affected tentative plan OR prior to release of the stripping and grading permit (whichever occurs first), with the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan (the Plan) including a maintenance schedule for the total limit of disturbance within the Environmental Reserve affected by any construction. The Plan shall indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Calgary Parks prior to Final Acceptance Certificate.

It is noted that the disturbance to the Environmental Reserve extends beyond the proposed pathway limit of work.



10. Backsloping from the development site into adjacent Environmental Reserve lands is not permitted, unless otherwise authorized by Calgary Parks.
11. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area tentative plan, Parks requires details pertaining to the total limit of disturbance adjacent to existing Environmental Reserve extents or proposed Environmental Reserve extents resulting from the proposed development in its entirety.
12. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to Reserve lands to the satisfaction of Parks.
13. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the grades of adjacent Environmental Reserve, with all grading confined to the private property, unless otherwise approved by Parks.
14. Storm water or other drainage (including point source) from privately-owned parcels onto adjacent Environmental Reserve (ER) is not permitted. Any unauthorized drainage from private parcels onto adjacent ER must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Development Inspector. Contact the Development Inspector at 403-804-9397 for an inspection.



15. Parks does not support point source drainage directed towards Environmental Reserve (ER) extents. All drainage and storm-related infrastructure catering to private property shall be entirely clear of ER areas.
16. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems. Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control for more information.
17. Construction access through adjacent Environmental Reserve (ER) lands is not permitted, unless otherwise authorized by Parks.
18. Stockpiling or dumping of construction materials on adjacent Environmental Reserve (ER) lands is not permitted, unless otherwise authorized by Parks.
19. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
20. A restrictive covenant shall be registered against the lands prohibiting construction, erection or placement of any building or structure within 18 metres of the top of the escarpment (Setback Area) as determined by the Subdivision Authority and providing that the owners of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except surface parking lots, roadways or sidewalks which may be allowable at the discretion of the Approving Authority. The Restrictive Covenant shall be registered concurrent with the registration of the final instrument.

Where the Approving Authority allows surface parking lots, roadways or sidewalks within the 18 metre setback, the developer shall rehabilitate and replant the lands within the balance of the setback area with appropriate vegetation to the satisfaction of the Parks and Open Spaces Department.

21. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks.

Provide a minimum of 1.0 metre setback from all vertical obstacles from the edge of pathway. This includes retaining walls. Refer to Section 6.1.3.3 Safety Clearance and Setback Requirements. As well, a pathway guardrail must be installed when a pathway is within 2 metre of the top of a 2:1 slope or steeper, and the slope is greater than or equal to 1 metre in depth.

22. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

23. All proposed parks (Municipal Reserve/Environmental Reserve) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
24. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.
25. All shallow utility alignments, including street light cables, shall be set back 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Parks' *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
26. At the development permit, stripping and grading development permit or subdivision stage, provide the limit of construction disturbance boundary. The limit of construction disturbance line should include stripping and grading activities, materials storage/laydown area, and site access.
27. Mitigation measures and recommendations from the Parks approved Biophysical Impact Assessment (BIA) for Glacier Ridge (LOC2017-0368), are to be adhered to throughout the development process.
28. The proposed sanitary and storm lines located within Public Utility Lots running through the Environmental Reserves shall be constructed such that they are located subsurface unless otherwise approved in writing by Calgary Parks.
29. All proposed site fencing required adjacent to Reserve lands, including footings, shall be installed completely within private property, unless otherwise approved by Parks.
30. Retaining walls placed within Environmental Reserve lands is not permitted, unless otherwise authorized by Parks.
31. Prior to approval of the affected tentative plan, a Slope stability report for the regional pathway area shall be submitted. Please provide cross-sections and concept drawings to Geotechnical group for review and approval. Additional slope stability measures may be required as per geotechnical recommendations.
32. Final pathway alignment to be staked on site with Parks Inspector prior to construction.

### Utility Engineering

33. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Slope Stability Report, prepared by Englobe (File No. 02312200.000), dated February 2024.

Note: The slope stability submission has been forwarded to the City's geotechnical team for initial review and any revisions required will be forwarded to the applicant's team at the subdivision stage.

34. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Customer applications will be reviewed and discussed at the Land Use stage for the potential to retain open space, reduce the potential effects of increased imperviousness, and implement green infrastructure systems into the overall development plan.
35. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
36. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
37. Off-site levies, charges and fees are applicable.
38. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b) Construct the underground utilities and surface improvements within the plan area.
  - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line along the boundary of the plan area.
  - e) Construct the MSR/MR/ER/PUL within the plan area.
  - f) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

### **Mobility Engineering**

39. In conjunction with the applicable tentative plan, the developer shall submit detailed construction drawings with cross-sections, for the interim and

ultimate grades for Shaganappi Trail NW adjacent to and within the outline plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate grades. Included will be the required back-sloping into the Environmental Reserve lands that is to be provided as road right-of-way. Adjustments to the tentative plan boundary may be required to accommodate all necessary right-of-way requirements. Prior to the approval of the affected tentative plan, the design and right-of-way for Shaganappi Trail NW will be determined to the satisfaction of the Manager, Development Engineering.

40. In conjunction with the applicable tentative plan, the developer shall submit detailed construction drawings (with turn templating analysis), for all adjacent intersections of Shaganappi Trail and Marmot Green NW adjacent to and within the outline plan boundary. The intersection design shall demonstrate and provide dimensions for any proposed road widening, including the parallel and/or slotted left-turn bays at the intersections. Adjustments to the tentative plan boundary may be required to accommodate all necessary intersection right-of-way requirements. Prior to the approval of the affected tentative plan, the design and right-of-way for the subject intersection will be determined to the satisfaction of the Manager, Development Engineering.
41. Prior to approval of Construction Drawings and Permissions to Construct Surface improvements: The developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands (owned privately or owned by the City).
42. In conjunction with the applicable tentative plan, no direct vehicular access shall be permitted to or from Shaganappi Trail NW and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect.
43. In conjunction with the applicable tentative plan, access to Marmot Green NW for the M-G site is restricted to right turns in and out only and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect.
44. In conjunction with the applicable tentative plan, a restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the final instrument prohibiting the construction of front driveways over the bus zone.
45. In conjunction with the applicable tentative plan or development permit, a noise attenuation study for the residential lots adjacent to Shaganappi Trail NW, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.

All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc.) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the developer's sole expense.

46. In conjunction with the applicable tentative plan or development permit, all community entrance features must be located outside the public right-of-way.

APPROVED BY CPC



# Applicant Submission

March 5, 2024



## APPLICANT SUBMISSION

On behalf of Anthem Properties (Anthem), Stantec has submitted an Outline Plan and Land Use amendment application for approximately 4.0 hectares (10.0 acres) of land within the developing community of Glacier Ridge. Glacier Ridge is located in North Calgary, east of 69 ST NW, north 144 AV NW, and west of Symons Valley RD NW.

The application proposes minor revisions to the layout of the approved LOC2017-0368 Outline Plan (approved in 2020), located at 1505 Symons Valley RD NW. The application area for the adjustments, referred to as Phase 8, represents a small portion of the Plan immediately west of Shaganappi TR NW.

The purpose of the amendment is to adapt to changes made to Phase 7 (west), where select blocks initially designed for front-drive low-density residential are being transitioned to a laned product. This transition in Phase 7 causes blocks to move eastward, due to the extra space needed for the added lanes, thereby requiring minor adjustments to Phase 8 to accommodate. There are no changes to the Residential – Low Density Mixed Housing (R-G) or Multi-Residential – At Grade Housing (M-G) Districts themselves proposed within the application area, only adjustments to their boundaries to accommodate a minor redesign of the blocks.

### Background

Since the approval of LOC2017-0368 in 2020, Glacier Ridge has progressed through multiple stages of development. With each phase, both Anthem and Stantec have gained a deeper understanding of engineering and servicing requirements, neighbourhood needs, and how to proactively adapt to evolving market conditions. This continuous learning has led to ongoing refinement of the Outline Plan, including the relocation of the Community Association Site and integration of a new Residents Association as part of LOC2022-0165 (approved in 2023), and now this application involving Phase 8.

This application reflects an updated understanding of market demand, limited availability of laned product in Phase 7 to meet the needs of the area, and opportunity to increase laned product offering through a minor adjustment to Phase 8. Multiple scenarios were considered for integrating laned product within Phase 7 working with the current land use boundaries. However, each iteration resulted in a 'pinch point' on the east side of the Plan, constrained by the existing Special Purpose – City and Regional Infrastructure (S-CRI) District boundary west of Shaganappi TR NW. By attempting to add space to accommodate lanes in the existing block design for Phase 7, revisions to Phase 8 became necessary to achieve the desired outcomes.

This adjustment also prompted an engineering review to confirm the redesign would be viable from a grading and servicing perspective. Once the engineering was confirmed, we were able to successfully remove the majority of the backsloping lands adjacent to Shaganappi TR NW (currently zoned as S-CRI) to accommodate the redesign.

In summary, the desire to accommodate additional laned product in Phase 7 is what leads to this proposed Outline Plan and Land Use amendment for Phase 8.

### Proposed Amendments

#### Block Pattern Adjustments

The proposed amendments to the Outline Plan aim to incorporate additional laned product in Phase 7 by undertaking minor adjustments to the layout of Phase 8 (the application area). Through a slight



reconfiguration of the road network, blocks were able to be successfully realigned to accommodate the desired outcome for Phase 7, which were confirmed through a detailed engineering review. As mentioned above, no changes to the types of land use districts are proposed, only slight adjustments to their boundaries in order to accommodate the redesign.

### Regional Pathway Adjustments

As part of the engineering assessment, the existing Regional Pathway connection to Shaganappi TR NW was reviewed for accessibility (limiting slope to 8% grade or below). The current Outline Plan shows a direct pathway connection from the ravine to Shaganappi TR NW through a steeply sloped area (areas with 20-30% grade). Through discussions with City Administration, a revised alignment has been arranged to establish a proper, accessible route from the ravine to Shaganappi TR NW, working with the grades in this area.

A new Regional Pathway connection point has also been added to the cul-de-sac in Phase 8. This new connection reduces the length of travel needed for residents in the area to access the extensive Regional Path network, which spans the Environmental Reserve (ER) ravine throughout Glacier Ridge.

### Density Analysis

This application does not significantly impact the overall density for the area. A high-level comparison of the subject lands shows that there is a minor increase in units based on existing Outline Plan assumptions. The proposed amendments are anticipated to result in a net increase of 4 units within the application area (approximately 4 hectares | 10 acres).

#### Outline Plan Density Comparison

	Current (LOC2017-0368)		Proposed	
	Units	Density	Units	Density
<b>Application Area (Approximate)</b>	81	20.3 uph (8.2 upa)	<b>85</b>	<b>21.1 uph (8.5 upa)</b>

*Numbers may vary slightly due to rounding.*

### Policy Considerations

The application remains consistent with the existing Glacier Ridge Outline Plan, which achieves all relevant Calgary Municipal Development Plan (MDP) and Glacier Ridge ASP policies related to land use, density, and built form anticipated for this site. The vision and desired outcomes for the site are not intended to change, only the boundaries in which the land uses are contained.

A review of the entire Glacier Ridge Outline Plan was also undertaken to confirm density, Municipal Reserve (MR) allocation, and to provide updated statistics for the overall plan. This review includes the recently approved applications of LOC2022-0075 and LOC2022-0165 (both approved in 2023) and amendments proposed in this application.

The updated Outline Plan continues to exceed all minimum density targets required by City of Calgary policies and the Calgary Metropolitan Region Board (CMRB) Regional Growth Plan. The overall density for Glacier Ridge remains above the required density area and continues to provide for the proper balance of Municipal Reserve (MR) lands required for the entirety of the Outline Plan area.



## Summary

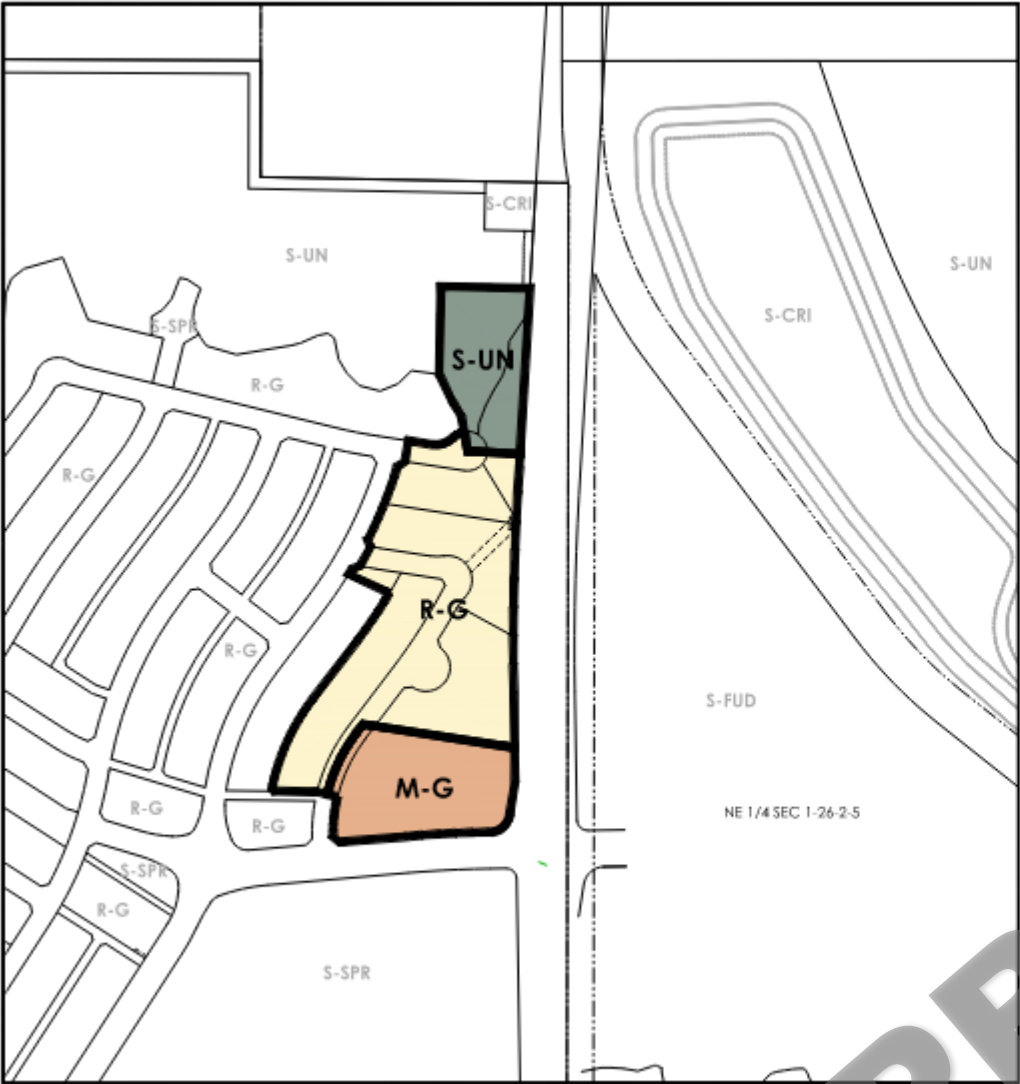
The proposed amendments to the approved Glacier Ridge Outline Plan are considered minor in nature and serve as an adjustment to current land use boundaries in Phase 8. While the proposed amendments are mainly driven by the goal of integrating additional laned product into Phase 7, they result in several positive impacts on the overall Outline Plan that includes, but is not limited to:

- **Reduced Maintenance Costs:** Replacing lands currently designated as PUL with Residential development, ongoing City maintenance costs in this area reduced.
- **More Efficient Use of Land:** Converting existing PUL lands/backslowing area to Residential allows for a more efficient use of land, maximizing the use of available space for community development and contributing to a more compact and sustainable urban form.
- **Increased Tax Revenue:** Increasing the area of land allocated to Residential properties, the City is able to generate more tax revenue from the area compared to the current LOC2017-0368 Outline Plan.
- **Diversity of Housing Options:** Additional laned housing options in Phase 7 broadens the spectrum of available housing choices, accommodating a diverse range of lifestyle needs and preferences, and attracting a more varied demographic of future homeowners and tenants to Glacier Ridge.
- **Regional Pathway:** The additional pathway connection to the cul-de-sac and revised connection to the ravine/Shaganappi TR NW encourages increased usage for residents in the area and enables a more viable configuration for users of the overall network.

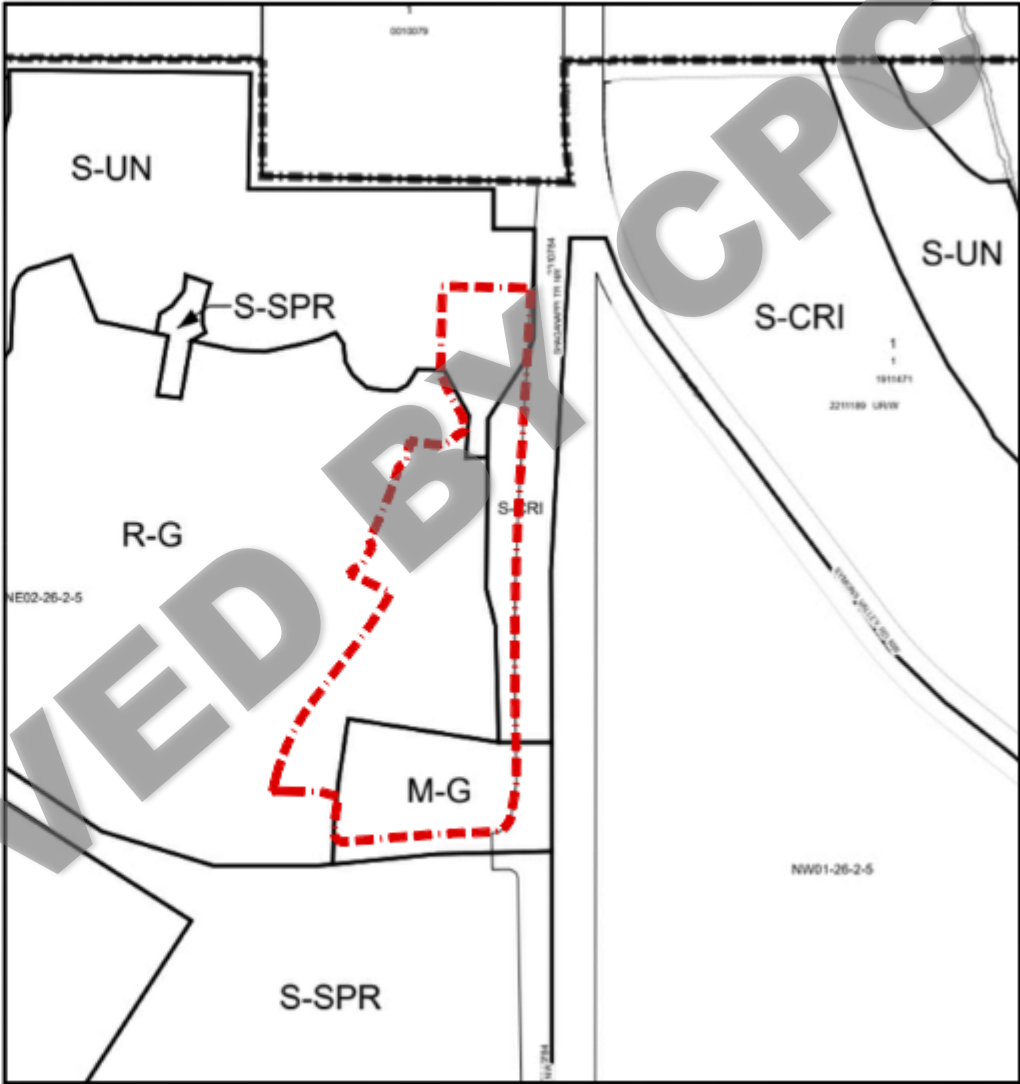
This application has undergone a thorough review from an engineering, grading, and servicing perspective, confirming the viability of the proposed development and address all technical concerns. This ongoing evaluation process has been instrumental in shaping the development of Glacier Ridge, leading to continuous refinement and enhancements to the overall Outline Plan. Considering the reasons above, we respectfully ask for your support for this application.

Approved Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.

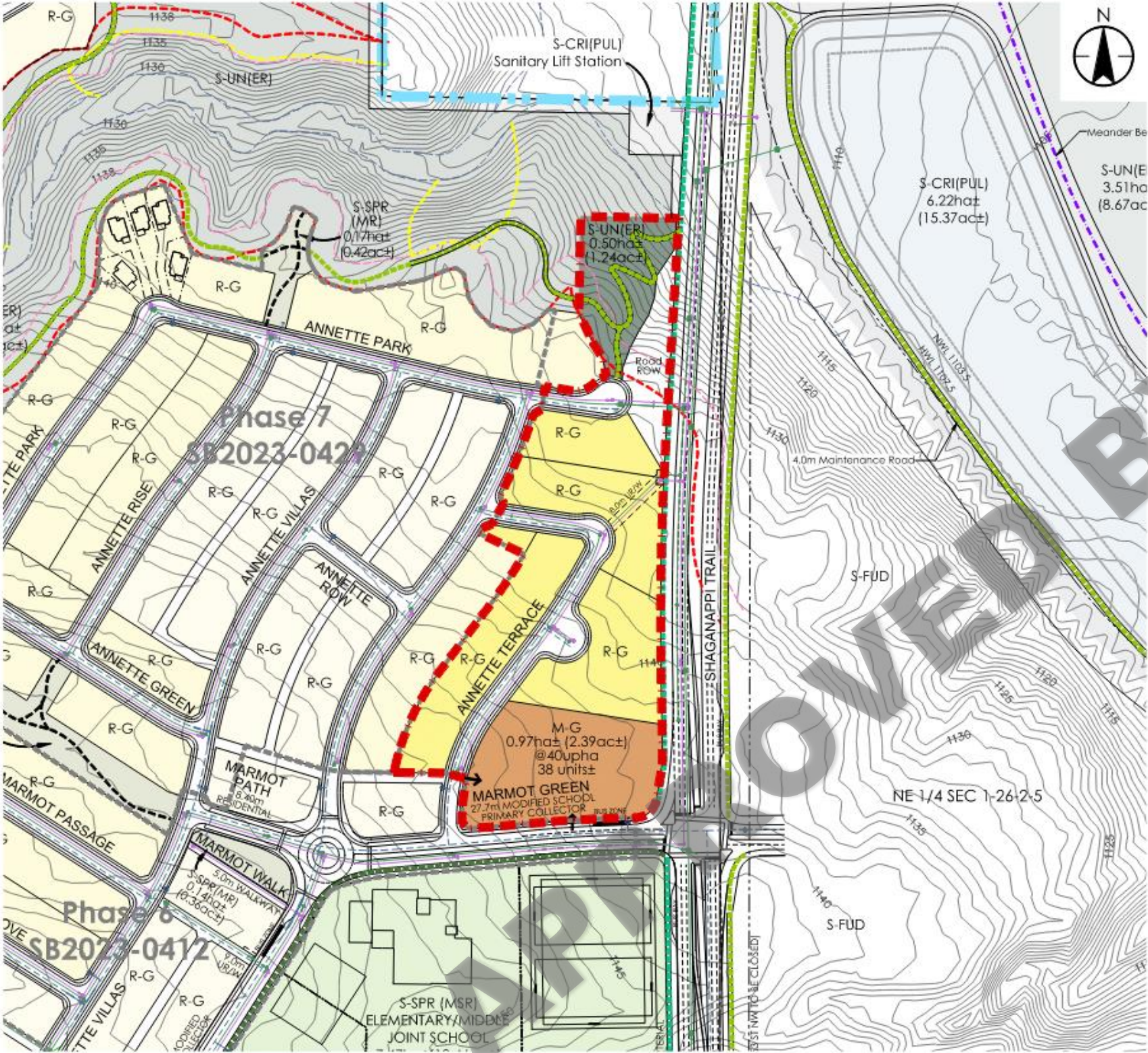


PROPOSED LAND USE NTS



EXISTING LAND USE NTS





Project Information		
PC2023-01391		
Revision		
NO	DATE	DESCRIPTION
1	04-12-2023	Submission
2	01-03-2024	Submission

Notes

All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overland drainage, the appropriate easements will be provided.

Easements and/or utilities shown outside of the road right-of-way along the frontages of MR, ER, and MSR lands shall be provided on the other side of the street at these locations.

All lanes are 7m unless otherwise noted.

All lane easements are to be 3m x 3m.

All road easements are to be 4.5m x 4.5m.

All unreferenced roads are standard 16.0 Residential as per DGSS 2014.



Consultants



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Client/Project  
ANTHEM PROPERTIES

GLACIER RIDGE PHASE 8  
Calgary, Alberta, Canada

Title  
Outline Plan and  
Land Use Redesignation



OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	4.53 ha	11.20 ac	
Less ENVIRONMENTAL RESERVE (S-UN)	0.50 ha	1.24 ac	
GROSS DEVELOPABLE AREA (GDA)	4.03 ha	9.96 ac	100.0%
RESIDENTIAL			
Low Density	3.10 ha	7.64 ac	71.9%
High Density	0.97 ha	2.39 ac	23.1%
TOTAL UNITS	Anticipated: 85 units		
DENSITY	Anticipated: 21.1 upha		
PUBLIC DEDICATION	0.93 ha	2.30 ac	23.1%
Roads	0.93 ha	2.30 ac	

LAND USE STATISTICS		
S-CR to R-G	0.41 ha	1.02 ac
M-G to R-G	0.03 ha	0.07 ac
S-CR to S-UN	0.13 ha	0.33 ac
Total Redesignation	0.57 ha	1.42 ac
R-G to M-G	2.36 ha	5.82 ac
M-G to S-CR	1.00 ha	2.47 ac
S-CR to S-UN	0.40 ha	1.00 ac

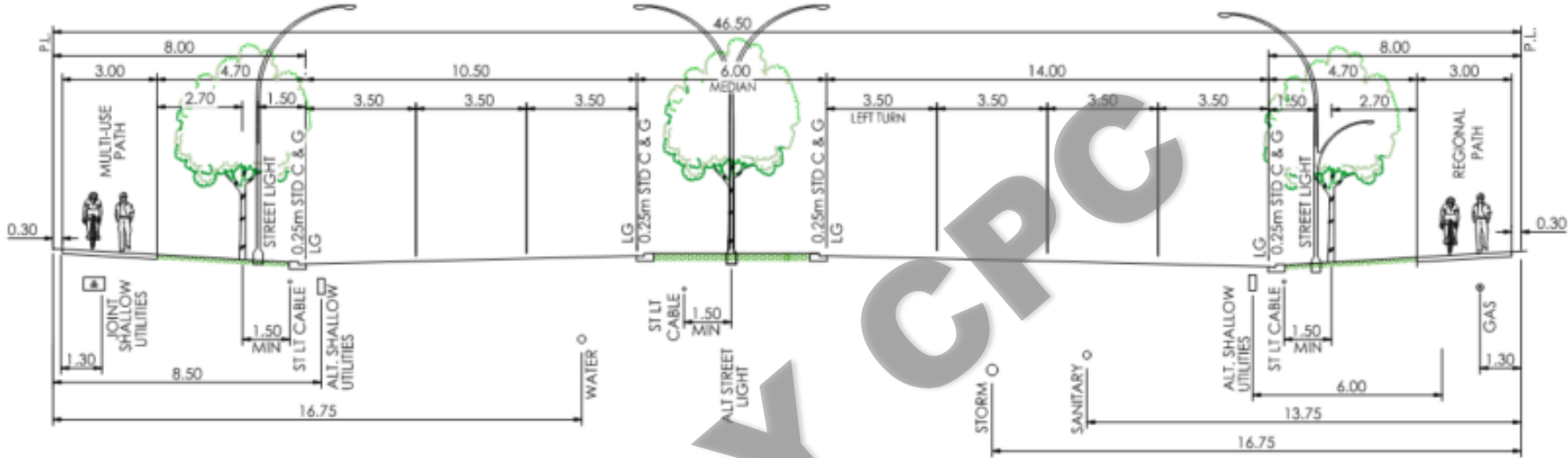




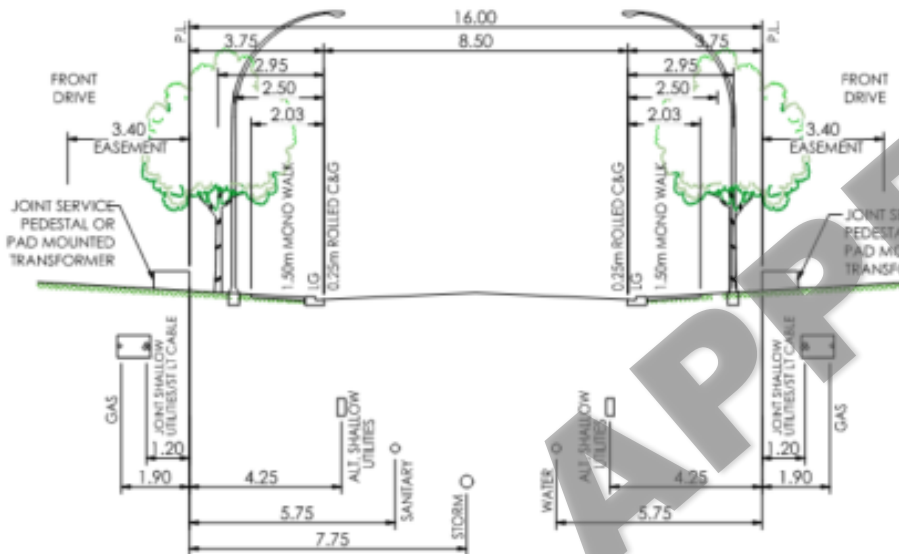


STREET KEY MAP NTS

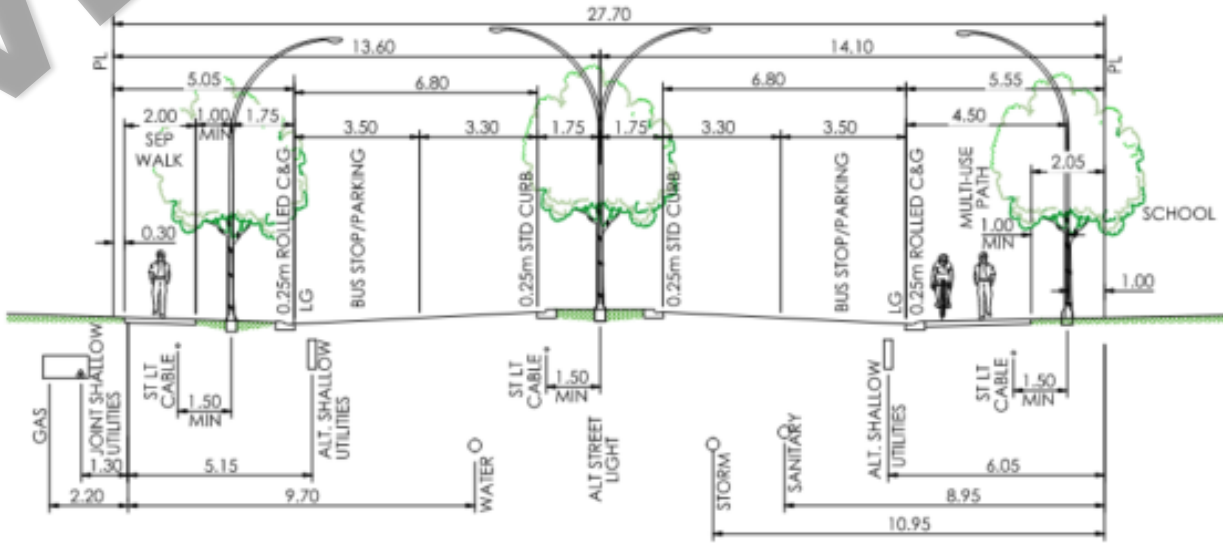
- 46.5m Modified Arterial
- 27.7m Modified School Primary Collector
- 16.0m Residential - Front Drive



46.50m MODIFIED ARTERIAL  
3.0m SEPARATE WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE  
Scale 1:200

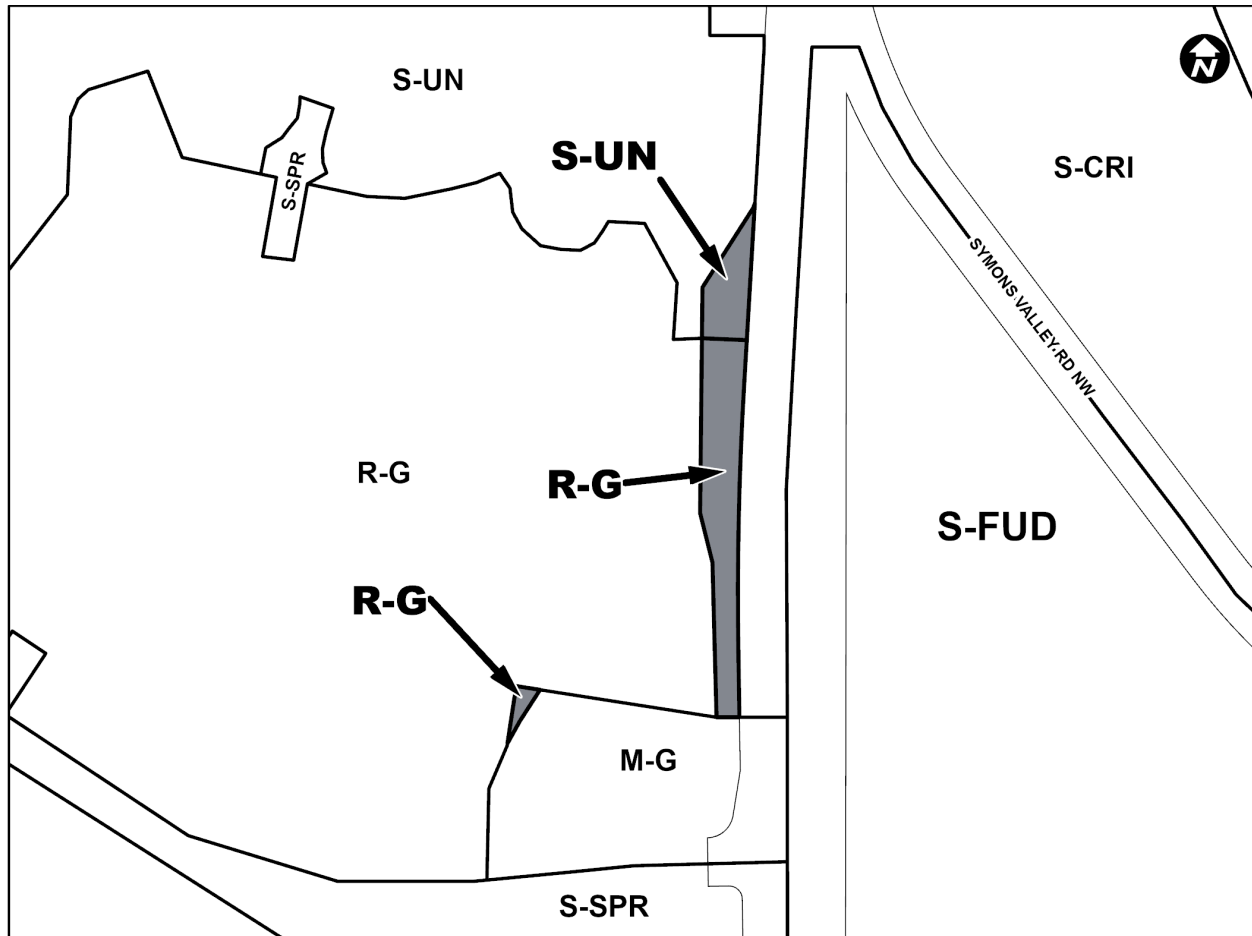


16.0m RESIDENTIAL - FRONT DRIVE (per DGSS)  
Scale 1:200



27.70m MODIFIED SCHOOL PRIMARY COLLECTOR  
2.0m SEPARATE WALK ONE SIDE/3.5m MONO MULTI-USE PATH ONE SIDE - BUS ROUTE  
Scale 1:200

## Proposed Land Use District Map



Outline Plan Comparison



Approved Outline Plan

Approved Units/Density		
Low Density	Frontage	Units
R-G - Laneless	424m	
Anticipated Number of Units (10.28m lot width)		
		41
High Density	Area	Units
M-G		
Anticipated Density: 40 upha		
	1.02 ha (2.52 ac)	40
Total Units		
81		
Area Outlined:		
minus S-UN		
Gross Developable Area		
3.99 ha (9.87 ac)		
Anticipated Density		
20.3 upha (8.2 upac)		
Anticipated Intensity		
51 ppl + jobs/ha		



Proposed Amendment

Proposed Units/Density		
Low Density	Frontage	Units
R-G - Laneless	487m	
Anticipated Number of Units (10.28m lot width)		
		47
High Density	Area	Units
M-G		
Anticipated Density: 40 upha		
	0.97 ha (2.39 ac)	38
Total Units		
85		
Area Outlined:		
minus S-UN		
Gross Developable Area		
4.03 ha (9.96 ac)		
Anticipated Density		
21.1 upha (8.5 upac)		
Anticipated Intensity		
55 ppl + jobs/ha		

U:\116500935\202\_planning\200\_outline\_plan\00\_concept\116500935\_sp\_dh1.dwg layout: comparison

FIGURE 2.0 | GLACIER RIDGE PHASE 8

Outline Plan Amendment - Unit & Density Comparison



CONCEPT ONLY  
THIS DRAWING IS AN ARTISTIC REPRESENTATION OF  
DESIGNS PREPARED BY STANTEC CONSULTING LTD.  
IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.  
COPYRIGHT RESERVED.

April 2024

116500935

# Approved Outline Plan Data Sheet

*Calgary Planning Commission is the Approving Authority for the Outline Plan.  
Attachment for Council's reference only.*

	HECTARES	ACRES
GROSS AREA OF PLAN	4.53	11.20
LESS: ENVIRONMENTAL RESERVE	0.50	1.24
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	4.03	9.96

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	2.13	5.27	47	
M-G	0.97	2.39		38
Total Residential	3.10	7.66	47	38

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.93	2.30	23.1

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	85		
ANTICIPATED DENSITY		21.1	8.5
ANTICIPATED INTENSITY		55.5 people and jobs per hectare	24 people and jobs per acre



# Applicant Outreach Summary

December 10, 2023



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

**Project name:**

Did you conduct community outreach on your application? ☐ YES or ☒ NO

If no, please provide your rationale for why you did not conduct outreach.

The proposed Land Use Redesignation application remains consistent with the anticipated built forms and overall vision of the approved Glacier Ridge Phase 8 OP (LOC2017-0368). This application proposes minor boundary adjustments that are consistent with the approved OP and have no anticipated impacts on open space requirements, developable area, or dwelling totals. Therefore, we have chosen not to undertake additional public outreach for this application beyond the standard large format notice and application notification conducted by Administration. Should any comments be received by Administration during the notification period, we (the applicant) are ready to support Administration in their responses, if necessary.

**Outreach Strategy**

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

n/a

**Affected Parties**

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

n/a

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)





## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

n/a

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

n/a

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

n/a

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2024-0491  
ATTACHMENT 9

## BYLAW NUMBER 179D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0383/CPC2024-0491)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 \_\_\_\_\_

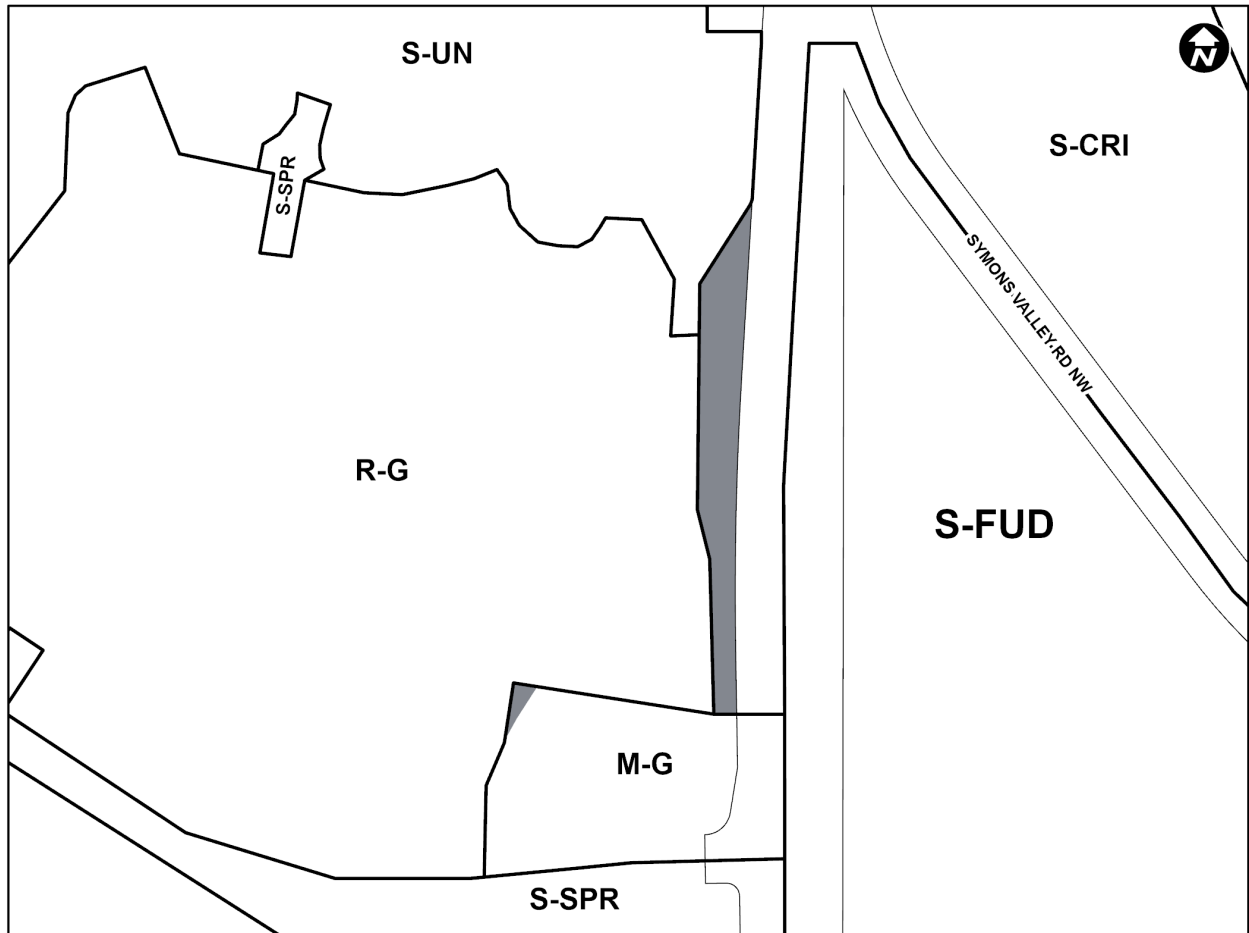
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0383/CPC2024-0491  
BYLAW NUMBER 179D2024

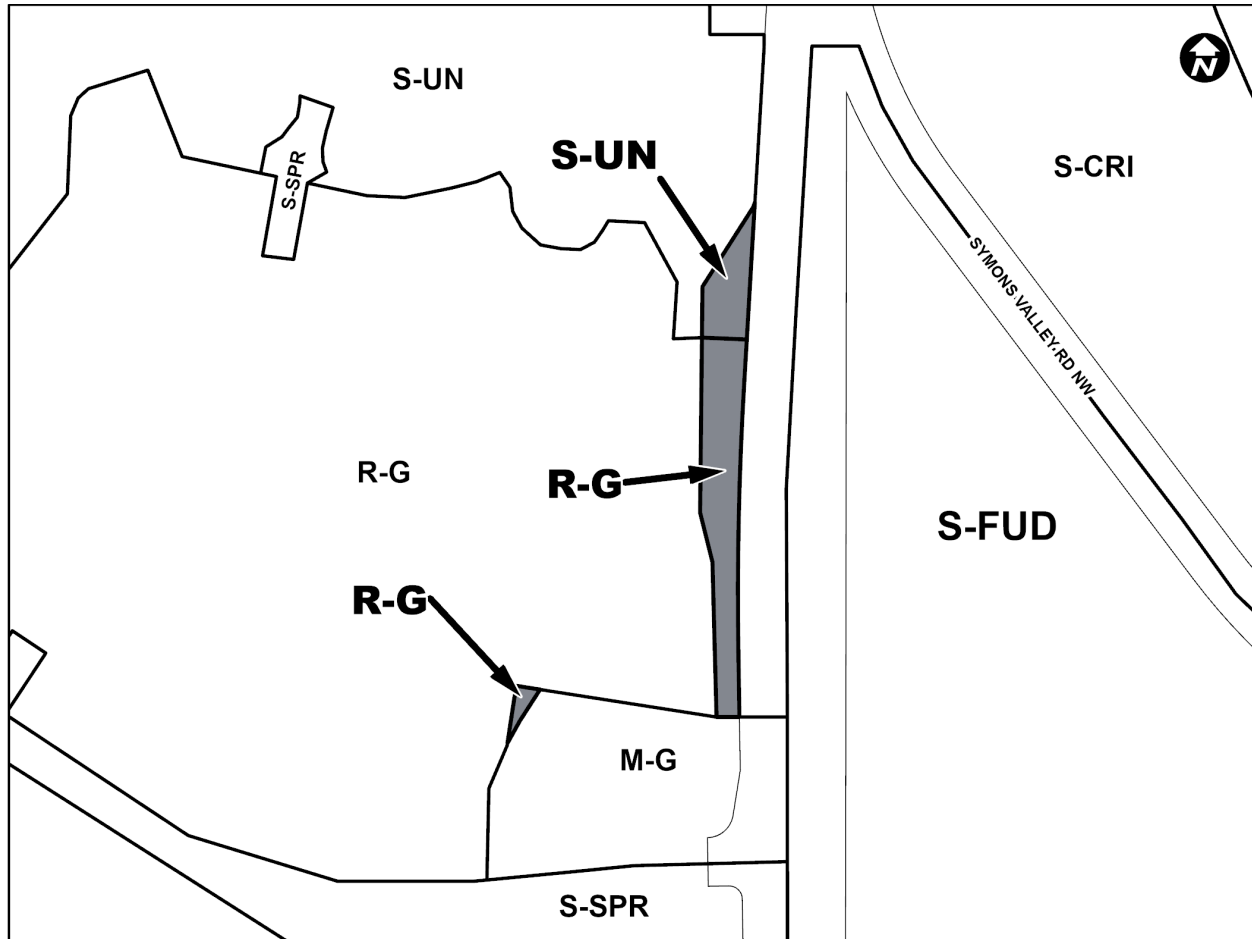
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2023-0383/CPC2024-0491  
BYLAW NUMBER 179D2024

## SCHEDULE B



**Land Use Amendment in Greenview (Ward 4) at 4819 – 3 Street NE, LOC2023-0347**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 4819 – 3 Street NE (Plan 6514HW, Block 2, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council give three readings to **Proposed Bylaw 158D2024** for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 4819 – 3 Street NE (Plan 6514HW, Block 2, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application in the northeast community of Greenview was submitted by Sociis Design on behalf of the landowner, Peter Appleby, on 2023 November 06. No development permit has been submitted at this time; however as noted in the Applicant's Submission (Attachment 2), the intent is to apply for construction of a three-unit rowhouse development with secondary suites.

The approximately 0.05 hectare (0.12 acre) site is a corner parcel located at the intersection of 48 Avenue NW and 3 Street NE, directly south of McKnight Boulevard NE. Surrounding development is predominantly single detached dwellings with commercial located east of the site and north of McKnight Boulevard NE.



**Land Use Amendment in Greenview (Ward 4) at 4819 – 3 Street NE, LOC2023-0347**

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted neighbours via in-person visits, phone calls and email. In addition, the applicant contacted the Ward 4 Councillor and Thorncliffe Greenview Community Association to discuss the proposed land use amendment. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received five letters of opposition to the application, which cited the following concerns:

- increased density, height, noise and pollution;
- increase in rental units and loss of community character;
- traffic impacts relating to neighbourhood access and loss of on-street parking; and
- safety concerns relating to driving visibility at the corner of 48 Avenue NE and 3 Street NE.

The Thorncliffe Greenview Community Association provided a letter of opposition on 2024 January 08 (Attachment 4) highlighting a variety of concerns including:

- the proposed development does not fit contextually with the nature and character of the surrounding community;
- existing flooding and infrastructure issues will have cumulative impact on the surrounding community;
- limited parking, increased parking and traffic, building height and privacy;
- increase in waste and recycling bins; and
- decrease in property values.

Administration considered the relevant planning issues to the application and has determined the proposal to be appropriate as it allows for an appropriate density increase that is sensitive to the context. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11**

**ISC: UNRESTRICTED  
CPC2024-0450  
Page 3 of 3**

**Land Use Amendment in Greenview (Ward 4) at 4819 – 3 Street NE, LOC2023-0347**

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

**IMPLICATIONS**

**Social**

The proposed R-CG District would allow for a wider range of housing types than the current land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 158D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northeast community of Greenview and is a corner lot fronting onto 48 Avenue NE and 3 Street NE. The parcel is approximately 0.05 hectares (0.12 acres) in size and approximately 16 metres wide by 30 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with lane access at the rear.

Surrounding development is characterized primarily by low density residential development designated as Residential – Contextual One / Two Dwelling (R-C2) District and parcels designated as Multi-Residential – Contextual Medium Profile (M-C2) District located north of the site, across McKnight Boulevard NE. Parcels located further east, north and northeast of the parcel are designated as Commercial – Corridor 2 (C-COR2) District with varying density and floor area ratio (FAR) modifiers.

The site is located near transit, greenspace networks and commercial main streets. The Foundations for the Future Charter Academy (FFCA) North Middle School Campus and surrounding greenspace are approximately 300 metres (a five-minute walk) west of the site. The Greenview Industrial employment area is located approximately 400 metres (a seven-minute walk) east of the site across from the Nose Creek Pathway and Edmonton Trail NE.

Edmonton Trail NE is a designated Urban Main Street as per the *Municipal Development Plan* (MDP) and is 100 metres (a two-minute walk) east. Centre Street North is also a designated Urban Main Street and is 500 metres (an eight-minute walk) to the west with parcels designated as Commercial – Neighbourhood 2 (C-N2) District located at the Centre Street North and McKnight Boulevard NE intersection.

## Community Peak Population Table

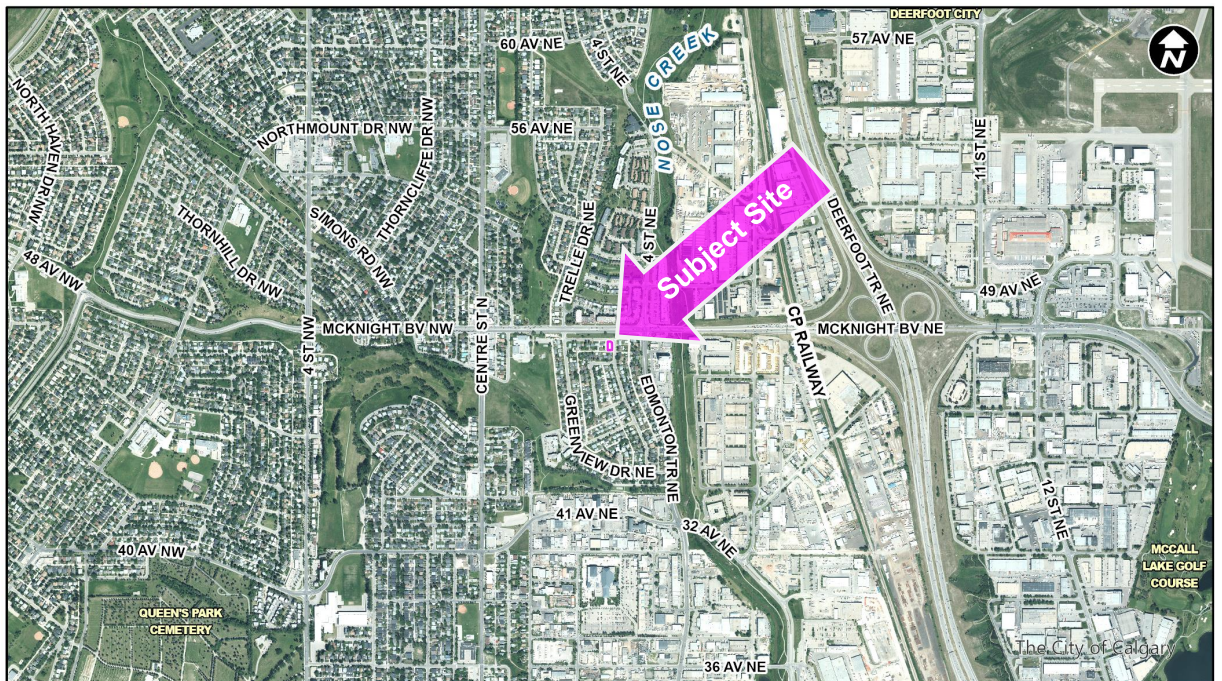
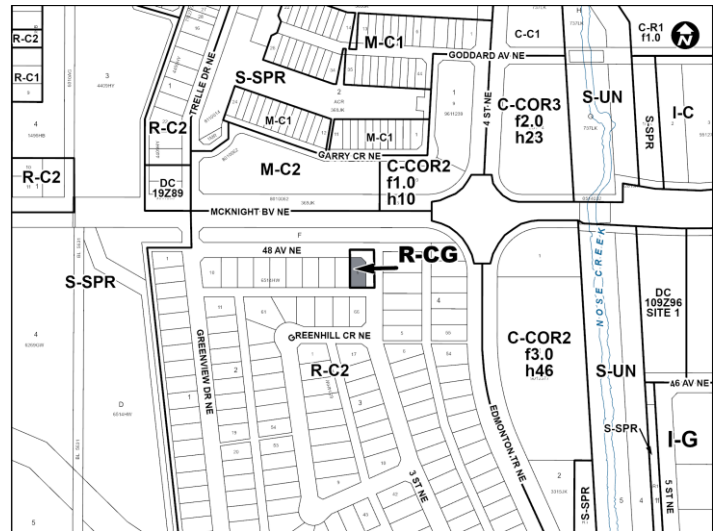
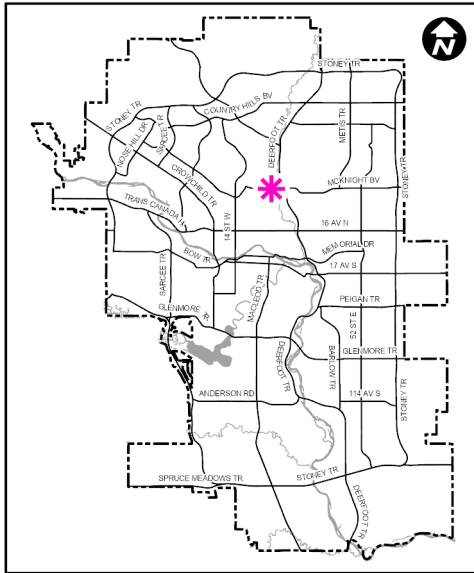
As identified below, the community of Greenview reached its peak population in 1992.

<b>Greenview</b>	
Peak Population Year	1992
Peak Population	2,322
2019 Current Population	1,906
Difference in Population (Number)	-416
Difference in Population (Percent)	-17.9%

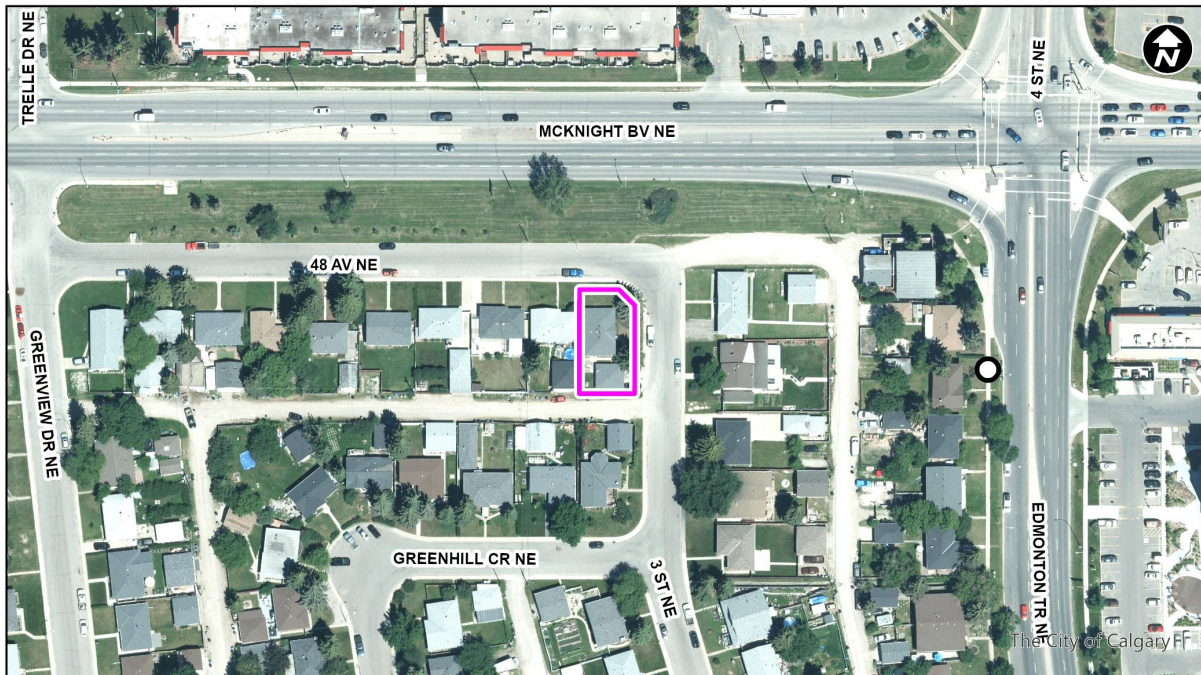
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is primarily for single-detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 district.

The proposed R-CG District allows for a range of low-density housing forms such as single-detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to three dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stall per dwelling unit and per secondary suite.

### Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, 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:



- providing engaging interface with 48 Avenue NE and 3 Street NE;
- mitigation of shadowing and privacy;
- providing appropriate vehicular access; and
- appropriate screening of waste and recycling.

### **Transportation**

Pedestrian and vehicular access to the corner site is available via 48 Avenue NE and 3 Street NE where on-street parking is unrestricted.

The Nose Creek Pathway, which connects to Downtown and the Bow River Pathway network is located approximately 300 metres (a five-minute walk) east of the site. The nearest on-street bikeway is 41 Avenue NE, which is 750 metres (a 13-minute walk) south and is a part of the Primary Transit Network. The Nose Creek Pathway and 41 Avenue NE are both a part of the Always Available for All Ages and Abilities (5A) Network.

The area is well-served by Calgary Transit Routes. Centre Street North is approximately 500 metres (an eight-minute walk) Route 3 stops (Sandstone / Elbow Drive) are located. Route 4 (Huntington) and Route 5 (North Haven) transit stops are located along Edmonton Trail and are approximately 100 metres (a two-minute walk) to the east. Routes 4 and 5 provide transit service every 30 minutes during the peak hours.

A Transportation Impact Analysis (TIA) and parking study were not required.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

## **Legislation and Policy**

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

Administration's recommendation aligns with 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

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

The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood.

**Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the Calgary [\*Climate Strategy – Pathways to 2050\*](#). Further opportunities to align the development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**North Hill Communities Local Area Plan (Statutory – 2021)**

The [\*North Hill Communities Local Area Plan\*](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), allowing up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The proposed land use amendment is in alignment with the LAP.

# Applicant Submission

Company Name (if applicable):

Sociis Design

LOC Number (office use only):

Applicant's Name:

Aline Melo

Date:

October 16, 2023

Whom it may concern,

My name is Aline and I am applying for a Land Use Redesignation on behalf of my client, Mr. Peter Appleby. Mr. Appleby is seeking a rezoning of the property located at 4819 3rd Street NE to R-CG in order to facilitate the construction of a rowhouse development. Given the parcel's size of 0.048 hectares, this rezoning would permit a maximum of three units under the R-CG zoning regulations.

This application is in accordance with the objectives outlined in the North Hill Communities Local Area Plan (LAP)(2021-Statutory), which designates the site within the Neighbourhood Local Urban Form category and in proximity to the Neighbourhood Connector Urban Form category. According to LAP policies, the construction of building forms housing three or more residential units is endorsed in areas adjacent to identified Main Streets and where the site includes a lane and on-site parking.

Furthermore, the property falls within the Inner City Area, as defined by the Municipal Development Plan (MDP)(2009-Statutory), and is conveniently situated near the Urban Main Street (Centre Street) and an Industrial - Employee Intensive area. The Inner City Area comprises residential communities primarily established and developed prior to the 1950s, which have recently undergone revitalization efforts. Much of this intensification has occurred along busier roadways and as low-density infill within areas of lower density. The City of Calgary supports such intensification in transition zones bordering higher-density areas, such as Main Streets, within the Inner City Area. The proposed intensification aligns with the existing character of the neighborhood.

In accordance with guidance from the City of Calgary, we plan to notify the Community Association about our application, as well as inform neighboring residents and the local area Councillor.

We firmly believe that this proposed land use change and the subsequent development project are in harmony with the goals of both the City and the local community, ultimately benefiting neighbors and the residents of Calgary at large.

Thank you for your attention and consideration.

Sincerely,  
Aline

# Applicant Outreach Summary

2024 March 04



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** 23-15 Appleby 4819 3 Street NE

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

I have spoken with the neighbors to the southwest of my property and none had any complaints about building a triplex with legal basement suites. I called the Thorncliffe Greenview Association and spoke to [REDACTED] who is contacting [REDACTED]. I have also reached out to my Alderman Sean Chu and he was very nice to speak with.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

I spoke to neighbors in the summer of 2023 ... 4 neighbors in total. 1 to the south and 3 to the west.

See above for other outreach. The alderman and association were attempted between Feb 26 - Mar / 2024.

I door knocked, made phone calls and sent email.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

I have connected with the 4 neighbors. I've reached out to the community association and my alderman.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)





## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Limited parking, increased traffic, building height and more bins were all concerns only by the community association. The neighbors had no problems with what I want to do. The one neighbor wants to rent a unit for his sister already.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

There will be 4 garages and 4 storage lockers, plus street parking on the east and north sides. I will provide more parking than currently available. There will only be 2 extra cars and I believe this is negligible for traffic in the area. Build height, I will comply with the city's bylaw of a 2-storey dwelling. There are already many 3 storey dwellings just a few blocks away. The extra bins will be contained on the parking pad and pose no problems.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



# Community Association Response



Thorncliffe Greenview Community Association

5600 Centre St. N

Calgary, Alberta T2K 0T3

January 8, 2024  
LOC2023-0347  
4819 3 ST NE  
To: Melanie Messier

The current R-C2 designation allows for single detached homes, semi-detached homes, duplex homes and secondary suites. The Applicant's Submission for the proposed Land Use Amendment is to accommodate R-CG at 4819 3ST NE. The proposed Land Use redesignation to R-CG is based on a maximum of three dwelling units an increase from the current 2 dwelling unit and may include secondary suites and a maximum building height of 11 metres an increase from the current 10 metres

The parcels location is within the NHLAP and considered Neighbourhood Local. Centre Street is the Primary Transit Corridor and Urban Main Street is located 450 meters from the parcel. Access to Centre Street/40 Avenue Green Line/BRT Station is 880 metre away from the parcel location and would require a climb up a steep set of wooden stairs to Centre Street. The NHLAP Map 2 Community Characteristic and Attributes the Edmonton Trail Urban Main Street terminates at 41 Ave NE. The MDP Map2 Primary Transit Network is Edmonton Trail and 41 Ave NE. the Primary Transit Corridor and Urban Main Street is located 660 meters from the parcel.

There is limited access into Greenview that being from McKnight Blvd or Edmonton Trail NE. The Edmonton Trail access is constrained due to traffic calming measure and a narrow roadway.

TGCA has engaged with several residents. Due to the timing of the application and the Christmas Holiday Season feedback was limited. TGCA will continue to gather feedback from the local residents moving forward. We appreciate the fact that the File Manager has given us an extension from the 23 day response due date of December 29, 2023 to January 8, 2024. Feedback and concerns are as the following; the size and scale of proposed development does not fit contextually with the nature and character of the surrounding community, limited parking, increased traffic, building height, privacy, waste/recycling this would add more bins, decrease in property values, existing flooding and infrastructure issues will have cumulative impact on the surrounding community. We realize that this should be addressed at the development permit stage.

Administration Phone: 403-274-6840 Website: [www.tgcacalgary.com](http://www.tgcacalgary.com) Email: [www.info@tgcacalgary.com](mailto:www.info@tgcacalgary.com)  
Forbes Innes Arena: 403-274-1466 Restaurant & Lounge: 403-274-5574 Rec Centre: 403-274-5575

The surrounding residents are not opposed to redevelopment of the parcel under the current land use R-C2 designation which allows for side-by-side and duplex homes which may include secondary suites.

As a community association TGCA support new infill development including and not limited to single detached homes, semi-detached homes, duplex homes and secondary suites. Greenview has a mix of R-C2, M-C1 and M-C2 residential development including, new infill, backyard /garage suites, and new and existing basement suites. We have and promote many varied, flexible, inclusive and equitable housing options within our community.

Thorncliffe Greenview Community Association is opposed to LOC2023-0437 as presented. We are of the opinion that the proposed land use amendment is suitable for development, TGCA suggest the proposed R-CG land use amendment be amended to an R-CGex so that secondary suites would not be permitted. Should the applicant choose to revise the proposed land use amendment to R-CGex we would reconsider our assessment and our position.

Patrick Saunders  
on behalf of the  
Thorncliffe Greenview Community Association

Administration Phone: 403-274-6840 Website: [www.tgcacalgary.com](http://www.tgcacalgary.com) Email: [www.info@tgcacalgary.com](mailto:www.info@tgcacalgary.com)  
Forbes Innes Arena: 403-274-1466 Restaurant & Lounge: 403-274-5574 Rec Centre: 403-274-5575

# PROPOSED

CPC2024-0450  
ATTACHMENT 5

## BYLAW NUMBER 158D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0347/CPC2024-0450)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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

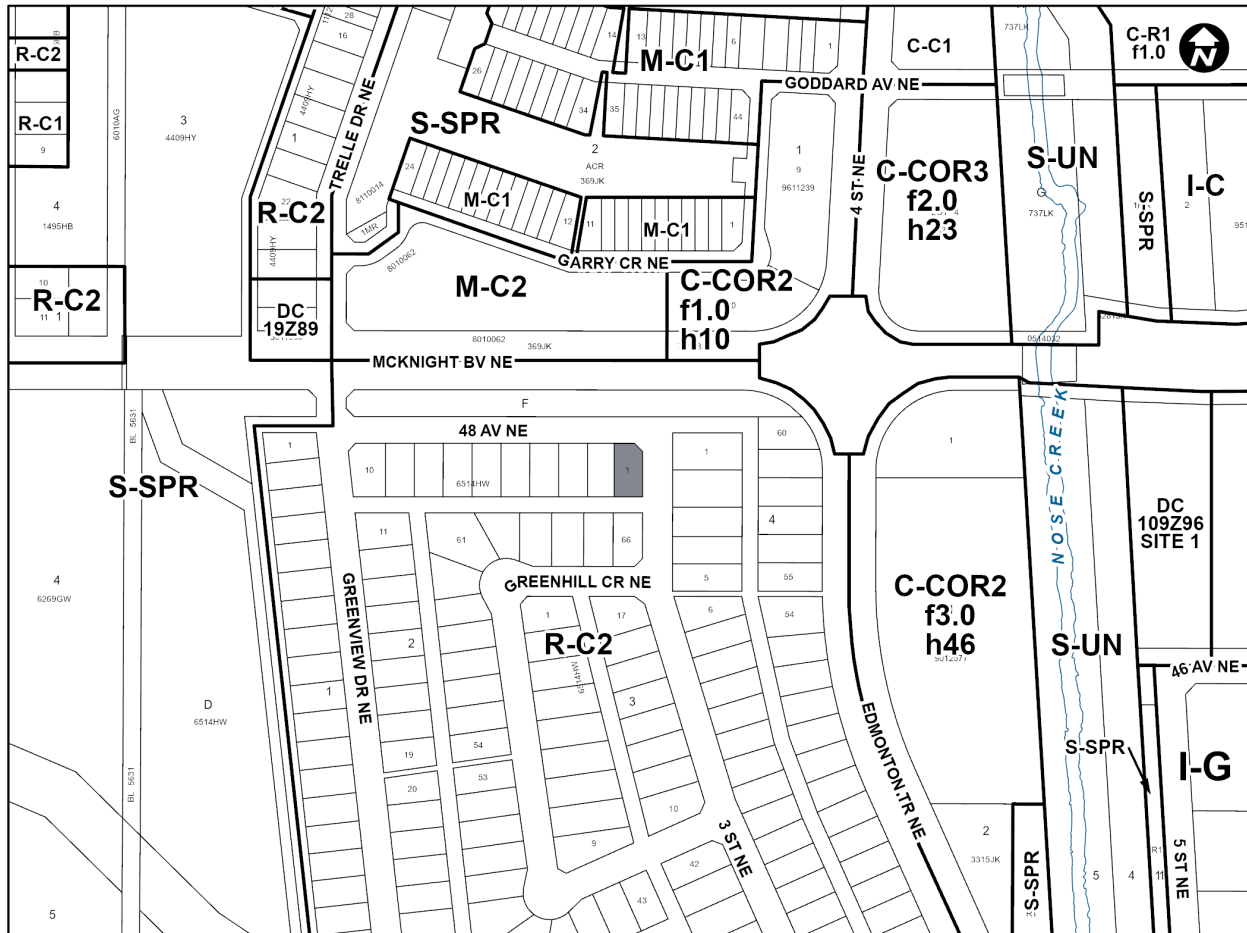
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2023-0347/CPC2024-0450  
BYLAW NUMBER 158D2024**

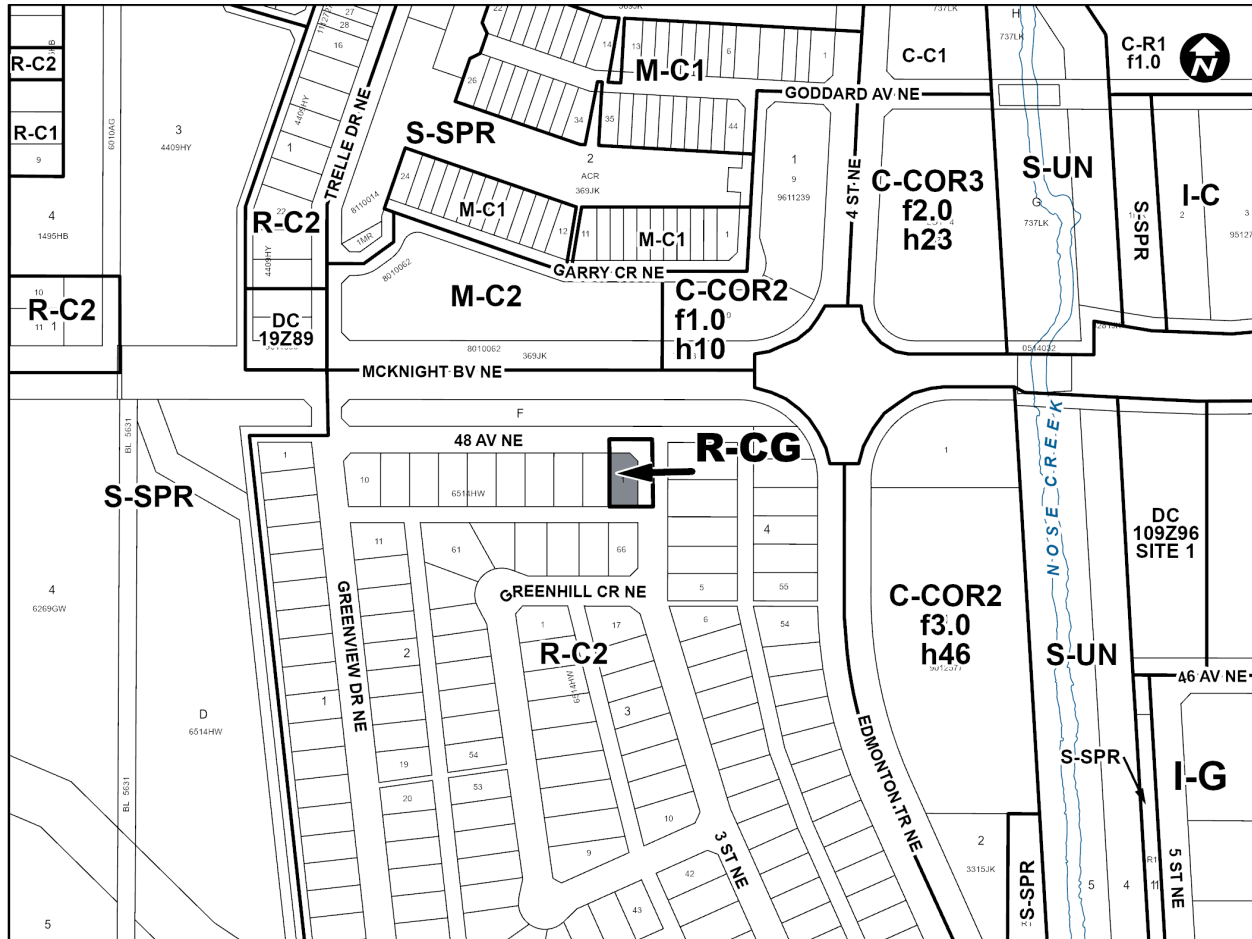
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2023-0347/CPC2024-0450  
BYLAW NUMBER 158D2024

## SCHEDULE B





**Land Use Amendment in Skyview Ranch (Ward 5) at 6086 Country Hills Boulevard NE, LOC2023-0370**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.91 hectares  $\pm$  (4.72 acres  $\pm$ ) located at 6086 Country Hills Boulevard NE (Portion of Plan 1610366, Block 41, Lot 5) from the Commercial – Community 2 f3.0h26 (C-C2f3.0h26) District to Multi-Residential – High Density Medium Rise (M-H2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
APRIL 25:**

That Council give three readings to **Proposed Bylaw 178D2024** for the redesignation of 1.91 hectares  $\pm$  (4.72 acres  $\pm$ ) located at 6086 Country Hills Boulevard NE (Portion of Plan 1610366, Block 41, Lot 5) from the Commercial – Community 2 f3.0h26 (C-C2f3.0h26) District to Multi-Residential – High Density Medium Rise (M-H2) District.

Opposition to Recommendation: Councillor Dhaliwal

**HIGHLIGHTS**

- This application seeks to redesignate a portion of the parcel to allow for higher density multi-residential development in Skyview Ranch without the requirement for ground floor commercial.
- The proposal allows for a contextually appropriate building form and set of uses and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Northeast Community 'A' Area Structure Plan* (ASP).
- What does this mean to Calgarians? The application would allow for more housing options in a developing area with access to alternative transportation modes and employment areas while allowing for more efficient use of existing infrastructure.
- Why does this matter? The proposed Multi-Residential – High Density Medium Rise (M-H2) District will provide further opportunities for high density residential development within the area.
- A development permit (DP2023-04834) has been submitted for a mixed-use development comprised of residential, commercial and office uses and is currently under review.
- There is no previous Council direction related to this proposal.

**Land Use Amendment in Skyview Ranch (Ward 5) at 6086 Country Hills Boulevard NE, LOC2023-0370**

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**DISCUSSION**

This application was submitted on 2023 December 04 by Darrell Grant on behalf of Sky Pointe Landing Inc. The titled area consists of a total of 3.25 hectares (8.03 acres) and is located in the northeast community of Skyview Ranch, at the corner of Country Hills Boulevard NE and 60 Street NE. The subject site is an important development site in Northeast Calgary. It is located immediately adjacent to the future Blue Line LRT Country Hills Station and constitutes a significant portion of the Major Activity Centre (MAC) in the area.

As referenced in the Applicant Submission (Attachment 2), the application seeks to redesignate 1.91 hectares (4.72 acres) of the overall 3.25 hectare (8.03 acres) site in order to facilitate the development of high density residential buildings that will not require ground floor commercial as required under the current C-C2 District. A portion of the subject site (1.34 hectares, 3.31 acres) will remain under the current designation.

A development permit (DP2023-04834) for a mixed-use development was submitted on 2023 July 18 is under review. A land use amendment is required to support this development proposal as the current land use district requires a commercial component be located on the ground floor of each building located on the parcel. Due to the size of the parcel and proposed development, the applicant expressed concerns about accommodating the required amount of at-grade commercial internal to the site. To make the project feasible and to better capture the development potential for the parcel, the applicant requested that the current land use district for a portion of the site be updated to the M-H2 District to provide better flexibility in terms of uses and design rules for the site. The proposed M-H2 District also aligns with the policies for development within a MAC in the ASP and MDP.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Skyview Community Association and adjacent landowners to discuss the application. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received no letters in response to the notice posting.

No comments from the Skyview Ranch Community Association were received. Administration contacted the Community Association to follow up and no response was received.

**Land Use Amendment in Skyview Ranch (Ward 5) at 6086 Country Hills Boulevard NE, LOC2023-0370**

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

**IMPLICATIONS**

**Social**

The application is comprised of a large parcel located within the community of Skyview Ranch and provides a framework for development within a MAC. The proposed land use amendment would enable the development of residential dwelling units and compliment existing and proposed commercial development in the area. As a result, the development would provide housing opportunity, support local business, and provide employment opportunities for residents within Skyview Ranch and Northeast Calgary.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

**Economic**

Higher density multi-residential development in this location will help to create a viable transit-oriented node around the future LRT station. This would also make more efficient use of land and infrastructure and support surrounding uses and amenities for the community and greater area.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 178D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northeast community of Skyview Ranch on the north side of Country Hills Boulevard NE at the corner of 60 Street NE. The site is approximately 3.25 hectares (8.03 acres) and is irregularly shaped. The area subject to this land use amendment application is undeveloped.

Surrounding development sites are characterized by a mix of commercial, institutional, and residential uses. Immediately adjacent to the site is a parcel designated Special Purpose – City and Regional Infrastructure (S-CRI) District which is intended as a future Blue Line LRT extension for the future Country Hills LRT Station. Across Country Hills Boulevard NE and 60 Street NE are lands that are currently undeveloped, some of which have been designated for future commercial and high density residential development.

## Community Peak Population Table

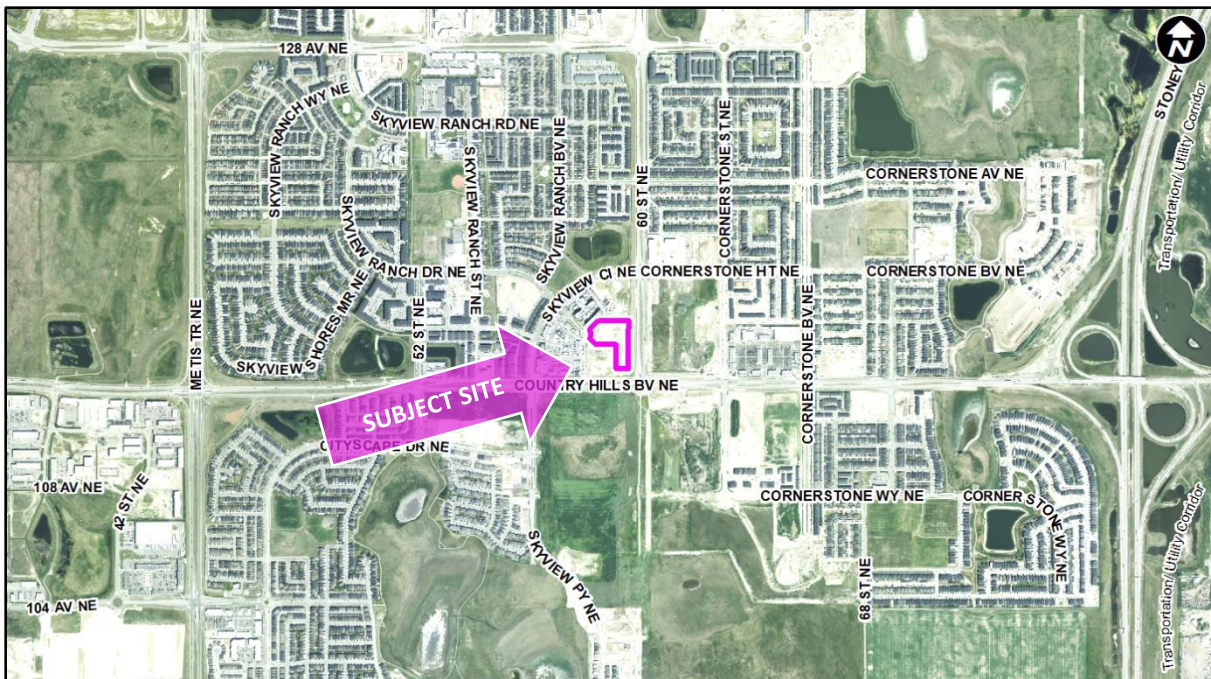
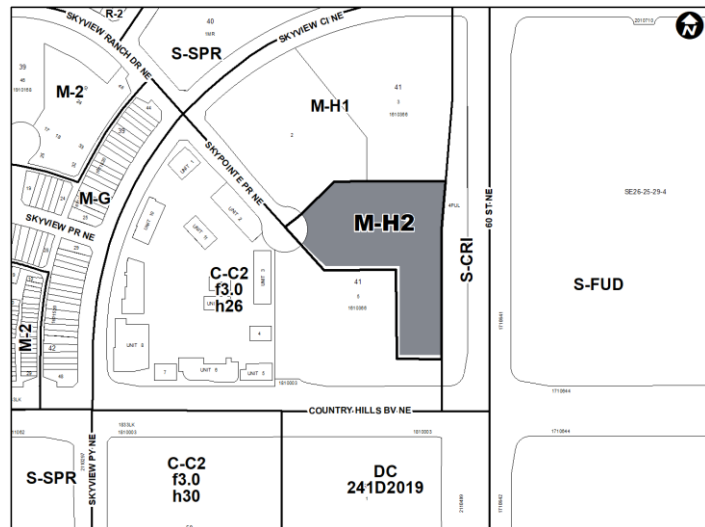
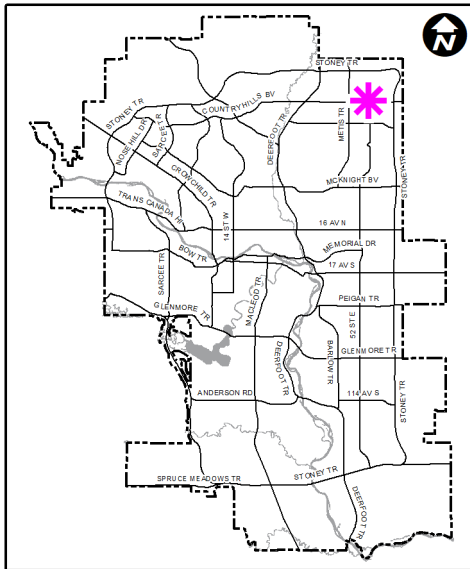
As identified below, the community of Skyview Ranch reached its peak population in 2019.

Skyview Ranch	
Peak Population Year	2019
Peak Population	11,707
2019 Current Population	11,707
Difference in Population (Number)	0
Difference in Population (Percent)	0%

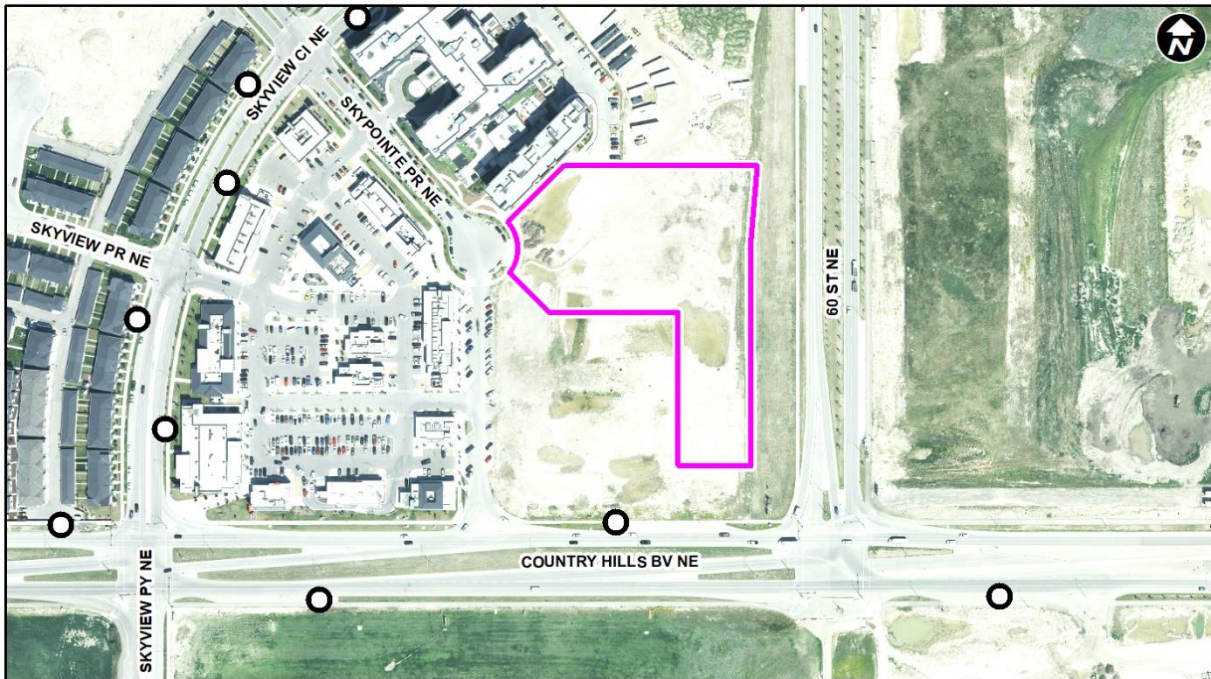
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing C-C2f3.0h26 District is intended to provide opportunities for large commercial developments that are comprehensively designed with several buildings that provide a range of uses and sizes. The district also contains a clause that restricts residential uses from being located on the ground floor. The current district includes modifiers that establish a maximum floor area ratio (FAR) of 3.0 and a maximum building height of 26 metres.

The proposed Multi-Residential – High Density Medium Rise (M-H2) District is intended to accommodate high density multi-residential development in a variety of forms. It allows for taller buildings that are located on strategic parcels, including landmark locations, transit and transportation corridors and nodes and employment concentrations. Finally, it includes a limited range of support commercial multi-residential uses that are restricted in size and location within a parcel of this designation. The proposed M-H2 District allows for a maximum FAR of 5.0, building height of 50 metres (about 13 storeys) and must achieve a minimum density of 150 units per hectare (286 units here).

The current C-C2 District restricts residential uses on the ground floor of any development and requires at grade commercial uses. The proposed M-H2 District includes provisions that allow for commercial uses on the ground floor, but it does not require them, which will provide the applicant and developer more flexibility from a design and use perspective on this portion of the site. The development permit application, which is under review, indicates the applicant will

maintain the ground floor commercial component of the proposed development in the portion of the site that will remain designated as the C-C2 District. This will ensure that the ground floor commercial component of the proposed development is maintained in highly visible and key pedestrian corridor areas to achieve a high quality public realm that encompasses strong pedestrian connections to surrounding development and the future LRT station. The applicant has also indicated that the proposed development will achieve a density target of 300 people/jobs per hectare, well above the minimum of 200 required by the *Municipal Development Plan* (MDP) and *Northeast Community 'A' Area Structure Plan* (ASP) for a Major Activity Centre (MAC) in the area and minimum density of 150 units per hectare required in the proposed M-H2 District.

### **Development and Site Design**

A Development Permit application (DP2023-04834) proposing a mixed use development comprised of residential, commercial, office and retail uses along with child care service has been submitted and is currently under review. The rules of the proposed MH-2 and C-C2f3.0h26 Districts will serve as the framework from which this application will be evaluated, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface with the future Country Hills Boulevard NE LRT station;
- design of the public realm that focuses on the creation of specific active uses along key activity corridors;
- design of transit plaza;
- ensuring enhanced landscape features are included to create a destination;
- design for the 'high street' along the private road that flanks the development to the west;
- layout of uses within the site; and
- appropriate amenity space for the residents.

### **Transportation**

Pedestrian access to the site is available from the existing sidewalk along Country Hills Boulevard NE and the private road that flanks the development at 6004 Country Hills Boulevard NE. The site will also be accessible from a future regional pathway that will connect the future LRT Station to the rest of the MAC and community as the build out of Skyview Ranch continues.

Vehicular access to the subject parcel is available from the private roadway driveway that connects to Skyview Ranch Drive NE from Country Hills Boulevard NE. The roadway has been completed and an access easement has been registered on title to ensure public vehicles can utilize this roadway.

The site is well served by Calgary Transit with a stop directly located on the southern boundary of the site, along Country Hills Boulevard NE serving Route 136 (Corner Meadows / Cornerbrook) which provides a feeder route connection to Saddletowne LRT station and the overall Primary Transit Network. As noted, the site is also directly adjacent to the future Country Hills LRT Station which will provide high quality transit access to this important development site.

The Always Available for All Ages and Abilities (5A) Network indicates an on street bike network that runs along 60 Street NE and connects to 128 Avenue NE.

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management are being reviewed in detail through the development permit application.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

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

The subject parcel is located within the Planned Greenfield area and Major Activity Centre as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Policies for the Planned Greenfield Area recognize the Area Structure Plan (ASP) as appropriate to provide direction for development of the local community. Policies for the Major Activity Centre support a broad range of medium and high density housing opportunities with a minimum development intensity of 200 people and jobs per hectare.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align the development of this site with applicable climate strategies will be explored and encouraged at subsequent approval stages.

### **Northeast Community 'A' Area Structure Plan (Statutory – 2007)**

The subject site is located within the Transit Planning Area and Major Activity Centre as identified in Map 3: Land Use Concept of the [Northeast Community 'A' Area Structure Plan](#) (ASP). Policies of these areas support land uses that provide for multi-residential in medium and high density forms as well as mixed-use development. Development should provide street-orientated active frontages that enhance the public realm. Strong pedestrian and cycling connections within and around the site are required, especially for parcels located adjacent to the future LRT station. Publicly accessible amenity spaces should be incorporated into large scale developments to enhance vibrancy of the overall area and incorporate high quality landscaping. For example, the plaza being proposed adjacent to the future LRT Station should incorporate enhanced landscape features to create a destination for visitors. Surface parking shall be located away from transit and pedestrian areas as well as active frontages to enhance

the pedestrian function of the streetscape and to reduce conflict between active modes of travel and automobile traffic. Development within the Major Activity Centre should achieve an intensity of 200 people and jobs per hectare.

This proposal aligns with the policies in the ASP for both the Transit Planning Area and Major Activity Centre. The proposed development is proposing a mixed use development that is comprised of a variety of uses that will exceed MAC density requirements. Public realm improvements include a privately owned publicly accessible open space, street furniture, enhanced landscape features highlighted along primary pedestrian connections.

# Applicant Submission

On behalf of Sky Vision Development (SVD), we are seeking a land use redesignation in the northeast community of Sky View Ranch to create a greater intensification of land adjacent to a future LRT station (Country Hills – Blue Line). The subject land is located at the corner of Country Hills BV NE and North Point BV NE.

The current designation of the property is C-C2 f3.0 h26. The proposed redesignation to M-H2 for 1.91 hectares / 4.72 acre of the overall 3.25 hectare / 8.03 acre site is to offer the option of developing taller residential buildings without a commercial ground floor requirement. This is based on areas where there is less vehicular and/or foot traffic passing by any building structure. However, there will continue to be mixed-use buildings, with retail/office permitted on the ground floor along the commercial street and heavier travelled routes. Overall, within the proposed land use area, the buildings are suggested to range between six and 12 floors. The potential number of units is 600, based on a combination of unit sizes and varying building heights.

The design of the public realm will be of the highest quality with strong pedestrian connectivity to the future LRT station from this parcel and other parcels to the north, west, and beyond. Details will be expanded upon in a future development permit application.

Ultimately, the entire parcel will support retail, office, and residential, in several buildings of varying heights, in immediate proximity to the future Country Hills LRT station. SVD is pleased to be able to contribute to the city's ambitious directives within Transit Oriented Development / LRT Station Planning Areas and therefore, seeks the community's, Administration's, CPC's, and Council's endorsement to redesignate the subject property to M-H2.



# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

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**Project name:** 6086 COUNTRY HILLS BV NE

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

As this property is a greenfield, there was no formal open house planned. Rather, a one-on-one approach was taken:

- Vacant land to the north's architect - emails throughout the Fall of 2023 to February 2024.
- Apartment block to the north - letter sent to owner/condo association in February 2024; landowner to the west - no contact was made as this property is owned by the same as the subject land;
- Landowner to the south - email sent in February 2024;
- Landowner to the southeast and east (same landowner) - email sent in February 2024; councillor's office - email sent in February 2024 offering to meet; and
- Sky Ranch Community Association - email sent in February 2024.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

See Above

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

No issues other than city consideration for an internal pedestrian linkage from the north through the subject land.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Provided a pedestrian linkage between two proposed buildings to stop at the property line for the developer to the north to connect to with its plan, yet to be finalized.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Provided a plan to the landowner's architect with a dimension as to where the pedestrian linkage was located from the corner of the property.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2024-0400  
ATTACHMENT 4

## BYLAW NUMBER 178D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0370/CPC2024-0400)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 \_\_\_\_\_

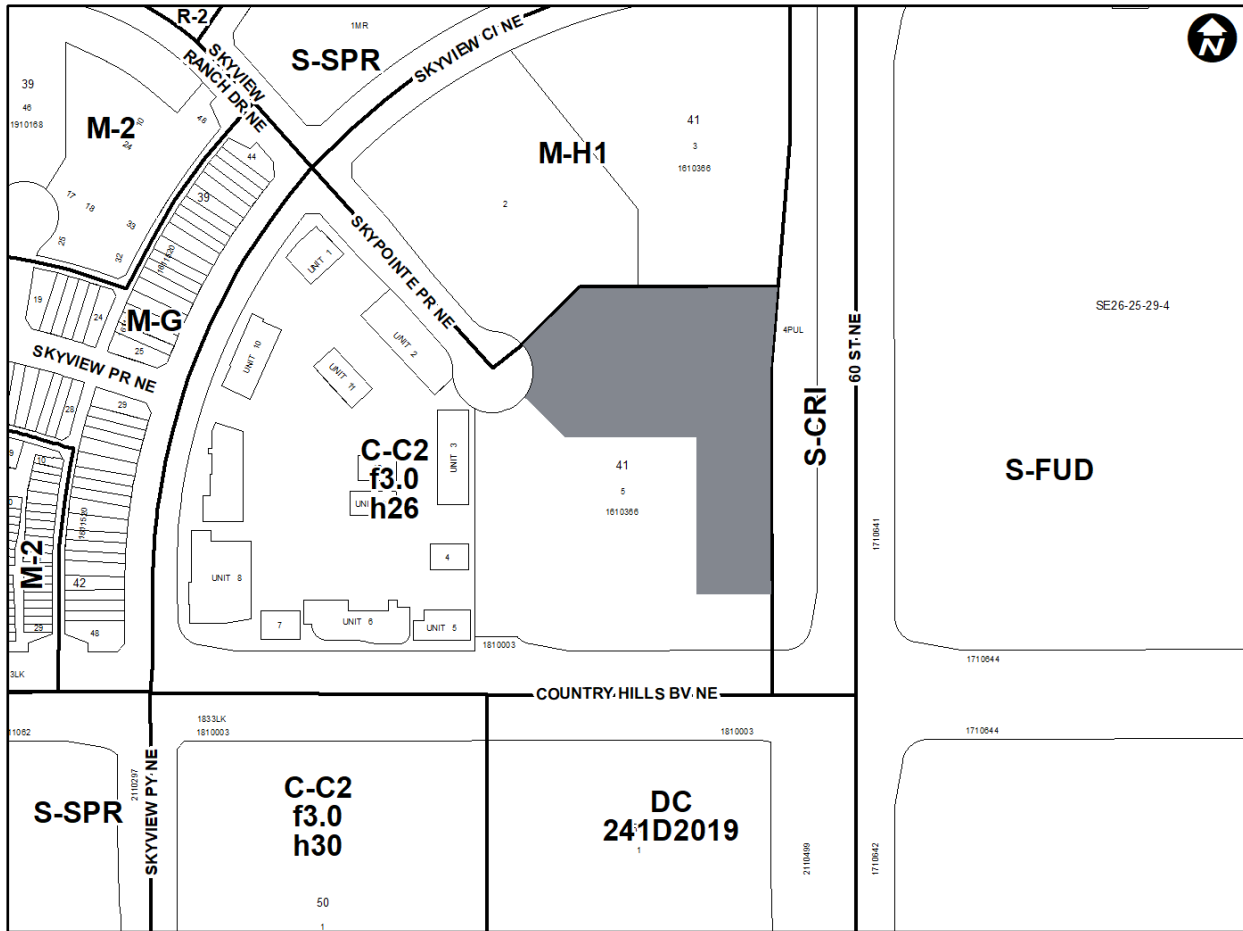
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0370/CPC2024-0400  
BYLAW NUMBER 178D2024

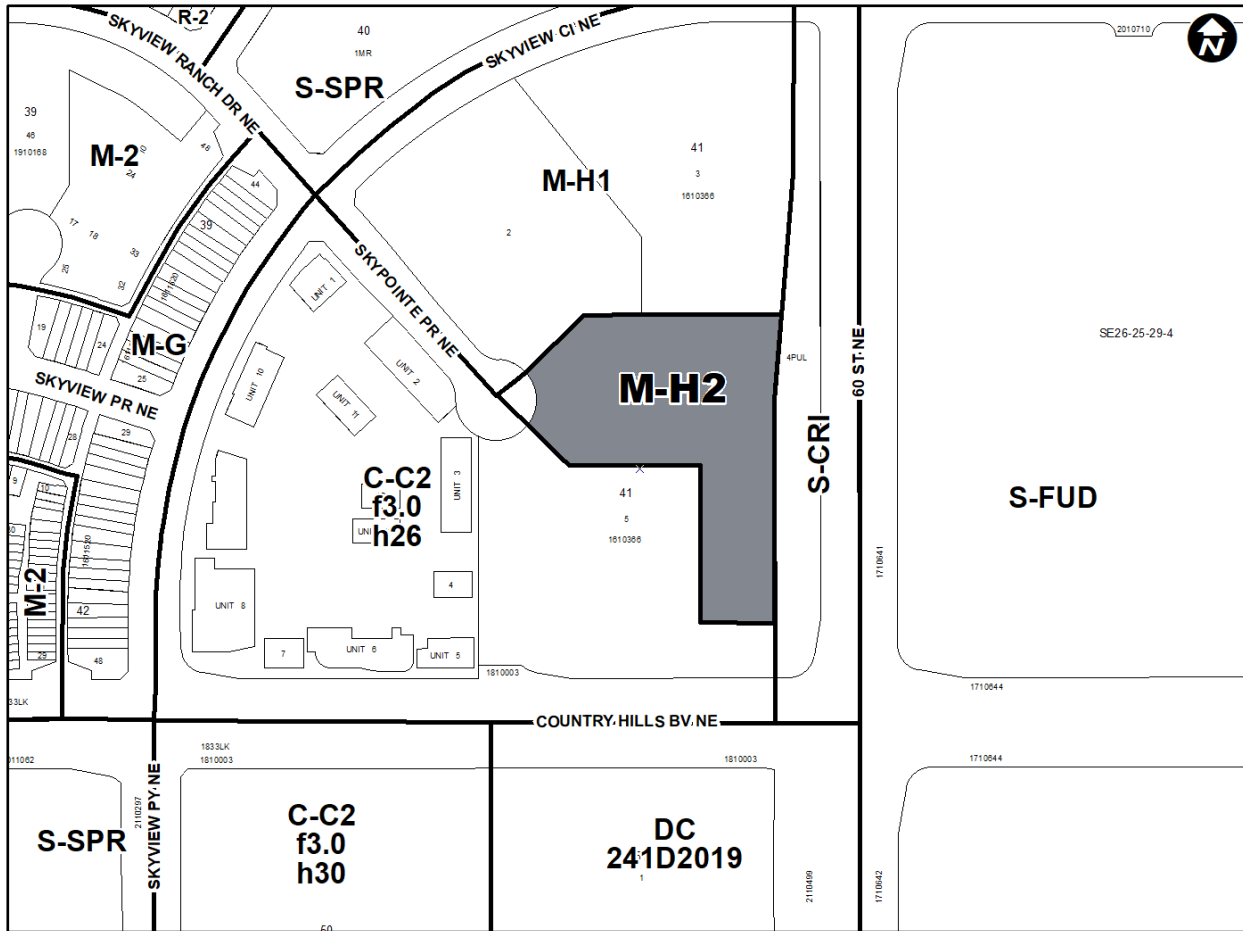
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2023-0370/CPC2024-0400  
BYLAW NUMBER 178D2024

## SCHEDULE B





**Land Use Amendment in Mount Pleasant (Ward 7) at 1016 – 19 Avenue NW,  
LOC2023-0374**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1016 – 19 Avenue NW (Plan 3150P, Block 20, Lots 8 and 9) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 25:**

That Council give three readings to **Proposed Bylaw 173D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1016 – 19 Avenue NW (Plan 3150P, Block 20, Lots 8 and 9) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for two semi-detached dwellings with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the northwest community of Mount Pleasant was submitted by CivicWorks on behalf of EC Living and Evolve Homes (2017), on 2023 December 1. A development permit (DP2023-8730) for four units with secondary suites was submitted on 2023 December 13 and is under review.

The approximately 0.06 hectare (0.14 acre) midblock site is located on 19 Avenue NW between 10 Street and 9 Street NW. The subject site is surrounded by single detached and duplex dwellings. The parcel is situated north of the 16 Avenue N Urban Main Street corridor as designated by the MDP and is currently developed with a single detached dwelling and a detached garage that is accessible from the rear lane.

**Land Use Amendment in Mount Pleasant (Ward 7) at 1016 – 19 Avenue NW,  
 LOC2023-0374**

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant displayed custom on-site signage and delivered brochures outlining the proposed change and development vision to neighbours within a 200 metre ± radius. The applicant also shared a project summary and plans with the Mount Pleasant Community Association and Ward 7 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice-posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received nine letters of opposition. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- lack of privacy;
- increased height and density; and
- lack of direct sunlight.

Administration received one letter of support. The letter of support included the following areas for support:

- development will increase the number of residents which will further provide support to local businesses within the community;
- impact of this development is low as there are multiple commercial buildings within the area; and
- parcel location has direct access to multiple BRT and LRT service lines.

No comments from the Mount Pleasant Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of low-density housing forms while

**Land Use Amendment in Mount Pleasant (Ward 7) at 1016 – 19 Avenue NW,  
LOC2023-0374**

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being sensitive to adjacent development. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

## **IMPLICATIONS**

### **Social**

The proposed land use amendment would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and by optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

### **Economic**

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services, and will provide more housing choice in the community.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. Application Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 173D2024**

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 25**

**ISC: UNRESTRICTED  
CPC2024-0484  
Page 4 of 4**

**Land Use Amendment in Mount Pleasant (Ward 7) at 1016 – 19 Avenue NW,  
LOC2023-0374**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Mount Pleasant on 19 Avenue NW. The site is approximately 0.06 hectares (0.14 acres), with a frontage of approximately 15 metres and a lot depth of approximately 36 metres. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding developments consist primarily of a mix of single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District with nearby properties designated as Residential – Grade-Oriented Infill (R-CG) District. Several commercial developments are located north of the subject site and are designated Commercial – Neighbourhood 1 (C-N1) District and Commercial Neighbourhood 2 (C-N2) District.

The subject site is located approximately 350 metres (a six-minute walk) from 16 Avenue NW, which is identified by the *Municipal Development Plan* (MDP) as an Urban Main Street. Restaurants and other commercial services are located nearby along 4 Street NW and 16 Avenue NW. North Hill Shopping Centre is the nearest Community Activity Centre (CAC) and is located 1.4 kilometres (a 19-minute walk) to the southwest. The Southern Alberta Institute of Technology (SAIT) and the Alberta University of the Arts (AUArts) are located approximately 450 metres (an eight-minute walk) to the south of the site. The subject site is also located within a 350 metre radius (a 10 minute walk) of Mount Pleasant Park, Confederation Park and King George School, a French Immersion Calgary Board of Education elementary school.

## Community Peak Population Table

As identified below, the community of Mount Pleasant reached its peak population in 2018.

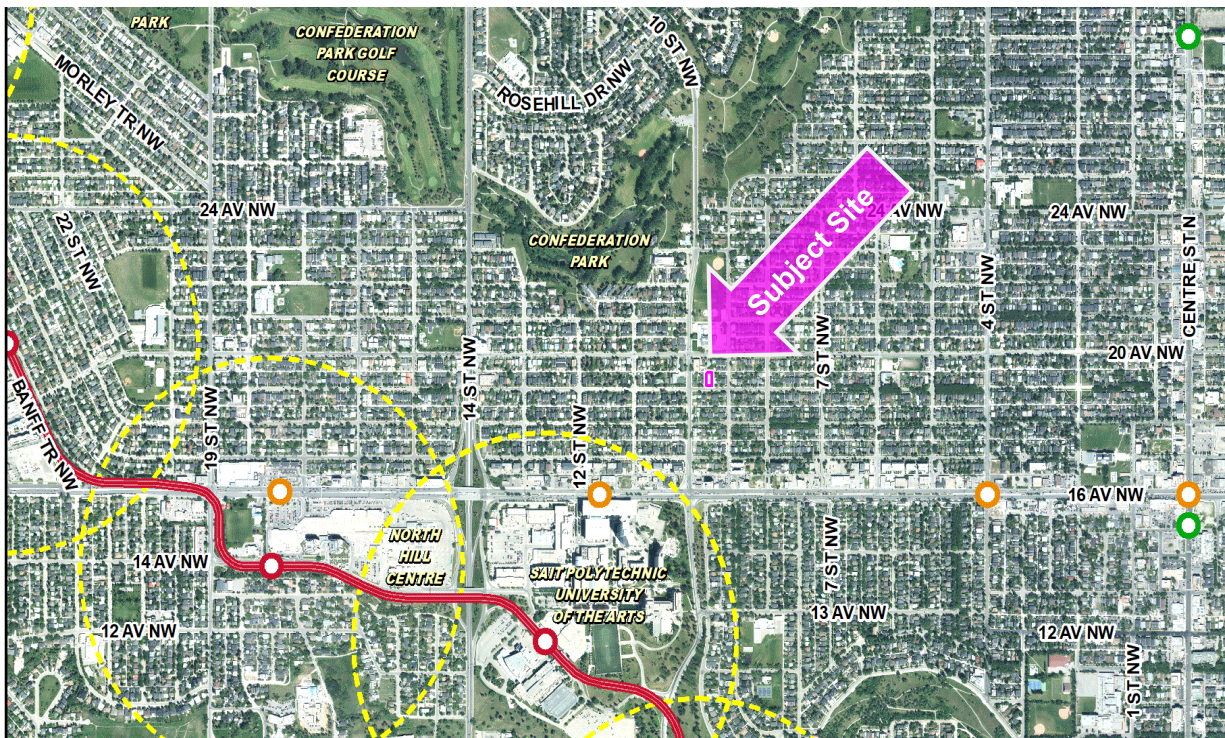
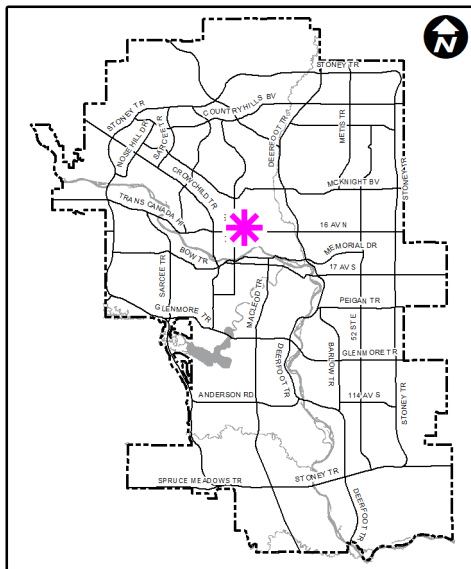
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	-1.87%

Source: *The City of Calgary 2019 Civic Census*

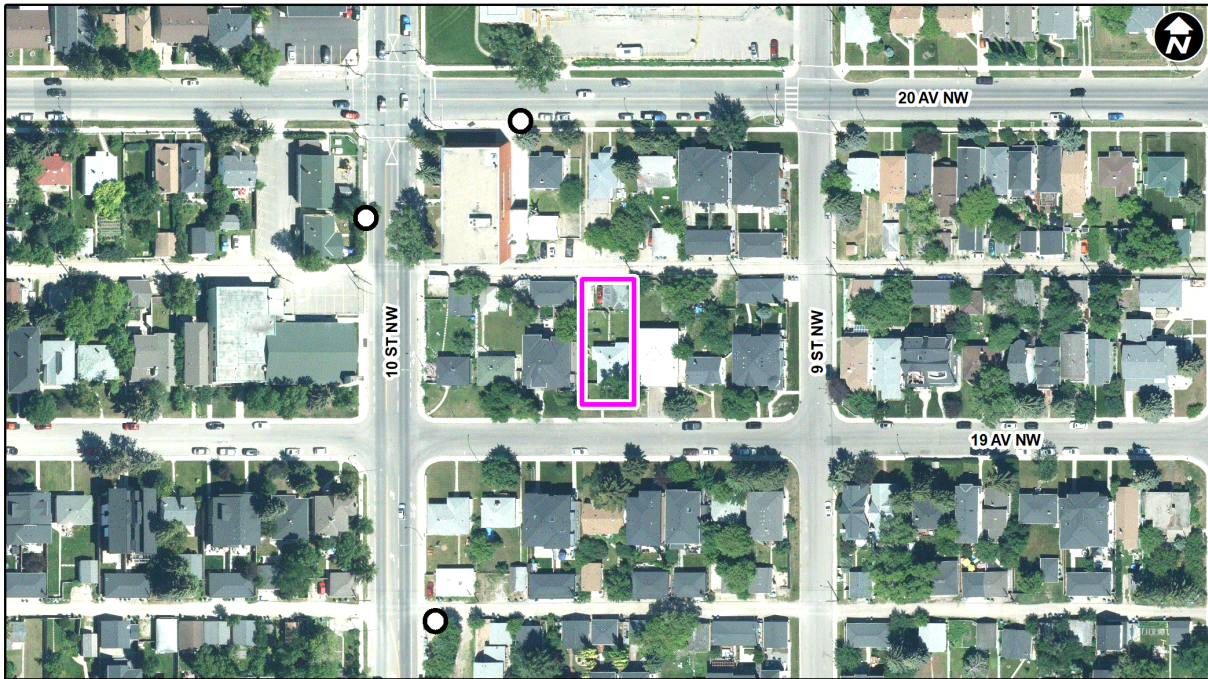
Additional demographic and socio-economic information may be obtained online through [Mount Pleasant Community Profile](#).



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District is a low-density residential designation that is applied to developed areas that allows for a range of housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. This would allow up to four dwelling units based on the parcel area of the subject site.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards the allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

### Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, 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:

- the layout and configuration of dwelling units and secondary suites;
- access and parking provisions; and
- appropriate location of landscaping and amenity space.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along 19 Avenue NW and 10 and 9 Street NW. The existing on-street bikeway is located on 10 Street NW as indicated in the Always Available for All Ages and Abilities (5A) Network.

The subject site is located approximately 350 metres (a six-minute walk) from the 16 Avenue North Urban Main Street where westbound bus stops are located including Route 303 (MAX Orange Brentwood/Saddletowne), Route 19 (16 Avenue North) and Route 91 (Foothills Medical Centre). The Red Line LRT runs under 16 Avenue NW southwest of the site and stops at SAIT/AUArts/Jubilee Station, approximately 1.2 kilometres (a 17-minute walk) to the southwest and at the Lions Park Station, approximately 1.8 kilometre (a 25-minute walk) to the west.

All future vehicle access for the proposed development will only be permitted from the adjacent lane and will be reviewed in greater detail at the development permit stage. On-street parking is available on 19 Avenue NW.

A Transportation Impact Assessment (TIA) and parking study were not required as a part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer lines are available to service future development. Further details for site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future development permit application.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed lane use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more

efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience.

The proposal is in keeping with the relevant MDP policies. The application complies with relevant land use policies that recognize the predominately low-density residential nature of the community and support moderate intensification in a form that respects the scale and character of the neighbourhood.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the Calgary [\*Climate Strategy – Pathways to 2050\*](#). The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **North Hill Communities Local Area Plan (Statutory – 2022)**

The [\*North Hill Communities Local Area Plan\*](#) (LAP) identifies the subject site as being part of the Neighbourhood Local urban form category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for future development of up to three storeys. The LAP anticipates primarily residential uses in the area and encourages a range of housing types with a high frequency of units facing the street and supports higher density when located near commercial areas and transit station areas. The Limited building scale policies within the Neighbourhood Local category note that building forms should be designed to complement surrounding context and consider impacts of massing, lot conversation and setbacks.

The proposed land use amendment is in alignment with applicable policies of the LAP.

# Applicant Submission

December 1, 2023

## Proposed Land Use Change Applicant Summary

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**Project Location:** 1016 19 AV NW (MP1016)

**Existing Land Use:** Residential - Contextual One/Two Dwelling (R-C2) District

**Proposed Land Use:** Residential - Grade-Oriented Infill (R-CG) District

### APPLICATION SUMMARY

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 1016 19 AV NW from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CG) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Mount Pleasant. EC Living will develop the proposed project using the Canada Mortgage & Housing Corporation's *Rental Construction Financing Program*, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

### WHAT IS PROPOSED?

A courtyard-oriented townhouse development is proposed. A summary of key project details is included below:

**Building Height:** 3 storeys (12m maximum building height)

**Residential Buildings:** 2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

**Residential Units:** 4 (2-3 bedroom) townhouse units and 4 (1 bedroom) secondary suites

**Vehicle Parking Stalls:** 4, contained within a carport (0.5 parking stalls/ unit or suite)

**Secure Bike / Scooter / Stroller Storage Units:** 4, incl. Class-1 bike stalls (1/ unit/suite without an assigned vehicle parking stall)

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings, available online at: [www.ecliving.ca/engage](http://www.ecliving.ca/engage)

These preliminary plans and concept drawings will inform a supporting Development Permit (DP) application that will be submitted by the project team, will be reviewed for completeness by The City of Calgary, and available to surrounding area residents and broader public for additional review and comment.

### PROJECT SITE CHARACTERISTICS

This site is particularly well-suited for a low scale multi-residential infill development given its lot characteristics, strategic location, and the character and scale of surrounding area development:

**Rear Lane Access:** The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organize waste and recycling collection from the lane.

**Nearby Transit Service:** The project site is within 150m of bus stops for Route 5 primary transit service on 10 ST NW and 425m-550m (±5-6 min. walk) of additional Routes 19 and 303 MAX Orange BRT on 16 AV NW. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.



**Nearby Main Street and Neighbourhood Connector Corridor:** The project site is located  $\pm 50\text{m}$  of 10 ST NW - a Neighbourhood Connector Corridor and  $\pm 350\text{m}$  from the 16 AV NW Urban Main Street - a Neighbourhood Commercial Corridor in the North Hill Communities LAP. These are municipally-identified locations for future population growth and incremental redevelopment in Mount Pleasant. The Neighbourhood Connector hosts clusters of neighbourhood commercial, including a small cluster half a block west of the site, in addition to a larger cluster three blocks south of subject site.

**Nearby Open Spaces & Community Amenities:** The project site is within a short 10 minute walk of a variety of local area destinations and amenities, including Confederation Park, King George School Playground, St. Joseph Off-leash Dog Park, Mount Pleasant Park, and several other parks, playgrounds, and sports fields. Nearby cycling infrastructure and regional pathways along 10 ST NW, 19 AV NW, and Confederation Park allow for even easier access to some of these destinations.

#### **ALIGNMENT WITH CALGARY'S GROWTH PLANS**

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied 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.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the *MDP* also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

#### **ALIGNMENT WITH LOCAL AREA PLANS**

The project site is located within the boundary of the North Hill Communities Local Area Plan (2021), and falls within the Neighbourhood Local Urban Form category and Limited (Up to 3 Storeys) Building Scale category, allowing for future multi-residential development of up to 3 storeys. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.

#### **APPLICANT-LED OUTREACH**

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

Each application is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and mailers hand delivered to residents living within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

#### **CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS**

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

#### **CONCLUSION**

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, and 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 your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or [engage@civicworks.ca](mailto:engage@civicworks.ca), referencing MP1016 (1016 19 AV NW).

# Applicant Outreach Summary

March 13, 2024



## Summary

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 1016 19 AV NW from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CG) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Mount Pleasant. EC Living will develop the proposed project using the Canada Mortgage & Housing Corporation's Rental Construction Financing Program, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between December 2023 - February 2024 and are further detailed below. Interested parties including the Mount Pleasant Community Association (MPCA) and Ward 7 Office were offered digital meetings and invited to participate in our process which has focused on informative and fact-based engagement and communications.

### How We Engaged

#### December 2023: Application Submission/Outreach Launch

- Activated and monitored a dedicated engagement email and phone line
- Shared project information materials with the MPCA and Ward 7 Councillor's Office, offering virtual meetings
- Sent individual letters to next door neighbours to introduce project and share contact information
- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information
- Displayed custom applicant signage on-site, providing proposal details and contact information
- On-going correspondence and direct responses provided to all interested parties

#### March 2024: Outreach Closure

- Held digital meeting between the project team and neighbours to share information, hear feedback, and answer questions
- Hand delivered a second round of letters to neighbours within +/-200m of the subject site, providing outreach closure notification and project updates
- Updated on-site signage to provide notice of outreach closure and shared Outreach Summary to interested parties
- Shared Outreach Summary with City Administration, MPCA, and Ward 7 Office
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments.

### Interested Party Feedback

Over the outreach timeline, the project team was contacted by 5 individual community members. The project team shared Land Use Redesignation information packages with the MPCA and the Ward 7 Office, offering meetings to discuss the application. During the applicant-led outreach process, the MPCA had a vacancy for the role of Director of Planning and as such the project team did not receive feedback on the proposals. The Ward 7 Office acknowledged and thanked our team for sharing information. The City of Calgary received feedback through its own separate outreach process that has been shared with the project team and integrated within this outreach summary.

Project feedback has been categorized into 3 themes. Each theme begins with an outline of what the project team heard and then provides a project team response.

#### Feedback Themes

- Density, Building Height & Overshadowing, Privacy
- On-Street Parking
- Noise, Property Values



## What We Heard

### Density, Building Height & Overshadowing, Privacy

#### What We Heard

A central theme heard by the project team was that the number of units proposed is excessive for this site and does not fit within the existing character of the block. The project team also heard feedback regarding building height and potential overshadowing and privacy concerns.

#### Response

The proposal for 1016 19 AV NW proposes four Dwelling Units and four Secondary Suites within a mid-block, courtyard oriented, rowhouse-style development. The subject site is well supported for modest intensification based on various City policies and amenities. The site is in proximity to primary transit, the 16 AV NW Main Street, schools and parks, and commercial and institutional destinations.

The project site is located on 19 AV NW near 10 ST NW, a higher order Arterial street that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity connecting to the 16 AV NW Urban Main Street, a municipally-identified area for future population growth and incremental redevelopment.

The subject site location is identified in the North Hill Communities Local Area Plan as the Neighbourhood Local Urban Form and Limited (Up to 3 Storeys) Building Scale categories and meets the LAP criteria when more than three units are proposed as the site is near an identified Main Street and has a rear lane.

The City of Calgary Land Use Bylaw received Council approved amendments at the beginning of 2023 that support and enable greater flexibility for grade-oriented housing within the R-CG District with specific changes relating to parcels that are located mid-block.

The proposed development vision density is bylaw aligned as the R-CG District has a maximum density of 75 units per hectare, allowing for four Dwelling Units (Secondary Suites do not count toward the density calculation).

The proposed development takes into account the site context, specifically with regards to shadowing and overlooking on neighbouring properties. The R-CG District is a low-density residential district specifically designed to blend with other existing low-density residential districts. Though existing Local Area Policy permits up to three storeys at this location, the R-CG District has a maximum height of 11.0m and restricts the



rear building to two storeys (8.6m). The existing R-C2 land use of the site currently allows a possible maximum height of 10.0m. Additional rules of the R-CG District also limits height, massing, and potential shadowing through a building height chamfer that restricts the building height nearest to shared property lines to 7.0m, increasing at a 45 degree angle away from the property line up to the 11.0m maximum height.

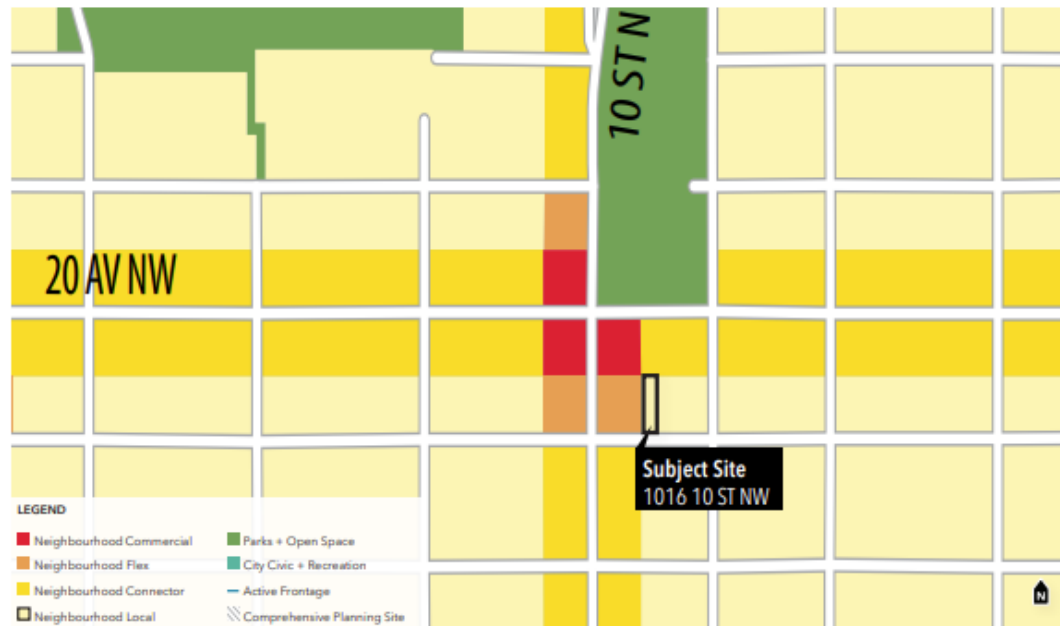
While 11.0m is possible, the proposed building height of the front building along 19 AV NW for MP1016 is proposed as  $\pm 10.0\text{m}$  and  $\pm 8.0\text{m}$  for the rear building that interfaces with the courtyard. The adjacent semi-detached dwelling is  $\pm 9.26\text{m}$  in height, representing a height difference of  $\pm 0.74\text{m}$  (2.4 ft). The design intention within the proposed R-CG District and development vision aims to add density to a mid-block site through a considered and sensitive approach that seeks to minimize impacts to adjacent neighbours, including the perception of mass and potential shadowing.

Project team architects FAAS also consider the impact on privacy through the building design and strive to limit window size and placement wherever possible to minimize potential overlooking. Windows on upper floors that face neighbouring properties typically serve rooms that have lower activity during the day, such as bedrooms and bathrooms.

Most windows on upper floors are proposed to have orientation toward the street, courtyard, or lane. On the south building, there are no windows facing the adjacent properties. The northern rear building is proposed to have one window on each of the east and west facades that face the adjacent neighbours and are intended to serve bedrooms.



**Map 3 - North Hill Communities Local Area Plan: Urban Form Category**



**Map 4 - North Hill Communities Local Area Plan: Building Scale Category**



05

Subject site looking west along 19 AV NW



Subject site looking east along 19 AV NW



06

## On-street Parking

### What We Heard

The most common feedback theme related to on-street parking availability and overall traffic congestion, and traffic safety.

### Response

There are 4 parking stalls with 4 secure alternative mobility storage lockers or bike stalls for units without an assigned parking stall proposed. The amount of parking proposed meets the Council approved Land Use Bylaw rules of the R-CG District with a ratio of 0.5 vehicle parking stalls per Dwelling Unit or Secondary Suite. Units not assigned a vehicle parking stall are provided with active modes storage lockers (large enough for a cargo/e-bike, stroller, e-scooter, etc) or enclosed bike parking.

The project site is within 80m of bus stops for Routes 4 and 5 Primary Transit Network service on 10 ST NW and 405-550m (±5-6 min. walk) of additional Routes 19 and 303 MAX Orange BRT on 16 AV NW. There are multiple City-identified cycle routes near the site providing excellent connectivity to the 5A bicycle network. The site is nearby to the 10 ST NW on street bikeway, connecting riders southbound to the Core, and northbound to Confederation Park. 20 AV NW and 18 AV NW to the north and south of the site are both recommended future on-street bikeways. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

The subject site is located within Residential Parking Zone (RPZ) F. Though on-street parking is considered a public asset intended for public use, an established RPZ allows residents to request the City of Calgary implement on-street parking restrictions to ensure there is a reliable and predictable amount of available space on each block. MP1016 has a 50 foot frontage along 19 AV NW, allowing for approximately 3 on-street parking stalls providing parking space for potential visitors. Currently, there are no on-street parking restrictions in place along 19 AV NW between 9 ST NW and 10 ST NW.

The project team has consulted with transportation engineers Bunt & Associates through similarly scaled projects within the inner-city where it was determined that proposals of this scale are not significant generators of total daily traffic volume.

The project team heard that on-street parking creates a safety hazard for pedestrians and impacts driver visibility. As part of the concurrent application Detailed Team Review, the City of Calgary Mobility Engineering department has reviewed the developments in terms of pedestrian and vehicular safety. No comments related

to safety risks were noted by the project team from The City. In practice, on-street parking tends to narrow road widths which generally affects driver behavior by reducing vehicle speeds and creating a safer crossing environment for pedestrians while also creating a physical barrier between the sidewalk and moving vehicles. Although there is a potential that larger vehicles parked near intersections could impact pedestrian and driver visibility this is unfortunately not a factor that can be regulated through land use.

## Noise, Property Values

### What We Heard

The project team received feedback with concerns of increased noise levels and impact to property values.

### Response

The subject site is nearby to several neighbourhood commercial uses at the intersection of 20 AV NW and 10 ST SW. Commercial uses tend to have higher levels of activity and therefore generate and have greater impact on noise and levels relative to residential uses. Though increased intensity can lead to an increase of activity, noise is impossible to quantify or predict on a development-by-development basis. Noise bylaws are enforceable under the Community Standards Bylaw as regulated by the City.

As the developer-builder, EC Living will retain ownership and provide property management for all units which will be offered as rentals. As such, EC Living has a vested interest in maintaining positive relationships with their neighbours and ensuring that future residents are carefully selected to protect their asset long-term. It is also in their best interest to address any necessary property maintenance to keep the development in a state of good repair. This includes the proper care of any new landscaping, snow removal, and privately contracted waste, recycling, and organics management, all of which comprise a significant overall and ongoing investment in the property.

Any potential impact on property values is not a land use consideration of the City of Calgary land use redesignation process. Council members and Administration are limited to reviewing land use applications based on the merits of the planning considerations only, and property value does not fall within that category. The development vision includes a high-standard quality of design, attractive and durable materials, and abundant landscaping - all factors that are to be determined and refined through review of a future development permit application.



Looking north from commercial node - 20 AV NW and 10 ST NW



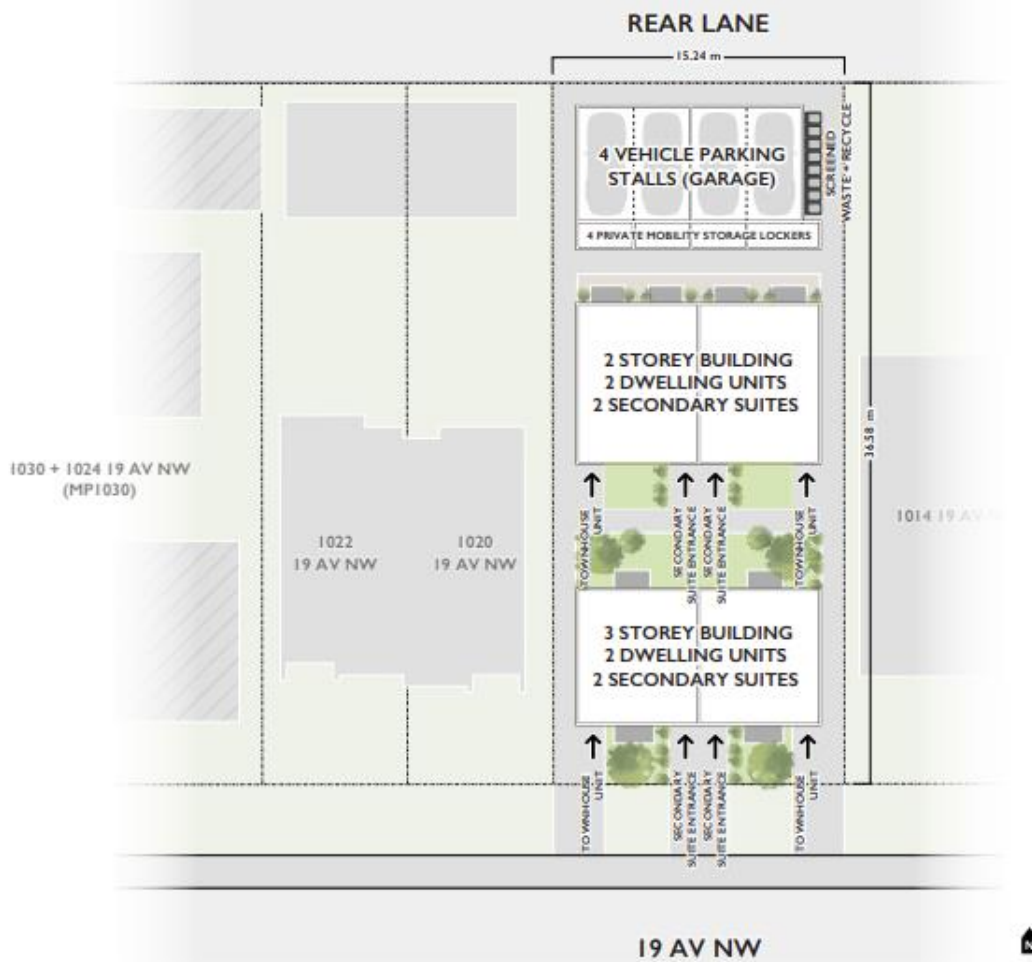
Looking south from commercial node - 20 AV NW and 10 ST NW



09



Site Plan

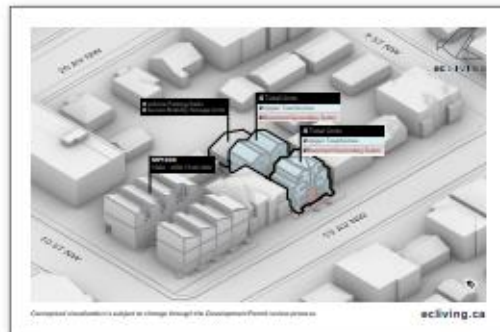


Note: Conceptual in nature and subject to change through Development Permit (DP2023-08730) application review.

## Outreach Materials

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented including:

- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information
- Displayed a sandwich board on the site, providing proposal details and contact information
- Sent individual letters to next door neighbours to introduce project and share contact information
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments



Neighbour Mailer (Front and Back)



On-site Signage

# PROPOSED

CPC2024-0484  
ATTACHMENT 4

## BYLAW NUMBER 173D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0374/CPC2024-0484)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 LOC2023-0374/CPC2024-0484  
BYLAW NUMBER 173D2024

## SCHEDULE A



# PROPOSED

AMENDMENT LOC2023-0374/CPC2024-0484  
BYLAW NUMBER 173D2024

## SCHEDULE B





**Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue NW, LOC2023-0373**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three reading to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 1024 and 1030 – 19 Avenue NW (Plan 3150P, Block 20, Lots 12 to 15) from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 25:**

That Council give three reading to **Proposed Bylaw 174D2024** for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 1024 and 1030 – 19 Avenue NW (Plan 3150P, Block 20, Lots 12 to 15) from Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a two-building courtyard-oriented rowhouse development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application in the northwest community of Mount Pleasant was submitted by CivicWorks on behalf of EC Living and Evolve Homes (2017) Inc., on 2023 December 1.

The approximately 0.11 hectare site is situated on the corner of 19 Avenue NW and 10 Street NW. The subject site is north of 16 Avenue N Urban Main Street and west of 4 Street NW. The sites are currently developed with single detached dwellings with detached garages accessed from the rear lane.

**Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue NW, LOC2023-0373**

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As indicated in the Applicant Submission (Attachment 2), the proposed land use district will enable a ‘missing middle’ development. A development permit (DP2023-08599) for 15 dwelling units and secondary suites was submitted on 2023 December 7 and is under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant displayed custom on-site signage and delivered brochures outlining the proposed land use change and development vision to neighbours within a 200 metre radius. The applicant also shared a project summary and plans with the Mount Pleasant Community Association and Ward 7 Councillor’s Office. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration’s practices, this application was circulated to the public/interested parties, notice-posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received eight letters of opposition. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- lack of privacy;
- increased height and density; and
- lack of direct sunlight.

Administration received one letter of support. The letter of support included the following areas of support:

- development will increase the number of residents which will further provide support to local businesses within the community;
- impact of this development is low as there are multiple commercial buildings within the area; and
- parcel location has access to nearby BRT and LRT service.

No comments from the Mount Pleasant Community Association were received. Administration contacted the Community Association to follow up and no response was received.

**Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue NW, LOC2023-0373**

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended for parcels that meet the location criteria within an approved local area plan. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

## **IMPLICATIONS**

### **Social**

The proposed land use amendment would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and by optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

### **Economic**

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services, and will provide more housing choice in the community.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. Application Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 174D2024**

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 25**

**ISC: UNRESTRICTED  
CPC2024-0483  
Page 4 of 4**

**Land Use Amendment in Mount Pleasant (Ward 7) at 1024 and 1030 – 19 Avenue  
NW, LOC2023-0373**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site includes two adjacent parcels located in the northwest community of Mount Pleasant at the corner of 10 Street NW and 19 Avenue NW. Together, the parcels are approximately 0.11 hectares (0.28 acres) in size and are approximately 30 metres wide and 36 metres deep. The parcels are currently developed with single detached dwellings and detached garages, with vehicle access from the rear lane.

Surrounding developments consist primarily of a mix of single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District with nearby properties designated as Residential – Grade-Oriented Infill (R-CG) District. Multiple commercial developments are located north of the subject site.

The subject site is approximately 300 metres (a five-minute walk) from the 16 Avenue N Urban Main Street. Restaurants and other commercial services are located nearby along 4 Street NW and 16 Avenue NW. Other services and amenities include the North Hill Shopping Centre located 1 kilometre (a 17-minute walk) to the southwest and the Southern Alberta Institute of Technology (SAIT) and Alberta University of the Arts (AUArts) located approximately 450 metres (an eight-minute walk) to the south of the subject site. Multiple parks are within a 12-minute walk of the site including Mount Pleasant Park and Confederation Park. King George School, a French immersion Calgary Board of Education elementary school is located 140 metres (a two-minute walk) north of the subject site.

## Community Peak Population Table

As identified below, the community of Mount Pleasant reached its peak population in 2018.

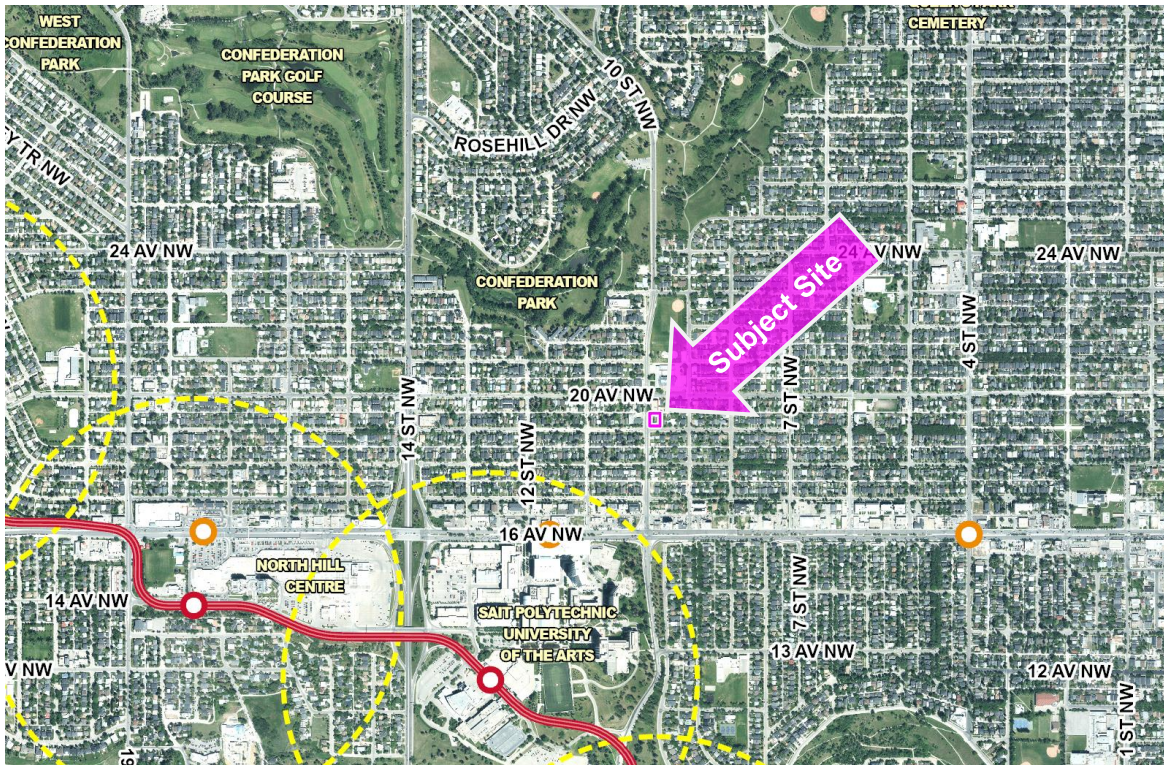
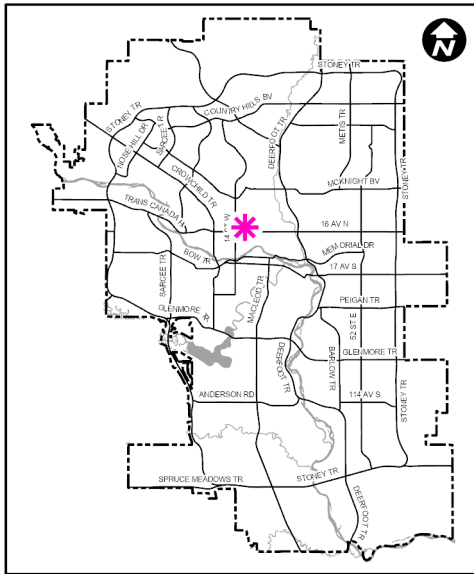
Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	-112
Difference in Population (Percent)	1.87%

Source: *The City of Calgary 2019 Civic Census*

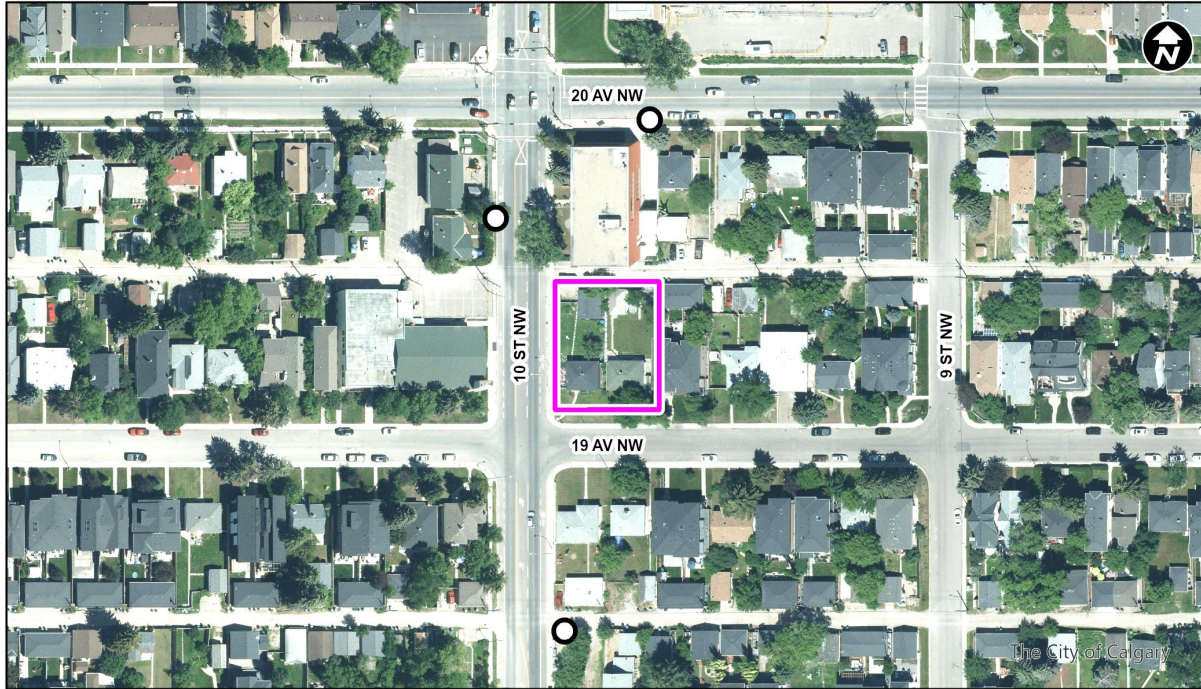
Additional demographic and socio-economic information may be obtained online through [Mount Pleasant Community Profile](#).



## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The site consists of two adjoining parcels. The existing land use on the west portion of the site is the R-C2 District. The R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The existing land use on the east portion of the site is the R-CG District. The R-CG District is a low-density residential designation that is applied to developed areas. It allows for a range of housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare.

The proposed H-GO District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms including rowhouse, townhouse and stacked townhouse units. There is no maximum density regulated under the H-GO District; rather, development scale and intensity are managed through a combination of:

- a minimum building separation of 6.5 metres between a residential building at the front of the parcel and a residential building at the rear of the parcel to ensure functional courtyard amenity space;

- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

Only the parcels that meet the site selection criteria located in the purpose statement of the H-GO district in Land Use Bylaw 1P2007 have the potential to be redesignated to H-GO District. In areas that have an approved Local Area Plan, the H-GO District is only intended to be applied to parcels that are part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Category.

The subject site is appropriate for the proposed H-GO District as it is located within the Neighborhood Flex Urban Form Category as outlined in the *North Hill Communities Local Area Plan*.

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District would provide guidance for the ongoing redevelopment of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Additional items that will be considered through the development permit review process include, but are not limited to:

- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate inclusion of required vehicular parking and alternative mobility storage areas;
- creating an active and inviting interface with 10 Street NW while implementing the public realm setback requirement of Land Use Bylaw 1P2007; and
- providing appropriate waste and recycling storage.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along 19 Avenue NW and 10 Street NW. There is also bicycle access to an existing On-Street Bikeway along 10 Street NW. This infrastructure is part of the Always Available for All Ages and Abilities (5A) Network.

The subject site is approximately 300 metres (a five-minute walk) from the 16 Avenue North Urban Main Street where bus stops are located for routes including: Route 303 (MAX Orange Brentwood/Saddletowne), Route 19 (16 Avenue North) and Route 91 (Foothills Medical Centre). The Red Line LRT stop at SAIT/AUArts/Jubilee Station, approximately 1.2 kilometres (a 17-minute walk) to the southwest.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, storm and sanitary sewer mains are available to service the subject site. Further details for servicing and waste collection facilities are being reviewed through the development permit.

## Legislation and Policy

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the Calgary [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **North Hill Communities Local Area Plan (Statutory – 2022)**

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex Urban Form Category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Flex areas are characterized by a mix of residential and commercial uses. The Low building scale policies within the Neighbourhood Flex category note that building forms should be designed to reduce the impacts of wind, provide sunlight access to streets and open spaces, and use variation in building height and material to reduce the perceived massing of larger buildings. The proposed land use amendment is in alignment with applicable policies of the LAP.

# Applicant Submission

December 1, 2023

## Proposed Land Use Change Applicant Summary

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Project Location: 1024-1030 19 AV NW (MP1030)

Existing Land Use: Residential - Contextual One/Two Dwelling (R-C2) District & Residential - Grade-Oriented Infill (R-CG) District

Proposed Land Use: Housing - Grade-Oriented (H-GO) District

### APPLICATION SUMMARY

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 1024-1030 19 AV NW from the existing Residential - Contextual One/Two Dwelling (R-C2) & Residential - Grade-Oriented Infill (R-CG) Districts to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Mount Pleasant. EC Living will develop the proposed project using the Canada Mortgage & Housing Corporation's *Rental Construction Financing Program*, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

### WHAT IS PROPOSED?

A courtyard-oriented stacked townhouse development is proposed. A summary of key project details is included below:

**Building Height:** 3 storeys (12m maximum building height)

**Residential Buildings:** 2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

**Residential Units:** 22 (eight two to three bedroom stacked townhouses, seven one to two bedroom flats, and seven one bedroom basement units)

**Vehicle Parking Stalls:** 11, accessible off the lane (0.5 parking stalls / unit)

**Secure Bike / Scooter / Stroller Storage Units:** 11, incl. Class-1 Bike Stalls (min. 1 / unit without an assigned vehicle parking stall)

**Resident Amenity Space:** 6.5m wide interior common courtyard

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings, available online at: [www.ecliving.ca/engage](http://www.ecliving.ca/engage)

These preliminary plans and concept drawings will inform a supporting Development Permit (DP) application that will be submitted by the project team, will be reviewed for completeness by The City of Calgary, and available to surrounding area residents and broader public for additional review and comment.

### WHAT IS 'MISSING MIDDLE' HOUSING?

'Missing Middle' housing refers to a broad range of 2 to 3 storey buildings with multiple units and a variety of unit sizes, located in walkable inner city neighborhoods with easy access to transit, amenities and daily needs. This type of housing is typically 'Missing' from many of Calgary's neighbourhoods because it has been historically restricted by strict zoning regulations and parking requirements. In terms of form, scale, density and affordability, this form of housing sits in the 'Middle' of the development spectrum – between single-detached or semi-detached homes and mid-to-high-rise apartment buildings.

Since 2015, The City of Calgary has continuously evolved the Land Use Bylaw to address the need for greater housing choice and the general lack of 'Missing Middle' housing in our city. These changes have been primarily aimed at solving the mismatch between available housing stock and shifting demographic needs, including the ever-growing market demand for more diverse ground-oriented housing in amenity-rich inner city communities.



### WHY IS 'MISSING MIDDLE' HOUSING IN DEMAND?

In recent years, the emergence and market interest in 'Missing Middle' housing, both locally and nationally, has been driven by:

- Significant market demand for housing options with a front door in desirable and amenity-rich inner city communities.
- A generally low supply of both vintage and new / modern 'Missing Middle' housing options within inner city communities.
- A shift in market demand towards purpose-built-rental options over traditional home ownership, driven by both relative affordability and lifestyle flexibility.
- An increase in market demand for relatively more affordable and smaller units (i.e. less than 500ft<sup>2</sup>), without an on-site parking stall where convenient alternative mobility options are available (i.e. Uber, carshare, transit, biking, walking).
- Attractive construction funding opportunities from Canada Mortgage & Housing Corporation aimed at tackling Canada's housing shortage and encouraging the development of 'Missing Middle' housing, with associated project requirements (i.e. minimum number of units and minimum levels of affordability).
- Fundamental land development economics related to land prices, construction costs, minimum return-on-investment, and what the market can afford.

### WHAT IS THE HOUSING - GRADE-ORIENTED (H-GO) DISTRICT?

In late 2022, Council added the new Housing – Grade-Oriented (H-GO) District to Land Use Bylaw 1P2007 to address key regulatory and policy gaps related to certain forms of 'Missing Middle' housing in Calgary's inner city communities. Like the existing Residential – Grade-Oriented Infill (R-CG) and Multi-Residential – Contextual Grade-Oriented (M-CG) Districts, the new H-GO District generally allows for multi-residential development of up to 3-storeys (12m) in a variety of forms, including rowhomes and townhomes, with direct ground-level access for all homes.

Unlike existing Districts, the new H-GO District is specifically intended for amenity-rich inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service. Rather than a maximum number of units, the H-GO District limits maximum buildable floor area (up to 1.5x total site area). H-GO District rules also allow for stacked units and lower overall parking requirements based on proximity to frequent transit service and the provision of alternative mobility storage options.

For more information about the H-GO District and other recent Land Use Bylaw changes related to greater housing choice in our city, The City of Calgary has created an information-rich online resource available at: [www.calgary.ca/housingchoice](http://www.calgary.ca/housingchoice)

### WHY HERE?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific bylaw location criteria for the H-GO District, including criteria met by the project site, are listed below:

- ✓ 1. An area within an approved Local Area Plan (eg. *North Hill Communities Local Area Plan*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
- ✓ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the *Municipal Development Plan Urban Structure Map*, that is also within one or more of the following:
  - ✓ (a) 200m of a Main Street or Activity Centre;
  - ✗ (b) 600m of an existing or capital-funded LRT station;
  - ✗ (c) 400m of an existing or capital-funded BRT station; or
  - ✗ (d) 200m of a roadway that hosts Primary Transit Service.

## PROJECT SITE CHARACTERISTICS

Beyond the relevant H-GO District location criteria noted above, the proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

**Corner Lot:** The project site is located on a corner parcel, allowing the proposed development to take advantage of this corner orientation to create traditional street-oriented rowhouse forms that are highly compatible with existing low density residential buildings.

**Rear Lane Access:** The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organize waste and recycling collection from the lane.

**Higher Activity Street:** The project site is located along 10 ST NW, a higher order Arterial Street that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity.

**Nearby Transit Service:** The project site is within 80m of bus stops for Route 5 primary transit service on 10 ST NW and 405-550m (±5-6 min. walk) of additional Routes 19 and 303 MAX Orange BRT on 16 AV NW. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

**Nearby Main Street and Neighbourhood Connector Corridor:** The project site is located along 10 ST NW - a Neighbourhood Connector Corridor and ±350m from the 16 AV NW Urban Main Street- a Neighbourhood Commercial Corridor in the North Hill Communities LAP. These are municipally-identified locations for future population growth and incremental redevelopment in Mount Pleasant. The Neighbourhood Connector hosts clusters of neighbourhood commercial, including a small cluster directly north of the site, in addition to a larger cluster three blocks south of subject site.

**Nearby Open Spaces & Community Amenities:** The project site is within a short 10 minute walk of a variety of local area destinations and amenities, including Confederation Park, King George School Playground, St. Joseph Off-leash Dog Park, Mount Pleasant Park, and several other parks, playgrounds, and sports fields. Nearby cycling infrastructure and regional pathways along 10 ST NW, 19 AV NW, and Confederation Park allow for even easier access to some of these destinations.

**Nearby Commercial/Employment Opportunities:** The project site is located adjacent to neighbourhood commercial at the intersection of 10 ST NW and 20 AV NW, including restaurants, child care facilities, and offices.

## ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied 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.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the *MDP* also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

**ALIGNMENT WITH LOCAL AREA PLANS**

The project site is located within the boundary of the North Hill Communities Local Area Plan (2021), and falls within the Neighbourhood Flex Urban Form category and Low scale category, allowing for future mixed use or multi-residential development of up to 6 storeys. The proposed land use change and development vision are fully aligned with local area policy, represent a more contextually sensitive development than the maximum allowed, and no amendments to the plan are required.

**APPLICANT-LED OUTREACH**

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

Each application is supported by a dedicated web portal, phone line and email inbox for public questions and comments, along with custom on-site signage and mailers hand delivered to residents living within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and also published on the dedicated web portal for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

**CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS**

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

**CONCLUSION**

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, and 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 your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or [engage@civicworks.ca](mailto:engage@civicworks.ca), referencing MP1030 (1024-1030 19 AV NW).

# Applicant Outreach Summary

March 13, 2024





## Summary

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 1024-1030 19 AV NW from the existing Residential - Contextual One/Two Dwelling (R-C2) & Residential - Grade-Oriented Infill (R-CG) Districts to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Mount Pleasant. EC Living will develop the proposed project using the Canada Mortgage & Housing Corporation's Rental Construction Financing Program, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between December 2023 - February 2024 and are further detailed below. Interested parties including the Mount Pleasant Community Association (MPCA) and Ward 7 Office were offered digital meetings and invited to participate in our process which has focused on informative and fact-based engagement and communications.

### How We Engaged

#### December 2023: Application Submission/Outreach Launch

- Activated and monitored a dedicated engagement email and phone line
- Shared project information materials with the MPCA and Ward 7 Councillor's Office, offering virtual meetings
- Sent individual letters to next door neighbours to introduce project and share contact information
- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information
- Displayed custom applicant signage on-site, providing proposal details and contact information
- On-going correspondence and direct responses provided to all interested parties

#### February 2024: Outreach Closure

- Held digital meeting between the project team and neighbours to share information, hear feedback, and answer questions
- Hand delivered a second round of letters to neighbours within +/-200m of the subject site, providing outreach closure notification and project updates
- Updated on-site signage to provide notice of outreach closure and shared Outreach Summary to interested parties
- Shared Outreach Summary with City Administration, MPCA, and Ward 7 Office
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments.

### Interested Party Feedback

Over the outreach timeline, the project team was contacted by 5 individual community members. The project team shared Land Use Redesignation information packages with the MPCA and the Ward 7 Office, offering meetings to discuss the application. During the applicant-led outreach process, the MPCA had a vacancy for the role of Director of Planning and as such the project team did not receive feedback on the proposals. The Ward 7 Office acknowledged and thanked our team for sharing information. The City of Calgary received feedback through its own separate outreach process that has been shared with the project team and integrated within this outreach summary.

Project feedback has been categorized into 3 themes. Each theme begins with an outline of what the project team heard and then provides a project team response.

#### Feedback Themes

- Density, Building Height & Overshadowing, Privacy
- On-Street Parking
- Noise, Property Values



## What We Heard

### Density, Building Height & Overshadowing, Privacy

#### What We Heard

A central theme heard by the project team was that the number of units proposed is excessive for this site and does not fit within the existing character of the block. The project team also heard feedback regarding building height and potential overshadowing and privacy concerns.

#### Response

The proposal for 1024 and 1030 19 AV NW proposes 22 units (eight two to three bedroom stacked townhouses, seven one to two bedroom flats, and seven one bedroom basement units) within a two building, courtyard oriented, rowhouse-style development with a 100 ft lot frontage to 19 AV NW.

The H-GO District is a new land use district that regulates density based on building form (through Floor Area Ratio) rather than through units per hectare. As a result, the overall mass of building forms (through two and three-storey buildings) can enable a gentler transition to the surrounding community, opposed to larger apartment buildings that could achieve a similar density potential.

The H-GO District is not appropriate or eligible everywhere. The subject site meets the criteria for the H-GO District based on various policies and is supported by primary transit, proximity to 16 AV NW Main Street, and is nearby to several schools, parks, commercial, and institutional destinations and amenities.

The project site is located on 10 ST NW, a higher order Arterial street that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity connecting to the 16 AV NW Urban Main Street, a municipally-identified area for future population growth and incremental redevelopment.

The 10 ST NW corridor at the subject site location is identified in the North Hill Communities Local Area Plan as the Neighbourhood Flex Urban Form and Low (up to 6 Storeys) Building Scale categories, which means multi-residential development of up to six storeys is supported. EC Living has specifically proposed a land use change to the Housing - Grade Oriented (H-GO) District because the proposed density and three storey scale balances municipal policy with creating a sensitive transition to neighbouring properties, recognizing that the LAP identifies 10 ST NW as being within the Low (up to 6 Storeys) Building Scale category.



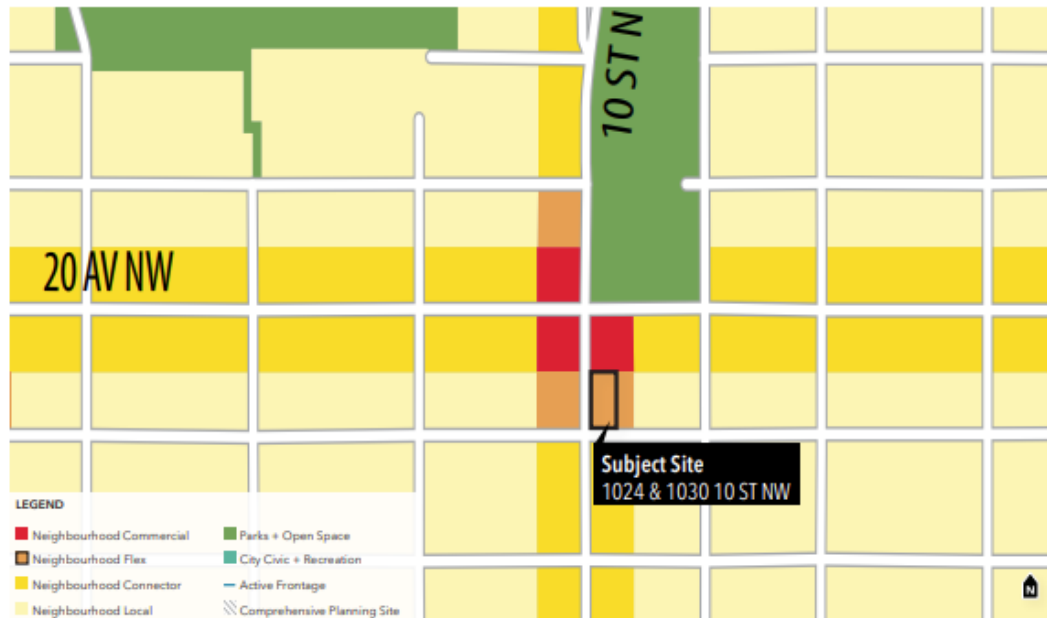
The design intention within the proposed H-GO District aims to add more homes in appropriate locations within amenity-rich communities such as Mount Pleasant through a contextual built form that minimizes impacts to existing neighbours. The H-GO District strikes a balance between the existing low-density community character and the maximum potential supported by policy along the 10 ST NW corridor.

The proposed development vision considers the site context, specifically with regards to building height, shadowing, and overlooking on neighbouring properties. While the existing Local Area Policy permits up to six storeys at this location, a maximum building envelope height of 12.0m (approximately 3 storeys) is proposed in accordance with the rules of the H-GO District to ensure a contextual fit. Under the existing R-CG and R-C2 District rules, building heights of 10.0m and 11.0m are already possible. The H-GO District also includes a building height chamfer along the shared property line with low-density residential properties that will reduce the overall massing and potential shadow impacts. The proposed building height of MP1030 nearest to the adjacent property is  $\pm 9.5\text{m}$  and has an overall maximum building height of  $\pm 11.5\text{m}$ .

Project team architects FAAS also consider the impact on privacy through the building design and strive to limit window size and placement wherever possible to minimize potential overlooking. Windows on upper floors that face neighbouring properties typically serve rooms that have lower activity during the day, such as bedrooms and bathrooms.

Most windows on upper floors of MP1030 are oriented toward the street, courtyard, or lane. On the south building, there are no windows on the east wall facing the adjacent property. The northern rear building windows facing the adjacent neighbour primarily serve bedrooms. A notable design element of the rear building is a proposed 3.0m side setback (versus minimum of 1.2m) which will provide an additional buffer away from the adjacent property. The current landscape plan also includes planting of trees along the property line that will add some additional privacy screening along the shared property line.

**Map 3 - North Hill Communities Local Area Plan: Urban Form Category**



**Map 4 - North Hill Communities Local Area Plan: Building Scale Category**



05



Subject site looking west along 19 AV NW



Subject site looking north along 10 ST NW



06

## On-street Parking

### What We Heard

The most common feedback theme related to on-street parking availability and overall traffic congestion, and traffic safety.

### Response

There are 11 parking stalls with 12 secure alternative mobility storage lockers or bike stalls proposed. The amount of parking stalls proposed meets the Council approved Land Use Bylaw rules of the stock H-GO District with a ratio of 0.5 vehicle parking stalls per Dwelling Unit or Secondary Suite. Units not assigned a vehicle parking stall are provided with active modes storage lockers (large enough for a cargo/e-bike, stroller, e-scooter, etc) or enclosed bike parking.

The project site is within 80m of bus stops for Routes 4 and 5 Primary Transit Network service on 10 ST NW and 405-550m (±5-6 min. walk) of additional Routes 19 and 303 MAX Orange BRT on 16 AV NW. There are multiple City-identified cycle routes near the site providing excellent connectivity to the 5A bicycle network. The site is adjacent to the 10 ST NW on street bikeway, connecting riders southbound to the Core, and northbound to Confederation Park. 20 AV NW and 18 AV NW to the north and south of the site are both recommended future on-street bikeways. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

The subject site is located within Residential Parking Zone (RPZ) F. Though on-street parking is considered a public asset intended for public use, an established RPZ allows residents to request the City of Calgary implement on-street parking restrictions to ensure there is a reliable and predictable amount of available space on each block. MP1030 has a 100 foot frontage along 19 AV NW, allowing for approximately 4-5 on-street parking stalls providing ample parking space for potential visitors. Currently, there are no on-street parking restrictions in place along 19 AV NW between 9 ST NW and 10 ST NW.

The project team has consulted with transportation engineers Bunt & Associates through similarly scaled projects within the inner-city where it was determined that proposals of this scale are not significant generators of total daily traffic volume.

The project team heard that on-street parking creates a safety hazard for pedestrians and impacts driver visibility. As part of the concurrent application Detailed Team Review, the City of Calgary Mobility Engineering department has reviewed the developments in terms of pedestrian and vehicular safety. No comments related

to safety risks were noted by the project team from The City. In practice, on-street parking tends to narrow road widths which generally affects driver behavior by reducing vehicle speeds and creating a safer crossing environment for pedestrians while also creating a physical barrier between the sidewalk and moving vehicles. Although there is a potential that larger vehicles parked near intersections could impact pedestrian and driver visibility this is unfortunately not a factor that can be regulated through land use.



## Noise, Property Values

### What We Heard

The project team received feedback with concerns of increased noise levels and impact to property values.

### Response

The subject site is nearby to several neighbourhood commercial uses at the intersection of 20 AV NW and 10 ST SW. Commercial uses tend to have higher levels of activity and therefore generate and have greater impact on noise and levels relative to residential uses. Though increased intensity can lead to an increase of activity, noise is impossible to quantify or predict on a development-by-development basis. Noise bylaws are enforceable under the Community Standards Bylaw as regulated by the City.

As the developer-builder, EC Living will retain ownership and provide property management for all units which will be offered as rentals. As such, EC Living has a vested interest in maintaining positive relationships with their neighbours and ensuring that future residents are carefully selected to protect their asset long-term. It is also in their best interest to address any necessary property maintenance to keep the development in a state of good repair. This includes the proper care of any new landscaping, snow removal, and privately contracted waste, recycling, and organics management, all of which comprise a significant overall and ongoing investment in the property.

Any potential impact on property values is not a land use consideration of the City of Calgary land use redesignation process. Council members and Administration are limited to reviewing land use applications based on the merits of the planning considerations only, and property value does not fall within that category. The development vision includes a high-standard quality of design, attractive and durable materials, and abundant landscaping - all factors that are to be determined and refined through review of a future development permit application.

Looking north from commercial node - 20 AV NW and 10 ST NW

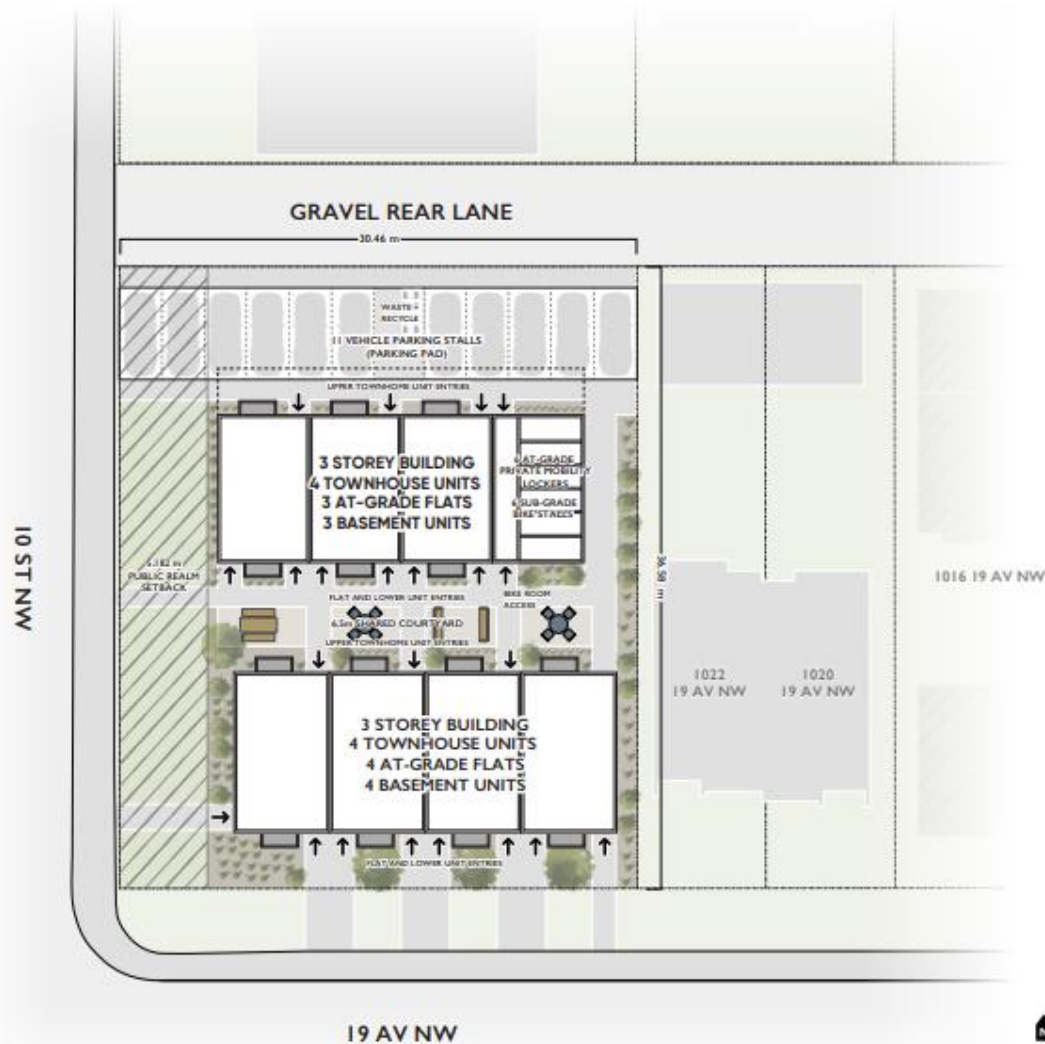


Looking south from commercial node - 20 AV NW and 10 ST NW



09

Site Plan

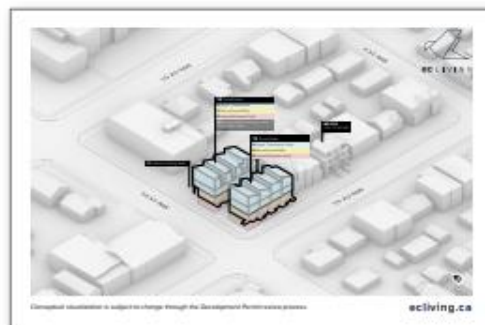


Note: Conceptual in nature and subject to change through Development Permit (DP2023-08599) application review.

## Outreach Materials

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented including:

- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information
- Displayed a sandwich board on the site, providing proposal details and contact information
- Sent individual letters to next door neighbours to introduce project and share contact information
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments



Neighbour Mailer (Front and Back)



On-site Signage

# PROPOSED

CPC2024-0483  
ATTACHMENT 4

## BYLAW NUMBER 174D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007 AND BYLAW 21P2024  
(LAND USE AMENDMENT  
LOC2023-0373/CPC2024-0483)**  
\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. Bylaw 21P2024 is hereby amended by deleting Section Map 28C from "Schedule A" of Bylaw 21P2024 and replacing it with the Revised Section Map 28C as shown on Schedule "C" to this 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 \_\_\_\_\_



**AMENDMENT LOC2023-0373/CPC2024-0483  
BYLAW NUMBER 174D2024**

## **SCHEDULE A**



# PROPOSED

AMENDMENT LOC2023-0373/CPC2024-0483  
BYLAW NUMBER 174D2024

## SCHEDULE B

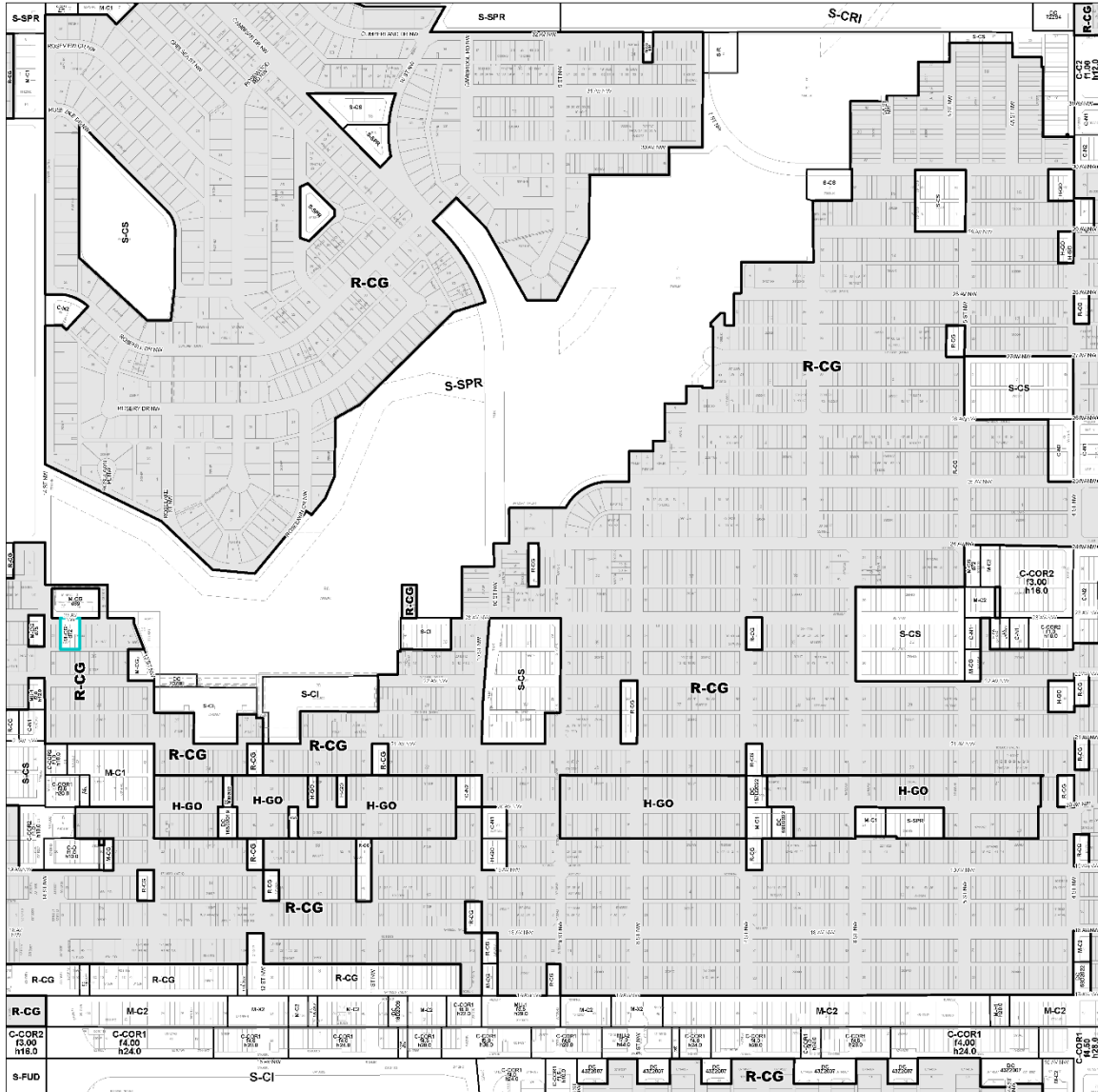


# PROPOSED

AMENDMENT LOC2023-0373/CPC2024-0483  
BYLAW NUMBER 174D2024

## SCHEDULE C

### Revised Section Map 28C



**Land Use Amendment in Capitol Hill (Ward 7) at 1431 and 1435 – 23 Avenue NW,  
LOC2023-0132**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 1431 and 1435 – 23 Avenue NW (Plan 3150P, Block 35, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council give three readings to **Proposed Bylaw 169D2024** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 1431 and 1435 – 23 Avenue NW (Plan 3150P, Block 35, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject site to the Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a variety of building forms including townhouses, rowhouse buildings and fourplexes.
- The proposal represents a moderate increase in density compatible with the built form and character of the existing community. The application is in keeping with the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed M-CG District would provide for greater housing choice within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposed redesignation would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, located in the northwest community of Capitol Hill, was submitted by Calgreen Homes on behalf of the landowners Ning Han and Mengyao Qi, on 2023 May 12. No development permit application has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), the proposal is to obtain land use amendment approval to accommodate a built form that could allow eleven dwelling units and five secondary suites.

The approximately 0.11 hectare (0.27 acres) site is located on the south side of 23 Avenue NW, between 13 Street NW and 14 Street NW. The two parcels currently each contain a single detached dwelling and detached garage.

**Land Use Amendment in Capitol Hill (Ward 7) at 1431 and 1435 – 23 Avenue NW,  
LOC2023-0132**

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and the respective community association was appropriate. In response, the applicant delivered postcards to neighbours and attended a meeting with the Capitol Hill Community Association (CA). The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received three responses from the public in opposition to the proposed land use amendment. A summary of the comments includes the following:

- overly crowded neighbourhood already and the application proposes too many units;
- inadequate vehicle parking, during and after construction, and increase in traffic;
- safety of pedestrians along 13 Street NW where there are no sidewalks or crosswalks to the park;
- questions whether it aligns with the LAP;
- servicing, waste and recycling and landscaping configuration; and
- higher density will create negative effects such as less protection from fire and crime.

The Capitol Hill CA did not provide a formal response indicating support or non-support but did reply to Administration's circulation with questions relating to whether the application complies with the *North Hill Communities Local Area Plan*. The file manager replied to confirm that the application does comply.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The M-CG District is consistent with the policies of the MDP regarding allowing modest intensification of existing inner-city neighbourhoods to make more efficient use of existing infrastructure, public amenities and transit. The proposal is also consistent with the LAP where this site is located within a Neighbourhood Connector Urban Form and has a Building Scale of Low (up to six storeys). The building, site design and on-site parking will be further reviewed as part of a future development permit stage.

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



Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
CPC2024-0441  
Page 3 of 3

**Land Use Amendment in Capitol Hill (Ward 7) at 1431 and 1435 – 23 Avenue NW,  
LOC2023-0132**

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**IMPLICATIONS**

**Social**

The proposed land use district allows for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to develop additional residential units with the possibility of secondary suites would allow for more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 169D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Capitol Hill on the south side of 23 Avenue NW, between 13 Street and 14 Street NW. The site is approximately 0.11 hectares (0.27 acres) in size, with dimensions approximately 30 metres wide by 36 metres deep. There is currently a single detached dwelling and detached garage on each of the two parcels, which have access available off the lane. The site is close to amenities such as Confederation Park, transit, schools and shopping.

Surrounding development is characterized by a mix of single and semi-detached dwellings as well as a multi-residential development across the street to the north, to the southeast and to the west of the site. There is a local commercial development and higher density buildings along 14 Street NW, approximately 350 metres (a five-minute walk) to the south of the site.

The 16 Avenue NW Urban Main Street is 700 metres (a ten-minute walk) to the south and the North Hill Centre Community Activity Centre is about 800 metres (an 11-minute walk) to the south, both providing the community with commercial, institutional and transit services. Rosemont School, a Kindergarten to grade six school, is approximately 900 metres (a 12-minute walk) to the northeast. St. Pius X School, a French immersion Kindergarten to grade six school and Capitol Hill School, also a Kindergarten to grade six school, are both approximately 850 metres (a 12-minute walk) to the west. The Southern Alberta Institute of Technology (SAIT) is 1,000 metres (a 15-minute walk) to the south.

Recreational facilities and park spaces near the site include:

- Capitol Hill Community Centre which is located 350 metres (a five-minute walk) to the southwest; and
- Confederation Park which is located 110 metres (a two-minute walk) to the east.

## Community Peak Population Table

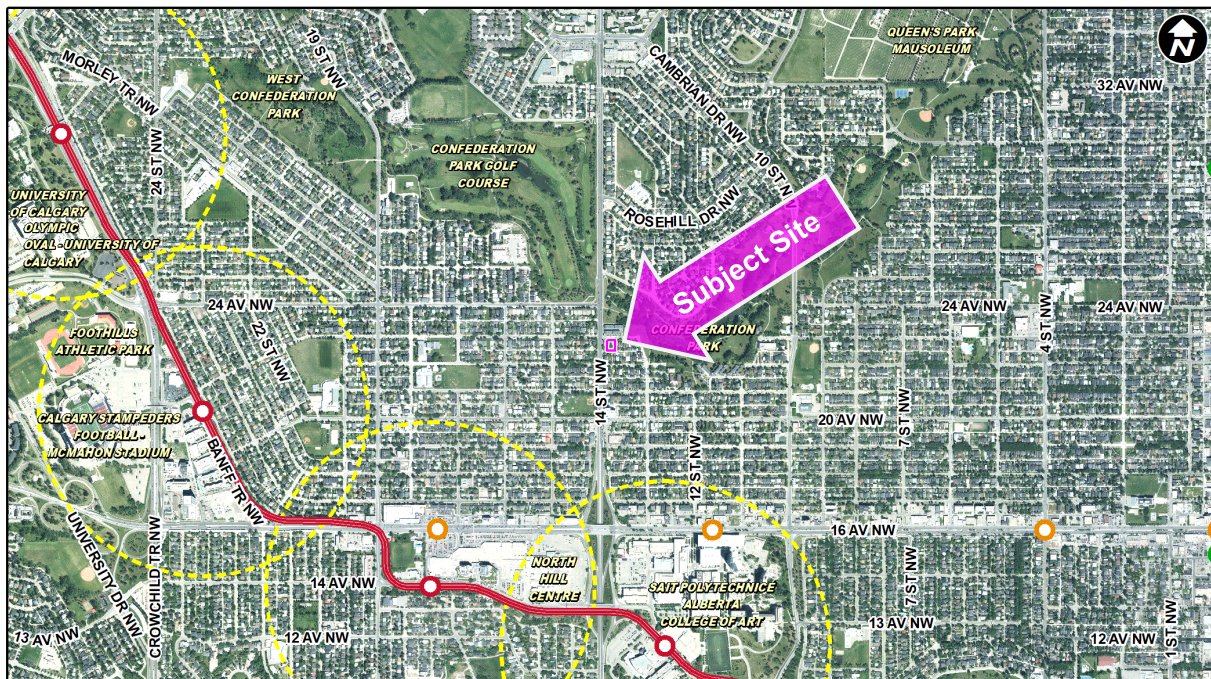
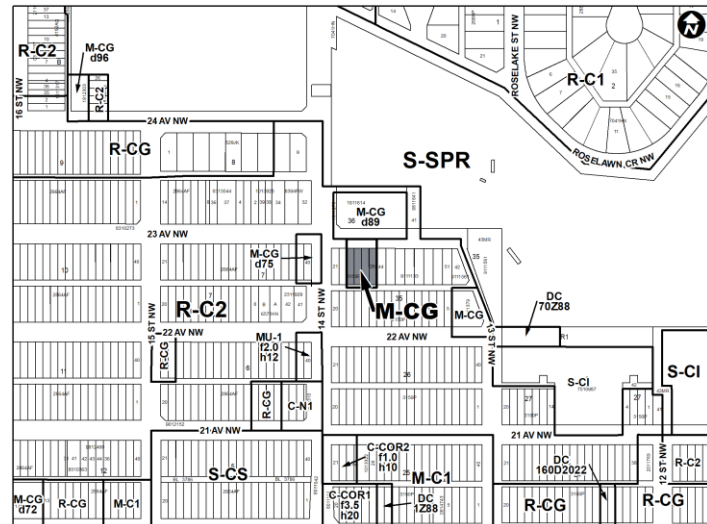
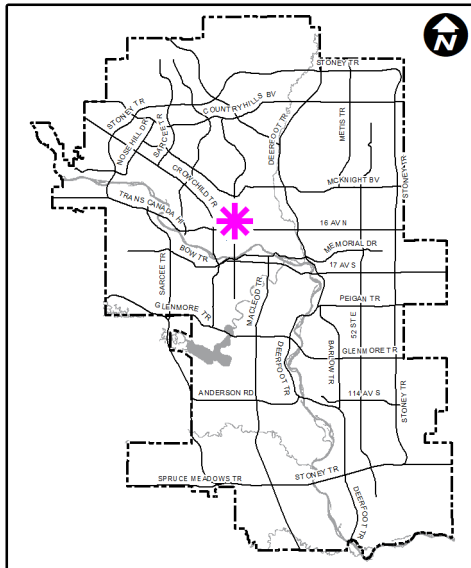
As identified below, the community of Capitol Hill reached its peak population in 2019.

<b>Capitol Hill</b>	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

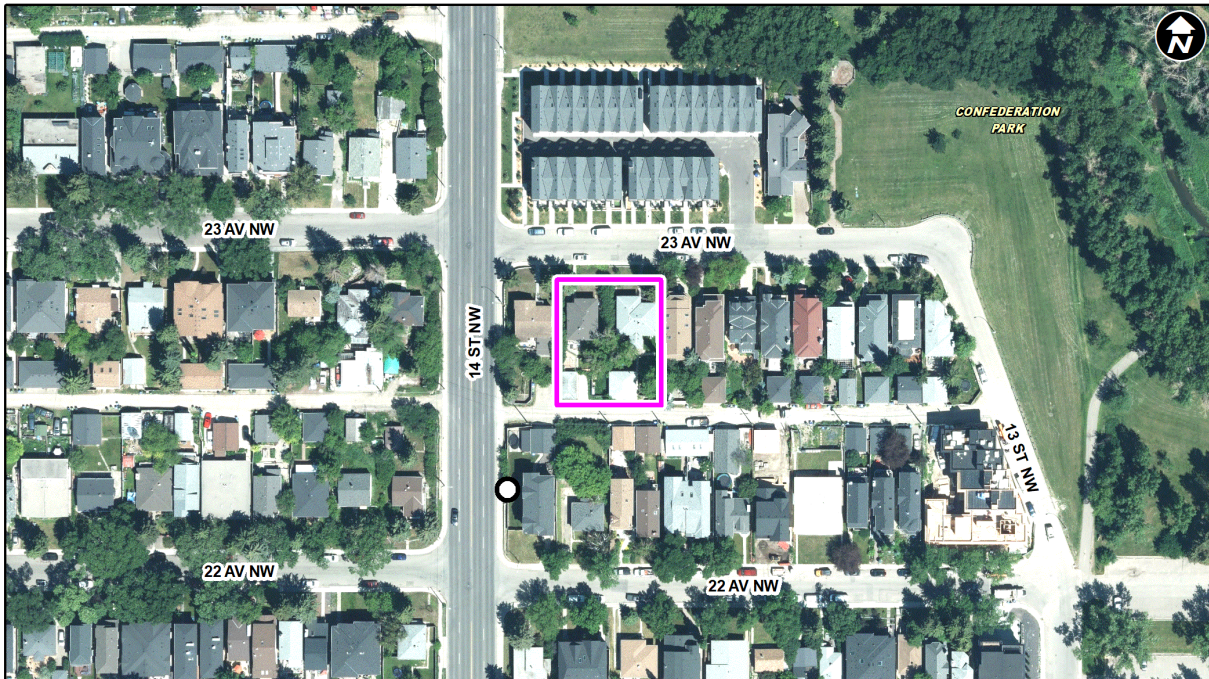
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is primarily for single detached, semi-detached and duplex dwellings as well as secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed M-CG District is intended to be adjacent and of similar scale to low density residential development. It allows for a range of multi-residential development of low density and low height including townhouses, rowhouse buildings and fourplexes with a maximum height of 12 metres. The base M-CG District maximum density is 111 units per hectare. Based on the site area, the M-CG District would allow up to 12 units. Secondary suites are allowed in the M-CG District and do not count towards the allowable density.

### Development and Site Design

The rules of the proposed M-CG District will provide guidance for future redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout, number and configuration of dwelling units and secondary suites;
- waste collection and impact mitigation;

- mitigation of shadowing, privacy and visual overlooking; and
- appropriate size and location of landscaping and amenity space.

### **Transportation**

The site has pedestrian access available on 23 Avenue NW and is well located with respect to the Always Available for All Ages and Abilities (5A) Network. To the east is an existing pathway through Confederation Park. On-street bikeways are also available along 24 Avenue NW to the northwest and on 12 Street NW to the southeast.

14 Street NW is a primary transit route in the *Municipal Development Plan*. The area is well served by Calgary Transit including the following options:

- Routes 89 (Lions Park - North Pointe) and Route 414 (14 Street W) have a stop on 14 Street NW, approximately 200 metres (a two-minute walk) to the south; and
- Routes 65 (Market Mall/Downtown West) and Route 404 (North Hill) have a stop on 20 Avenue NW, approximately 200 metres (a five-minute walk) to the south.

Vehicular access is currently available from the lane. At a future development permit stage, Administration will require vehicular access from the lane. A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns have been identified.

### **Utilities and Servicing**

Water and sanitary sewer mains are available to service the subject site. Development servicing requirements will be determined through the development permit review and Development Site Servicing Plan (DSSP) processes.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject site is located within the Developed Residential - Inner City area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities, especially in areas close to Main Streets and the Primary Transit Network, in order to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The subject site is in close proximity to both the Urban Main Street on 16 Avenue NW and the Primary Transit Network on 16 Street NW. The site location and the potential for



contextually sensitive development allowed by the M-CG District make this proposal appropriate and aligned with the MDP policies.

**Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**North Hill Communities Local Area Plan (Statutory – 2021)**

The [North Hill Communities Local Area Plan](#) (LAP) identifies the southeast corner of 23 Avenue NW and 14 Street SW as within the Neighbourhood Connector Urban Form Category (UFC) (Map 3: Urban Form). Neighbourhood Connector would allow a building form of up to six storeys on the site (Map 4: Building Scale).

The LAP orients the highest densities directly fronting 14 Street NW. The boundaries on Maps 3 and 4 are intended to be approximate only. This proposal generally aligns with the LAP and is supported.

The M-CG District has a maximum height of 12 metres which typically allows for a development with three to four storeys. The proposed land use amendment is in alignment with the applicable policies of the LAP.

# Applicant Submission

Received 2024 February 9

## Land Use Amendment Application



Project Location : 1431 & 1435 23Ave NW, Calgary, AB

Current Zoning : R-C2  
Proposed Zoning: M-CG

## Introduction

### Land Use Amendment

- The property located at 1431 & 1435 23 Ave NW and is currently zoned as R-C2.
- The area around the site includes single-family homes, semi-detached townhouses, and commercial shopping centers.
- The Land Use Amendment Application is requesting a redesignation to M-CG (Multi-Residential – Contextual Grade-Oriented ) to develop the site with 11 primary units and 4 or 5 secondary suites, targeting young families with two or three-bedroom units.
- Parking will be provided under the main dwelling unit.





## Capitol Hill - The Community Core Ideas

• Capitol Hill is a charming community with single and multi-family homes located near SAIT and UofC, offering a welcoming environment and convenient access to education career opportunities and excellent nature parks.

• The parcel is conveniently located near bus routes 105, 404, also bus 414 at NB 14 ST NW.

• The project will support the densification objective of the MDP and enhance the neighborhood's residential context.

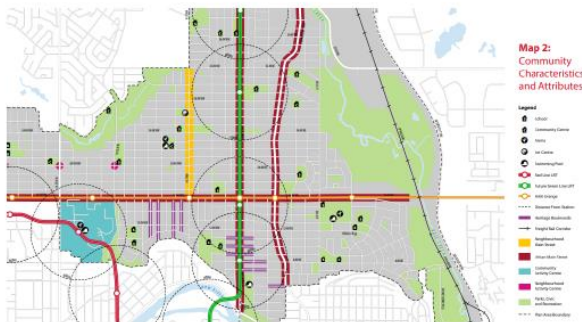


## Alignment With Calgary's Growth Plan

Calgary's planning policies, such as the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), prioritize the development of complete and resilient communities that make efficient use of resources like land, energy, and infrastructure.



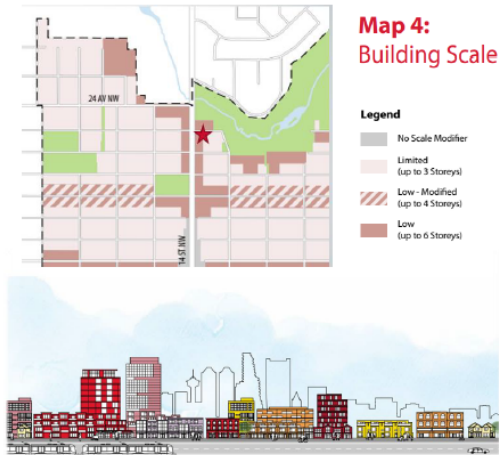
**Figure 6: Neighbourhood Urban Form Categories**



The MDP also emphasizes ground-oriented housing as a vital component of complete communities and encourages the addition of a diverse mix of ground-oriented housing options in low-density residential areas.

Supporting this proposal would enable greater housing choice and contribute to the development of more complete and resilient neighborhoods in Calgary.

## Alignment With Local Growth Plan



The project site is situated within the North Hill Communities Local Area Plan (2021) and falls under the "Neighbourhood Connector" Urban Form and "Low-Modified" scale category

Permitting future multi-residential development of up to 6 storeys.

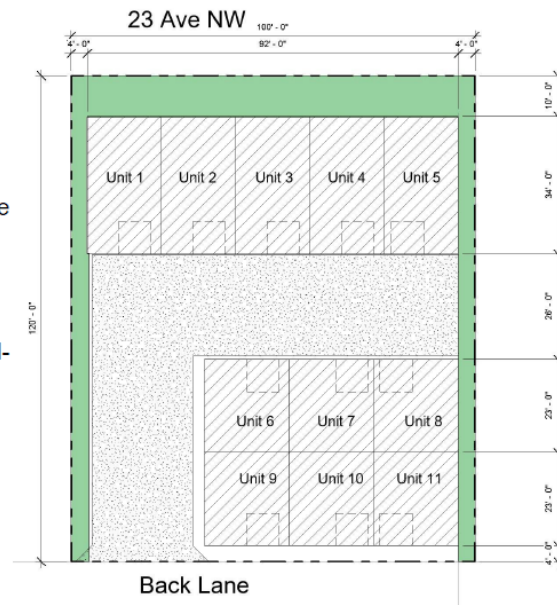
As per the local area policy, the proposed land use change and development vision are fully consistent, and no amendments to the plan are necessary. It is an applicant-led initiative.

## Conceptual Site Plan

5 dwelling units facing 23Ave NW potentially with 4 or 5 Basement Suites

6 back to back dwelling units with their own garage along back lane

Due to the building depth restriction of H-GO zoning, M-CG is more suitable for this development proposal.





## Conclusion



- The proposal will blend seamlessly with the existing community and enhance the surrounding area.



- The development plan aligns with the Municipal Development Plan's city-wide goals, and will introduce innovative housing options for those looking to live in established communities with easy access to transit, infrastructure, and amenities.

- We hope to create a vibrant and inclusive community that will benefit both current and future residents.

- We humbly request your support for our application, and look forward to working with you to create a better future for all.

Should you have any questions, comments, or concerns, please contact us at 587-578-1425 or [info@calgreenhomes.ca](mailto:info@calgreenhomes.ca)



# Applicant Outreach Summary

Received 2024 February 5



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1431 & 1435 23Ave NW Land Use Redesignation

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Meeting with Capitol Hill Community Planning Committee.  
Explaining the Development plan.

Date: 7:00 pm , April 13th 2023

Location : Capitol Hill Community Center

Dropped the developed details to the neighbours' mailbox.

Verbally discussed with the Community planning association member for the MCG proposal

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Capitol Hill Community Planning Committee.

Dropped the development details to the neighbours' mailbox.

Dropped the MCG development details to the neighbours' mailbox

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Capitol Hill Community Planning Committee agreed with the development plan.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

No major issues rised, as the proposed parcal is situated within the North Hill Communities Local Area Plan (2021) and falls under the "Neighbourhood Connector" Urban Form and "Low-Modified" scale category

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Please see the attachment

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



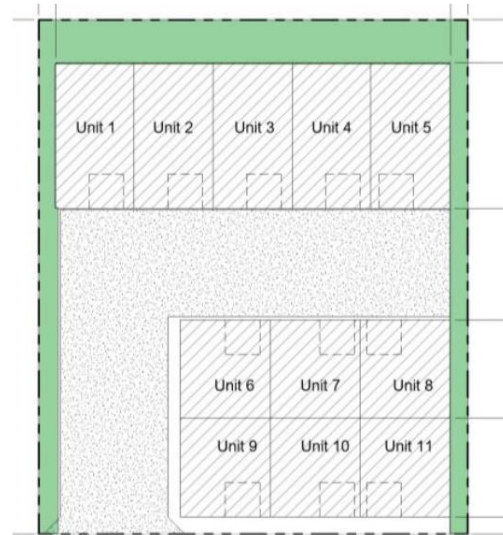
## Land Use Amendment

1431 & 1435 23 Ave NW

Hello Neighbour,

The property located at 1431 & 1435 23 Ave NW is currently zoned as R-C2, we are requesting a redesignation to M-CG to develop the site with 11 primary units and 4 - 5 secondary suites, targeting young families and couples.

Our aspiration is to establish a thriving and all-embracing community that will bring advantages to both the present and future residents.



## Land Use Amendment

1431 & 1435 23 Ave NW

R-C2 to M-CG



We humbly ask for your support for our application and look forward to working with you to create a better future for all.

#202 2003 14th St NW, Calgary AB, T2M 1L9  
Tel: 403-460-1117  
C: 587-578-1425  
info@calgreenhomes.ca

# PROPOSED

CPC2024-0441  
ATTACHMENT 4

## BYLAW NUMBER 169D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007 AND BYLAW 21P2024  
(LAND USE AMENDMENT  
LOC2023-0132/CPC2024-0441)**  
\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. Bylaw 21P2024 is hereby amended by deleting Section Map 28C from "Schedule A" of Bylaw 21P2024 and replacing it with the Revised Section Map 28C as shown on Schedule "C" to this 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 \_\_\_\_\_

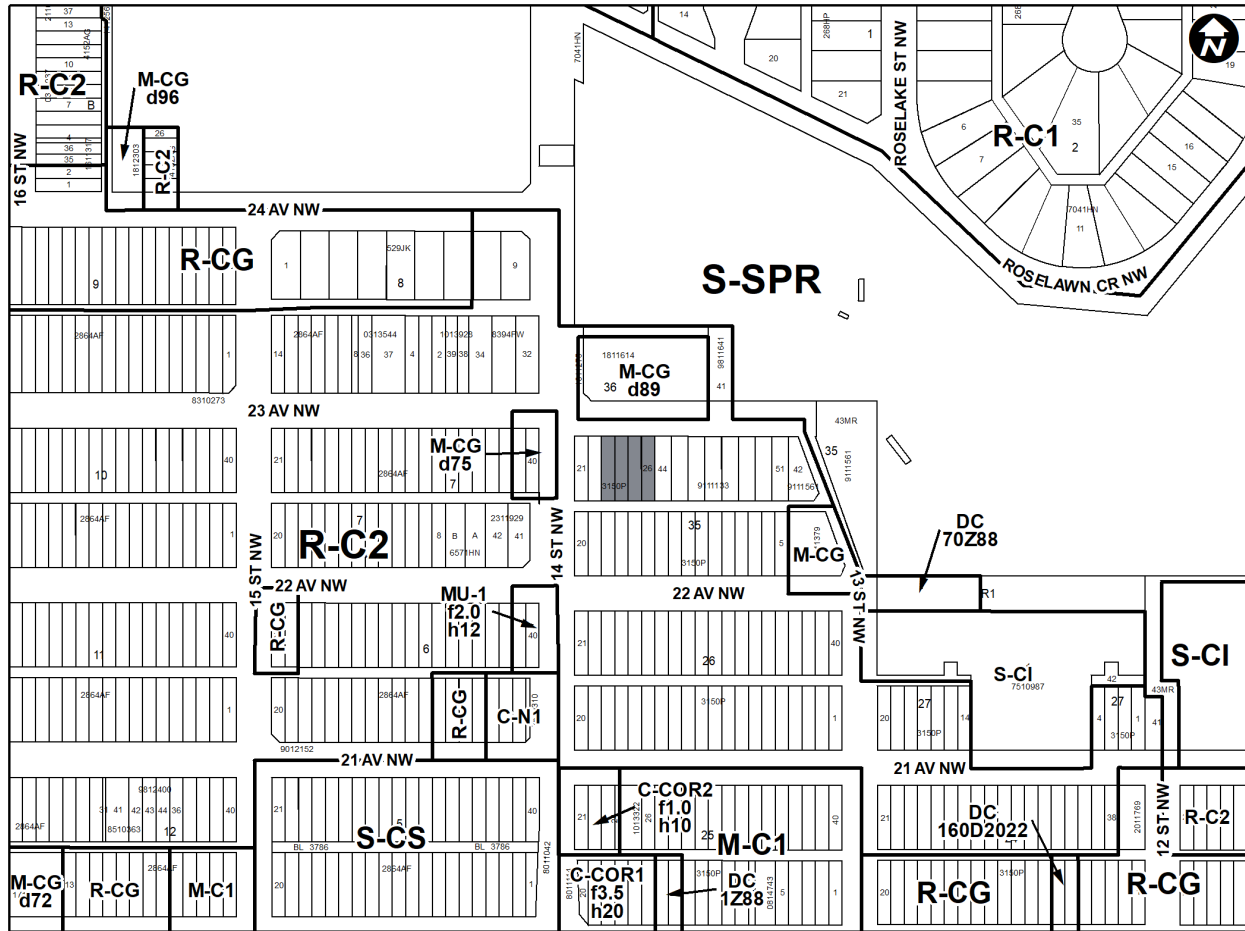
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0132/CPC2024-0441  
BYLAW NUMBER 169D2024

## SCHEDULE A





**AMENDMENT LOC2023-0132/CPC2024-0441  
BYLAW NUMBER 169D2024**

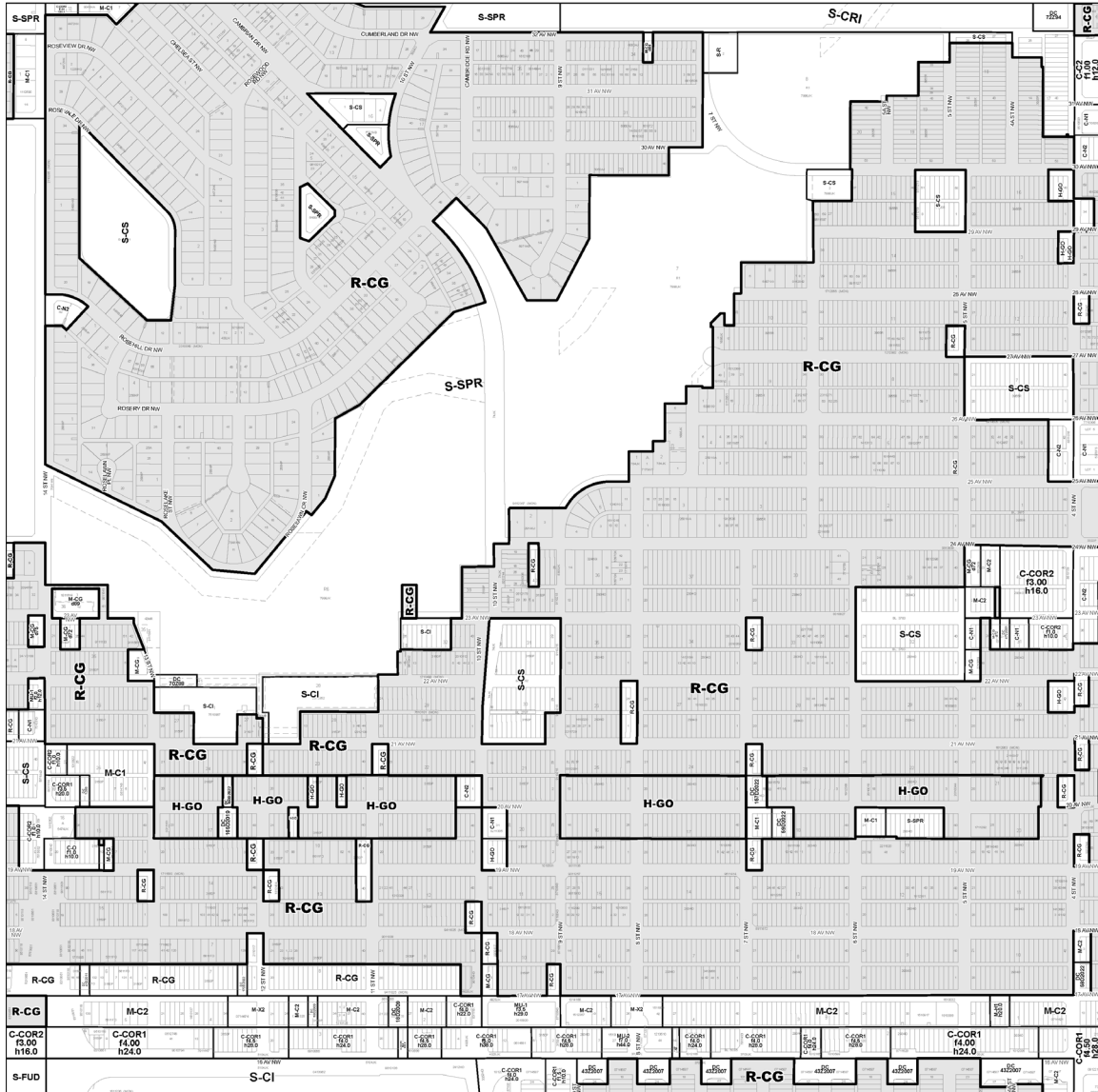
The map shows a grid of streets and lots. Key streets include 16 ST NW, 24 AV NW, 23 AV NW, 22 AV NW, 21 AV NW, 14 ST NW, 13 ST NW, 12 ST NW, ROSELAKE ST NW, ROSELAWN CR NW, and DULUTH AVE. Lots are numbered and color-coded by zoning. Zoning designations include R-C2, R-CG, S-SPR, S-CI, S-CS, C-COR1, C-COR2, M-CG, M-C1, R-C1, R-CG, S-CI, and C-COR1. A north arrow is located in the top right corner.

# PROPOSED

AMENDMENT LOC2023-0132/CPC2024-0441  
BYLAW NUMBER 169D2024

## SCHEDULE C

### Revised Section Map 28C



**Land Use Amendment in Capitol Hill (Ward 7) at 1538 – 22 Avenue NW, LOC2023-0413**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1538 – 22 Avenue NW (Plan 2864AF, Block 7, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade- Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council give three readings to **Proposed Bylaw 159D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1538 – 22 Avenue NW (Plan 2864AF, Block 7, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade- Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP)
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a rowhouse building with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment was submitted by CivicWorks on behalf of the landowner, Brad Prather, on 2023 December 21. The applicant identified their intent to develop a built form that could allow for four dwelling units and four secondary suites as referred to in the Applicant Submission (Attachment 2). A development permit application (DP2024-00642) for a four-unit rowhouse building with secondary suites was submitted 2024 January 29 and is under review.

The approximately 0.06 hectares (0.14 acres) parcel is located in the northwest community of Capitol Hill on the northeast corner of 15 Street NW and 22 Avenue NW. It is currently developed with a single detached dwelling and a detached garage, accessed from the rear lane. This site is 100 metres (a two-minute walk) north of the Capitol Hill Community Association site.

**Land Use Amendment in Capitol Hill (Ward 7) at 1538 – 22 Avenue NW, LOC2023-0413**

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the community association was appropriate. In response, the applicant distributed pamphlets to neighbours within approximately 200 metres of the subject site, displayed sandwich board signs on the site and dedicated an email and phoneline for engagement. The applicant reached out to the Capitol Hill Community Association (CA) and received no comments. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No comments from the CA were received. Administration contacted the CA to follow up and no response was received.

Administration also received five letters of opposition from the public, which raised the following concerns:

- increased shadowing impacts on neighbouring properties and mature trees;
- increased traffic and parking issues;
- increased noise;
- increased density and height;
- decreased privacy and sunlight;
- degradation of rear lane, sewer lines and storm drainage;
- inappropriate location of site i.e. not within transit station area, Main Streets or Activity Centres; and
- loss of community character as application not aligning with MDP for greening the City, managing growth and great communities.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, on-site parking, landscaping, amenity areas and architecture will be determined at the development permit stage.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11**

**ISC: UNRESTRICTED  
CPC2024-0421  
Page 3 of 3**

**Land Use Amendment in Capitol Hill (Ward 7) at 1538 – 22 Avenue NW, LOC2023-0413**

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

**IMPLICATIONS**

**Social**

The proposed R-CG District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 159D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Capitol Hill, on the northeast intersection of 15 Street NW and 22 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres deep. This corner lot is developed with a single detached dwelling and a detached garage that accesses 15 Street NW. The site has a rear lane, which will provide future vehicle access to the site.

The subject site is currently designated Residential – Contextual One / Two (R-C2) District. The immediate area surrounding the parcel is characterized by low density residential uses. The R-C2 District is east, west and north of the parcel and some R-CG parcels are along 22 Avenue NW, 21 Avenue NW and 23 Avenue NW. Approximately 140 metres (a two-minute walk) east of the site is 14 Street NW, which is part of the Primary Transit Network and has a mix of commercial businesses, office and medium density residential uses. Medium density residential uses are also located along 20 Avenue NW, approximately 200 metres (a three-minute walk) to the south.

Capitol Hill has a range of services and amenities to meet day-to-day needs of the residents. This includes: the Capitol Hill Community Association and park located approximately 100 metres (a two-minute walk) to the south, St. Pius X School and Capitol Hill Elementary School located 500 metres (an eight-minute walk) to the west. Branton Junior High School is located 850 metres (a 14 minute-walk) to the west and the Southern Alberta Institute of Technology (SAIT) and the Alberta University of the Arts campuses are 850 metres (a 14-minute walk) to the south. The commercial area of 14 Street NW is 200 metres (a three-minute walk) east of the site. North Hill Shopping Centre is approximately 650 metres (a 10-minute walk) south. The Lions Park Light Rail Transit (LRT) Station is approximately one kilometre (a 17-minute walk) southwest and the SAIT / AUArts / Jubilee LRT Station is approximately one kilometre (a 17-minute walk) on the southeast.

## Community Peak Population Table

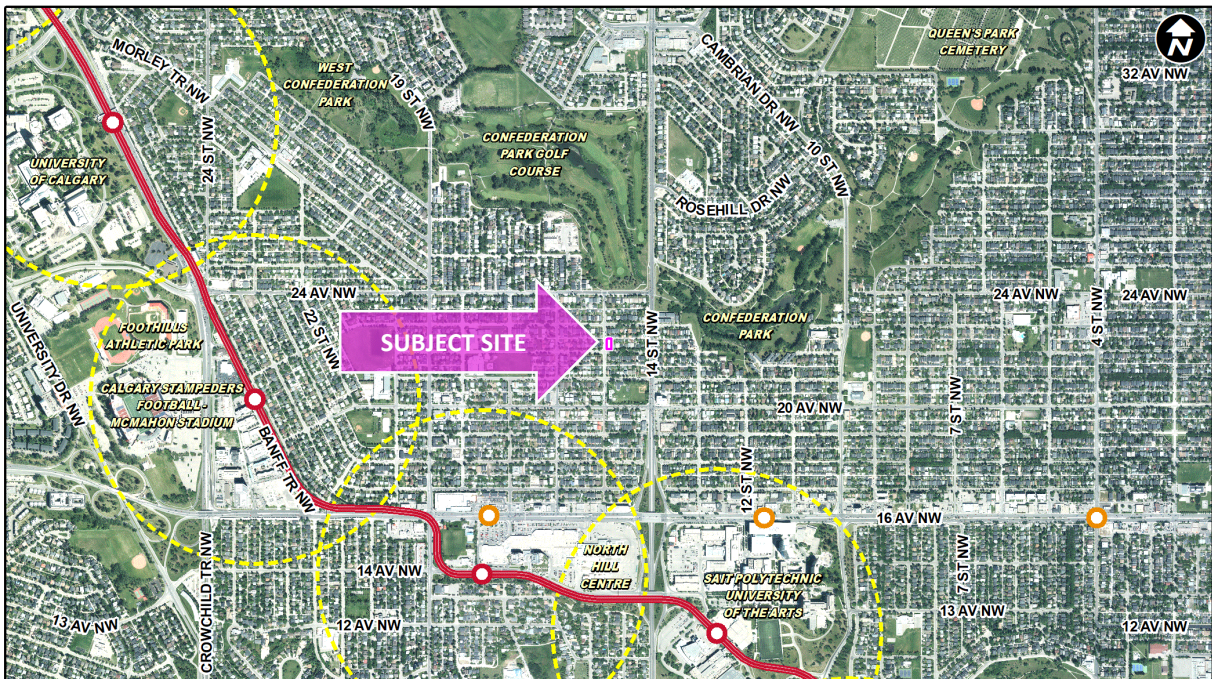
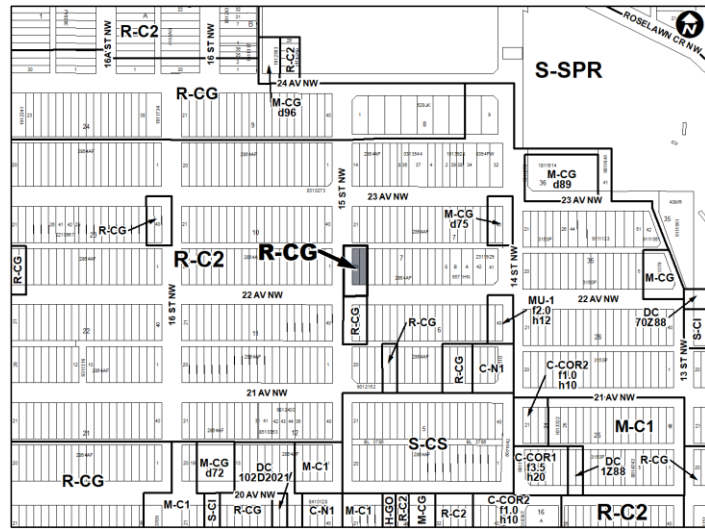
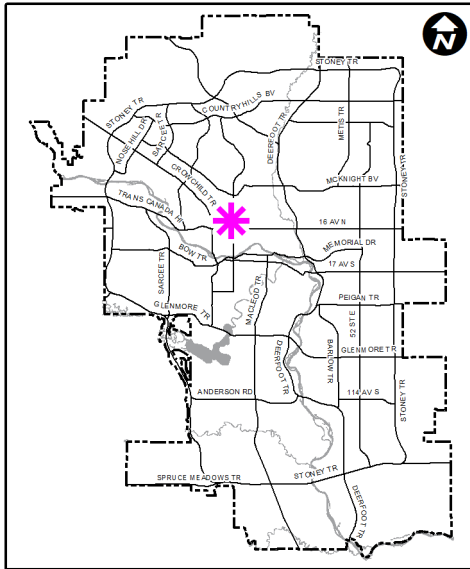
As identified below, the community of Capitol Hill reached its peak population in 2019.

<b>Capitol Hill</b>	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

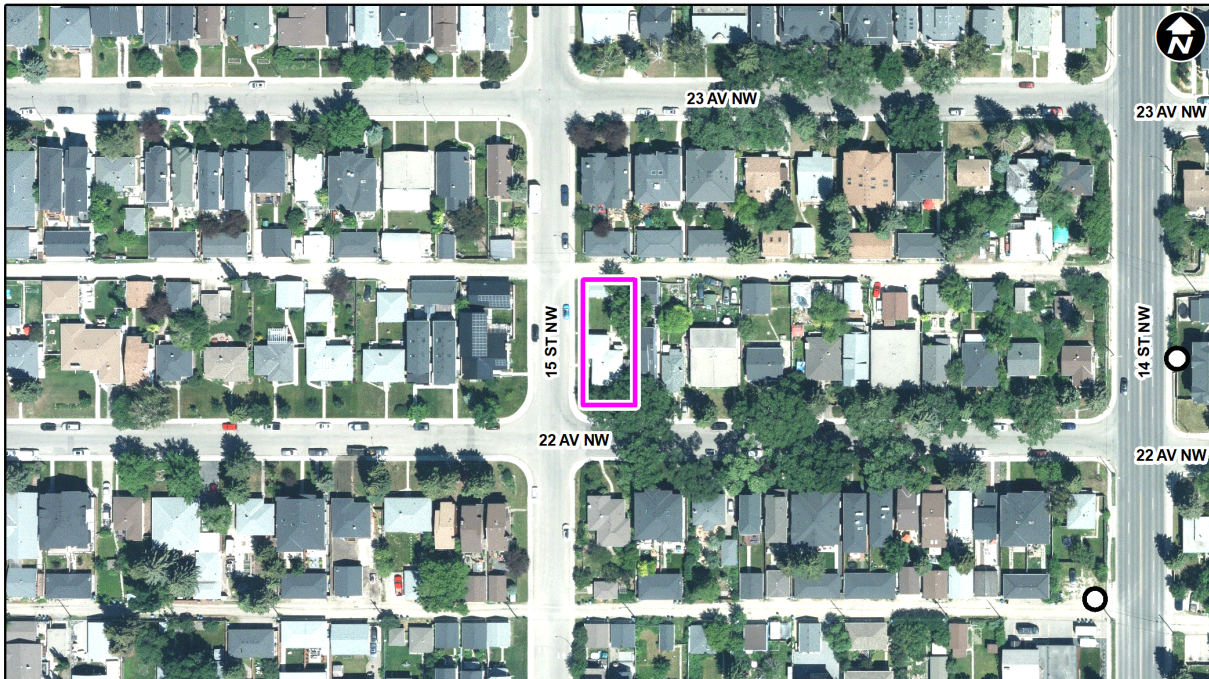
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex-dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

### Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, 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 22 Avenue NW and 15 Street NW;
- the layout and configuration of dwelling units and secondary suites;
- mitigating shadowing, overlooking and privacy concerns; and
- appropriate location of landscaping and amenity space.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along 15 Street NW and 22 Avenue NW. There is bicycle access to an existing on-street bikeway along 24 Avenue NW, providing access to the Always Available for All Ages and Abilities (5A) Network located approximately 200 metres (a three-minute walk) north of the site.

The site is well-served by Calgary Transit. The northbound Route 414 (14 St W) is located approximately 150 metres away (a three-minute walk) and approximately 200 metres (a three-minute walk) from southbound Route 414 (14 Street N) on 14 Street NW. The site is located approximately 150 metres (a three-minute walk) from the westbound and approximately 150 metres (a three-minute walk) from the eastbound Route 65 (Market Mall / Downtown West). Route 404 (North Hill), Route 414 (14 St W) and Route 65 (Market Mall / Downtown West) is approximately 180 metres (a three-minute walk) west on 20 Avenue NW. SAIT / AUArts / Jubilee LRT Station is located approximately one kilometer (a 17-minute walk) south of the site.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water and sanitary sewer lines are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City area as identified in Map 1: Urban Structure. The MDP identifies opportunities to create strong residential neighbourhoods while respecting and enhancing neighbourhood character. 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 and delivers small and incremental benefits to climate resilience. The proposed land use aligns with the relevant policies of the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include specific actions that address the objectives of the [Calgary Climate Strategy - Pathway to 2050](#). Further opportunities to align development on this site with the applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

### **North Hill Communities Local Area Plan (Statutory– 2021)**

The [North Hill Communities Local Area Plan](#) (LAP) identifies the site in the Neighbourhood Local category (Map 3: Urban Form), with a Limited building scale modifier (Map 4: Building Scale) which allows for up to 3 storeys. The LAP speaks to a broad range and mix of housing types, unit structures and forms. Building forms that contain three or more residential units should be supported on higher activity streets, where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and where the parcel has a lane and parking can be accommodated on site. The proposed land use amendment is in alignment with the applicable policies of the LAP.



# Applicant Submission

2023 December 21



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

P 403 201 5305  
E info@civicworks.ca

## Proposed Land Use Change Applicant Summary

**Project Location:** 1538 22 AV NW

**Existing Land Use:** Residential – Contextual One/Two Dwelling (R-C2) District

**Proposed Land Use:** Residential – Grade-Oriented Infill (R-CG) District

### APPLICATION SUMMARY

On behalf of Bradon Construction Ltd., CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 1538 22 AV NW from the existing Residential – Contextual One/Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District. The proposed land use change and development vision will realize a diversified range of new rowhouse, or 'Missing Middle', housing options in Capitol Hill.

### WHAT IS PROPOSED?

A rowhouse development with basement secondary suites is proposed. A summary of key project details is included below:

**Building Height:** 3 storeys (11m maximum building height)

**Residential Buildings:** 1 (60% maximum lot coverage)

**Residential Density:** 75 units per hectare maximum

**Residential Units:** 8 (4 larger 4-bedroom rowhomes and 4 smaller 1-bedroom below grade secondary suites)

**Vehicle Parking Stalls:** 4, contained within a detached garage (min. 0.5 parking stalls / unit or suite)

**Secure Bike / Scooter / Stroller Storage Units:** 2 private mobility storage lockers and 4 Class 1 Bike Stalls (1 / unit or suite without an assigned vehicle parking stall)

**Resident Amenity Space:** Private rowhouse amenity space and common amenity space for secondary suites

These preliminary plans and concept drawings will inform a forthcoming Development Permit (DP) application to be submitted by the project team in the coming weeks. The DP application will be reviewed for completeness by The City of Calgary and available to surrounding area residents and broader public for additional review and comment.

### WHAT IS 'MISSING MIDDLE' HOUSING?

'Missing Middle' housing refers to a broad range of 2 to 3 storey buildings with multiple units and a variety of unit sizes, located in walkable inner city neighborhoods with easy access to transit, amenities and daily needs. This type of housing is typically 'Missing' from many of Calgary's neighbourhoods because it has been historically restricted by strict zoning regulations and parking requirements. In terms of form, scale, density and affordability, this form of housing sits in the 'Middle' of the development spectrum – between single-detached or semi-detached homes and low-rise apartment buildings.

Since 2015, The City of Calgary has continuously evolved the Land Use Bylaw to address the need for greater housing choice and the general lack of 'Missing Middle' housing in our city. These changes have been primarily aimed at solving the mismatch between available housing stock and shifting demographic needs, including the ever-growing market demand for more diverse ground-oriented housing in amenity-rich inner city communities.



### WHY IS 'MISSING MIDDLE' HOUSING IN DEMAND?

In recent years, the emergence and market interest in 'Missing Middle' housing, both locally and nationally, has been driven by:

- Significant market demand for housing options with a front door in desirable and amenity-rich inner city communities.
- A generally low supply of both vintage and new / modern 'Missing Middle' housing options within inner city communities.
- An increase in market demand for relatively more affordable and smaller units (i.e. less than 500ft<sup>2</sup>), without an on-site parking stall where convenient alternative mobility options are available (i.e. Uber, carshare, transit, biking, walking).
- Fundamental land development economics related to land prices, construction costs, minimum return-on-investment, and what the market can afford.

### PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its locational characteristics, strategic location, and the character and scale of surrounding area development:

**Corner Lot:** The project site is located on a corner parcel, allowing the proposed development to enhance both fronting streets with a steady rhythm of plantings, porches, front doors and other architectural features that reflect existing residential design and streetscape patterns.

**Rear Lane Access:** The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organize waste and recycling collection from the lane.

**Nearby Transit Service:** The project site is within 400m (~5 min. walk) of Routes 65, 404 & 414 local transit on 20 AV NW and Route 89 local transit on 14 ST NW. It is also within 800m (~10 min. walk) of the MAX Orange BRT Route 303 on 16 AV NW, and the SAIT/AUArts/Jubilee & Lions Park Red Line LRT Stations. The availability of various transit options within easy walking distance of the project site provides access to local and regional destinations, and encourages alternative transportation modes.

**Proximity to Urban Main Street + Community Activity Centre:** The project site is located within ±600m from the 16 AV NW Urban Main Street and ±650m of the North Hill Shopping Centre Community Activity Centre, municipally-identified locations for future population and jobs growth through incremental redevelopment.

**Nearby Open Spaces & Community Amenities:** The project site is within a short 10 minute walk of a variety of local area destinations and amenities, including Confederation Park, Capitol Hill Community Association, Capitol Hill School, St. Pius X School, North Hill Shopping Centre, and Southern Alberta Institute of Technology (SAIT).

**Nearby Multi-Unit Development:** The project site is located near other examples of multi-residential housing at 1539 22 AV NW (*approved R-CG*), 1512 21 AV NW (*approved R-CG*), and 1608 20 AV NW (*2-storey multi-residential building*) allowing the future development vision to complement the scale of surrounding area development.

### ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.



The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied 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.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the *MDP* also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

#### **ALIGNMENT WITH LOCAL AREA PLANS**

The project site is located within the boundary of the North Hill Communities Local Area Plan (2021), and falls within the "Neighbourhood Local" Urban Form and "Limited" scale category. These policy areas support a broad range and mix of housing types, allowing for future multi-residential developments of up to 3 storeys in areas that are well-served by existing or planned transit, close to a City-identified Main Street, and where the parcel has direct lane access and parking can be accommodated on site. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.

#### **APPLICANT-LED OUTREACH**

CivicWorks and Bradon Construction are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

This application is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and detailed project information brochures hand delivered to residents living within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as needed.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

#### **CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS**

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

[www.civicworks.ca](http://www.civicworks.ca)

# Applicant Outreach Summary



## APPLICANT-LED OUTREACH SUMMARY

1538 22 AV NW  
LOC2023-0413



Issued:  
2024.02.26



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## EXECUTIVE SUMMARY

In December 2023, CivicWorks submitted a Land Use Redesignation (LOC2023-0413) application on behalf of Bradon Construction to transition the property at **1538 22 AV NW** ("subject site") from the existing **Residential - Contextual One / Two Dwelling (R-C2) District** to the **Residential - Grade-Oriented Infill (R-CG) District**. This land use change was proposed to allow the vision for a three-storey, stacked townhouse-style development, complete with four grade-oriented rowhouse units, four basement secondary suites, four parking stalls in a detached garage, four Class 1 bike stalls and two secure private mobility storage lockers.

CivicWorks has undertaken a comprehensive and appropriately scaled applicant-led outreach process in support of this application to ensure clear lines of communication between the project team and local residents, businesses and community groups. A range of outreach strategies were employed between December 2023 and February 2024, outlined in further detail in this report. Community members were informed of project details at key milestones in the application process, and were given multiple opportunities to learn more and connect with the project team to ask questions or provide feedback. Local community groups, including the Capitol Hill Community Association (CA) and Ward 7 Councillor's Office, were also invited to meet, participate and provide feedback on the application.

The project team received a relatively low volume of feedback through the applicant-led outreach process. To supplement feedback received by the project team, this report also incorporates comments heard through City-led outreach, outlining a brief summary of all themes and our comprehensive applicant team responses to each theme. In general, feedback themes focused on city policy alignment, site / building design, landscaping, parking, traffic, rear lane conditions, and local infrastructure capacity.



## HOW WE ENGAGED

### DECEMBER 21, 2023 - APPLICATION SUBMISSION

- Hand delivered mailers to neighbours within ±200m of the subject site, outlining proposal details and contact information;
- Displayed sandwich board on the site, providing proposal details and contact information (ongoing);
- Activated and monitored a variety of feedback portals, including a dedicated engagement email and phoneline (ongoing);
- Shared project overview and contact information with the Capitol Hill CA and Ward 7 Councillor's Office, offering meetings to discuss.

### DECEMBER 2023 - FEBRUARY 2024

Ongoing correspondence and direct responses to community members contacting the project team (four respondents).

### FEBRUARY 2024 - OUTREACH CLOSURE

- Hand delivered letters to neighbours within ±200m of the subject site, providing outreach closure notification and project updates;
- Updated on-site signage with notice of outreach closure;
- Shared Applicant-led Outreach Summary with City Administration, Capitol Hill CA, and Ward 7 Councillor's Office;
- Continued monitoring dedicated engagement email, and phone line for any additional feedback or comments.

## WHAT WE HEARD

Over the applicant-led outreach period, the project team engaged in conversations with and received feedback from four respondents by email. The project team also shared Land Use Redesignation information packages and offered to meet with the Capitol Hill CA and the Ward 7 Office. City Administration received a total of four responses through the city-led outreach process.

Themes identified through both applicant-led and city-led outreach are summarized below. Project feedback received by the applicant team and The City has been categorized into eight general themes. Each theme begins with an outline of what the project team has heard and then provides a project team response.

- City Policy Alignment
- Height, Density + Community Fit
- Shadowing + Privacy
- Landscape + Open Space
- Parking + Traffic Safety
- Rear Lane Condition
- Infrastructure Capacity
- Waste + Recycling

## OUTREACH STRATEGIES

### Proposed Land Use Change



1538 22 AV NW  
R-C2 to Residential - Grade-Oriented Infill (R-CG) District

#### Hello Neighbour

We are proposing a land use change at 1538 22 AV NW to transition the site from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CG) District.

The proposed land use change would enable a three-storey, four-unit residential development with four basement secondary suites, four vehicle parking stalls in a detached garage, four Class 1 bike stalls, and two private mobility storage lockers.

The proposed land use change will be supported by a concurrent Development Permit (DP) application to help inform redevelopment outcomes and the future design of the site.





Find Out More

[enquiry@cityworks.ca](mailto:enquiry@cityworks.ca)  
587-242-0117

Reference: 1538 22 AV NW

City of Calgary Application Information Portal: [dmap.calgary.ca](https://dmap.calgary.ca)







### Custom On-Site Signage

#### Hello Neighbour

We are proposing a land use change at 1538 22 AV NW to transition the site from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CG) District.

The proposed land use change would enable a three-storey, four-unit residential development with four basement secondary suites, four vehicle parking stalls in a detached garage, four Class 1 bike stalls, and two private mobility storage lockers.

The proposed land use change will be supported by a concurrent Development Permit (DP) application to help inform redevelopment outcomes and the future design of the site.





Find Out More

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### Hand-Delivered Brochures

## WHAT WE HEARD

### CITY POLICY ALIGNMENT

#### WHAT WE HEARD

Feedback from community members stated that the application is not in alignment with existing City policy. Respondents questioned the appropriateness of R-CG in this location, and whether the proposal conformed to local and city-wide policies.

#### RESPONSE

The subject site is located in the City-identified Inner City community of Capitol Hill, about 600m (~7 min. walk) from the 16 AV NW Urban Main Street. This Main Street serves as a major transportation corridor in Calgary and hosts access to the Primary Transit network via the MAX Orange BRT. The site is also within walking distance to a range of local services and amenities including the the Capitol Hill Community Association, North Hill Shopping Centre, SAIT/AUArts, Confederation Park, and a number of schools.

Calgary's Municipal Development Plan (MDP) contains policy which encourages the development of innovative and varied housing options in established communities close to City-identified growth corridors (16 AV NW) and Activity Centres (North Hill Shopping Centre, SAIT/AUArts). This allows development to leverage existing infrastructure to make building more efficient and environmentally sustainable.

The subject site is located within the boundary of the North Hill Communities Local Area Plan (2021). It falls within the "Neighbourhood Local" Urban Form and "Limited" scale category, which support a broad range of housing types, allowing for future multi-residential developments (3 or more units) of up to 3 storeys in areas that are well serviced by existing transit, close to a City-identified Main Streets, where the parcel has direct lane access, and parking supply can be addressed on site. Lastly, the development has been designed to feature contextually-sensitive design elements, outlined in further detail below, which allow the proposal to meet the City's locational criteria for smaller-scale multi-residential developments.





## HEIGHT, DENSITY + COMMUNITY FIT

### WHAT WE HEARD

Respondents provided feedback on the increased height and density of the development, stating that it does not fit the low-density residential character of Capitol Hill.

### RESPONSE

The R-CG District is specifically intended to accommodate a range of grade-oriented housing forms that are consistent with low-density residential areas. This includes rules that restrict building footprints to provide sensitive transitions to neighbouring properties through the use of building setbacks, stepbacks and maximum heights.

The proposed building height of 3 storeys ( $\pm 9.62\text{m}$ ) fits within the rules of the R-CG District (maximum 11.0m), and is less than what is currently allowed on site under the R-C2 District rules (maximum 10.0m).

The development vision represents an appropriate increase in allowable density for the site. Under the current R-C2 District rules, the subject site could yield up to two above-grade housing units and two basement secondary suites. The proposed R-CG District allows a maximum of 75 units per hectare which, based on the total area of 0.056 ha, equates to four above-grade rowhouse units and four basement secondary suites (*not counted towards density*). The proposal represents an appropriate densification of the site that is sensitive to the surrounding context and features access to a range of local services and amenities.

Similar examples of rowhouse-style housing developments can be found across Capitol Hill. This allows the proposal to further complement the scale of surrounding area development.

## SHADOWING + PRIVACY

### WHAT WE HEARD

The project team heard feedback about potential shadowing and privacy impacts that the proposal would have on adjacent neighbours and properties.

### RESPONSE

Project architect Jackson McCormick submitted a Development Permit (DP2024-00642) in January 2024. This application outlines further details on the proposed built form and architectural design of the site. The

application adheres to the rules of the proposed R-CG District and provides a thoughtful design which responds to neighbourhood context and considers shadowing and privacy impacts on adjacent properties.

As mentioned previously, the R-CG District requires specific guidelines around built form to ensure sensitive transitions to nearby properties. This includes rules on building setbacks, chamfers and maximum height that are contextually sensitive to surrounding single and semi-detached houses.

A reduction in the proposed building height to  $\pm 9.62\text{m}$  was introduced to provide a contextual fit and reduce the risk of shadowing on neighbours and trees. Additional design elements, including strategic building orientation, fencing and optimal window layouts, are provided to minimize privacy issues and reduce the risk of overlooking into neighbouring properties.

Jackson McCormick will continue to explore how the building design can respond to shadowing and privacy considerations through the Development Permit application process.

## LANDSCAPE + OPEN SPACE

### WHAT WE HEARD

Respondents provided feedback on the proposed landscape design of the site, citing a concern for the loss of the existing tree canopy.

### RESPONSE

The project team appreciates feedback received from citizens on the importance of maintaining existing vegetation and tree canopies. Note that all trees located on public property must be retained and protected unless otherwise otherwise by Urban Forestry. This includes the protection of two adjacent mature street trees along the 22 AV NW frontage at 1536 22 AV NW & 1538 22 AV NW during construction.

A preliminary landscape design has been submitted by project architect Jackson McCormick in support of the Development Permit (DP2024-00642) application. The design demonstrates that a substantial amount of the existing vegetation and tree canopy on site will be retained and protected, including a large private tree on the side property line between 1536 22 AV NW & 1538 22 AV NW, as well as a smaller private tree along the 22 AV NW frontage.

In total, the design features 32% landscaped area, 12 new trees and 22 new shrubs. The proposal conforms with the rules of the proposed R-CG District and provides a comprehensive landscape strategy to prioritize vegetation and green space for existing and future residents.

## **PARKING + TRAFFIC SAFETY**

### **WHAT WE HEARD**

Respondents expressed concerns about the supply of on-site parking, and the impact that this proposal would have on traffic safety and the availability of on-street parking in the surrounding area.

### **RESPONSE**

#### **Parking**

Four vehicle parking stalls are proposed in a detached, private garage accessed from the rear lane. The parking supply aligns with the rules of the R-CG District, which requires 0.5 stalls per unit or suite. To supplement these requirements, four Class 1 bike stalls and two private mobility storage lockers will be provided for those units without assigned parking.

The supply of on-site parking is supported by a range of alternative transportation options close to the site. This includes nearby transit routes along 20 AV NW, 14 ST NW and 16 AV NW (MAX Orange BRT), in addition to bike lanes along 24 AV NW connecting to Confederation Park. The availability of transportation options close to the site provides easy access to local and regional destinations and encourages alternative modes of travel.

The site is within Residential Parking Permit (RPP) Zone F. There are currently no on-street parking restrictions adjacent to the property, but parking on the opposite side of 22 AV NW is restricted to two hours. More information on how to implement further parking restrictions in the area can be found on the City's website at [www.calgary.ca/roads/residential-parking-zones.html](http://www.calgary.ca/roads/residential-parking-zones.html).

The intent of the development vision is to provide an adequate parking supply to meet demand and City Land Use Bylaw requirements, while also reducing vehicle dependence for future residents and minimizing impact to on-street parking in the area through the availability of alternative transportation options.

### **Traffic Safety**

Throughout the outreach process, multiple community members have raised concerns on the availability of on-street parking and the associated impact on traffic safety in the area. Under previous development applications in the area, City Officials and Administration have identified the need for additional traffic calming measures in Capitol Hill based on community feedback. This includes planned updates to pedestrian and traffic safety improvements west of the site along 22 AV NW, including additional pedestrian crosswalks.

The project team has consulted with Professional Transportation Engineers Bunt & Associates on traffic safety considerations for similar townhouse developments across Calgary. Through consultation with technical experts and a detailed application review by The City's Mobility Engineering team, it was determined that this proposal will not trigger additional study because the anticipated traffic volumes do not exceed the peak threshold of 100 vehicle trips per hour typically required by The City of Calgary. Any further traffic safety concerns related to the existing street network can be reported to The City of Calgary online, or by calling 311.

## **REAR LANE CONDITION**

### **WHAT WE HEARD**

Respondents raised concerns about the condition of the rear lane, citing the potential for degradation due to increased traffic from the development.

### **RESPONSE**

The project team acknowledges the feedback received from multiple citizens on the conditions of the rear lane. Based on the scale of the proposed development, there are no plans or requirements to repave the rear lane. However, The City of Calgary has reviewed the application and flagged a requirement to upgrade the connection between the rear lane and private garage by removing and replacing a curb cut along 15 ST NW. This privately-funded improvement to the rear lane will be listed as a condition of approval prior to construction.

City reports show that the rear lane was most recently maintained in August 2023 through the publicly-funded Gravel Lane Repair Program. If citizens are still noticing issues with the condition of the rear lane, they are encouraged to contact the City directly via 311.



The City also has additional programs and initiatives in place to address concerns on the condition of the rear lane, including the Backlane Paving Program. This is a privately-funded improvement initiative that relies on all adjacent property owners paying into the cost of paving their laneway. More information on the Backlane Paving Program can be found on the City's website at <https://www.calgary.ca/roads/back-lane-paving.html>.

## **INFRASTRUCTURE CAPACITY**

### **WHAT WE HEARD**

Community members provided feedback on the potential strain that the application may put on existing public infrastructure in the area.

### **RESPONSE**

The project team acknowledges that new growth must also consider the capacity of existing infrastructure in the area. As part of the Detailed Team Review (DTR) process, The City of Calgary conducted a detailed assessment of local infrastructure capacity as it relates to this development, as well as the cumulative effect of growth in Capitol Hill. In addition, off-site levies will apply to future redevelopment of the site to allocate additional funds towards municipal infrastructure.

A preliminary review by The City's Utility Engineering team and ENMAX representatives shows that there is sufficient sewer infrastructure to service the development. No early concerns were flagged as part of this review. Further details on infrastructure capacity and servicing will be address at the Development Permit application stage.

## **WASTE + RECYCLING**

### **WHAT WE HEARD**

Respondents expressed a concern about the waste and recycling strategy for the development, citing the potential for crowded garbage collection areas.

### **RESPONSE**

Waste and recycling bins will be stored in a screened and separated staging area towards the back of the property. An adequate supply of waste and recycling bins will be provided to avoid crowded and unsightly garbage areas visible from the street. The area will also be secured and fenced to limit access to residents only. Lastly, bins will be collected along the 15 ST NW frontage to minimize potential traffic disruptions along the rear lane. Further details on the waste and recycling strategy will be provided at the Development Permit stage.

# PROPOSED

CPC2024-0421  
ATTACHMENT 4

## BYLAW NUMBER 159D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0413/CPC2024-0421)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 \_\_\_\_\_

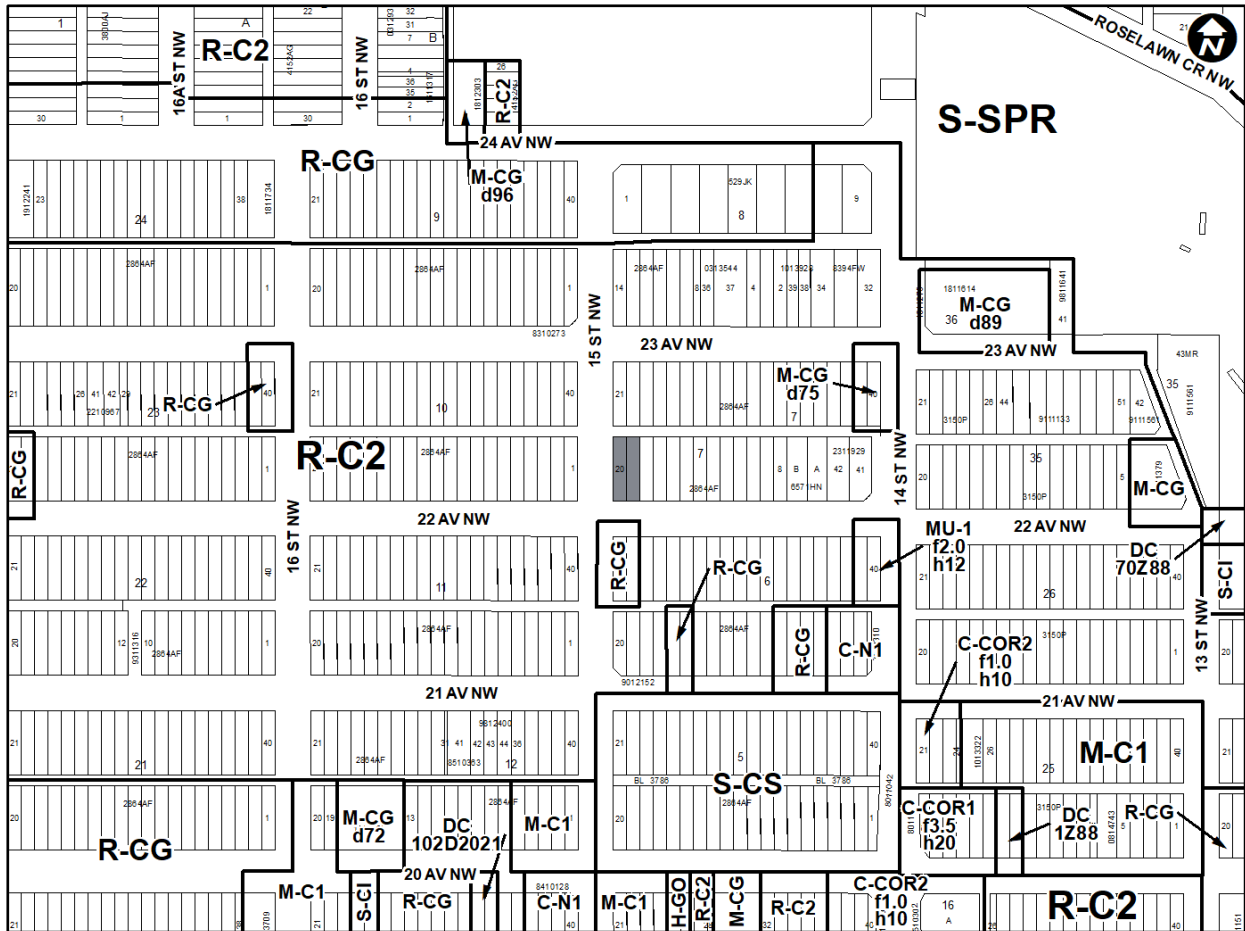
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0413/CPC2024-0421  
BYLAW NUMBER 159D2024

## SCHEDULE A



**AMENDMENT LOC2023-0413/CPC2024-0421  
BYLAW NUMBER 159D2024**

**Land Use Amendment in Capitol Hill (Ward 7) at multiple addresses, LOC2023-0405**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.22 hectares  $\pm$  (0.54 acres  $\pm$ ) located at 1820, 1824, 1828 and 1832 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 9 to 16) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council give three readings to **Proposed Bylaw 170D2024** for the redesignation of 0.22 hectares  $\pm$  (0.54 acres  $\pm$ ) located at 1820, 1824, 1828 and 1832 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 9 to 16) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject properties to Multi-Residential – High Density Low Rise (M-H1) District to enable the development of a six storey multi-residential building.
- The proposal is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed M-H1 District would allow for increased housing choice within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposed M-H1 District may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use application, in the northwest community of Capitol Hill, was submitted by Casola Koppe on behalf of the landowners, David and Faith Jahelka and Zhuhua Yin, on 2023 December 19. The four parcels combined are approximately 0.22 hectares (0.54 acres) in size and are located on the north side of 17 Avenue NW, two parcels east of 18 Street NW. The site is developed with individual single detached homes, with vehicle access being available off the rear lane on each of the parcels.

No development permit application has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a six storey multi-residential building.



## **Land Use Amendment in Capitol Hill (Ward 7) at multiple addresses, LOC2023-0405**

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The application originally proposed a Mixed Use – General (MU-1f4h20) District, which would have allowed for a mixed-use development with permitted commercial uses at grade and residential above. As the LAP does not support commercial uses in this location, on 2024 March 7 the application was amended to the M-H1 District, making commercial uses discretionary. Administration would apply the LAP policy at development permit stage to ensure that the site is developed for residential development only.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### **ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### **Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/ interested parties and respective community association was appropriate. In response, the applicant held a virtual meeting with the Ward 7 Councillor and Capitol Hill Community Association (CA) on 2024 January 8. Additionally, they held an open house on 2024 March 6, after sending out email invitations to interested parties along with doing a postcard invitation drop to adjacent residents and posting on their company Instagram page. The Applicant Outreach Report can be found in Attachment 3.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

The Capitol Hill CA did not provide any comments to the initial circulation. The CA was contacted prior to the completion of this report and no comments have been received to date.

Administration received 23 responses in opposition from the public and one in support. Those comments are summarized below:

- height, including shadowing and loss of sunlight;
- proposed land use will create a development that is out of character with the existing neighbourhood context;
- increase in density;
- parking and traffic impacts;
- loss of privacy;
- loss of valuable greenspace; and
- increases in noise levels.

The one response in support was made at the time of the original application for the MU-1f4.0h20 District and was fully supportive of commercial uses.

## Land Use Amendment in Capitol Hill (Ward 7) at multiple addresses, LOC2023-0405

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed increase in height is in alignment with the LAP policies for this site. The future building and site design, including landscaping and parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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.

### IMPLICATIONS

#### Social

The proposed land use district would allow for a higher intensity of housing development than the existing land use districts. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

#### Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

#### Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

#### Service and Financial Implications

No anticipated financial impact.

#### RISK

There are no known risks associated with this proposal.

### ATTACHMENT

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Report
4. **Proposed Bylaw 170D2024**

#### Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background

The subject site is located within the northwest community of Capitol Hill, mid-block on the north side of 17 Avenue NW, two parcels east of 18 Street NW. The subject site is comprised of four parcels totaling approximately 0.22 hectares (0.54 acres) in size and approximately 61 metres wide by 37 metres deep. Each of these parcels is developed with a single detached dwelling. Parking is available off the rear lane.

Parcels on this northern side of 17 Avenue NW on this block are designated Residential – Grade-Oriented Infill (R-CG) District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, Residential – Contextual One/Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District. Opposite the site on 17 Avenue NW are Direct Control Districts to allow for commercial development (the existing Home Depot) and for townhomes and commercial parking associated with the existing store.

The area is well served by a variety of commercial businesses, services and amenities that are located nearby. The Urban Main Street of 16 Avenue NW is approximately 170 metres (a three-minute walk) south, accessed via 17 Street NW, with North Hill Mall 186 metres (a three-minute walk) on the south side of 16 Avenue NW. There is a local commercial area approximately 230 metres (a four-minute walk) to the north at the intersection of 18 Street NW and 20 Avenue NW.

Nearby amenities include the Hounsfield Heights/Briar Hill Community Association and Louise Riley Public Library which are approximately 268 metres (a four and a half-minute walk) away on the south side of 16 Avenue NW. Capitol Hill and St. Pius X Elementary Schools are 380 metres (a six-minute walk) to the north, and the Banff Trail Community Association is 420 (a seven-minute walk) to the northwest.

## Community Peak Population Table

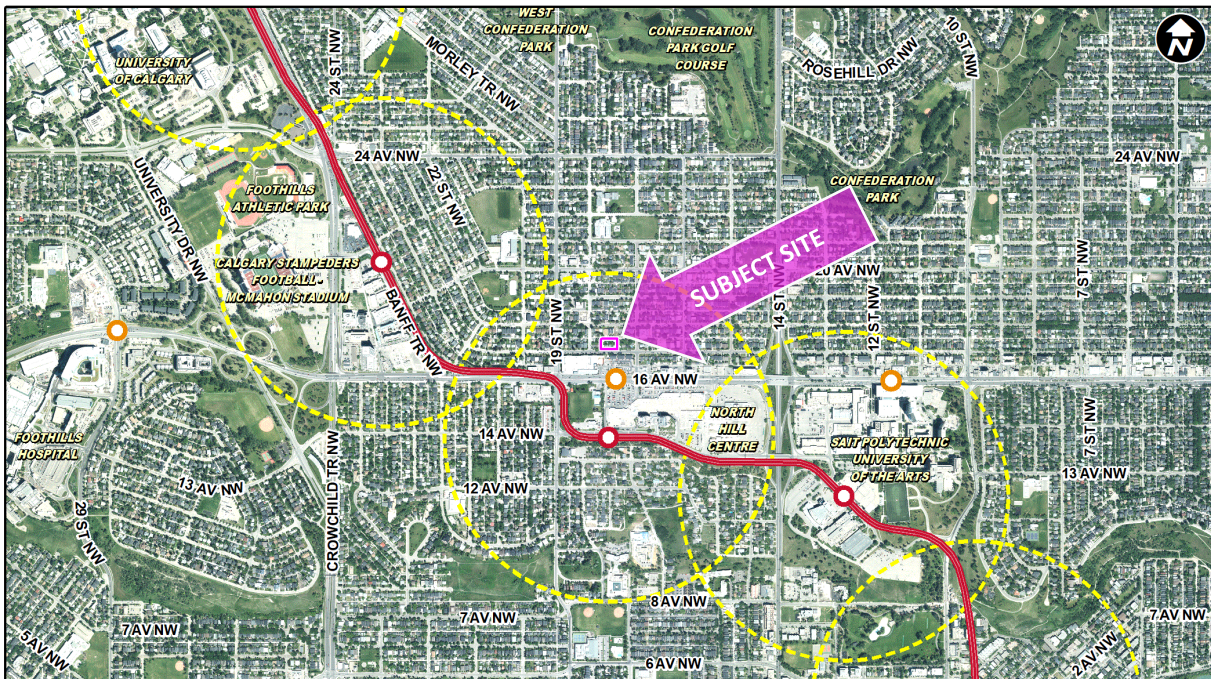
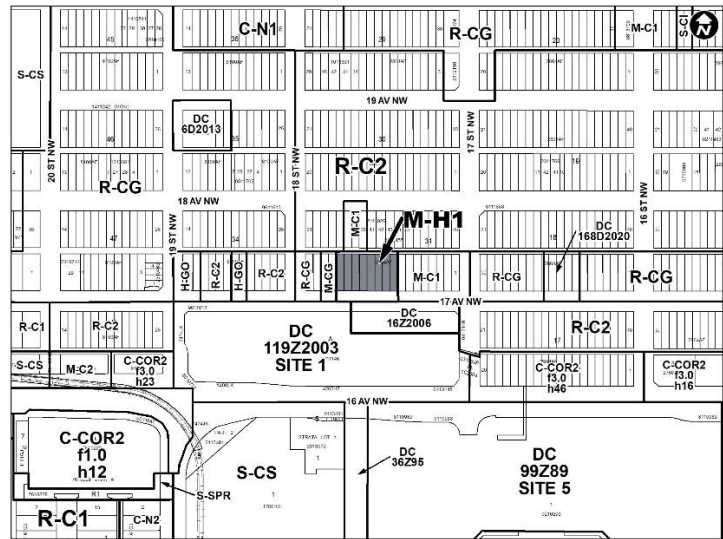
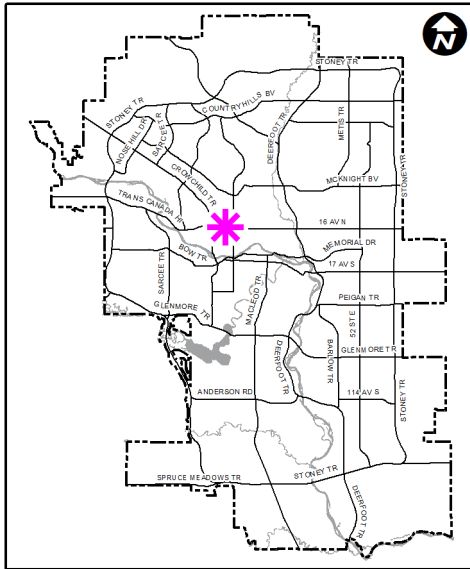
As identified below, the community of Capitol Hill reached its peak population in 2019.

<b>Capitol Hill</b>	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

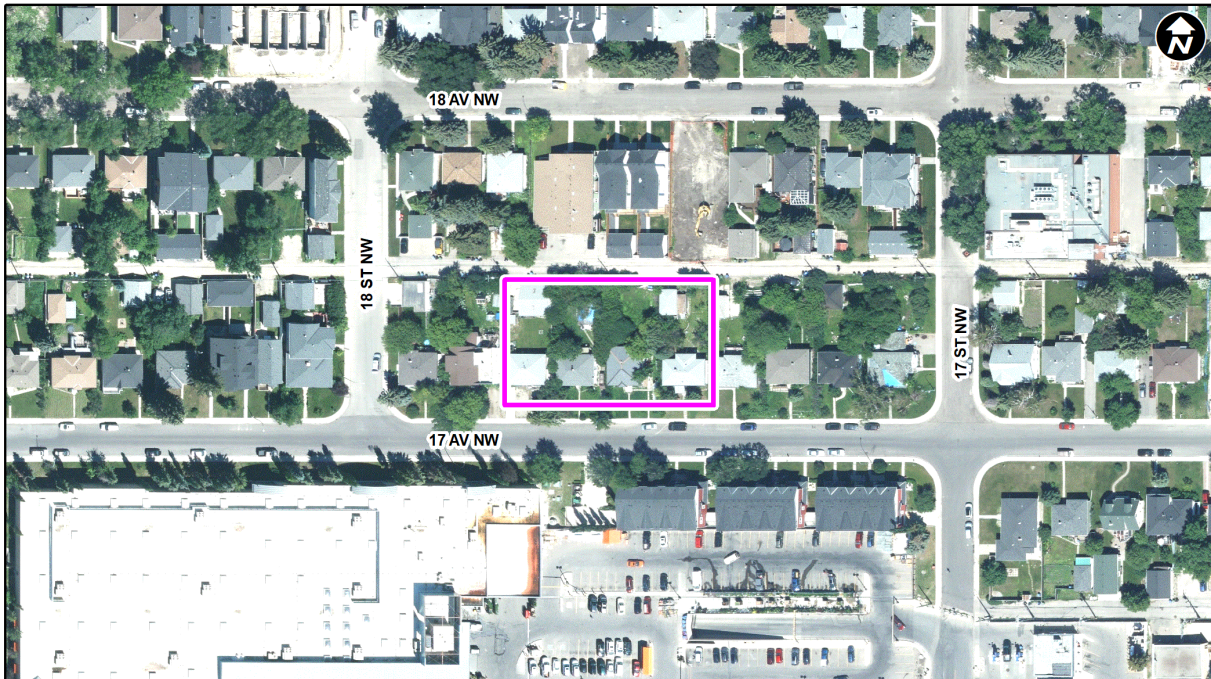
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District on the westernmost parcel allows for up to two dwellings, the remainder of the site (equating to approximately 0.17 hectares) is designated M-C1 District which would typically have higher numbers of dwellings and traffic generation. M-C1 has a maximum building height of 14 metres and a maximum density of 148 dwelling units per hectare. This equates to a total of 25 dwellings on this portion of the site.

The application originally proposed the Mixed Use – General (MU-1f4.0h20) District, which is intended to be located on commercial streets and may support a mix of commercial and residential uses on the ground floor. 17 Avenue NW is not a commercial street in this location and the site does not meet the location criteria within the purpose statement of the district. The district also contains a large variety of permitted commercial uses, which are not in alignment with the *North Hill Communities Local Area Plan* (LAP). Administration worked with the applicant to revise the proposed district to M-H1 to allow for alignment with the LAP.

The proposed M-H1 District enables the development of low-rise multi-residential buildings. M-H1 sites are typically located near transportation corridors and nodes, in this case the 16 Avenue NW Urban Main Street and the Lions Park LRT Station. The maximum height allowable in M-H1 is 26 metres, with restrictions on height and step-backs from the property line shared with low density residential districts and M-CG. Any future development would be bound by the rules of Land Use Bylaw 1P2007 and the maximum six storeys identified in the LAP. The



minimum density in the M-H1 District is 150 units per hectare. This equates to a minimum density of 33 dwelling units. There is no maximum density provision. No development permit has been submitted, but the applicant has indicated a potential development of 120 dwellings in their public outreach report.

### **Development and Site Design**

The rules of the proposed M-H1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- providing an engaging building design and interface along 17 Avenue NW;
- addressing the interface with the lane, including parkade access;
- ensuring appropriate amenity space for the residents; and
- mitigating shadowing, overlooking and privacy concerns.

### **Transportation**

Pedestrian access to the site is available via the existing sidewalk along 17 Avenue NW. Future vehicular access to the site is expected to be from the lane, which can be accessed from 17 Street NW or 18 Street NW.

The site is well served by Calgary Transit with stops located on 16 Avenue NW and 19 Street NW. The closest stop is 267 metres (a four -minute walk) away via 17 Street NW. This is serviced by Route 105 (Dalhousie/Lions Park) and Route 303 (MAX Orange Brentwood/Saddletowne). There are stops for Route 19 (16 Avenue N), Route 40 (Crowfoot/North Hill), Route 91 (Foothills Medical Centre) and Route 404 (MAX Orange Brentwood/Saddletowne) 320 metres (a five-minute walk) away via 19 Street NW. Route 105 (Dalhousie/Lions Park), Route 404 (North Hill) and Route 414 (14 Street Crosstown) are available from the stop on 19 Street NW, 200 metres to the west (a three-minute walk). Lions Park LRT platform is approximately 410 metres to the south (a seven-minute walk).

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to service future development of the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a future development permit.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The site is located within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure of the [Municipal Development Plan](#) (MDP)). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small, incremental benefits to climate resilience. The site is in close proximity to 16 Avenue NW, which is a Main Street as identified on Map 1. Main Street areas encourage a variety of housing types and a mix of commercial and residential development. This application is aligned with the relevant MDP policies.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy - Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit approval stages.

### **North Hill Communities Local Area Plan (Statutory – 2021)**

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being within the Neighbourhood Local category (Map 3: Urban Form) with a Low scale (Map 4: Building Scale), which allows up to 6 storeys. The LAP speaks primarily to residential uses in the area and encourages a range of housing types. Section 2.3 Scale Modifiers identify the Low building scale with buildings up to six storeys, typically characterized by apartments and stacked townhouses. The proposed land use amendment is in alignment with the applicable policies of the LAP.

# Applicant Submission



Tony Casola Architect Ltd. Hans Koppe Architect Ltd.  
1410, 1 Street SW, Calgary, Alberta, T2R 0V8  
Ph: 403 287-9960 Fax: 403 287-9962

Tuesday, February 06, 2024

## Calgary, Planning and Development

### Planning Rationale/Applicant Submission – Capitol Hill Apartments

#### Land Use Redesignation from low density to medium density (MH-1)

1820 to 1832 17 AVE NW Calgary

We have been tasked with applying for a land use redesignation for the parcels noted above. In our opinion, the policy change will be beneficial to the community and the City of Calgary, and falls within current guiding policy as follows:

- **Housing Crisis.** This project will inject more housing in a transit friendly area. The proximity to University of Calgary, SAIT, Northhill Mall, foothills hospital and LRT makes this an ideal location for multi-family development, with minimum impact on transportation flow. We are moving away from exclusionary zoning and toward a more complete neighbourhood.
- The project resides adjacent to the 16 Avenue North Main Street policy which asks for a minimum of 200 residents/jobs per hectare, however, it may be much more suitable to have housing off of this busy and rather loud main corridor and can create a reasonable transition to the lower density adjacent parcels.
- As per the North Hill Communities Local Area Plan, the site is immediately adjacent to the Neighbourhood Commercial strip along 16 Avenue North and is subject to a low building scale of up to six storeys. As a Neighbourhood Local urban form, the programming is intended to be primarily residential for a scale transition near activity centers and public transit.
- The subject site is located within the Developed Residential Inner-City area in the Municipal Development Plan and is consistent with the intensification and character of the neighbourhood.
- **Climate Crisis** – Densification in well connected regions provides a small footprint compared to low density housing on the periphery of the City. This, coupled with reduction of vehicular use, and strict energy use policy and codes means we are meeting the crisis head on.
- The Project falls within the guiding policy of the MDP.

We recognize that community outreach will be an important aspect of the application process and intend to engage the Community Association, Councilor Terry Wong's Ward 7 office, and notify the properties in the surrounding area for an open house early in the concurrent development permit process to gauge general comments. Based on the constructive criticisms received from this initial engagement, we will close the loop with another open house session to address what we heard and what we did to enhance the neighbourhood with this modest six-storey apartment.

Yours truly,

A handwritten signature in black ink, appearing to read 'Hans Koppe', written over a horizontal line.

**Hans Koppe**, Architect, AAA, AIBC, MAAA, MSAA, LEED® AP  
**Casola Koppe Architects**

# Applicant Outreach Report

## **EComfy “Capitol Hill Apartments”**

In-Person Public Engagement Sessions Report

**Project Name:** 1820 to 1832 17 AVE NW  
LOC2023-0405

**Prepared by:** Scott Douglas  
Casola Koppe Architects

**Prepared for:** EComfy Living

**Date:** March 25, 2024

## Capitol Hill Outreach Implementation Plan

LOC2023-0405

### Project Background

Casola Koppe Architects have submitted a Land-use Redesignation (LOC2023-0405) for a six-storey apartment located at 1820 to 1832 17 AVE NW. In our opinion, the policy change will be beneficial to the community and the City of Calgary, and falls within current guiding policy as follows:

- Housing Crisis: this project will inject more housing in a transit friendly area. The proximity to Southern Alberta Institute of Technology (SAIT), Alberta University of the Arts (AUA), University of Calgary, North Hill Mall, foothills hospital, and LRT stations makes this an ideal location for multi-family development, with minimum impact on transportation flow.
- The project resides adjacent to the 16 Avenue North Main Street policy which ask for a minimum of 200 residents/jobs per hectare, however, it may be much more suitable to have housing off of this busy and rather loud main corridor and can create a reasonable transition to the lower density adjacent parcels.
- As per the North Hill Communities Local Area Plan, the site is immediately adjacent to the Neighbourhood Commercial strip along 16 Avenue North and is subject to a low building scale of up to six stories. As a Neighbourhood Local urban form, the residential use provides a scale transition near activity centres and public transit.
- The subject site is located within the Developed Residential Inner-City area in the Municipal Development Plan and is consistent with the intensification and character of the neighbourhood.
- Climate Crisis – Densification in well connected regions provides a small footprint compared to low density housing on the periphery of the City. This, coupled with reduction of vehicular use, and strict energy use policy and codes means we are meetings the crisis head on.
- The Project falls within the guiding policy of the MDP.

As part of the public engagement process, Casola Koppe conducted one in-person public engagement sessions for this project titled "Capitol Hill Apartments".

- The first session was conducted at the Capitol Hill Community Association Lounge space on the evening of March 6, 2024 from 6PM – 8PM and information about the development were presented on foam-board panels on easels for attendee's reference and review. It was reiterated that another open house will be provided at a later date for the Development Permit process.



## Capitol Hill Outreach Implementation Plan

LOC2023-0405

### Outreach Overview

#### Public Notice Timeline & Details

January 8, 2024: Virtual Meeting with Councillor Terry Wong, Representatives from Ward 7 Office, and Representatives from Capitol Hill Community Association (CHCA) for initial feedback

January 11, 2024: Large Notice Posting provided at site (LOC2023-0405 /1820 to 1832 17 AVE NW)

February 6, 2024: DTR1 received from City of Calgary / Revise land-use from MU-1 to MH-1 as recommended from planner accordingly

February 27: Open House email invitations sent to stakeholders (Ward 7 Office, CHCA President, and City of Calgary Planner)  
Casola Koppe posted Open House invite on company Instagram tagging: #ward7 #CHCA

March 1: Open House postcard invitations distributed to parcel-adjacent residents

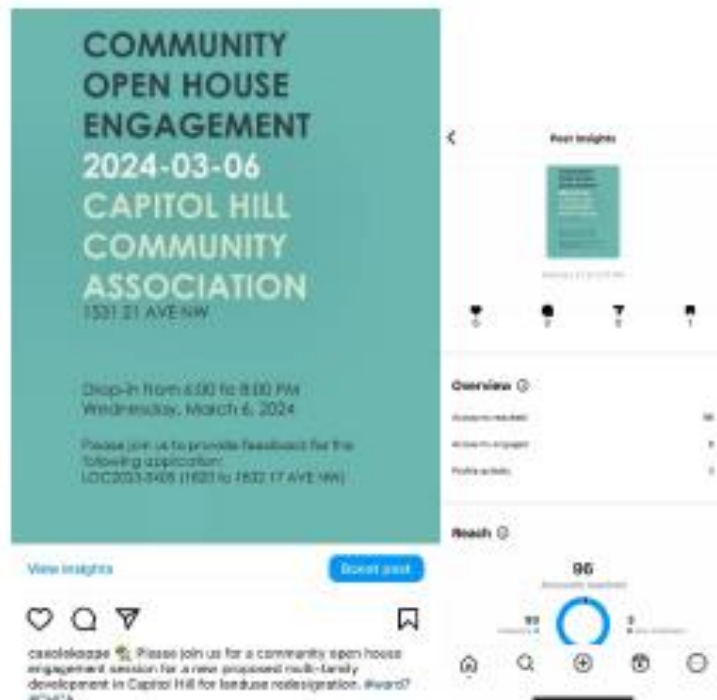
March 6: Wayfinding signage at the CHCA venue to direct attendees to the lounge space. **Open House Session 1 was open to the public from 6PM to 8PM.**

March 11: Inquired with Property Research through the City of Calgary to understand the Development Permit application for the adjacent property to the East.

March 13: Email from CHCA president regarding the Open House turn-out. Response provided the same day. Updated Large Notice Posting for MH-1 zoning provided at site.

March 18: Community Outreach Report & contextual shadow overlays sent to planner.

March 21: Response provided to emails following Open House engagement (March 12, 13 and 19) from East adjacent neighbour.



## Capitol Hill Outreach Implementation Plan

LOC2023-0405

In-Person Open House

Session 1 Photos:



# Capitol Hill Outreach Implementation Plan

LOC2023-0405

## Outreach Approach

### Outreach Strategy

Through the evaluation of the Community Impact and Complexity matrix, a Direct Approach to community outreach has been considered with the use of 2-3 tactics for a targeted audience.

Hand-delivered postcard advertisements to adjacent-parcel residences, email invites to relevant stakeholders, and social-media post on Architect's Instagram account to advertise the Public Open House for community engagement. This approach has been chosen to provide information, answer questions and gather feedback.

### Stakeholders

Parcel-adjacent residents, Ward 7 Councillor and Office, and the Capitol Hill Community Association.

### Risks/Sensitivities/Impacts & Mitigation

The following items were identified as engagement concerns and mitigated by the following approach:

Risk / Sensitivity / Impact	Mitigation
<ul style="list-style-type: none"><li>Public understanding of planning policy, and development context</li></ul>	<ul style="list-style-type: none"><li>Further planning information and context will be provided at the 2<sup>nd</sup> Open House Session including full design plans for viewing and discussion</li></ul>
<ul style="list-style-type: none"><li>Age demographic of residents may impact digital delivery of information</li></ul>	<ul style="list-style-type: none"><li>Direct postcard deliveries to surrounding residences ensured residents received notification of the application. Email contacts were made available</li></ul>
<ul style="list-style-type: none"><li>Virtual public house may be an obstacle for some wishing to attend</li></ul>	<ul style="list-style-type: none"><li>In-person open house was conducted with information panels and staff from developer and architect to answer questions and gather feedback</li></ul>
<ul style="list-style-type: none"><li>In-person public house may be an obstacle due to health concerns (COVID?)</li></ul>	<ul style="list-style-type: none"><li>online information provided on DMAP website. Feedback of application provided to planner with additional option of writing the architect through designated engagement email.</li></ul>

## Capitol Hill Outreach Implementation Plan

LOC2023-0405

### Outreach Tactics & Techniques

#### Attendance

Session 1: 12 attendees met with the staff of Casola Koppe Architects and the Developer including adjacent neighbours, and members from the neighbourhood. Email invitations were sent to representatives from the Community Association, the Ward 7 office, and the City of Calgary Planning department, although none were officially present at this event.

#### Observations

Open house session was presented with professional candor with engagement panels and significant land-use documentation provided. The staff for both the architect and developer were friendly, patient, and forthcoming in their engagement with attendees.

A couple representatives of the adjacent parcel to East attempted to challenge our proposed land-use redesignation and interrupted much of the conversations held with other attendees. Their criticisms were noted and responded to accordingly, however, the interruptions attempted to change the general dialogue.

#### Comment / Feedback Collection

Both verbal and written comments were received, and staff have endeavoured to record the verbalized concerns from discussions with attendees. Written responses were collected on a feedback board at one edge of the venue and attendees were encouraged to provide feedback at the time, or after the event by direct email to the file manager and/or Casola Koppe Architects email: [engagement@ckarch.ca](mailto:engagement@ckarch.ca)

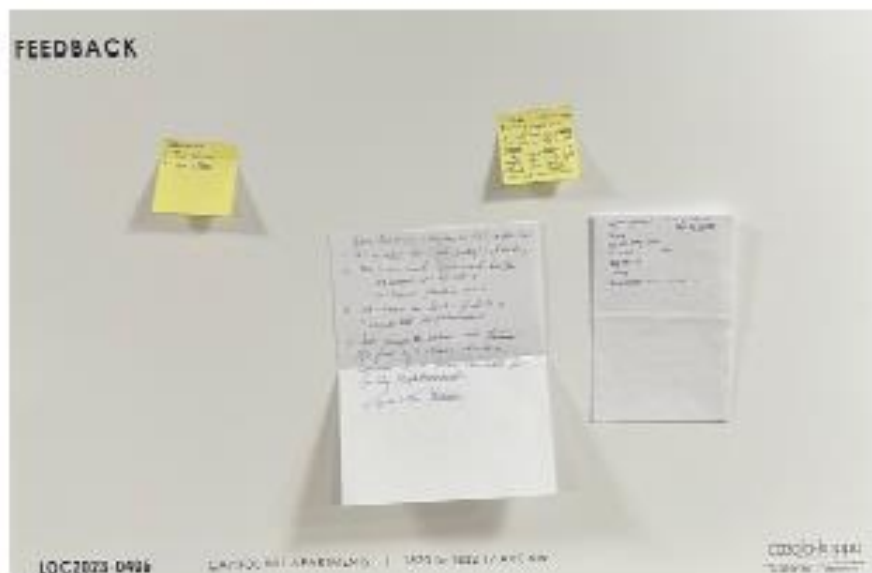


## Capitol Hill Outreach Implementation Plan

LOC2023-0405

### Written Comments

#### Session 1:



#### Written Comments

- "I think it will be way too many people in a small area – no parking. Will be mostly single people. Too many people in a small area. Little light. I think it's a bad idea."
- "1. Too high 2. Too Many"
- "1. It is way too tall – sunlight blocking. 2. Too many units – increased traffic. 3. It changes the look and feel of a residential neighbourhood. 4. Our property values will decrease. We feel a 3 storey structure would be a more suitable fit for this neighbourhood. "
- "Light / gardening / tree growth in nearby houses is affected. Privacy. 120 too many units. The traffic will worsen. Way too high. Busy. Environment concern / Health concern."



## Capitol Hill Outreach Implementation Plan

LOC2023-0405

### Notes on Verbal Discussions

#### Session 1:

Verbal Discussions
<ul style="list-style-type: none"><li>• <b>Municipal Development Plan &amp; North Hill Communities Local Area Plan alignment</b><ul style="list-style-type: none"><li>◦ Information referenced from City Policy Resources</li></ul></li></ul>
<ul style="list-style-type: none"><li>• <b>More advertising needed. City Representatives should be in attendance</b><ul style="list-style-type: none"><li>◦ Postcards hand-delivered and email invite sent to Ward 7 Office, Capitol Hill Community Association, and City of Calgary Planner</li></ul></li></ul>
<ul style="list-style-type: none"><li>• <b>More transparency of development needed.</b><ul style="list-style-type: none"><li>◦ Specifically how many units and parking provided?</li><li>◦ Where are the Waste &amp; Recycling Facilities provided?</li><li>◦ Application is for landuse redesignation. Further detail of the development will be provided at the Development Permit stage.</li></ul></li></ul>

#### Outreach Timeline

Refer to timelines noted above. It was reiterated that another open house will be provided at a later date for the Development Permit process.

## Capitol Hill Outreach Implementation Plan

LOC2023-0405

### Reporting & Evaluation

#### Outreach Reports

##### "What We Heard"

Major themes included massing, privacy, shadowing, and traffic.

What We Heard	What We Did
<ul style="list-style-type: none"> <li>• <b>Shadows &amp; Privacy</b> <ul style="list-style-type: none"> <li>○ No concern if building were three storey height.</li> <li>○ Gardening and Sunlight (limited hours of sunlight already for some properties).</li> <li>○ Overlooking adjacent private yards &amp; dwellings.</li> <li>○ Can you offset or angle the windows?</li> <li>○ Not good for mental or physical health.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Considerations / Responses provided: <ul style="list-style-type: none"> <li>○ Elevations show the intention of the land-use required setbacks and step-backs</li> <li>○ Shadow studies provided at open house session.</li> <li>○ Reached out to understand adjacent development permit application for parcels to the East for reference regarding site context.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Unit Types &amp; Parking</b> <ul style="list-style-type: none"> <li>○ Is the development intended to be Rentals or Condominiums?</li> <li>○ Too much traffic for 17<sup>th</sup> AVE NW – would be ok on 16<sup>th</sup> AVE NW.</li> <li>○ Vehicular Access from the lane – Anticipated maintenance of the lane.</li> <li>○ Concern for safety of children walking to school.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Information discussed: <ul style="list-style-type: none"> <li>○ City of Calgary Planning preference is typically to have parking access from the lane.</li> <li>○ Unit and Parking counts will be compliant with Land-use Bylaw.</li> <li>○ Traffic restrictions along 16<sup>th</sup> AVE NW restrict access to 17<sup>th</sup> AVE NW.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Prohibited Uses</b> <ul style="list-style-type: none"> <li>○ This is a Residential Street and the development should not have Commercial Uses</li> <li>○ Ongoing trespassing concerns of people walking through adjacent private property to access the Home Depot.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Information discussed: <ul style="list-style-type: none"> <li>○ Original M-U1 land-use redesignation application was revised to M-H1</li> <li>○ There is no intention for commercial uses on this development.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Noise &amp; Ventilation</b> <ul style="list-style-type: none"> <li>○ Property across the street concerned with existing noise from Home Depot &amp; 16<sup>th</sup> AVE NW in rear yard and now with</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Information discussed: <ul style="list-style-type: none"> <li>○ Noise bylaws are regulated by the City of Calgary to mitigate hours of excessive noise.</li> </ul> </li> </ul>

## Capitol Hill Outreach Implementation Plan

LOC2023-0405

<p>the potential of college students partying across the street, they feel they will not be able to open their windows for ventilation due to the added noise.</p> <ul style="list-style-type: none"> <li>Construction Noise, Vibrations, and Dust.</li> </ul>	<ul style="list-style-type: none"> <li>Noise and dust are expected in developing areas. Once these projects reach completion, the end product will bring benefits which outweigh the short-term inconveniences.</li> </ul>
<ul style="list-style-type: none"> <li><b>Other Comments</b> <ul style="list-style-type: none"> <li>Transformer at development is too close to the proposed transformer for the neighbouring property to the East (1804B 17 AV NW)</li> <li>The only thing green about this development is the money the city will make from the application fees.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Information discussed:</b> <ul style="list-style-type: none"> <li>Reached out to understand adjacent development permit application for parcels to the East for reference regarding site context.</li> </ul> </li> </ul>

### Next Steps

Session 1: The architect and developer are actively considering and responding to the feedback provided at the first Open House session, in addition to other forms of community input. A further in-person engagement session will be conducted.

### Closing the Loop to Stakeholders

The Applicant will provide the finalized Outreach Report to the Community Association.

The Applicant remains open to ongoing engagement throughout the development permit and will forward any correspondence or additional feedback to the file manager for the DP.

## Capitol Hill Outreach Implementation Plan

LOC2023-0405

### Outreach Implementation Work Plan

Raising Awareness - Communication & Marketing				
Item	Description/Notes	Date	Responsible (Lead)	Supporting
<b>Technique/Tactic #1</b>				
Notice Posting	City of Calgary Land-use Redesignation Post Notice signage at site with M-U1 Zoning (revised later)	2024-01-11	City Planner	
<i>add more rows as required</i>				
<b>Technique/Tactic #2</b>				
Postcard Advertisements	Hand delivered to adjacent parcels	2024-03-01	EComfy Living	
<i>add more rows as required</i>				
<b>Technique/Tactic #3</b>				
Social Media Posting	Instagram post by Architect	2024-02-27	Casola Koppe	
<i>add more rows as required</i>				
Telling the Story – Outreach Materials				
Item	Description/Notes	Date	Responsible (Lead)	Supporting
<b>Content Development</b>				
Meeting with Ward 7 Office & CHCA Representatives	Discuss the land-use redesignation and receive feedback	2024-01-18	Casola Koppe	EComfy Living

## Capitol Hill Outreach Implementation Plan

LOC2023-0405

<i>add more rows as required</i>				
<b>Technique/Tactic #1</b>				
Open House	Presentation boards for information and feedback	2024-03-06	Casola Koppe	EComfy Living
<i>add more rows as required</i>				
<b>Technique/Tactic #2</b>				
<i>add more rows as required</i>				
Online Outreach				
Item	Description/Notes	Date	Responsible (Lead)	Supporting
<b>Technique/Tactic #1</b>				
Social Media Posting	Instagram post by Architect	2024-02-27	Casola Koppe	
<i>add more rows as required</i>				
<b>Technique/Tactic #2</b>				
<i>add more rows as required</i>				
In-person Outreach - Event/Activity Logistics & Facilitation				
Item	Description/Notes	Date	Responsible (Lead)	Supporting
<b>Event #1</b>				
Open House	Presentation boards for information and feedback	2024-03-06	Casola Koppe	EComfy Living
<i>add more rows as required</i>				

## Capitol Hill Outreach Implementation Plan

LOC2023-0405

<b>Event #2</b>				
<i>add more rows as required</i>				
<b>Event #3</b>				
<i>add more rows as required</i>				

Closing the Loop - Reporting & Evaluation				
Item	Description/Notes	Date	Responsible (Lead)	Supporting
<b>Report Backs</b>				
Outreach Implementation Plan	What We Heard and What We Did	2024-03-06	Casola Koppe	EComfy Living
<i>add more rows as required</i>				
<b>Evaluation Tasks</b>				
<i>add more rows as required</i>				



# PROPOSED

CPC2024-0445  
ATTACHMENT 4

## BYLAW NUMBER 170D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007 AND BYLAW 21P2024  
(LAND USE AMENDMENT  
LOC2023-0405/CPC2024-0445)**  
\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. Bylaw 21P2024 is hereby amended by deleting Section Map 29C from "Schedule A" of Bylaw 21P2024 and replacing it with the Revised Section Map 29C as shown on Schedule "C" to this 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 \_\_\_\_\_

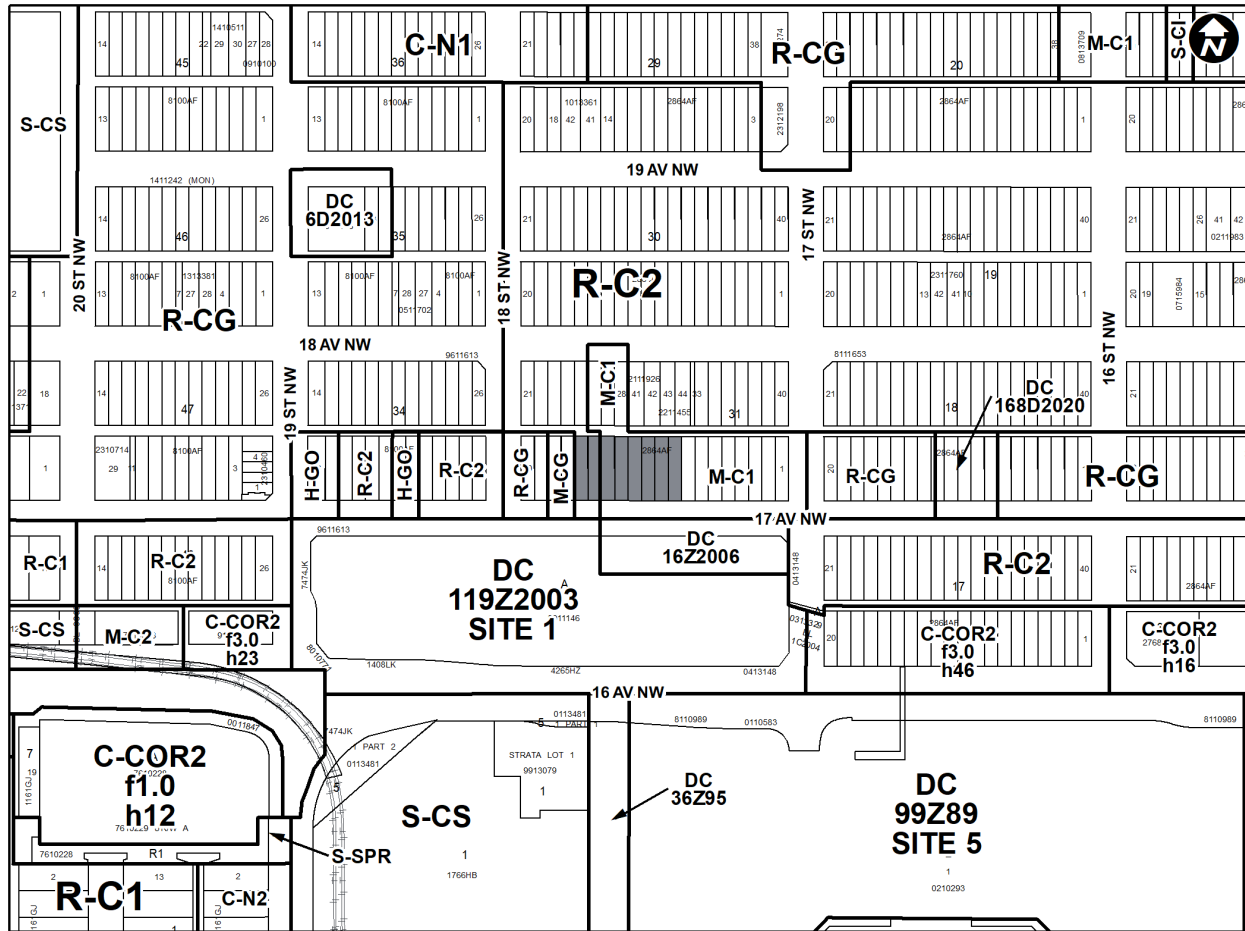
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0405/CPC2024-0445  
BYLAW NUMBER 170D2024

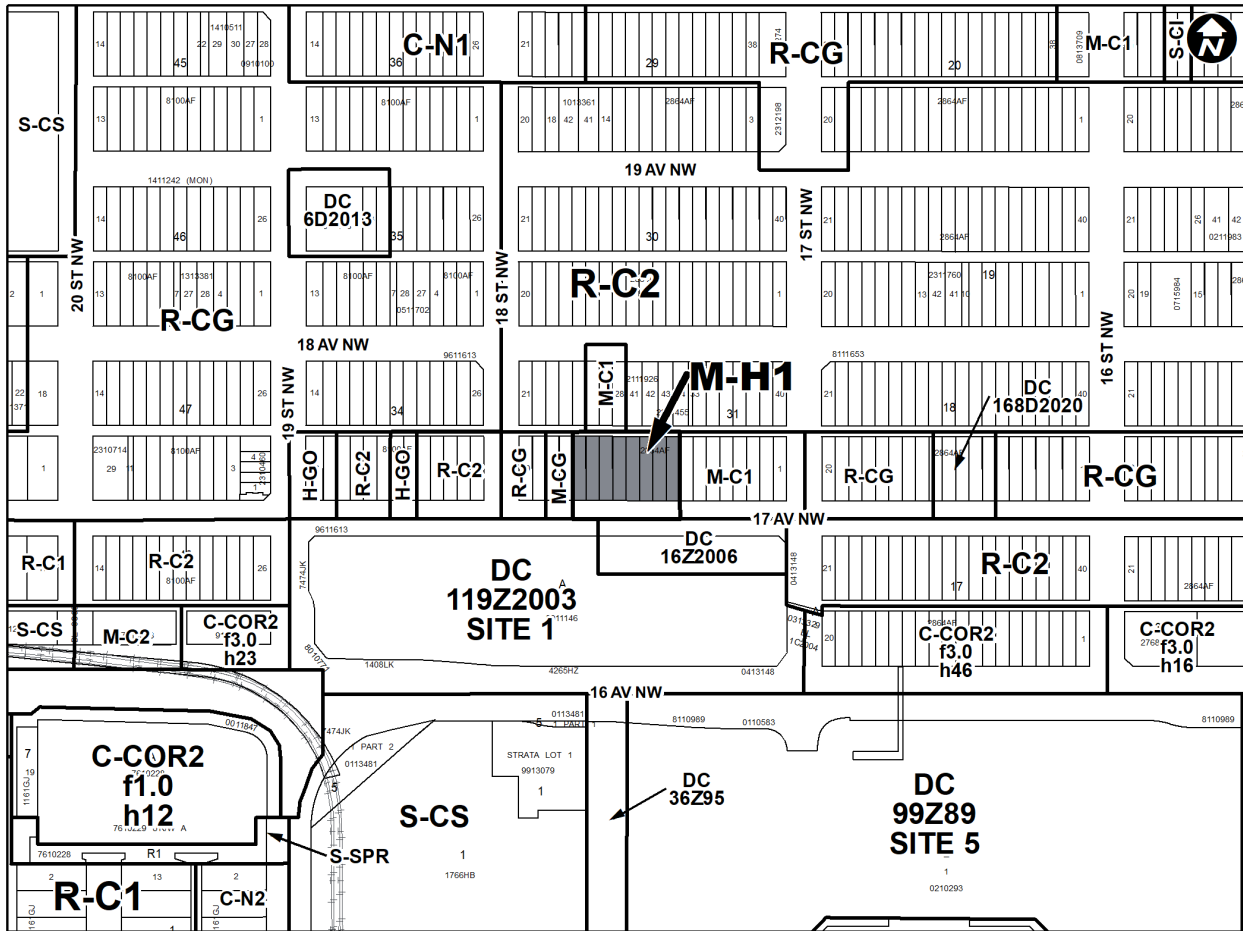
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2023-0405/CPC2024-0445  
BYLAW NUMBER 170D2024

## SCHEDULE B

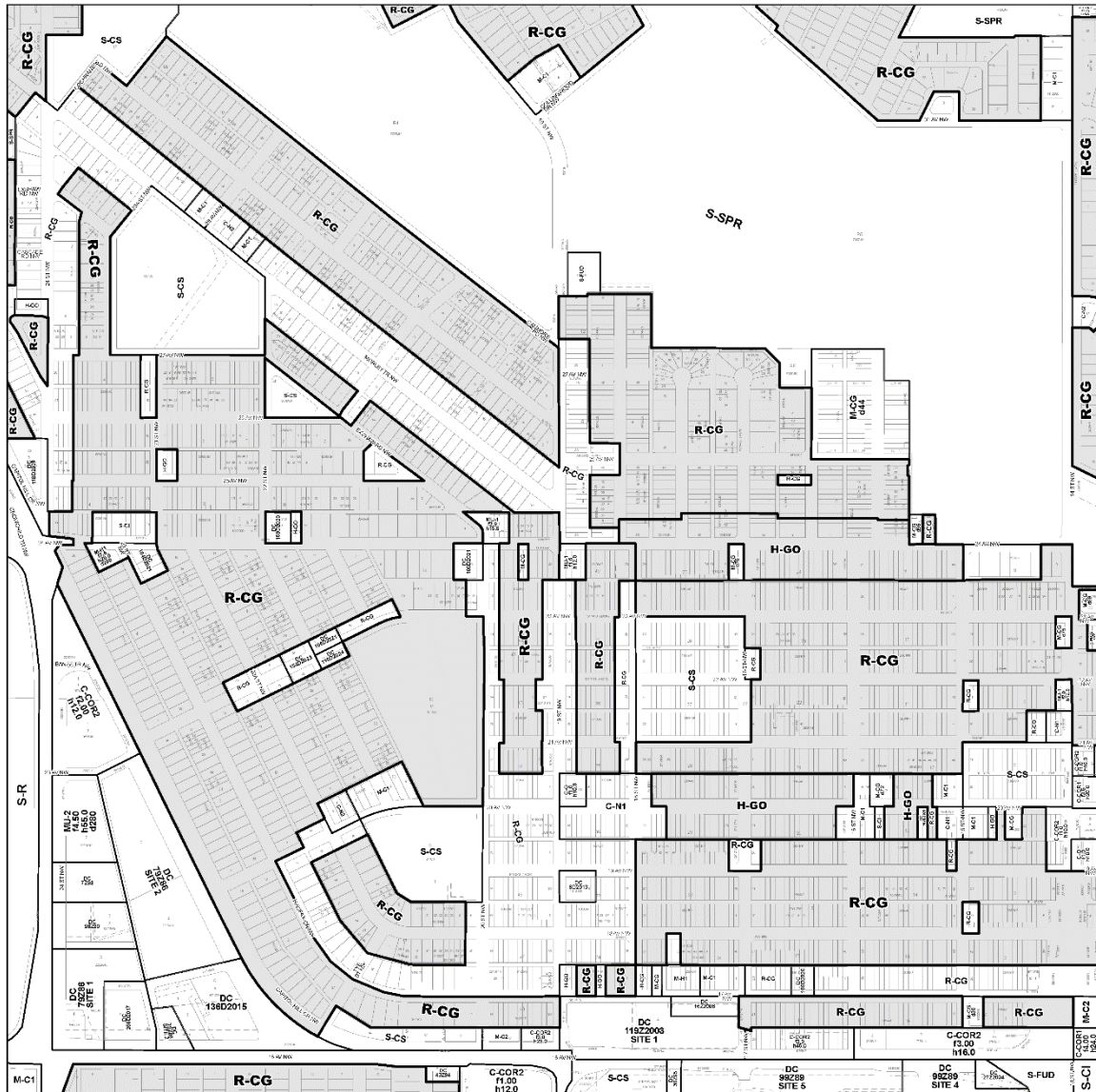


# PROPOSED

AMENDMENT LOC2023-0405/CPC2024-0445  
BYLAW NUMBER 170D2024

## SCHEDULE C

### Revised Section Map 29C



Planning and Development Services Report to  
Calgary Planning Commission  
2024 May 09

ISC: UNRESTRICTED  
CPC2024-0494  
Page 1 of 4

**Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9  
Avenue SW, LOC2022-0228**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. Forward this report CPC2024-0494 to the 2024 June 4 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the West Village Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.74 hectares  $\pm$  (1.83 acres  $\pm$ ) located at 1215 – 9 Avenue SW (Plan 1423LK, Block 43) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024 MAY 9:**

That Council:

1. Give three readings to **Proposed Bylaw 45P2024** for the amendments to the West Village Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 181D2024** for the redesignation of 0.74 hectares  $\pm$  (1.83 acres  $\pm$ ) located at 1215 – 9 Avenue SW (Plan 1423LK, Block 43) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

Excerpt from the Minutes of the Calgary Planning Commission, held 2024 May 9:

**“Moved by** Commissioner Weber

That with respect to Report CPC2024-0494, the following be approved:

That the Calgary Planning Commission recommend that Council amend Attachment 3, under Section 16(1)(a)(ii), by deleting “1.5 stalls per unit where the total number of units equals or exceeds 20; and” and replacing with “0.5 stalls per unit where the total number of units equals or exceeds 20; and”.

For: (4): Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, and Commissioner Weber

Against: (5): Manager Goldstein, Thom Mahler, Councillor Carra, Councillor Dhaliwal, and Commissioner Campbell-Walters



**Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9  
Avenue SW, LOC2022-0228**

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**MOTION DEFEATED"**

**HIGHLIGHTS**

- This land use amendment seeks to redesignate the subject site to accommodate high density mixed-use development in building forms that comply with sunlight protection areas outlined in the Direct Control (DC) District. In addition, it will allow for an increase in the total floor area ratio in exchange for provision of public amenity items through bonusing options.
- The proposal allows an appropriate density and set of uses that support Greater Downtown and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Greater Downtown Plan* (GDP).
- What does this mean to Calgarians? This application provides new opportunities for mixed-use development with an enhanced public realm while promoting pedestrian use and multi-modal options through the comprehensive design of streets, building interfaces and public spaces.
- Why does this matter? The proposed DC District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics and provide opportunities for local commercial uses to support the Downtown West End community, complementing its proximity to Millennium Park and the future 11 Street SW underpass project.
- An amendment to the *West Village Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southwest community of Downtown West End, was submitted by O2 Planning and Design on behalf of the landowner, Mancal Property Holdings Inc. on 2022 December 22.

The approximately 0.74 hectare site is situated at the corner of 9 Avenue SW and 11 Street SW and represents a gateway into downtown Calgary. Directly north of the site across the 9 Avenue SW is Millennium Park and directly adjacent to the south is a heavy rail corridor. A commercial building currently exists on the site with at grade parking and vehicular access from both 9 Avenue SW and 11 Street SW. An existing one storey commercial office building is adjacent to the west.

As identified in the Applicant Submission (Attachment 4), this application proposes to redesignate the site from a DC District (Bylaw 53Z95) to a DC District to allow for mixed-use tower development with the ability to increase the total floor area ratio allowed on site through the provision of various public amenity items.

The proposed DC District would allow for innovative tower style built form with varying heights and massing, which would comply with sunlight protection rules. The base of a building would be distinguished through articulation and integration with a high-quality public realm. The street interface would be activated by commercial retail uses. Parking and residential uses are

## **Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9 Avenue SW, LOC2022-0228**

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proposed on the main floor and above. Due to its proximity to transit, multi-modal options and the downtown context, the City Centre Mixed Use District (CC-X) was selected as the base for this DC District.

A detailed planning evaluation of this application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### **ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### **Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant circulated 25 invitation postcards to nearby properties to a virtual public engagement session but did not receive any attendees. In addition, the applicant connected directly with the Downtown West Community Association, the Calgary Downtown Association and the Ward 7 Councillor to discuss details of the proposed land use amendment application. As well, a project website was developed outlining the development vision and land use application to allow for community members to comment and monitor progress. The Applicant Outreach Summary can be found in Attachment 5.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public. The letter highlighted concerns around birds that currently exist within the existing boulevard trees that would be affected by the proposed development.

The Downtown West Community Association provided a letter in support on 2023 March 3 (Attachment 6), highlighting the benefits of continued mixed-use growth in place of existing surface parking lots throughout the area, investment in public amenities and building design to serve as a buffer to the adjacent rail corridor and use of a new DC District. It was also suggested that Administration work to minimize shadows on Millennium Park and amenity investment would best occur through additional seating and passive recreation areas within the park.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

**Policy and Land Use Amendment in Downtown West End (Ward 7) 1215 – 9  
Avenue SW, LOC2022-0228**

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

**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development in the community of Downtown West End and provides a future framework for mixed-use development in a gateway location. The development of these lands will encourage and accommodate the housing needs of a wider range of age groups, lifestyles and demographics contributing to the use of amenities such as Millennium Park and Bow River nearby.

**Environmental**

The *Calgary Climate Strategy – Pathways 2050* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This land use application does not include any actions that specifically meet objectives of this plan however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development application approval stages.

**Economic**

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing and commercial uses in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 45P2024**
3. **Proposed Bylaw 181D2024**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

This proposed development is located in Downtown West End on the southwest corner of 9 Avenue SW and 11 Street SW which serves as a gateway into Greater Downtown. The parcel is approximately 0.74 hectares (1.83 acres) in size and approximately 150 metres wide by 49 metres deep. The site is currently developed with a single storey commercial building operated by Staples Office Supplies with at grade parking and vehicular access from both 9 Avenue SW and 11 Street SW.

Surrounding development is characterized by public open space, amenities and a mix of commercial and residential development. Millennium Park and Mewata Armoury are directly north of the site across 9 Avenue SW. To the south is a rail corridor, adjacent to the west is an existing one storey commercial office building and across 11 Street SW to the east is the vacated Metro Ford Car dealership. The West Village Towers high density mixed-use development is located on the northeast corner of the 9 Avenue SW and 11 Street SW intersection.

The subject site is two blocks south of the Downtown West-Kerby LRT Station along the main LRT line running through downtown Calgary. It is also near other transit stops, bike lanes, the riverfront, and a multitude of other amenities in walkable distance, including the Contemporary Calgary Art Gallery and Co-op Midtown grocery store, both approximately 200 metres away (three-minute walking distance).

## Community Peak Population Table

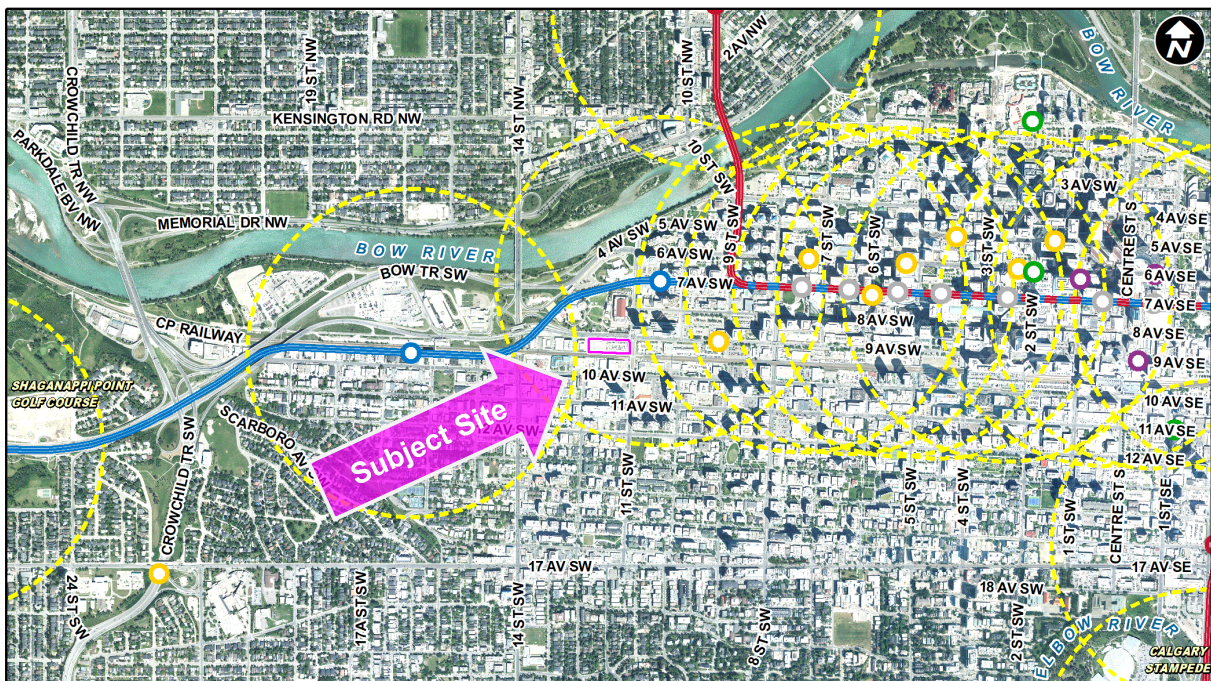
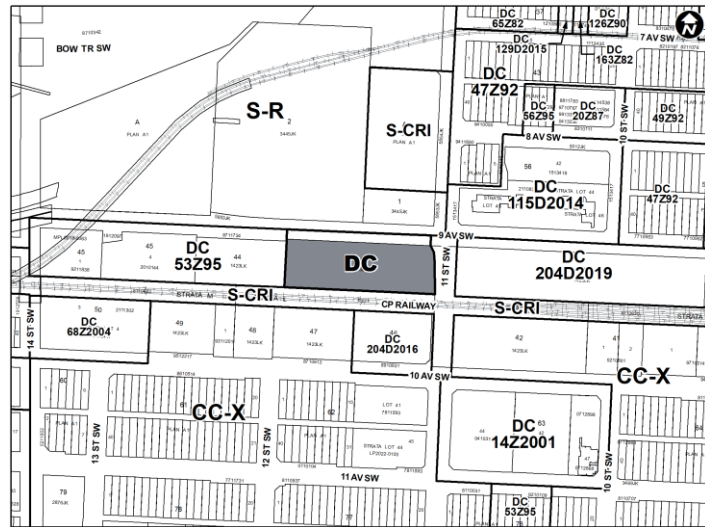
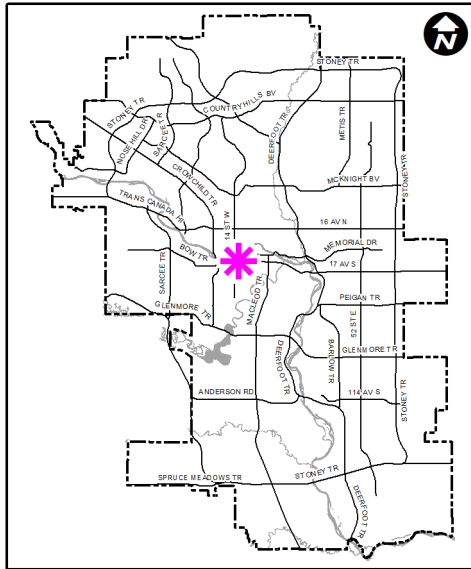
As identified below, the community of Downtown West End reached its peak population in 2021.

Downtown West End	
Peak Population Year	2021
Peak Population	2,825
2021 Current Population	2,825
Difference in Population (Number)	0
Difference in Population (Percent)	0%

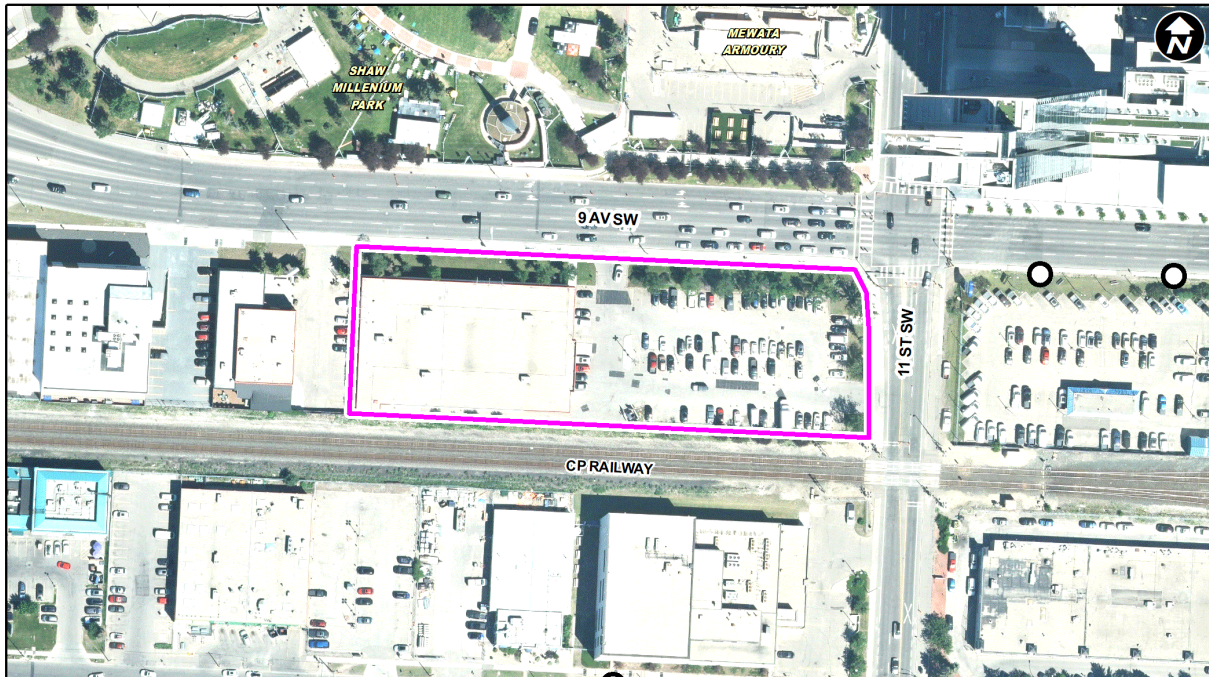
Source: 2021 Federal Census

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Direct Control (DC) District ([Bylaw 53Z95](#)) is based on the rules of Land Use Bylaw 2P80 allowing for limited scale mix of commercial, light industrial and residential uses which are compatible in the downtown area.

The proposed DC District is based on the Centre City Mixed Use District (CC-X) of Land Use Bylaw 1P2007. The intent of the DC District is to accommodate a distinctive and innovative built form that complies with sunlight protection rules, allow a maximum density through the provision of public benefit and amenities within Downtown West End, and guidance that will provide for a high-quality public realm.

This DC District allows for a base floor area ratio (FAR) of 5.0 up to a maximum FAR of 8.0 if the additional 3.0 FAR are used for residential uses. A further increase to 12.0 FAR may be achieved through the provision of public amenities, through the density bonus system, as identified in Schedule C of the proposed DC District. The proposed DC District does not include a maximum building height requirement. Although a maximum FAR of 12.0 is possible, additional rules within the proposed DC District will ensure that a high-quality built form considers the subject site's proximity to Millennium Park, the rail corridor, and the future 11 Street SW underpass project.

In conjunction with the *West Village Area Redevelopment Plan* (ARP) sunlight protection rules, the proposed DC District further defines acceptable potential shadowing based on sun-shadow and massing studies undertaken by both Administration and the applicant. The rules will guide the future redevelopment of the subject parcel by influencing the height, density, architectural elements, massing and setbacks. The sunlight protection area as shown in Schedule D of the proposed DC District ensures areas of Millennium Park are not shadowed between the hours of 12:00 p.m. and 4:00 p.m. between March 21 and September 21. While there is no maximum building height proposed, the massing studies have demonstrated that a maximum density of 12.0 FAR can be accommodated while maintaining full compliance with the sunlight protection rules.

In order to accommodate higher density mixed-use development adjacent to the rail corridor and the applicable *Development Next to Freight Rail Corridors Policy*, specific rules are contained in the proposed DC District to guide design, location and floor area exemption of above-grade parking. These rules also provide more flexibility to ensure noise susceptible uses such as dwelling units are located above a certain height.

In acknowledgement of the future 11 Street SW underpass project and gateway nature of the site, rules are also proposed to ensure that a high-quality corner treatment and interface between the private and public realm are achieved. This includes a larger setback on the 11 Street SW side and language to promote improved surface treatments, visual interest and accessibility.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics and site constraints attributed to the site.

This proposal allows for the applicant's intended vision of a mixed-use development to be fulfilled and high-quality public realm to be delivered by utilizing a bonus system with a CC-X District base to accommodate various building forms and uses influenced by sunlight protection rules. Given the location of the subject site is within the downtown area, Commercial Residential District (CR20-C20/R20) was an option considered as a proposed land use base district. However, the intent of the CR20 District is more suitable for sites within the downtown core. The rules and bonus provisions of the CC-X District, found in the Beltline, were deemed more appropriate based on the site's location one block north of the Beltline on the west end of downtown. The same result could not be achieved using a standard land use district in the Land Use Bylaw 1P2007.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the CC-X District that is the base district found in Bylaw 1P2007, where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of the proposed DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Site specific rules for floor plate restrictions, building separation and setbacks, architectural elements, motor vehicle and bicycle parking stall requirements are also listed as rules that may be relaxed, subject to the Development Authority finding criteria of Section 36 in the Land Use Bylaw being satisfied.

### **Development and Site Design**

The rules of the DC District along with policies of the ARP, specifically the sunlight protection area rules, will provide guidance for future site development including building massing, height, landscaping, and parking. The sunlight protection area rules shown in Schedule D of the proposed DC District will be a requirement in determining the allowable built form on the site. Additional items that will be considered through the development permit process include, but are not limited to:

- floor plate variations and street wall and façade articulation;
- integration of the development and commercial uses within the public realm area shared with the future 11 Street SW underpass project;
- ensuring high-quality finishes and materials that are visually distinctive are used at this prominent gateway location; and
- architectural elements that may project into a setback area such as colonnades and other features that may improve the public realm.

### **Historical Context**

The Mewata Armoury is in close proximity of the subject site located at 801 – 11 Street SW. It is one of two armouries constructed in Alberta during the First World War and is historically significant for its architectural value and for its association with Canada's military and war efforts. It continues to be used by the Canadian Military. It is a designated Provincial Historic Resource and a designated National Historic Site.

The proposed development does not affect Mewata Armoury from a heritage value or protected character-defining element perspective. The sun-shadow massing studies show a limited impact on the building midday on September 21 only.

### **Urban Design & Open Space**

The Urban Design & Open Space team advised on including guidance which would encourage an architectural form and massing strategy which would meet the shadow regulations in an innovative way. They also focused on encouraging articulation and architectural features which would add scale, detail and visual interest to the street walls in response to the high visibility and gateway location of the site. Activation of the frontages and corner treatment along 9 Avenue SW and 11 Street SW will be required in anticipation of the future 11 Street SW underpass project, along with a high-quality of design and materials for the public and private realms and appropriate screening of above-grade parking.

### **Transportation**

Pedestrian and vehicular access to the site is available from 9 Avenue SW and 11 Street SW. There is no lane access to the site due to adjacency to the Canadian Pacific Kanas City rail corridor. A future condition due to the 11 Street SW underpass project and possible closure of 11 Street SW to vehicles may limit access to a right in right out access off 9 Avenue SW only.

A Transportation Impact Statement was submitted by the applicant in support of the application. The document was reviewed and accepted by Administration.

The subject site is well served by the City's existing bicycle network. There are on-street bikeways on 8 Avenue SW and on 11 Street SW, and the Bow River pathway is approximately 400 metres away.

The site is located two blocks south of the Downtown West-Kerby LRT Station and is also well served by Calgary Transit bus service. Route 65 (Market Mall/Downtown West) stops at 11 Street SW and 8 Avenue SW. Stops for Route 22 (Richmond Road), Route 66 (Lakeview), Route 304 (MAX Yellow) are all within 400 metres of the subject site.

Based on the development's location on the primary bicycle network and Always Available for All Ages and Abilities Network (5A Network), it was recommended that the Applicant include additional bike parking (both class 1 and class 2) above the requirements of the Land Use Bylaw to support employees and residents in choosing alternative modes of transportation. To serve the anticipated needs of a development in this location, a minimum of 1.5 class 1 bicycle parking stalls per unit are required.

### **Environmental Site Considerations**

No environmental considerations were identified.

### **Utilities and Servicing**

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

## **Legislation and Policy**

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

Administration's recommendation is aligned with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and promotes the efficient use of land.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2020)**

The subject site is situated in the Greater Downtown area as shown on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application is in alignment with the vision in the MDP for the Greater Downtown communities which includes mixed-use areas with high-density residential, that are vibrant destinations, connected with great streets and transit opportunities that are truly complete communities. These communities offer a variety of housing choices, diverse employment opportunities, are distinct neighbourhoods and have great public spaces for residents and Calgarians alike.

The MDP identifies the subject site as a gateway since it is a major entry point into the Greater Downtown. These sites are to be celebrated entranceways using distinctive urban design features, lighting, enhanced vegetation.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Greater Downtown Plan (Non-Statutory 2021)**

This application is supported by [Calgary's Greater Downtown Plan](#) as it will help to strengthen Downtown West End as a community that has variety in housing choice, a significant increase in commercial opportunities for residents and the broader public as well as will help to address the need for public realm improvements.

### **Development Next to Freight Rail Corridor Policy (Non-Statutory – 2018)**

The parcel is located adjacent to a freight rail corridor as defined in the Land Use Bylaw 1P2007 and is subject to the [Development Next to Freight Rail Corridors Policy](#). The purpose of the policy is to proactively manage the risk of development adjacent to freight rail corridors and ensure a high quality of life and facilitates responsible development. The policy guides and evaluates new and redevelopment applications from a physical risk and noise perspective. The policy does not prohibit development adjacent to the corridor but requires additional consideration for mitigating the possible risks. In addition to the rules acknowledging this policy in the proposed DC District rules, further consideration will also be applied at the development permit stage.

### **West Village Area Redevelopment Plan (Statutory – 2010)**

The [West Village Area Redevelopment Plan](#) (ARP) outlines many policies to guide the proposed development, particularly built form and urban design, sunlight preservation and higher buildings to be strategically located on sites that are chosen for their landmark potential. The ARP currently identifies the subject site within a Special Study Area precinct. This area flanking the rail corridor presents unique development challenges and opportunities in terms of the potential land uses, building forms, public spaces and crossings.

In order to support the proposed redesignation, amendments to Map 5.1, 5.2 and 5.4 and Table 5.1 include:

- Map 5.1 accommodates a land use typology change from 'Special Study Area' to 'Gateway Precinct.' Gateway precinct sites are defined as adjacent to major transportation infrastructure and well situated to accommodate higher densities and a wide range of uses in signature buildings.
- Map 5.2 and Table 5.1 acknowledge the allowable density at a minimum 2.0 FAR and maximum 12.0 FAR.
- Map 5.4 outlines the allowable height as per the proposed land use based on the massing studies influencing the sunlight protection areas.

The ARP amendment will allow the proposed land use typology to fit within the Gateway Precinct to allow for higher densities and uses in a signature building.



# PROPOSED

CPC2024-0494  
ATTACHMENT 2

## BYLAW NUMBER 45P2024

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WEST VILLAGE AREA REDEVELOPMENT PLAN BYLAW 17P2010 (LOC2022-0228/CPC2024-0494)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the West Village Area Redevelopment Plan Bylaw 17P2010;

**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 Village Area Redevelopment Plan attached to and forming part of Bylaw 17P2010, is hereby amended as follows:
  - (a) Delete the existing Map 5.1 entitled 'Proposed Precincts' and replace with the revised Map 5.1 entitled 'Proposed Precincts' attached as Schedule 'A'.
  - (b) Amend Table 5.1 Minimum and Maximum Densities by adding the following as a new row:

“

Area	Minimum FAR	Maximum FAR
G	2.0	12.0

”

- - 
  - (c) Delete the existing Map 5.2 entitled 'Proposed Densities' and replace with the revised Map 5.2 entitled 'Proposed Densities' attached as Schedule 'B'.
  - (d) Delete the existing Map 5.4 entitled 'Height of Streetwalls' and replace with the revised Map 5.4 entitled 'Height of Streetwalls' attached as Schedule 'C'.

# PROPOSED

**BYLAW NUMBER 45P2024**

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

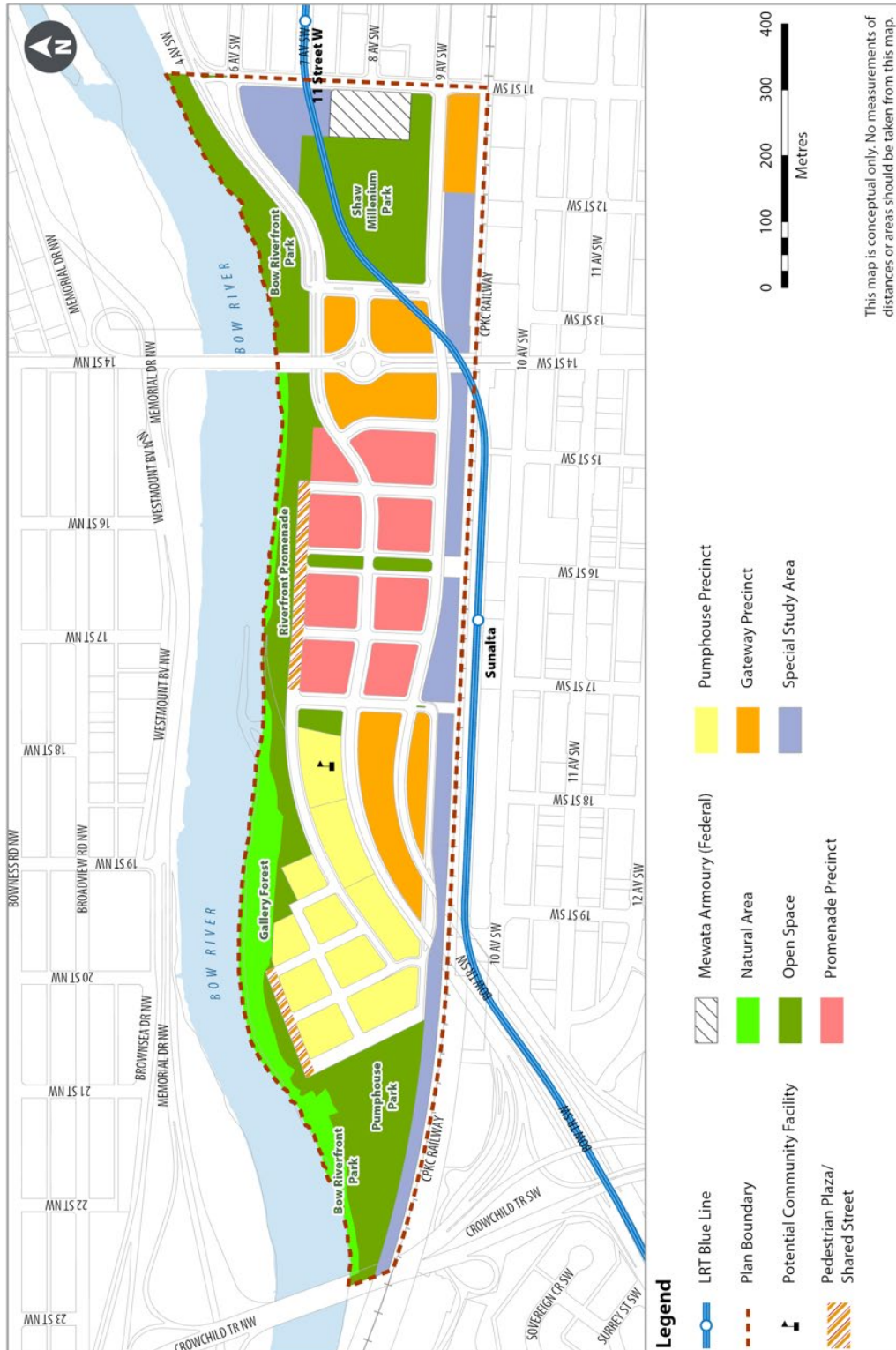
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# PROPOSED

BYLAW NUMBER 45P2024

## SCHEDULE A

**Map 5.1: Proposed Precincts**

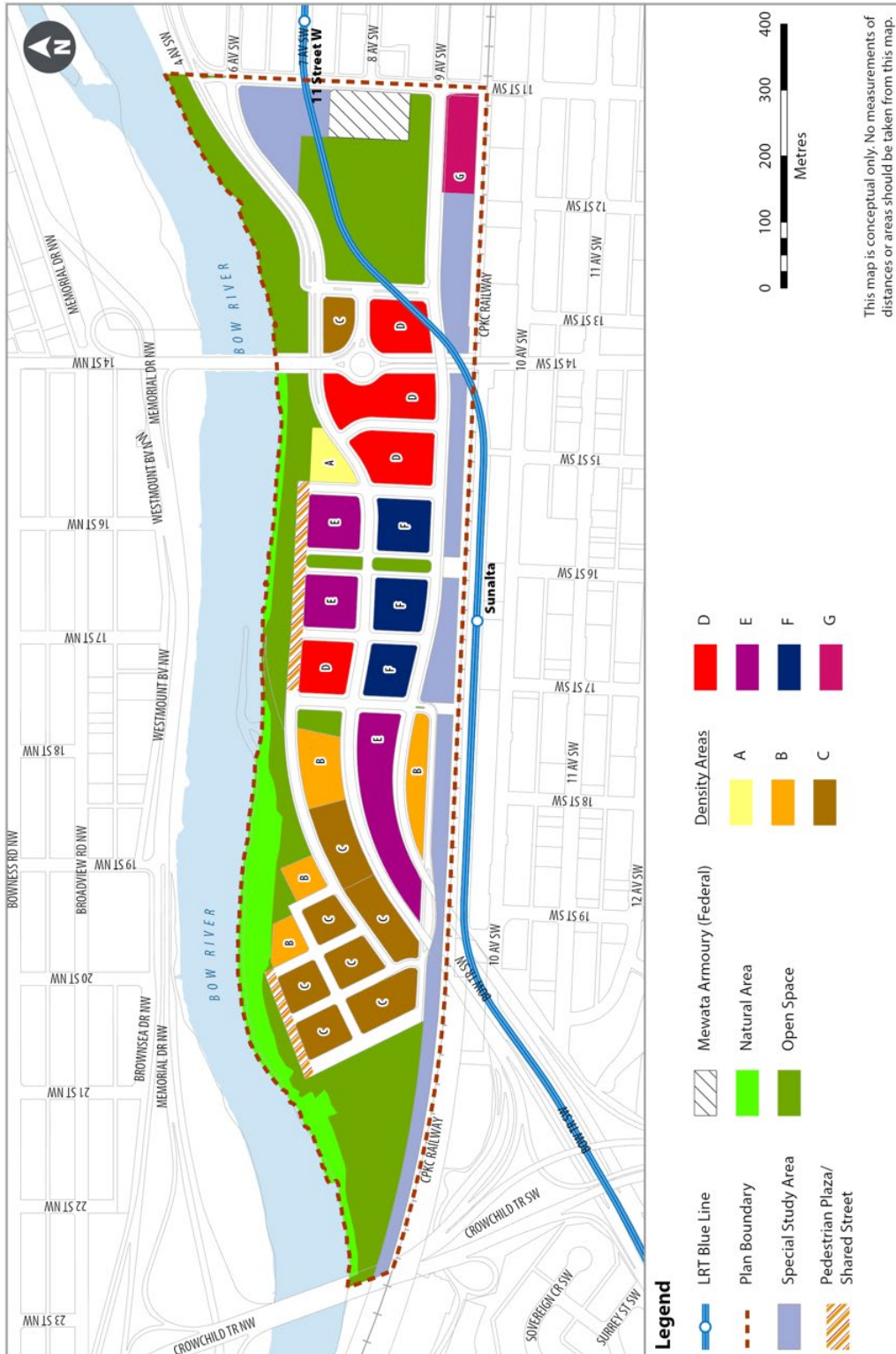


# PROPOSED

BYLAW NUMBER 45P2024

## SCHEDULE B

Map 5.2: Proposed Densities

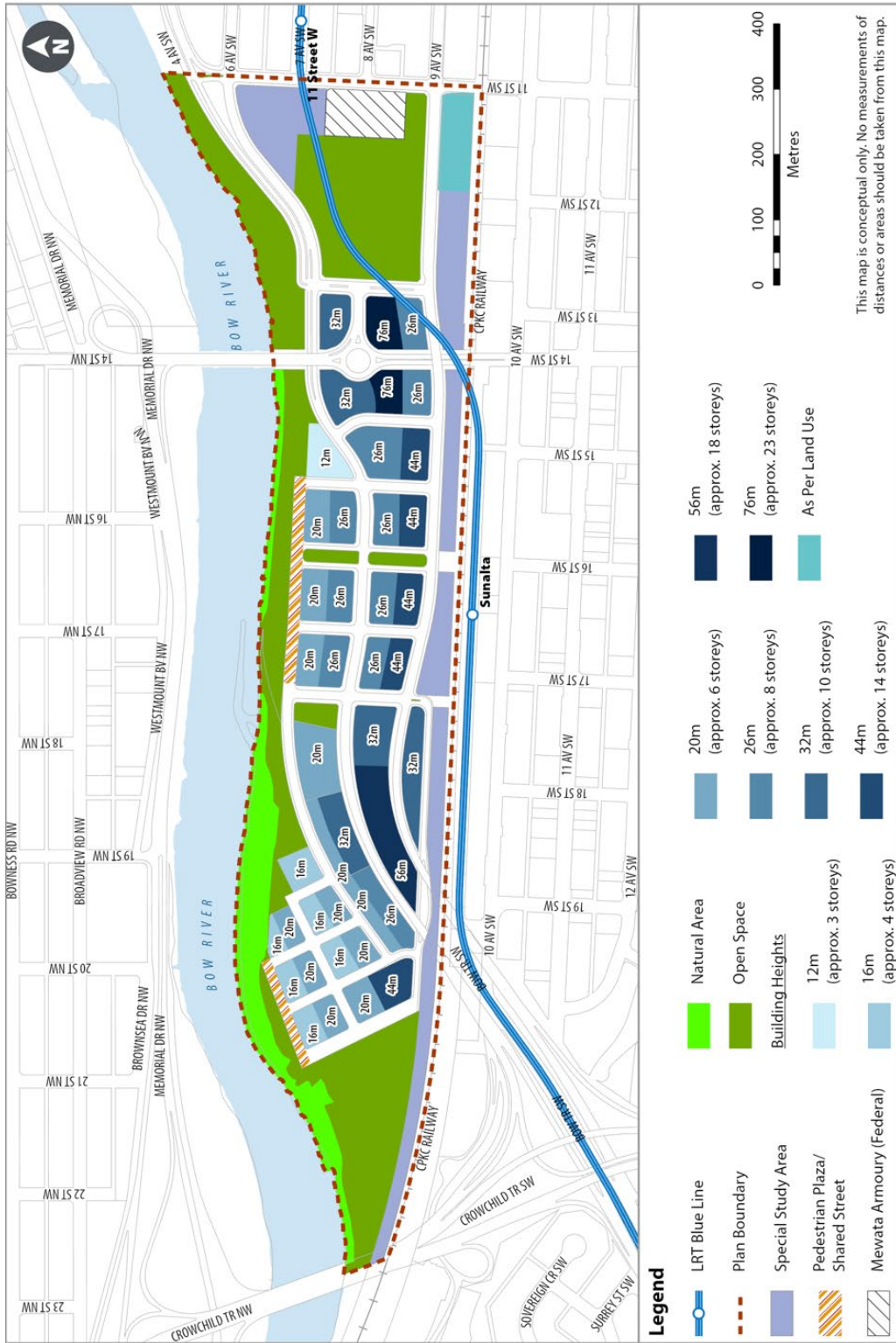


# PROPOSED

BYLAW NUMBER 45P2024

## SCHEDULE C

Map 5.4: Height of Streetwalls





# PROPOSED

CPC2024-0494  
ATTACHMENT 3

## BYLAW NUMBER 181D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0228/CPC2024-0494)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 \_\_\_\_\_

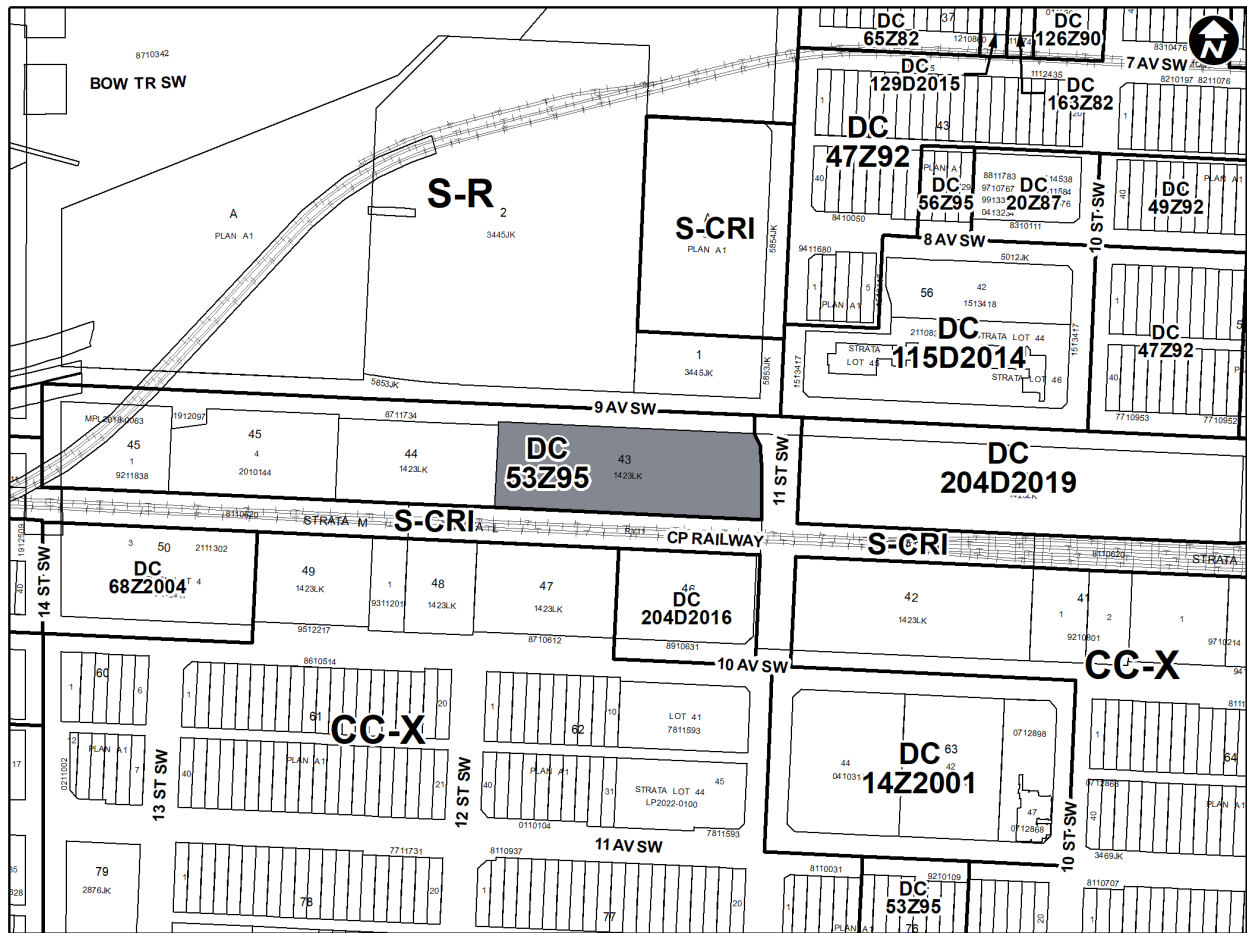
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2022-0228/CPC2024-0494  
BYLAW NUMBER 181D2024

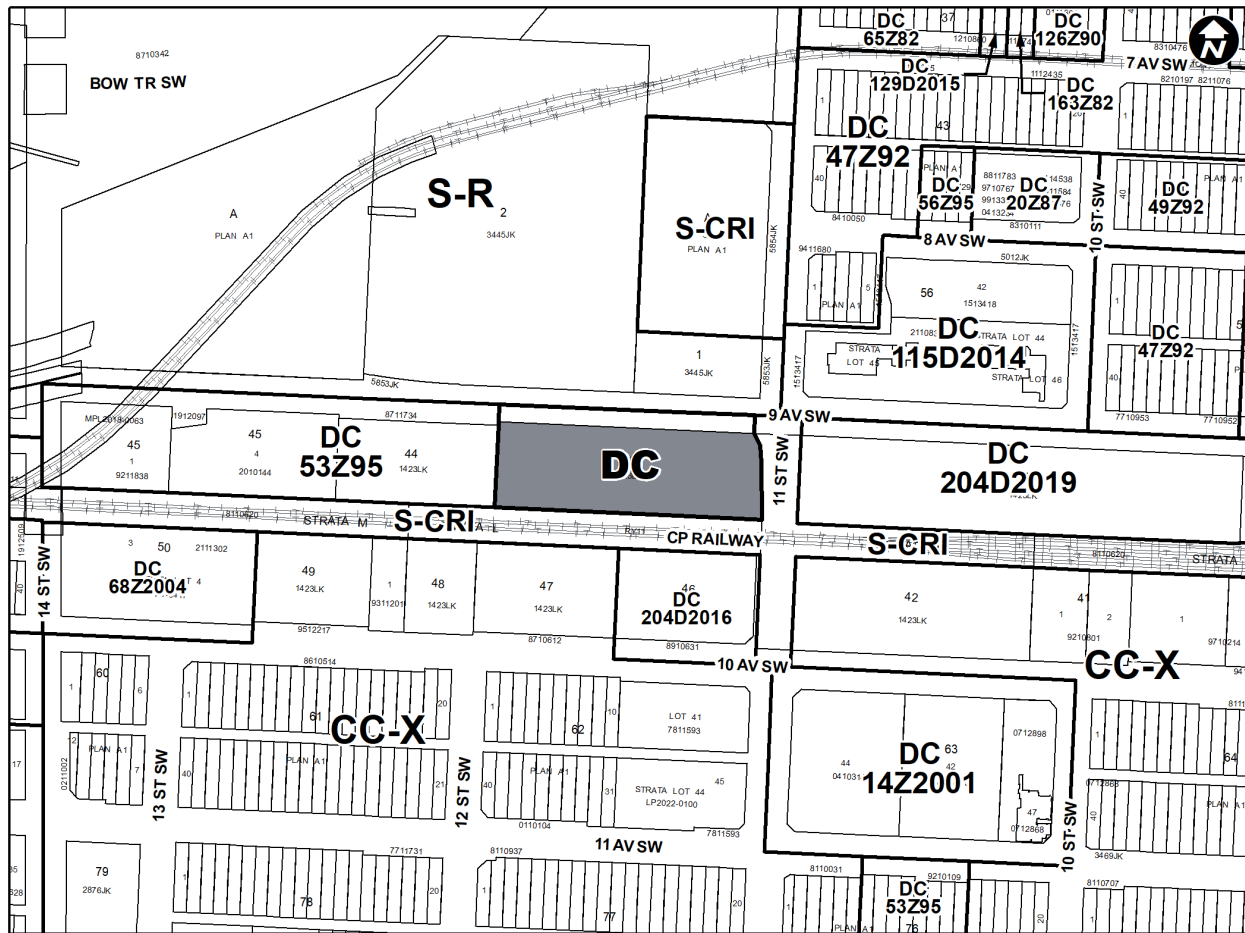
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2022-0228/CPC2024-0494  
BYLAW NUMBER 181D2024

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for increased height and density to accommodate a built form which complies with sunlight protection rules;
- (b) establish a maximum base density and provide an opportunity for a density bonus over and above base density with the provision of public benefit and amenities within Downtown West End; and
- (c) provide setbacks that will accommodate a high-quality public realm at grade and a future underpass.

### 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.

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BYLAW NUMBER 181D2024

## 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:

- (a) “**bonus provisions**” means those items set out in Schedule “C” of this Direct Control District Bylaw which may be provided by a **development** in order to earn extra **floor area ratio**.
- (b) “**Millennium Park**” means those lands legally described as Plan 3445JK; Block 2 and Plan A1; Block A.
- (c) “**Mewata Parking Lot**” means those lands legally described as Plan 3445JK; Block 1.

## Permitted Uses

- 5 The **permitted uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 6 The **discretionary uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 8 (1) The maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** referenced in subsection (1) may be increased by a **floor area ratio** of 3.0, to a maximum of 8.0, when the additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development or Hotel uses**.
- (3) The maximum **floor area ratio** referenced in subsections (1) and (2) may be further increased by a **floor area ratio** of 4.0 to a maximum of 12.0 in accordance with the **bonus provisions** of this Direct Control District Bylaw, when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development or Hotel uses**.
- (4) **Gross floor area** may be exempted from the total **floor area ratio** where:
- (a) It is located below a height of 64.0 metres as measured from the **grade** of the rail corridor adjacent to this site;

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BYLAW NUMBER 181D2024

- (b) it comprises above-**grade motor vehicle parking stalls** or **bicycle parking stalls**; and
- (c) the exemption does not exceed a total **floor area ratio** of 2.0.

## Setback Areas

- 9 (1) Where a **parcel** shares a **property line** with:
- (a) 11 Street SW, the **setback area** must have a minimum depth of 6.0 metres for the first two **storeys** measured vertically from **grade**, which can be reduced to 3.0 metres above this height;
  - (b) 9 Avenue SW, the **setback area** must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres;
  - (c) a rail corridor, the **setback area** must have a minimum depth of 3.0 metres; and
  - (d) another **parcel**, there is no requirement for a **setback area**.
- (2) Sections 1169, 1170 and 1171 of Land Use Bylaw 1P2007 do not apply in this **Direct Control District**.

## Floor Plate Restrictions

- 10 (1) The maximum average **floor plate area** for each floor of a **building** from the twelfth to thirtieth **storeys** is 1050.0 square metres.
- (2) The maximum average **floor plate area** for each floor of a **building** above the thirtieth **storey** is 830.0 square metres.

## Building Separation

- 11 The façade of a **building** located above 36.0 metres from **grade** must provide a minimum horizontal separation of:
- (a) 18.0 metres from the façade of any other **building** on the same **parcel**;
  - (b) 9.0 metres from a **property line** shared with another **parcel**; and
  - (c) 6.0 metres from a **property line** shared with the rail corridor.

## Street Walls and Massing

- 12 (1) A **building** must provide the following features where it faces a **street**, to the satisfaction of the **Development Authority**:
- (a) varied **building** massing;
  - (b) façade articulation which includes a minimum stepback of 1.0 metre from the façade of the **building** in at least two locations; and



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- (c) varied **building** materials.
- (2) The first to the fourth **storey** of a **building** must provide the following features, not including **signs**, to distinguish the base of the **building** from the rest of the **building**:
  - (a) varied **building** massing;
  - (b) façade articulation which includes a minimum stepback of 1.0 metre from the façade of the **building**; and
  - (c) canopies, terraces, and/or overhangs.
- (3) Notwithstanding subsections (1) and (2), the **building** may rise directly from **grade** without a horizontal separation from the façade of the **building** at corner locations to allow for architectural emphasis.

## Sunlight Protection Areas

- 13 That portion of **Millennium Park** and **Mewata Parking Lot** as illustrated on Schedule “D” must not be placed in greater shadow as measured between the hours of 12:00 pm and 4:00 pm Mountain Daylight Time between March 21 and September 21 than was already existing on the date a **development permit** is applied for.

## Public Realm

- 14 The following items must be provided as part of the relevant development permit:
- (a) Upgraded public realm improvements **adjacent** to the **building** on 11 Street SW frontage up to the existing **property line** to the satisfaction of the **Development Authority** to include:
    - (i) accessible pedestrian spaces and routes which accommodate **grade** change from **building** ground floor level to finished **grade**; and
    - (ii) surface treatments that provide visual interest and pedestrian comfort.
  - (b) Upgraded public realm improvements **adjacent** to the **building** on the 9 Avenue SW frontage to the satisfaction of the **Development Authority** to include:
    - (i) trees and plantings which provide visual separation from the **street**; and
    - (ii) surface treatments that provide visual interest and pedestrian comfort.

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## Motor Vehicle Parking Stall Requirements

15 (1) For **Dwelling Units** or **Live Work Units**:

- (a) the minimum number of **motor vehicle parking stalls** is 0.5 stalls per **unit**; and
  - (b) the minimum number of **visitor parking stalls** is 0.075 stalls per **unit**.
- (2) For all other **uses**, the number of required **motor vehicle parking stalls** is the minimum number of **motor vehicle parking stalls** referenced in Part 4 of Bylaw 1P2007.

## Bicycle Parking Stall Requirement

16 (1) The minimum number of **bicycle parking stalls — class 1** for:

- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of **units** is less than 20; and
    - (ii) 1.5 stalls per **unit** where the total number of **units** equals or exceeds 20; and
  - (b) all other **uses** is the minimum requirement reference in Part 4.
- (2) The minimum number of **bicycle parking stalls — class 2** for:

- (a) each **Dwelling Unit** and **Live Work Unit** is:
  - (i) 2.0 stalls for **developments** of 20 **units** or less; and
  - (ii) 0.1 stalls per **unit** for **developments** of more than 20 **units**; and
- (b) all other **uses** is 5.0 per cent of the number of **motor vehicle parking stalls**.

## Location of Motor Vehicle Parking Stalls

17 (1) Where above-**grade** parking located within a **building** is provided:

- (a) the **street** frontage at **grade** should be lined with “Active Uses”;
- (b) the **street** frontage above **grade** should give the appearance of a **use** other than parking; and
- (c) the structure must be designed to support future conversion into different **uses**.

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- (2) Where this section refers to “Active Uses,” it refers to the listed **uses** in sections 1163 and 1164 of Land Use Bylaw 1P2007, other than Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Home Occupation – Class 1, Home Occupation – Class 2, Multi-Residential Development, Live Work Unit, Place of Worship – Small, Place of Worship – Medium, Protective and Emergency Service, Residential Care and Utility Building.

## Relaxations

- 18 The **Development Authority** may relax the rules contained in Sections 9, 10, 11, 12 and 14 through 17 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

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## SCHEDULE C

### Provision of Public Amenities through Bonus System

#### 1.0 Bonus System

##### 1.1 Approach

**Development** sites can be developed up to the maximum **floor area ratio** without providing any bonus items. In order to develop above the maximum **floor area ratio** and up to the bonus maximum **floor area ratio**, **developments** must provide one or more bonus items in exchange for a defined amount of additional **floor area ratio**.

Any combination of bonus items can be used to earn additional **floor area ratio**, subject to the discretion of the **Development Authority**, the local context of the proposed **development** site, and any rules set out in Land Use Bylaw 1P2007 and this Direct Control District Bylaw.

The contribution amount will be calculated at the time of **development permit** approval, based on the incentive rate of \$278.91 per square metre for 2024. The incentive rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.

#### 2.0 Provision of Publicly Accessible Private Open Space

##### 2.1 Description

Publicly accessible private open space is defined as a portion of a private **development** site that is made available to the public for the life of the **development** through a legal agreement acceptable to The **City**, and is in a location, form and configuration and is designed and constructed in a way that exceeds **City** standards for public realm and is acceptable to The **City**.

##### 2.2 Eligibility

Any **development** that can provide a publicly accessible private open space that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus. A publicly accessible private open space must:

- (a) comprise the entire space from the **building** frontage up to the 11 Street SW **property line**;
- (b) be located at **grade** between the face of the **building** and the 11 Street and 9 Avenue **property lines**;
- (c) be maintained by the owner and accessible to the public for the life of the **development** pursuant to a legal agreement accessible to The **City**;
- (d) include street furniture elements including, but not limited to seating, bicycle racks, general and feature lighting; and

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- (e) include canopy trees and soft landscaping elements where possible and appropriate.

## 2.3 Bonus Rate

The bonus is based on the cost of construction (excluding land costs) of the proposed space to be accessible by the public. Cost estimates must be prepared by a Registered Landscape Architect or Professional Quantity Surveyor as part of the **development permit** application.

For example, if the cost to the applicant to construct the space is \$500,000.00 and the incentive rate per square metre of floor area for the area is \$278.91 then the amount of the bonus floor area will be calculated as follows:

Total construction cost / (incentive rate x 75.0%) = Allowable Bonus Floor Area

\$500,000.00 / (\$278.91 x 75%) = 2,390.29 square metres

## 3.0 Provision of Public Art – On Site

### 3.1 Description

Public art – on site means publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a **development**. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.

### 3.2 Eligibility

Any **development** that can provide public art that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus. The artwork must be maintained by the owner for the life of the **development**; have a minimum value of \$200,000.00, as approved by The **City**; be located in a permanently and publicly accessible area; and located either outdoors, at **grade** and visible from the public sidewalk; located in the **building's** interior and experienced from a publicly accessible space; or on the **building's** exterior and experienced from the public sidewalk.

### 3.3 Bonus Rate

The amount of additional floor area that may be earned through the provision of public art – on site will be determined through negotiations between the landowner/applicant and The **City**, based on the overall value of the artwork. As with other bonus items, the floor area bonus will relate to the incentive rate per square metre of floor area for the area. The maximum incentive **floor area ratio** for public art – on site is 1.0.

For example, if the total value of the artwork is determined to be \$500,000.00 and the incentive rate per square metre of floor area for the area is \$278.91, then the amount of the bonus floor area will be calculated as follows:

Total cost of the artwork / (incentive rate x 75.0%) = Allowable Bonus Floor Area

\$500,000.00 / (\$278.91 x 75%) = 2,390.29 square metres



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Note: The total value of the proposed public art will be provided to the **Development Authority** at the time **development permit** application by an independent art professional, as accepted by The **City**.

## 4.0 Provision of Off-Site Improvements

### 4.1 Description

An applicant may provide unique off-site improvements within the community of Downtown West End, including but not limited to: streetscape design and improvements within **City** rights-of-way; implementation of urban design strategies and public art on public land; transit enhancements, or other public realm-enhancement projects deemed acceptable to The **City**.

### 4.2 Eligibility

Any **development** that can provide an off-site improvement or public realm enhancement project that is in a location, form and configuration that is acceptable to The **City** is eligible for this bonus.

### 4.3 Bonus Rate

The allowable bonus floor area will be based on the construction cost of the off-site improvement. It does not include operating costs. Cost estimates must be prepared by a Professional Quantity Surveyor or Registered Architect as part of the **development permit** application.

For example, if the cost to the applicant to provide the off-site improvement is \$500,000.00 and the incentive rate per square metre of floor area for the area is \$278.91 then the amount of the bonus floor area will be calculated as follows:

Total off-site improvement cost / (incentive rate x 75.0%) = Allowable Bonus Floor Area

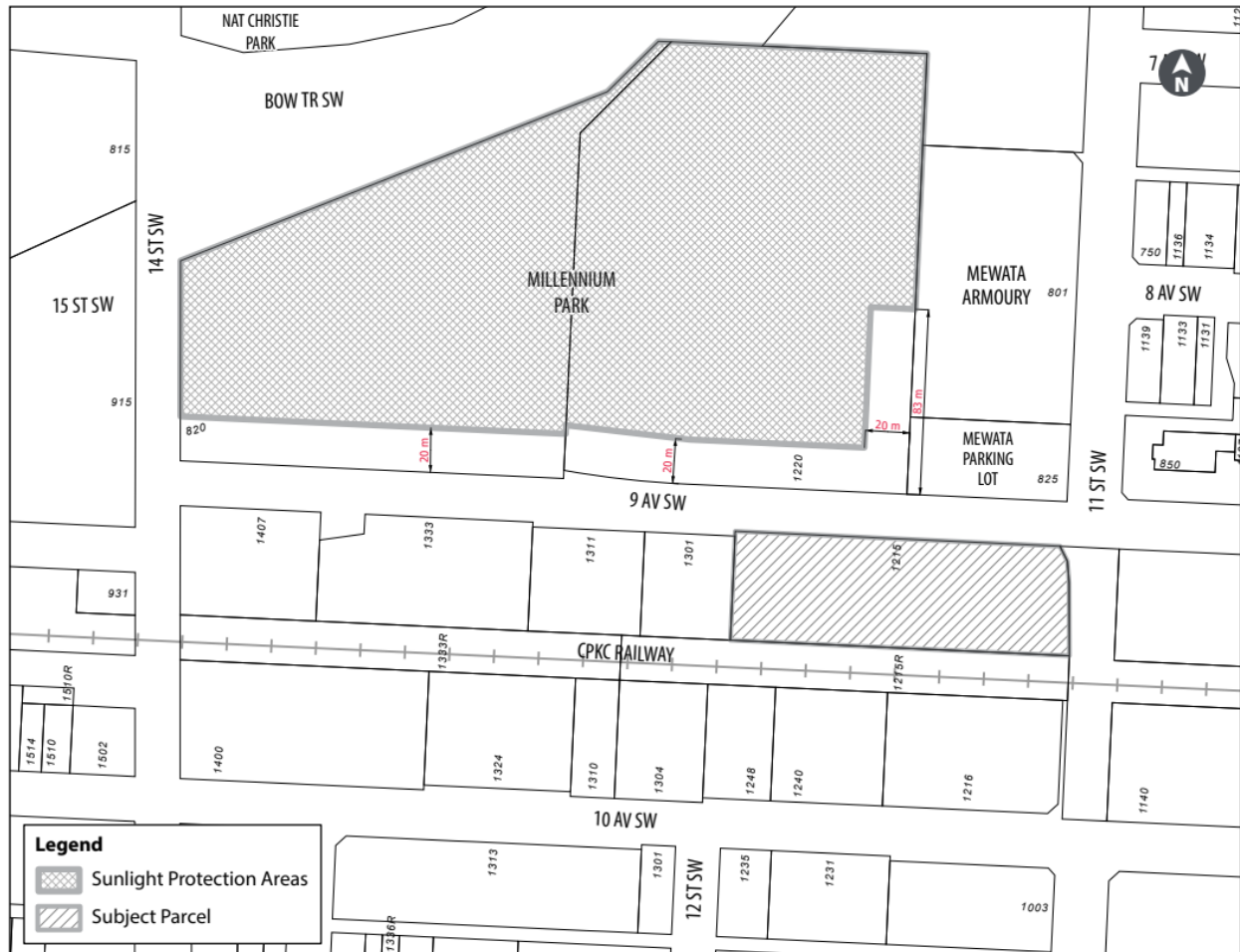
\$500,000.00 / (\$278.91 x 75%) = 2,390.29 square metres

# PROPOSED

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## SCHEDULE D

### Sunlight Protection Areas Map



# Applicant Submission

*RE: Land Use Redesignation Application  
1215 9 Ave NW*

On behalf of Mancal Property Holdings Inc, O2 is submitting this application to redesignate the parcel located at 1215 9 Ave NW in the Downtown West community. The proposed redesignation will facilitate the redevelopment of the current low-density auto-oriented commercial development on site into a mixed-use multi-residential development that takes advantage of the site's location at the western gateway to downtown Calgary. The vision for the site is of a transit-oriented development with a mix of residential and commercial uses, integrating with the emerging character of the Downtown West area.

The site is currently designated Direct Control (DC53Z95) which allows for a range of low-intensity commercial, light industrial and residential uses. This application is to redesignate the site to Direct Control District based on the Centre City Mixed Use (CC-X) District.

## **Site Context**

The subject site is approximately 0.735 hectares (1.81 acres) in size and is currently occupied by the Staples building and parking lot. The site is located adjacent to the Canadian Pacific Rail right-of-way and the surrounding area is characterized by a mixture of low-density commercial and industrial uses. In recent years, the addition of multiple nearby high-rise buildings has initiated the area's transition to a unique mixed-use neighbourhood. East of the site, the Metro Ford site was recently approved for multi-residential mixed-use development with a maximum 12 FAR (LOC2019-0040). Northeast of the site, lands have been approved for high density residential development with a maximum density of 7.5 FAR (LOC2014-0052).

The site is well served by transit, with the West Kerby LRT Station located 350 metres to the north and the Sunalta LRT Station located one kilometre to the southwest. The site's position at the west gateway to downtown offers ready access to numerous amenities, including Shaw Millennium Park and the Bow River Pathway just north of the site. Future development on the subject site will benefit from convenient access to everyday services and connections to wider destinations for work or leisure.

## **Policy Context**

The subject site is designated "Special Study Area" within the West Village Area Redevelopment Plan (ARP). The West Village ARP provides broad direction on appropriate development uses, however does not provide guidance on building height and site density for this site due to its proximity to the CP Railway. Since the approval of the ARP (2010), more relevant policy on development near railway corridors has been released. Guidelines for New Development in Proximity to Railway Operations (2013) provides clear direction for residential development in proximity to railway infrastructure. Additionally, the City of Calgary's Development Next to Freight Rail Corridors Policy (2018) provides supplementary policy guidance to ensure lands achieve full development potential near freight railways within acceptable risk levels. Per the City's policy, high-density residential and commercial buildings may be located within the 30m rail proximity

envelope without further studies required. Given the updated guidelines, the proposed development does not require an amendment to the ARP, as the 2013 and 2018 rail proximity guidelines inform appropriate development on the site.

Although residential and commercial uses may locate within the rail proximity envelope as defined by the City's rail corridor policy, residential uses in horizontal and vertical proximity to the rail corridor may experience negative noise impacts. These may be mitigated through approaches including building materials, stepbacks, and buffering by other uses. The proposed development may consider the provision of an above-grade parking structure adjacent to the railway to mitigate noise impacts on uses within the building. Regulations have been written into the proposed Direct Control District to allow additional residential FAR to be shifted upward within the building envelope if parking is provided as a buffer.

The West Village ARP also provides policy regulation related to shadowing of Shaw Millennium Park, the Mewata Armory site, and the river pathways. Through extensive discussion with Administration, the applicant has proposed specific regulations within the DC Land Use and an ARP amendment which clearly define where the site may and may not cast shadows into Millenium Park at specific dates and times. At the Development Permit stage, additional work will be completed to demonstrate the site does not shadow these areas at the relevant time periods.

Because of the limitations to height and massing imposed by shadowing restrictions, the applicant worked with the Urban Design team to propose revisions to the standard floorplate requirements and add design regulations with the intent of supporting a range of aesthetically pleasing and contextually appropriate design outcomes for this prominent gateway location.

The subject site is designated part of 'Greater Downtown' in the Municipal Development Plan, envisioned as the hub of business, employment, living, entertainment, and recreation (Policy 3.2.1). The MDP intends to support residential development in proximity to the highest concentration of employment, encouraging intensification in areas supported by the Primary Transit Network (14 Street SW) and designated commuter rail network (9 Ave SW). Relevant municipal policy should take precedent over general guidelines in the ARP, encouraging density in locations most appropriate to achieve the objectives of the MDP.

In summary, the proposed land use district will facilitate a mixed-use development with the following key attributes:

- **Transit Oriented Development:** The proposed development will contribute to the continued evolution of Downtown West as a transit oriented complete community.
- **Reduced Car Dependency:** In addition to its proximity to West Kerby LRT, the site is well connected to downtown through the Bow River Pathway and cycling connections.
- **Mixed Use:** The addition of ground level retail along 9 Ave SW will activate the street, add vibrancy to the neighbourhood and increase the walkability of the community.
- **Gateway to Downtown:** The subject site is strategically located at the western gateway to Downtown. Future high-density mixed-use development will serve as a landmark for those approaching downtown from the west.

- **Residential and Employment Growth:** The proposed development will contribute to the objective of locating the highest concentration of residents and jobs in Calgary's Greater Downtown.
- **Housing Supply:** Increase housing supply to support a range of individuals located in proximity to an identified Primary Transit Network and existing public transit routes.



# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** 1215 9 Ave SW Staples Site

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Formal engagement was conducted after the application was submitted.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Engagement Strategy:

1. Meeting with West End Community Association and Calgary Downtown Association
2. Meeting with local area Councillor Terry Wong
3. Open house for nearby neighbours
4. Additional engagement as recommended by City file manager.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

A project website was prepared which outlines the development vision and land use application. It also included an opportunity to provide comments to the project team through the website.

Postcards: 25 postcards were circulated to nearby properties to advertise a virtual information session.

Notice Posting: A development notice sign was posted on site to advertise the land use application.

Virtual Information Session: A virtual information session was held for nearby neighbours and the community but did not receive any registered attendants.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

July 6, 2023 - Recieved a phone call from a resident interested to understand the intent for the and use application.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

A website will be developed and be publicly available to recieve comments. As we advance through the development process, materials will be updated on the website accordingly.

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

We have only begun the engagement process and intend to meet with the community once a formal application has been submitted.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# Community Association Response

Application: LOC2022-0228

Submitted by: Downtown West Community Association

Date: March 23, 2023

## Contact Information

Address: Downtown West Community Association

Email: [president@dwca.ca](mailto:president@dwca.ca)

Phone: [REDACTED]

Overall, I am/we are:

In support of this application.

Areas of interest/concern:

Included amenities, Shadowing impacts.

General comments or concerns:

The Downtown West Community Association supports continued mixed-use growth in place of existing surface parking lots throughout the area. Concurrent with that growth should be continued investment in public amenities. With this site, the community association encourages the applicant and Administration to work to minimize shadows on the south entrance to Shaw Millenium Park. The building design should also act as a sound wall from the adjacent railway tracks. Amenity investment in association with a mixed-use development would best occur through enhancements to Shaw Millenium Park, which currently has a lack of seating and shaded areas for people to passively recreate in the large open space. The Downtown West Community Association supports intensification of this site and the use of a stock downtown district, rather than the outdated Direct Control District.

**Policy and Land Use Amendment in Beltline (Ward 8) 215 – 14 Avenue SW,  
LOC2023-0392**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. Forward this report CPC2024-0431 to the 2024 June 4 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares  $\pm$  (0.32 acres  $\pm$ ) located at 215 – 14 Avenue SW (Condominium Plan 8110899, Units 1 to 55) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Performing Arts Centre, with guidelines (Attachment 3).

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024 MAY 9:**

That Council:

1. Give three readings to **Proposed Bylaw 44P2024** for the amendment to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 180D2024** for the redesignation of 0.13 hectares  $\pm$  (0.32 acres  $\pm$ ) located at 215 – 14 Avenue SW (Condominium Plan 8110899, Units 1 to 55) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Performing Arts Centre, with guidelines (Attachment 3).

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a Performing Arts Centre use in an existing apartment building in the Beltline.
- The proposal seeks to provide an additional amenity in an existing building in a high density neighbourhood, contributing to a complete community, in alignment with the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed additional Performing Arts Centre use will be of benefit to residents in the existing building, nearby properties, and the Beltline community by providing an additional service.
- Why does this matter? The proposal will complement the residential uses in the existing building and the local community.
- A minor amendment to the *Beltline Area Redevelopment Plan* is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

## Policy and Land Use Amendment in Beltline (Ward 8) 215 - 14 Avenue SW, LOC2023-0392

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### DISCUSSION

This policy and land use amendment application in the southwest community of Beltline was submitted by Dobbin Consulting on behalf of the landowner, Condominium Corporation 811 0899, on 2023 December 18. As indicated in the Applicant Submission (Attachment 4), the proposed land use district allows for the introduction of an ancillary Performing Arts Centre use in an existing residential building. The predominant residential nature of the building will remain. A minor map amendment to the Beltline Area Redevelopment Plan (ARP) is required and accompanies this land use amendment application (Attachment 2).

The approximately 0.13 hectare (0.32 acre) midblock site is located half a block west of 1 Street SW and fronts 14 Avenue SW, located 2 blocks from 17 Avenue SW. The site is occupied by a nine-storey apartment building. The site is surrounded by high density development with apartment buildings to the east, west and south, with Haultain Park to the north.

No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including the location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/ interested parties and respective community association was appropriate. In response, the applicant created an engagement website where neighbours could submit feedback on the project, delivered flyers to 35 residences and commercial businesses surrounding the development site as well as contacted the Ward 8 Councillor, the Beltline Neighbourhood Association (NA) and the Victoria Park Business Improvement Area (BIA) to inform them of the details of the application. The Applicant Outreach Summary can be found in Attachment 5. The applicant considered feedback received to be broadly supportive.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/ interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

One letter was received noting that the proposed use should have suitable measures to protect occupiers of the existing apartment building from undue noise.

Administration considers this to be a development permit concern and considers this land use amendment to be appropriate.



Planning and Development Services Report to  
Calgary Planning Commission  
2024 May 09

ISC: UNRESTRICTED  
CPC2024-0431  
Page 3 of 3

**Policy and Land Use Amendment in Beltline (Ward 8) 215 - 14 Avenue SW,  
LOC2023-0392**

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No comments from the NA were received at the time of writing this report. Administration contacted the NA to follow up and no response was received.

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

**IMPLICATIONS**

**Social**

This land use amendment would create the opportunity to provide a service within an existing high density apartment building, to the benefit of occupiers of the existing building and surrounding community.

**Environmental**

This application does not include actions that specifically address objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

This land use amendment would allow for the creation of a Performing Arts Centre business to the benefit of the Beltline community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 44P2024**
3. **Proposed Bylaw 180D2024**
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Beltline, located mid-block along 14 Avenue SW. The site is approximately 30 metres wide and 42 metres long, with an area of approximately 0.13 hectares (0.32 acres). The site is opposite Haultain Park (to the north) with high density development comprising existing apartment buildings to the east, west and south. The site is 2 blocks north of 17 Avenue SW.

## Community Peak Population Table

As identified below, the community of Beltline reached its peak population in 2019.

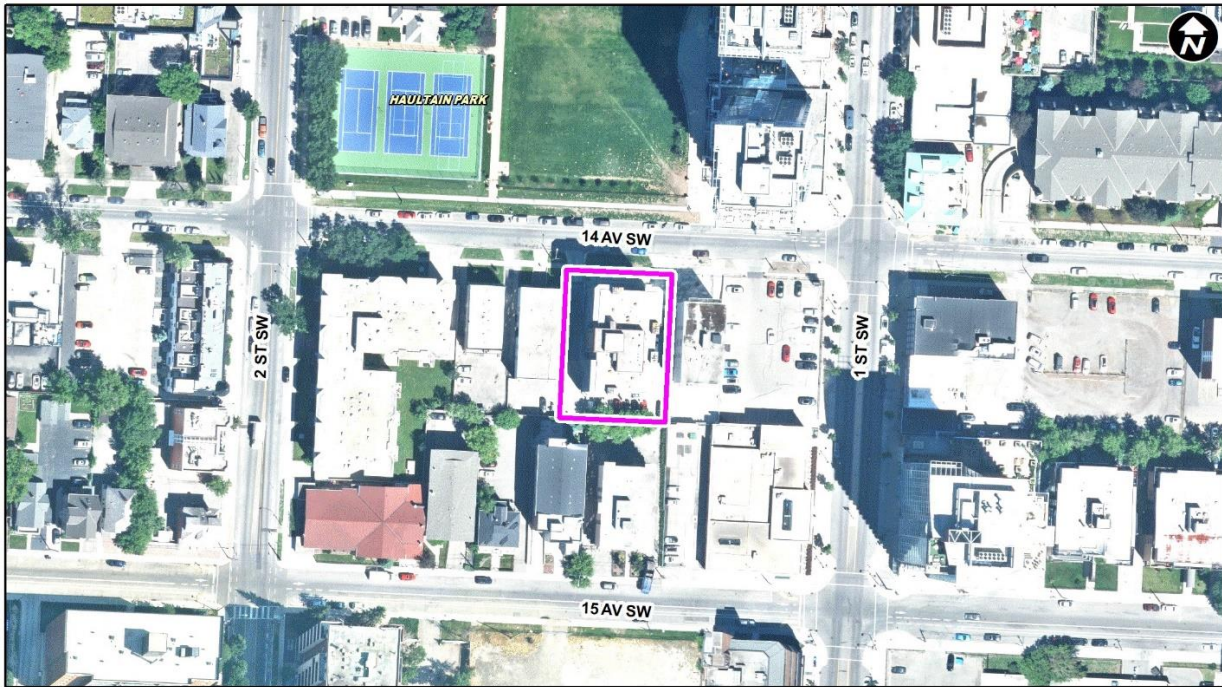
<b>Beltline</b>	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject parcel is currently designated as a Direct Control (DC) District ([Bylaw 114D2016](#)). This DC District is based on the Centre City Multi-Residential High Rise District (CC-MH) and provides the additional discretionary uses of office, food kiosk and outdoor café in an existing building, with development rules related to the maximum size and location of these uses.

The land use rules from the existing DC District, together with the existing base district, have been carried forward to this proposed DC District. In addition, new rules have been created to allow a Performing Arts Centre use to operate at or below grade in the existing apartment building.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to the unique characteristics and innovative ideas proposed by the applicant. This proposal allows for the new use of a Performing Arts Centre to operate in the basement of the existing apartment building while maintaining the CC-MH District to accommodate the existing high rise. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

### **Development and Site Design**

The rules of the CC-MH District applied by the existing DC District continue to regulate the development form and density of the apartment building which occupies the site and are carried forward to the proposed DC District. In addition, this DC District allows for the additional use of a Performing Arts Centre, at grade or in the basement of the existing apartment building, which can provide a service to residents of the apartment building and the local community. The number of residential units in the building will remain unaffected.

### **Transportation**

Pedestrian access to the site is from 14 Avenue SW which is classified as a Residential Street. Nearby Calgary Transit routes include Route 7 (Marda Loop) which has a stop on 17 Avenue SW, 280 metres (a five-minute walk) south of the site and Route 17 (Renfrew/Ramsay) with a stop on 4 Street SW which is 350 metres west (a six-minute walk) from the site. The on-street bikeways on 2 Street SW and 15 Avenue SW are within 100 metres and 150 metres from the site, respectively. The site is 700 metres (a 12-minute walk) from the Elbow River pathway system. This segment of 14 Avenue SW has a two-hour time limit parking restriction Monday through Friday between 7:30 a.m. and 6:00 p.m.

### **Environmental Site Considerations**

No environmental concerns were noted for this site.

### **Utilities and Servicing**

Water, storm and sanitary sewers are available for connection. The parcel is partially in the Bylaw Flood zone and will need to adhere to the bylaw flood requirements during redevelopment.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject site falls in the Greater Downtown Activity Centre in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). MDP planning policies emphasize this area of the city as



the primary hub for business, employment, living, culture, recreation and entertainment, through supporting the greater downtown as a concentration of employment, with high density residential development which includes support services. This land use amendment aligns with MDP planning policy, as the additional use of Performing Arts Centre will provide an additional service to the existing community, while at the same time complementing the primary residential use of the building and will be in keeping with the character of the local area.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Beltline Area Redevelopment Plan (Statutory – 2018)**

The [Beltline Area Redevelopment Plan](#) (ARP) identifies the subject site as being within the primarily residential land use typology in the Land Use Concept Map (Map 3). Residential development is the predominant focus of this area with compatible accessory retail, personal service and institutional uses to support the local residential population. The Beltline ARP provides further specific planning policy direction to encourage residential uses at grade and discourage non-residential uses above the first floor of the building and provides a map which identifies where non-residential uses may be considered appropriate (Map 3B).

A minor amendment to Map 3B of the Beltline ARP is required and accompanies this application. Administration considers this minor ARP amendment and land use amendment to be acceptable because the proposed Performing Arts Centre will be incorporated at and below grade in an existing building and the site is in close proximity to other commercial development on 17 Avenue SW.

# PROPOSED

CPC2024-0431  
ATTACHMENT 2

## BYLAW NUMBER 44P2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE BELTLINE AREA  
REDEVELOPMENT PLAN BYLAW 2P2006  
(LOC2023-0392/CPC2024-0431)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Beltline Area Redevelopment Plan Bylaw 2P2006, 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 Beltline Area Redevelopment Plan attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:
  - (a) In Part 1, delete the existing Map 3B entitled 'Policy Areas' and replace with the revised Map 3B entitled 'Policy Areas' attached as 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

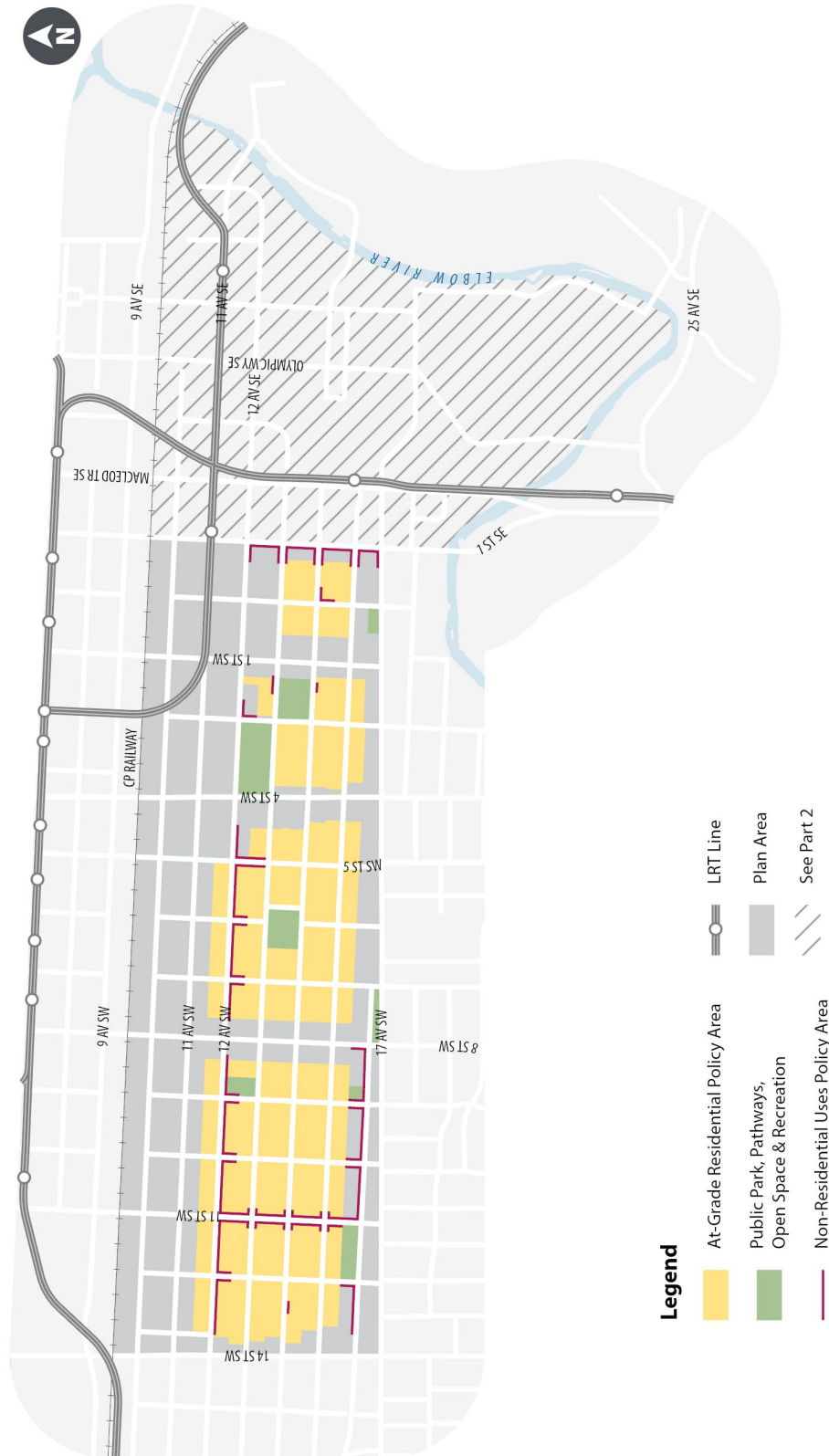
SIGNED ON \_\_\_\_\_

# PROPOSED

BYLAW NUMBER 44P2024

## SCHEDULE A

MAP 3B – Policy Areas



# PROPOSED

CPC2024-0431  
ATTACHMENT 3

## BYLAW NUMBER 180D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0392/CPC2024-0431)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 \_\_\_\_\_

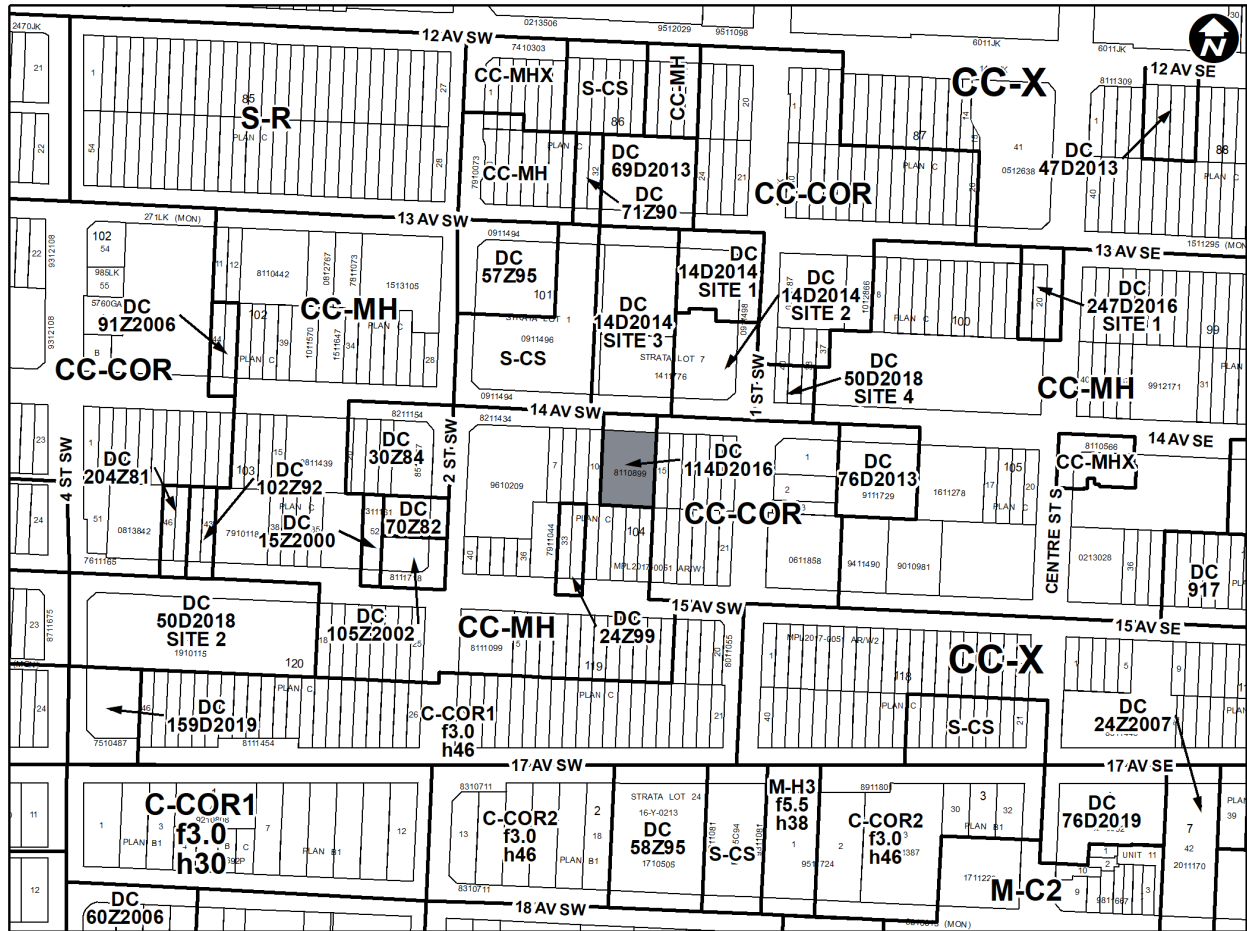
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0392/CPC2024-0431  
BYLAW NUMBER 180D2024

## SCHEDULE A







# PROPOSED

AMENDMENT LOC2023-0392/CPC2024-0431  
BYLAW NUMBER 180D2024

## Permitted Uses

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

## Discretionary Uses

- 5 (1) The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of the following uses:
- (a) **Food Kiosk;**
  - (b) **Office; and**
  - (c) **Outdoor Café.**
- (2) The following **uses** are additional **discretionary uses** in this Direct Control District if they are located within a **building** existing on the date of passage of this Direct Control District Bylaw:
- (a) **Performing Arts Centre.**

## Bylaw 1P2007 District Rules

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

## Location of Uses Within Buildings

- 7 A **Performing Arts Centre** must be located at or below **grade**.

## Use Area

- 8 (1) The maximum **use area** of an **Office** is 213.80 square metres.
- (2) The maximum **use area** of a **Food Kiosk** is 20.0 square metres.
- (3) The maximum **use area** for the **Performing Arts Centre** is 300.0 square metres.

## Relaxations

- 9 The **Development Authority** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# Applicant Submission

2024 February 23

This application proposes to re-designate a property located at 215 14 Avenue SW, Fontainebleu Estates, in the community of Beltline, from to a Direct Control bylaw to add a Performing Art Centre Use to the existing Direct Control bylaw 114D2016.

The existing nine-storey 55-unit residential building was built in 1980 then was converted to a mixed-use building in 2016 when the residential pool was removed to create a commercial bay area that was then sold to a commercial owner who has developed the space into an intimate 70-seat theatre venue. Previously, the development and building permits issued were approved under the Office use in the DC, however the owner was subsequently informed that a Performing Arts Centre use was required for operation of the theatre space that has now been fully constructed.

The immediate zoning context area is characterized by a wide range of multi-residential and commercial developments in various forms and densities. The site faces Haultain Park across 14 Avenue SW and adjoins existing mid- to high-density residential development along its remaining edges.

The existing Direct Control Bylaw 114D2016 is based on the Centre City Multi-Residential High Rise District (CC-MH) zoning with the addition of three (3) non-residential uses: Office, Food Kiosk and Outdoor Café.

The CC-MH base district allows for a wide range of residential uses of various forms and density, and a limited range of non-residential uses that support the local area and complement the primarily residential building forms of the Beltline Community.

The benefits of this re-designation include offering Beltline Community residents access to art and cultural opportunities in alignment with the Greater Downtown Plan principles including:

- Creating opportunities for “Social Interaction: Build gathering places for civic, arts, cultural, recreation and entertainment activities, and neighbourhood get-togethers.” (pg 26)
- Celebrate diversity, culture, art and history and allowing greater access to arts, culture and education. [And to] Support the development of spaces that provide artistic and cultural uses as a method for advancing the long-term economic and social sustainability goals for Greater Downtown communities and residents. (pg 35)

# Applicant Outreach Summary

2023 December 13

**Project name:**

Did you conduct community outreach on your application? YES or NO

Yes

If no, please provide your rationale for why you did not conduct outreach.

**Outreach Strategy**

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Based on City of Calgary's outreach Assessment Tool, this application is ranked as 1A - Direct Approach classification. As recommended, 2-3 tactics for community outreach to a targeted audience have been used from the Outreach Strategies and Techniques:

1. Create an engagement website where neighbours could submit feedback on the project at EngageTheTheatre.ca (information on LOC and policies)
2. Posted / delivered flyers to 35 residences and commercial businesses in the community surrounding the development (attached as pages 3 & 4).
3. Direct email and phone number provided for engagement feedback
4. Feedback loop will be closed by providing updates on the website

**Stakeholders**

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate residential neighbours & businesses via posted/delivered flyers (see map pg 3).

Direct email contact to:

- Planning & Development, Beltline Association (no response)
- Victoria Park Business Improvement Area (no response)
- Ward 8 office

(reply by Planning & Development Advisor)

**What did you hear?**

Provide a summary of main issues and ideas that were raised by participants in your outreach.

No emails from the public have been recieved at the time of application submission.  
Four in-person attendees at the Open House were supportive of the Use and  
impressed  
by the developed space.

**How did stakeholder input influence decisions?**

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

No feedback requesting changes to space or application have been received.

**How did you close the loop with stakeholders?**

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Feedback and DTR1 items identified will be posted to the website.

The Outreach Report will be updated prior to CPC.



YOU'RE INVITED!

**Land Use Redesignation  
OPEN HOUSE**  
Wed. Dec 6<sup>th</sup>, 6:00-8:00 pm at  
**The Theatre**  
101-215 14 Avenue SW

The Theatre is located on the main floor of the Fontainebleau Building, a 9-storey residential tower located in the Beltline community. This creative redevelopment of the original residential pool for the building created a commercial bay and converted the building to mixed-use.

The 70-seat theatre was developed by The Centre for Artistic Development and is publicly referred to as The Theatre, one of Canada's first independently owned and privately funded theatres.

To use the space as a theatre and art centre, an additional Use needs to be added to the existing Direct Control Bylaw 114D2016.

*"255 "Performing Arts Centre" means a use where live performance of theatre, music, dance or other artistic activities are available to the public..." Land Use Bylaw*

Join us for an Open House to tour The Theatre and provide your feedback on the Redesignation application.

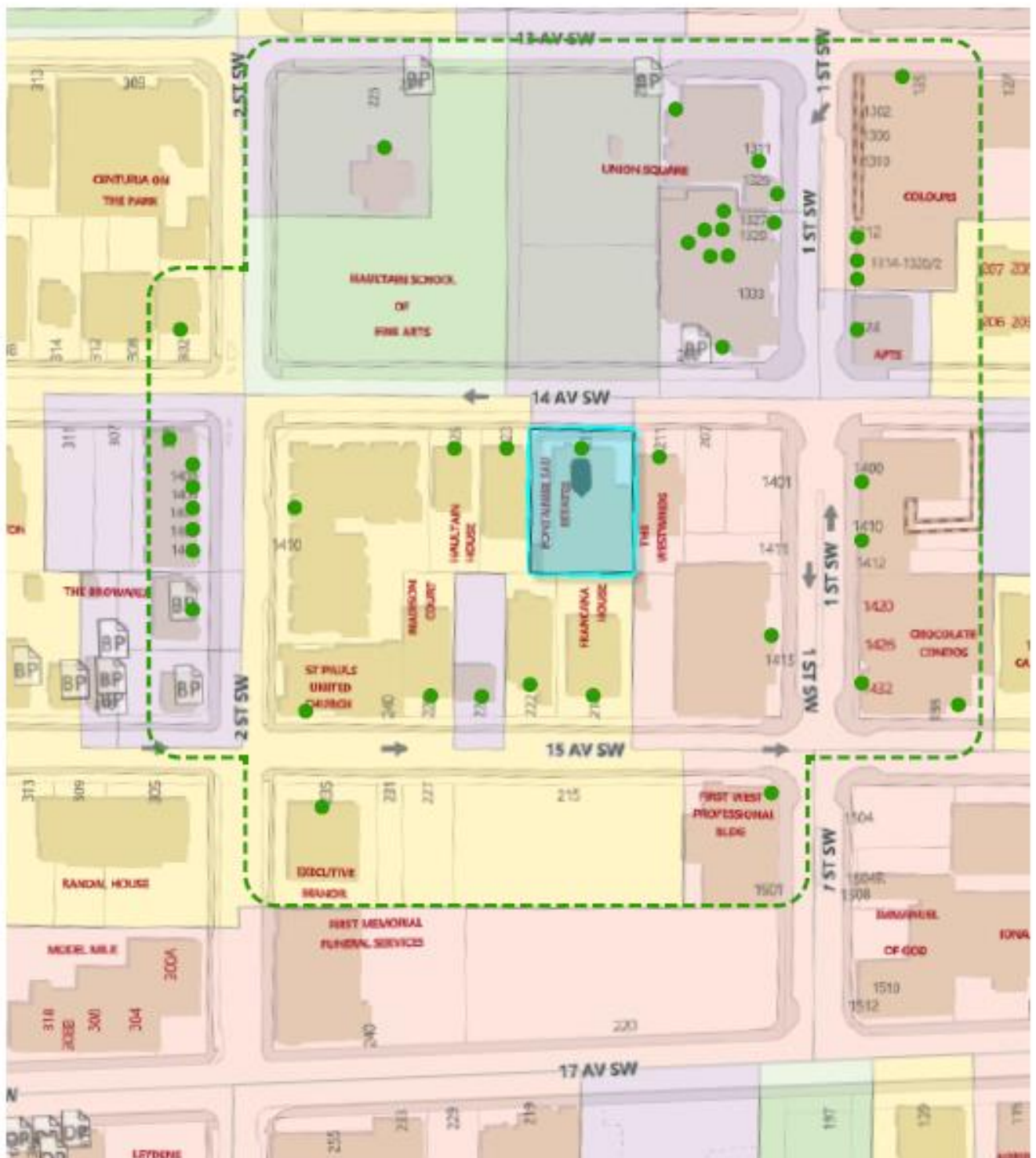


*The Theatre is located on the main floor of 215 14 Ave SW*

Join us at the Open House or visit the engagement website for a walk-thru video, further information, engagement updates, and to provide your feedback:

**EngageTheTheatre.ca**

## Engagement Flyer Posting Locations (35 count):



**Policy and Land Use Amendment in Bankview (Ward 8) at 1612 – 25 Avenue SW,  
 LOC2024-0004**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares  $\pm$  (0.06 acres  $\pm$ ) located at 1612 – 25 Avenue SW (a portion of Plan 2714P, Block 2, Lots 11 and 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 25:**

That Council:

1. Give three readings to **Proposed Bylaw 42P2024** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 176D2024** for the redesignation of 0.02 hectares  $\pm$  (0.06 acres  $\pm$ ) located at 1612 – 25 Avenue SW (a portion of Plan 2714P, Block 2, Lots 11 and 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject parcel to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy and land use amendment would enable additional types of dwelling units in an inner-city community well served by transit and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Bankview Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment.
- A development permit for a semi-detached dwelling has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, in the southwest community of Bankview, was submitted on 2024 January 4 by Prime Design Solutions on behalf of the owner, Tamer Amin Sayed Fatouh.

**Policy and Land Use Amendment in Bankview (Ward 8) at 1612 - 25 Avenue SW,  
LOC2024-0004**

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The approximately 0.02 hectare (0.06 acre) corner site is located at the northeast corner of 16 Street SW and 25 Avenue SW. The subject site is currently vacant and is intended to be subdivided from the larger parcel. The site is approximately 120 metres (a two-minute walk) west of the 14 Street SW Neighbourhood Main Street area as identified in the MDP Urban Structure Map and therefore meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007. The proposed H-GO District allows for greater flexibility in developing a range of housing options while maintaining direct ground-level access for all homes.

As indicated in the Applicant Submission (Attachment 3), the proposed policy and land use amendment to the H-GO District provides for a moderate increase in density in a range of housing forms that are contextually appropriate. A development permit (DP2024-01666) for two dwelling units and two suites was submitted on 2024 March 9 and is under review.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered post cards to residents within 400 metres of the subject site and contacted the Bankview Community Association (CA). The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition which included concerns over the provision of on-site and street parking.

No comments from the Bankview CA were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides a modest density increase while being sensitive to adjacent development. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 25**

**ISC: UNRESTRICTED  
CPC2024-0306  
Page 3 of 3**

**Policy and Land Use Amendment in Bankview (Ward 8) at 1612 - 25 Avenue SW,  
LOC2024-0004**

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

**IMPLICATIONS**

**Social**

The proposed application would allow additional housing types that may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use promotes fiscal sustainability by supporting intensification in the inner-city to allow more efficient use of land, existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 42P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 176D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Bankview at the northeast corner of 16 Street SW and 25 Avenue SW. The laneless site is approximately 0.02 hectares (0.06 acres) in size and approximately 10 meters wide by 13 metres deep. The site is approximately 120 metres (a two-minute walk) west of the 14 Street SW Neighbourhood Main Street area, as identified in the Urban Structure Map of the *Municipal Development Plan* (MDP) and meets the location criteria for the Housing – Grade Oriented (H-GO) District. The subject site is currently vacant. A semi-detached dwelling is under construction immediately to the north. A subdivision application for the subject site has been submitted and is under review.

Surrounding development is characterized by a variety of residential land use designations and built forms. The immediate surrounding parcels are designated Multi-Residential – Contextual Grade Oriented (M-CGd72) District. Residential – Contextual One / Two Dwelling (R-C2) and Multi-Residential – Contextual Medium Profile (M-C2) District are also located within the vicinity.

The site is approximately 350 metres (a six-minute walk) southeast of the Bankview Community Association site and approximately 260 metres (a five-minute walk) south of Buckmaster Park. A city owned playground is approximately 70 metres (a two-minute walk) east of the subject site. Bus stops for Route 7 (Marda Loop/City Centre) and Route 22 (City Centre/Richmond Road) are approximately 360 metres (a six-minute walk) east of the site on 14 Street SW.

## Community Peak Population Table

As identified below, the community of Bankview reached its peak population in 1981.

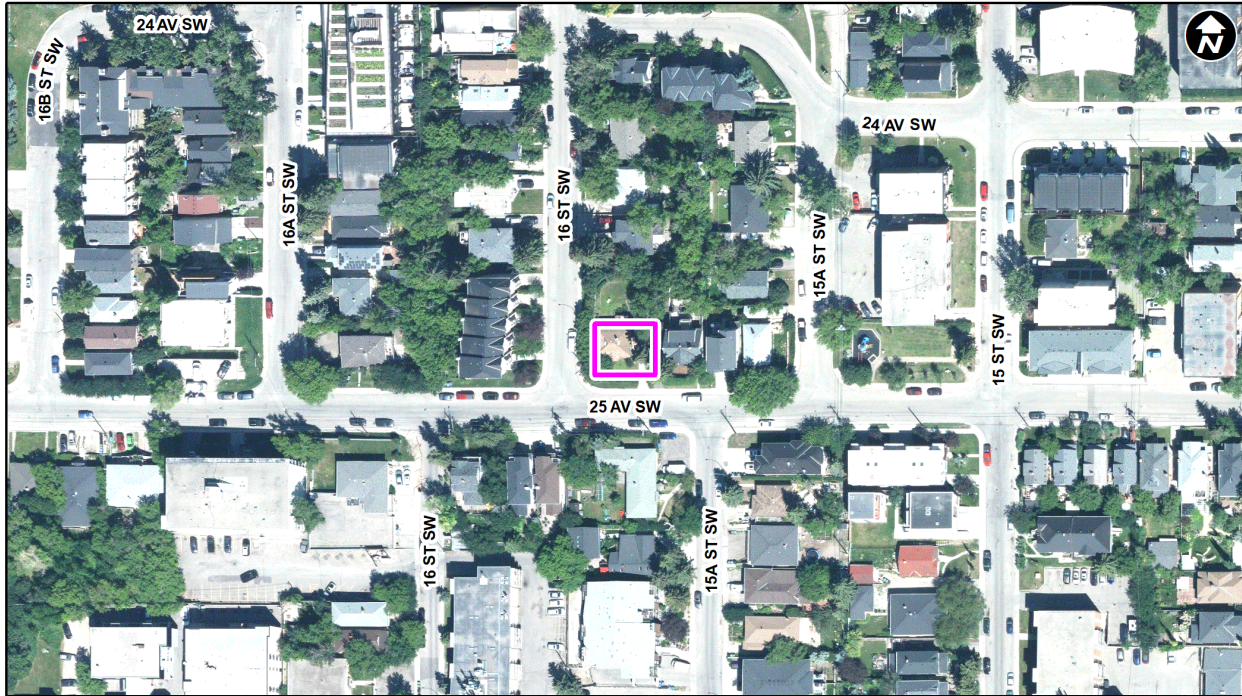
<b>Bankview</b>	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,256
Difference in Population (Number)	- 344
Difference in Population (Percent)	- 5.97%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-CGd72 District accommodates low height and low-density development in the form of duplex dwellings, semi-detached dwellings, single detached dwellings and multi-residential development with units having direct access to grade. The M-CGd72 District allows for a maximum of one dwelling unit and a maximum building height of 12 metres on the subject site. Secondary suites are permitted uses within the M-CGd72 District.

The proposed H-GO District is intended to provide an opportunity for dwellings to be developed in a wide range of housing forms where dwellings may be attached including rowhouse, townhouse, and stacked townhouse units. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater design flexibility. The H-GO District supports the applicant's intent for two dwelling units.

The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings and in a form and scale that is consistent with adjacent residential districts. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;

- a maximum parcel area to floor area ratio (FAR) of 1.5 which allows for a total developable area of 363 square metres on the subject site;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

[Section 1386\(d\) of Land Use Bylaw 1P2007](#) provides location criteria for where the H-GO District may be considered appropriate. If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner City and meet one of the location criteria.

The subject site is located approximately 120 metres (a two-minute walk) west of the 14 Street SW Neighbourhood Main Street area as identified in the Urban Structure Map of the MDP and thereby meets the criteria to be considered for the H-GO District.

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered in the development permit review include, but are not limited to:

- relationship to the single storey building to the east;
- providing high quality design and building articulation;
- appropriate location of landscaping and amenity space; and
- access, parking provision and encouragement of alternative mobility options.

### **Transportation**

Pedestrian access to the subject site is available from existing sidewalks along 25 Avenue and 16 Street Southwest. An on-street bikeway, forming part of the Always Available for All Ages and Abilities (5A) Network, is located approximately 260 metres away (a five-minute walk) along 23 Avenue SW. An on-street bikeway is also recommended adjacent to the site along 25 Avenue SW.

The subject site is well-served by Calgary Transit with stops for Route 7 (Marda Loop/City Centre) and Route 22 (City Centre/Richmond Road) located approximately 360 metres away (a six-minute walk) along 14 Street SW. Additionally, bus stops for Route 6 (Killarney/26 Avenue) are located 550 metres away (a 10-minute walk) along 17A Street SW.

25 Avenue SW and 16 Street SW are classified as residential streets. The subject parcel is located within the Residential Parking Permit Zone “P,” where on-street parking adjacent to the parcel is currently restricted 24 hours a day. Vehicle access to the parcel is expected from the street. The development permit under review proposes vehicle access from 25 Avenue SW.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm (deep) utilities exist adjacent to the site within public road rights-of-way. Servicing requirements will be determined at the time of development.

## Legislation and Policy

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject site is within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages modest intensification of the Inner City area. More efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Bankview Area Redevelopment Plan (Statutory – 1981)**

The subject site is currently identified as Conservation as shown on Figure 2: Land Use Policy, in the [Bankview Area Redevelopment Plan](#) (ARP). These areas are intended to retain existing neighbourhood quality and character by preserving and enhancing existing dwellings.

An amendment to Figure 2: Land Use Policy is required to support the proposed redesignation to the H-GO District, recognizing a change in the applicable land use policy of the subject site from 'Conservation' to 'Medium Density' (Attachment 2). Medium Density areas are intended to accommodate medium density development up to and including apartment forms. The range of housing forms that can be accommodated in the H-GO District would complement the mix of apartment-style, single detached and semi-detached buildings in Bankview.

### **West Elbow Communities Local Area Planning project**

Administration is currently working on the [West Elbow Communities local area planning project](#) which includes Bankview and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.



# PROPOSED

CPC2024-0306  
ATTACHMENT 2

## BYLAW NUMBER 42P2024

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BANKVIEW AREA REDEVELOPMENT PLAN BYLAW 13P81 (LOC2024-0004/CPC2024-0306)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Bankview Area Redevelopment Plan Bylaw 13P81, 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 Bankview Area Redevelopment Plan attached to and forming part of Bylaw 13P81, as amended, is hereby further amended as follows:
  - (a) Amend Figure 2 entitled 'Land Use Policy' by changing 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) located at 1612 – 25 Avenue SW (a portion of Plan 2714P, Block 2, Lots 11 and 12) from 'Conservation and Infill' to 'Medium Density' as generally illustrated in the sketch below:



# PROPOSED

**BYLAW NUMBER 42P2024**

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 \_\_\_\_\_

# Applicant Submission

Company Name (if applicable):

Prime Design Solutions Ltd.

Applicant's Name:

Irfan Khan

Date:

Jan. 17, 2024

LOC Number (office use only):

Due to the current bylaw of rounding down (the calculation is showing 1.85 units), we are submitting this application to enable us to build 2 units on the subject property by rezoning the subject property to H-GO. This will allow us to develop 2 units on the property subject to the rules of the district which we will ensure are met.

The design of two units has been reviewed and discussed in detail with the Bankview Community Association who are in support of the proposal.

The current housing shortage the city is increasing day by day and as a result, there is more need for multi-unit developments such as this subject proposal throughout the city. Allowing the development of 2 units as opposed to restricting the density to a single unit based on a mere difference of 0.15 is of utmost importance not only to the community of Bankview, but rather to the entire city.

This proposal will seamlessly blend in with the rest of the community and it will liven the existing street scape with no negative impacts.

Furthermore, a map Policy Amendment to the Bankview Area Redevelopment Plan will be required from 'Conservation and Infill' to 'Medium Density'.

Thank you.

*Irfan Khan*

# Applicant Outreach Summary

17 January 2024



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

---

**Project name:** BANKVIEW SEMI-DETACHED DEVELOPMENT

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

- Postcard notifications were distributed by hand for a circle 400 m.
- Discussions and review of the proposed development with the Bankview community association have also taken place with positive feedback and support.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with.  
(Please do not include individual names)

Connected with immediate and distant neighbors in the neighborhood as well as the Bankview Community Association.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

Overall feedback was highly supportive.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

The decision for this proposal was based on the current shortage of housing. Bankview being a very popular community for both developers and residents alike, this type of proposal is ideal for this location.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Discussions with the Bankview community association and feedback have been circulated to all neighbors in the community.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

*Arfan Khan*



# PROPOSED

CPC2024-0306  
ATTACHMENT 5

## BYLAW NUMBER 176D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0004/CPC2024-0306)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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

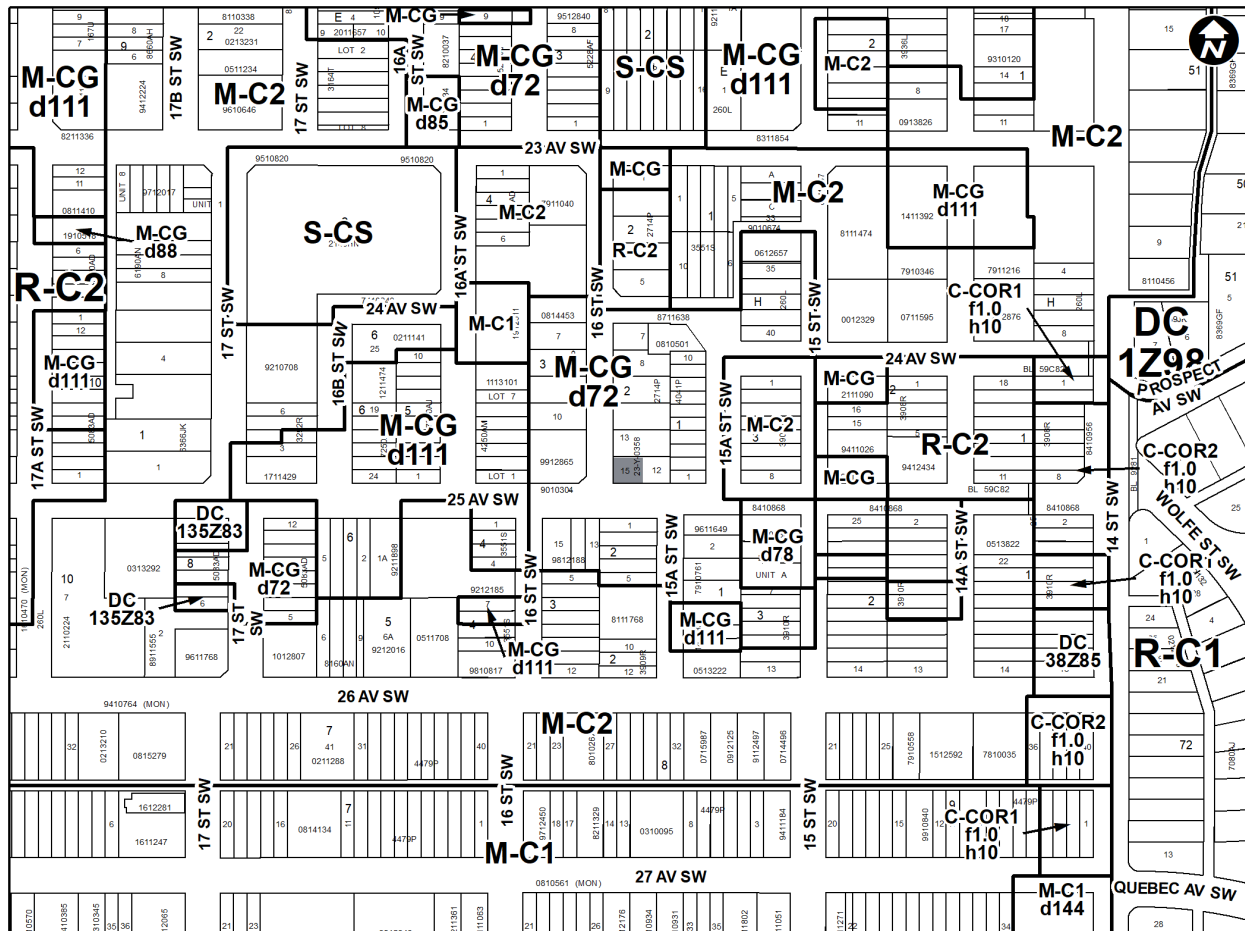
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

**AMENDMENT LOC2024-0004/CPC2024-0306  
BYLAW NUMBER 176D2024**

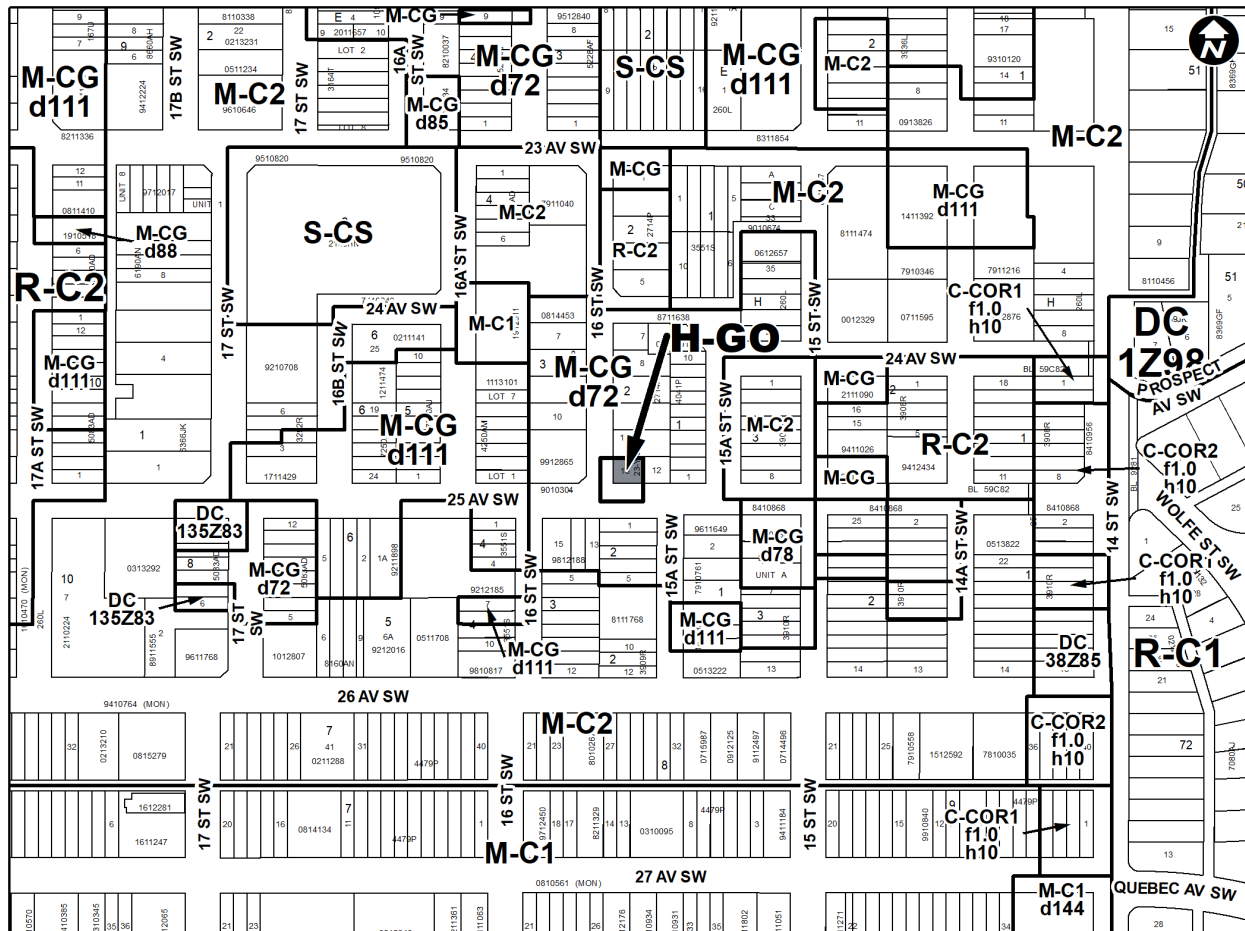
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2024-0004/CPC2024-0306  
BYLAW NUMBER 176D2024

## SCHEDULE B



Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
CPC2024-0343  
Page 1 of 4

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2023-0222**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares  $\pm$  (0.72 acres  $\pm$ ) located at 1505, 1509, 1515, 1519, and 1523 – 33 Avenue SW (Plan 4479P, Block 64, Lots 29 to 38) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Mixed Use – General (MU-1f3.6h24) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council:

1. Give three readings to **Proposed Bylaw 40P2024** for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 165D2024** for the redesignation of 0.29 hectares  $\pm$  (0.72 acres  $\pm$ ) located at 1505, 1509, 1515, 1519, and 1523 – 33 Avenue SW (Plan 4479P, Block 64, Lots 29 to 38) from Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Mixed Use – General (MU-1f3.6h24) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 April 11:

“The following documents were distributed with respect to Report CPC2024-0343:

- Revised Attachment 1; and
- A presentation entitled "LOC2023-0222 Policy and Land Use Amendment".”

**HIGHLIGHTS**

- This application seeks to redesignate the subject parcels to allow for a street-oriented, mixed-use development comprising commercial/retail and residential uses, up to 24 metres (approximately six storeys) in height.
- The proposal allows for an appropriate increase in height and development intensity along the 33 Avenue SW Neighbourhood Main Street and aligns with the applicable policies of the *Municipal Development Plan* (MDP).

## Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2023-0222

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- What does this mean to Calgarians? This application would allow for additional residential and commercial uses in a walkable, mixed-use area along a Main Street close to transit, and would provide for a more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential densification and promote commercial and employment opportunities to activate this part of South Calgary.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.

### DISCUSSION

This application, located in the southwest community of South Calgary, was submitted by Sarina Developments on behalf of the landowners, 2067429 Alberta Limited (Nazim Virani), Parvisbegum Virani, Patricia Marie Paulsen, Yvonne L. Davey and John McFaul on 2023 August 01.

The 0.29 hectare site includes five parcels on the southern side of 33 Avenue SW, located one parcel to the west of the junction of 14 Street SW and 33 Avenue SW. The proposed Mixed-Use General (MU-1f3.6h24) District would allow for a mixed-use development at a maximum building height of 24 metres, up to six storeys. The proposed MU-1 District would also allow for a maximum building floor area of approximately 10,450 square metres along a Neighbourhood Main Street (33 Avenue SW).

No development permit application has been submitted at the time of writing this report, however, as noted in the Applicant Submission (Attachment 3), the intent is to apply for a development permit for a mixed-use building up to six storeys in height, comprising a potential mix of commercial, live-work and residential dwelling units.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

### Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant distributed 456 project flyers and contacted residents within the immediate area of the subject site. The applicant also placed additional signage on the site which provided supplementary information to The City's standard site signage. The applicant used additional outreach methods, such as a pop-up booth on 2023 August 13 and an open house session held on 2023 October 17 and a project information website that allowed for feedback.



## **Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2023-0222**

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The applicant also reached out to the Marda Loop Communities Association (CA), the Marda Loop Business Improvement Area (BIA) and the Ward 8 Councillor's Office to share the project information. Additional information can be found in the Applicant Outreach Summary (Attachment 4).

### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to public/interested groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received eight letters of opposition from the public, noting the following areas of concern:

- shadowing and massing impacts due to the height proposed and proximity to low density residential houses to the east and west;
- privacy and overlooking impacts;
- increased density and lack of parking;
- additional traffic, pedestrian and cyclist safety issues, including parking congestion issues on 33 Avenue SW and nearby streets;
- impact on neighbourhood character and curb appeal;
- will overwhelm local services;
- loss of the natural environment due to removal of trees and vegetation;
- property values will decrease; and
- commercial development encroaching into a residential area.

The Marda Loop Communities Association provided a letter of objection on 2024 March 18 (Attachment 5) outlining the following concerns:

- the need to ensure that more setbacks and varied building height is proposed;
- a concurrent development permit should be submitted so that residents can understand the applicant's intent for height and floor area ratio (FAR);
- parking issues currently being experienced will worsen; and
- the proposal will not meet Council sustainability goals.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its location along an MDP identified Neighbourhood Main Street and the local context of redevelopment that has taken place in the area. The building and site design, number of units, shadowing of adjacent properties, setbacks and step backs from existing residential development, offsite and onsite transportation and mobility concerns, and waste management will be reviewed at the future development permit application stage.

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

**Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at multiple addresses, LOC2023-0222**

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**IMPLICATIONS**

**Social**

This application meets the vision of the MDP and the ARP, would allow for additional housing options and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed policy and land use amendment would enable the development of additional residential dwelling units and commercial spaces along a Neighbourhood Main Street corridor. It would provide opportunities to support local business and employment opportunities within South Calgary and nearby communities, allow for the efficient use of land and leverage the existing transit infrastructure in the area.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 40P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 165D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of South Calgary, mid-block on 33 Avenue SW between 14 Street SW and 15 Street SW. The site comprises five parcels that are currently occupied with single detached dwellings and detached garages with rear lane access. The site is relatively flat and is 0.29 hectares  $\pm$  (0.72 acres  $\pm$ ) in size, with dimensions of approximately 76 metres in width by 38 metres in depth.

The site is situated along a Neighbourhood Main Street and is located within a five-minute walk east of commercial, retail and residential developments of varied forms and intensities along 33 Avenue SW. 33 Avenue SW and 14 Street SW are part of the Primary Transit Network with nearby bus stops providing direct connection to downtown, Mount Royal University and WestHills Towne Centre shopping area.

Surrounding development is characterized by single and semi-detached dwellings to the north and east, designated as Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District. Development to the south and west is characterized by a mixture of multi-residential development, designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District, a Direct Control (DC) District ([45D2022](#)), mixed-use development designated as Mixed Use – General District (MU-1) District, and commercial development designated as Commercial – Neighbourhood 2 (C-N2) District.

Active redevelopment and recent construction is evident along 33 Avenue SW, with buildings that are either occupied, under construction, approved or planned. A six-storey building has recently been completed at the corner of 16 Street SW and 33 Avenue SW (one block west of the subject site). The land use district for that site was approved by Council on 2020 October 5 for a Mixed Use – General (MU-1) District with a maximum height of 20 metres and a maximum floor area ratio of 3.5. A six-storey building has recently been approved at the corner of 19 Street SW and 33 Avenue SW (four blocks to the west of the subject site). The land use district for that site was approved by Council on 2023 April 4 for a Mixed Use – General (MU-1) District with a maximum height of 23 metres and a maximum floor area ratio (FAR) of 3.6.

## Community Peak Population Table

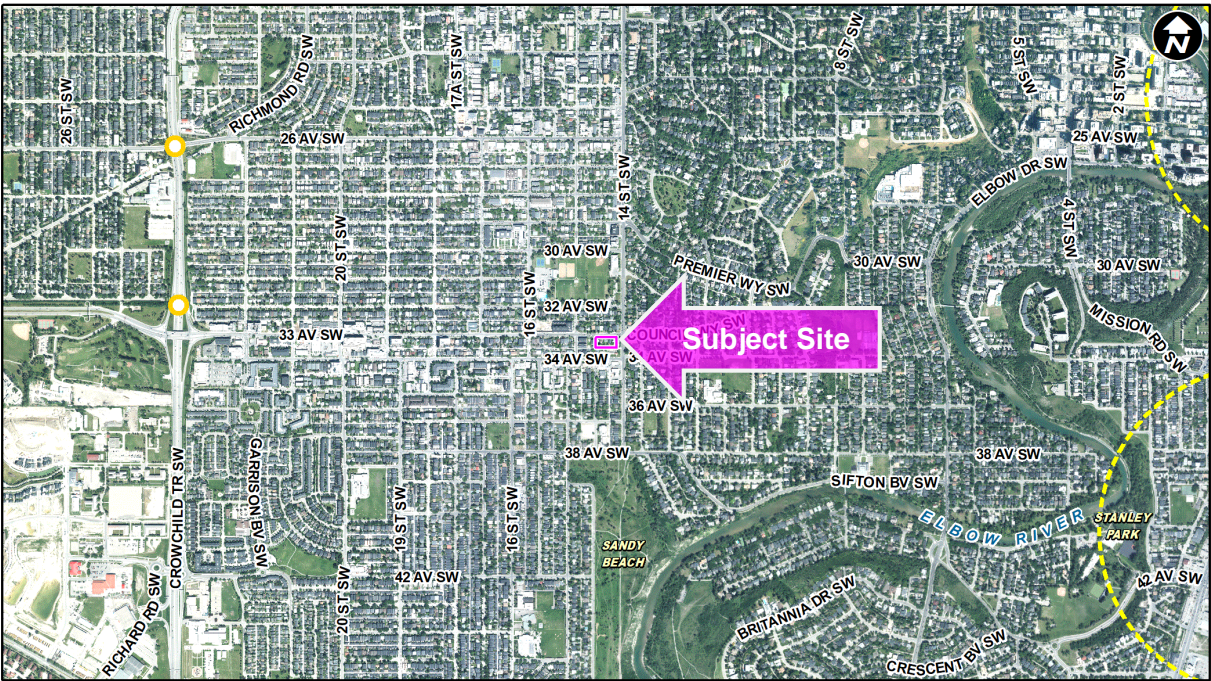
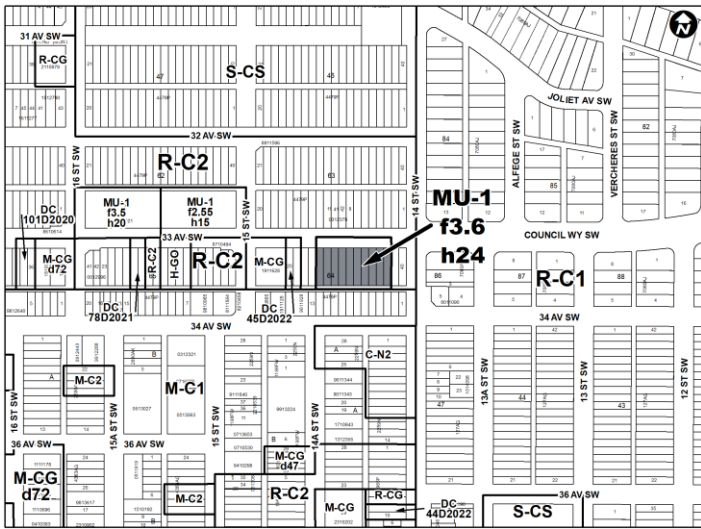
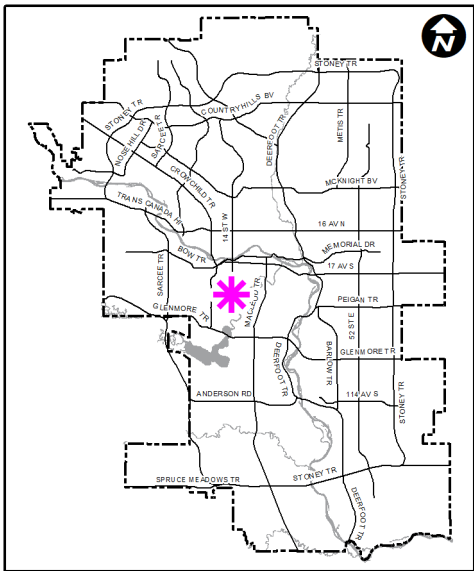
As identified below, the community of South Calgary reached its peak population in 2019.

South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

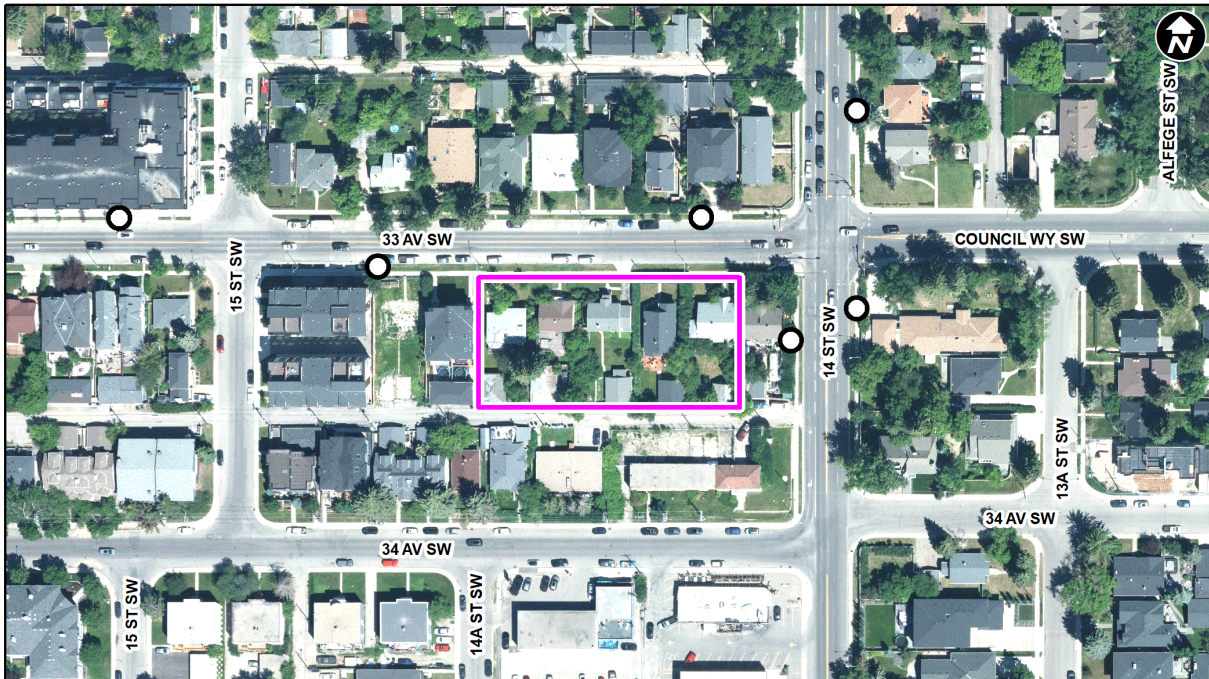
Source: *The City of Calgary 2019 Civic Census*

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

Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

Four of the five parcels on the subject site are currently designated Residential – Contextual One / Two Dwelling (R-C2) District. This District is intended to accommodate single detached, semi-detached, and duplex dwellings including secondary suites. The R-C2 District allows for a maximum building height of 10 metres (two-three storeys) and a maximum of two dwelling units on each parcel.

The parcel to the far west of the subject site is currently designated Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. The M-CG District provides for multi-residential development in a variety of forms, with a maximum building height of 12.0 metres and a maximum density of 72 units per hectare, which equates to four units on this parcel.

The proposed Mixed Use – General (MU-1f3.6h24) District is intended to accommodate a mixed-use development comprising commercial/retail/residential on the ground floor with residential dwelling units above at a maximum building height of 24 metres (up to six storeys). The proposed land use will allow for a maximum building floor area of approximately 10,450 square metres through a FAR of 3.6.

The MU-1 District is designed to be located adjacent to low density residential development with specific rules for setbacks, stepbacks and maximum height at the shared property line or lane.



This district is intended to be located along commercial streets where both residential and commercial uses are supported at-grade, facing the commercial street.

The corner of 14 Street SW and 33 Avenue SW to the east of the subject site is a key entry/gateway into the community. For this reason, Administration suggested to the applicant that they consider acquiring the parcel at 1501 – 33 Avenue SW to allow for a development that could create a gateway building into the community. The applicant had extensive communication with the owner of the adjacent parcel over a four-month period, however, a purchase price for the land could not be agreed and the applicants have since advised that they wish to proceed with the application as originally submitted.

Administration raised concerns during the consideration of the application about the potential for significant sun shadowing impacts to the parcel to the east at 1501 – 33 Avenue SW. The applicants provided sun shadow studies that considered different height scenarios in a future redevelopment of the subject site. These studies indicated negligible differences in the likely shadows cast by reducing the height of a future development. Therefore, Administration is satisfied that the proposed height modifier of 24 metres, in conjunction with the MU-1 District rules around setbacks from the adjacent parcel would be sufficient to ensure the amenities of this parcel are not unduly impacted.

### **Development and Site Design**

The Land Use Bylaw 1P2007 rules for the proposed MU-1f3.6h24 District, along with the development guidelines for MU-1 Districts in the *South Calgary/Altadore Area Redevelopment Plan* (ARP) will provide guidance for future site development including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking. Given the specific context of the subject site, additional items that will be considered through the development permit process include, but are not limited to:

- articulation of built form and physical separation from low-density residential parcels;
- mitigating shadowing, overlooking, and privacy concerns to adjacent residential parcels;
- the design of the eastern facing elevation, as this will be highly prominent;
- integrating a Main Streets streetscape design along 33 Avenue SW;
- ensuring a pedestrian-oriented built interface along 33 Avenue SW; and
- the interface with the rear lane, along with access into the site.

### **Transportation**

The site fronts onto 33 Avenue SW which is a Main Street corridor between Crowchild Trail SW and 14 Street SW. Pedestrian connectivity in the neighbourhood is provided through sidewalks on 33 Avenue SW and **15 Street SW**.

The subject site is well-served by the cycling infrastructure with an existing on-street bikeway along 34 Avenue SW extending east/west from 14 Street SW to 20 Street SW. An on-street bikeway is planned for 14 Street SW, whilst bicycle lanes on 20 Street SW provide north-south connectivity into downtown, the Glenmore Reservoir pathway system, and the greater Always Available for All Ages and Abilities (5A) Network.

The proposed development is located on the Primary Transit Network. Transit Stops for Route 7 (Marda Loop) and Route 22 (Richmond Rd SW) are located on 33 Avenue SW and 14 Street SW, within a one-minute walk of the subject site.

The subject site is also 1.5 kilometre (a 25-minute walk) to the BRT MAX Yellow (Route 304) on Crowchild Trail providing transit service to downtown and Mount Royal University.

Vehicle access to the subject site would be required from the rear lane. On-street parking is available on 33 Avenue SW, with a portion of the street having restrictions at the intersection with 14 Street SW. The parcel is not presently located within an active Residential Parking Permit (RPP) Zone.

A traffic assessment was submitted as part of the application to ensure traffic impacts to the network remain within current operating guidelines. At the time of a development permit application, access and mobility requirements will be to the satisfaction of Mobility Engineering.

### **Environmental Site Considerations**

There are no known environmental concerns at this time and no reports were required for this application.

### **Utilities and Servicing**

**There are existing sanitary and water mains available to service the site. Storm servicing will be provided by a main extension.**

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy amendment and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the 'Developed Residential Inner City Area' as well as within 33 Avenue SW 'Neighbourhood Main Street'. The land use policies direct a greater share of new growth to the Main Streets and Activity Centres that provide a mix of employment, residential, retail and service uses that support the needs of adjacent communities. Furthermore, policies aim to concentrate urban development in a built form that helps to optimize existing public investment, municipal infrastructure and facilities, whilst supporting a range of housing opportunities in terms of type, tenure, unit size and affordability. The MDP also provides direction for respecting and enhancing neighbourhood character by ensuring that new developments provide an appropriate transition between the Neighbourhood Main Street and the adjacent residential areas. These transitions should generally occur at a rear lane or public street and be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.

As indicated on Map 2 of the MDP, 33 Avenue SW is also identified as part of the Primary Transit Network. The MDP encourages the location of transit-supportive land uses, including

higher density residential and employment developments within Main Streets supported by the Primary Transit Network.

The proposal therefore aligns with MDP policies that encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy - Pathways to 2050](#) programs and actions. One of the Climate Mitigation Plan themes and Program Pathways is 'Zero Carbon Neighbourhoods'. By 2050, the goal is to have 95% of Calgarians live within 2000 metres of a dedicated transit facility (e.g. LRT, MAX bus service). In this case, the MAX Yellow dedicated bus route lies within 1.5 kilometres to the west of the subject parcels at the junction of 33 Avenue SW and Crowchild Trail SW, thus meeting this goal.

### **South Calgary/Altadore Area Redevelopment Plan (Statutory 1986)**

The subject site is identified within the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP) as 'Residential Conservation' and 'Residential Low Density' on Map 2: Land Use Policy. The proposed MU-1f3.6h24 District would require a minor amendment to Map 2 of the ARP to identify the subject site as 'Community Mid-Rise'. Community Mid-Rise areas are intended to accommodate buildings up to six storeys in height that may include a range of retail, services, office, and residential uses in mixed-use buildings (horizontal and vertical mixed-use). The policy considers the proposed MU-1 District as appropriate for larger parcels on Neighbourhood Main Streets adjacent to low density residential development. The proposed redesignation will allow for a variety of housing options and is in alignment with the objectives of the ARP.

### **West Elbow Communities Local Area Planning Project**

Administration is currently working on the [West Elbow Communities Local Area Planning Project](#) which includes South Calgary and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.

# PROPOSED

CPC2024-0343  
ATTACHMENT 2

## BYLAW NUMBER 40P2024

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86 (LOC2023-0222/CPC2024-0343) \*\*\*\*\*

**WHEREAS** it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, 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 South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.29 hectares  $\pm$  (0.72 acres  $\pm$ ) located at 1505, 1509, 1515, 1519 and 1523 – 33 Avenue SW (Plan 4479P, Block 64, Lots 29 to 38) from 'Residential Conservation' and 'Residential Low Density' to 'Community Mid-Rise' as generally illustrated in the sketch below:

Map 2

Land Use Policy

#### Legend

- Study Area Boundary
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Local Commercial
- Open Space

0 30 60 90 120  
Metres

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



# PROPOSED

**BYLAW NUMBER 40P2024**

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 \_\_\_\_\_



# Applicant Submission



Sarina Developments Ltd.  
1861 17 Ave SW  
Calgary AB T2T 5W3 T: 403-249-8003  
info@sarinahomes.ca

18 August, 2023

## APPLICANT'S SUBMISSION

Municipal Address	1505-1523 33 <sup>rd</sup> Avenue S.W. Applicant Sarina Developments
Community	South Calgary (Marda Loop)
Applications	PE2023-01075
From	R-C2 and MC-G
To	MU-1f3.6h24

The subject sites, 1505 - 1523 33 AVE SW, are located in the community of South Calgary, West of the intersection of 33<sup>rd</sup> Ave SW and 14<sup>th</sup> St SW. While the 5 parcels making up the site are currently designated R-C2 and M-CG, immediately surrounding sites are M-C1 to the South (low profile multi-residential), M-CG to the West (grade oriented multi-residential), and R-C2 North of the 33<sup>rd</sup> Ave SW Main Street, each containing a variety of built forms ranging from single detached units to 3-storey townhouses. Sites further to the West of the block are a mix of medium intensity multi-residential designations, such as H-GO and MU-1. The current site designation allows up to 2 dwellings with a maximum height of 11 m per parcel.

The subject site is located along the Marda Loop Main Street (33<sup>rd</sup> Ave SW Main Street, and 100 m from 34<sup>th</sup> Ave SW), 50m from multiple primary transit network stops, proximate to the intersection of 2 CTP designated neighbourhood boulevards (33<sup>rd</sup> Ave and 14<sup>th</sup> St SW), and a few minutes walk from multiple commercial amenities. The boundaries of the Marda Loop ARP do not encompass this site, so it is currently under the South Calgary Altadore ARP, on parcels designated for "residential conservation", which, as per bylaw 14P90, encourages infill development containing more than 2 bedrooms. It is also within the area envisioned within the Marda Loop Streetscape Master Plan as supporting 4-6 storey (18 meter) development, while also acting as a secondary gateway to Marda Loop.

The assembled subject site is 0.290 Ha (0.72 acres) in size, and the landowner intends to construct a mixed-use development of up to six storeys and approx. 130 residential units (TBD), each containing 1-2 bedrooms. approx. 96 on-site residential parking stalls will be provided (7 surface, 89 below grade), along with 66 class 1 and 14 class 2 bicycle parking stalls, at a ratio of 0.5 and 0.1 stalls/unit respectively. Therefore, in order to accommodate this vision, a redesignation to Mixed-Use General district, with a maximum height of 24.0 meters, 3.6 FAR (MU-1f3.6h24), is required. This proposed MU-1 district will also allow for sensitive transitions to the variety of mid-to-lower-density built forms that currently exist around the site.

The proposed development will be a welcome addition to this established community in Calgary as it will benefit future and current area residents by:

- Continuing to diversify the housing mix in the community;
- Increasing the supply of more affordable housing;
- Providing a significant property tax uplift on 5 underutilised residential parcels,
- Moving forward the ongoing evolution of the Main Street to being a vibrant, walkable destination,

sarinahomes.ca 403.249.8003 1861 17 Avenue SW., Calgary, Alberta T2T 5W3



- Generating increased demand for local commercial amenities, thereby increasing their financial sustainability; and
- Supporting the PTN, 5A network, and other neighbourhood public institutions.

These benefits can be realized through the adoption of the proposed application. Therefore, we respectfully request the support of Administration, Calgary Planning Commission and Council on this Land use re-designation.

sarinahomes.ca 403.249.8003 1861 17 Avenue SW., Calgary, Alberta T2T 5W3

# Applicant Outreach Summary

“1500”

By Sarina Homes

## Community Engagement Report

Report prepared by:



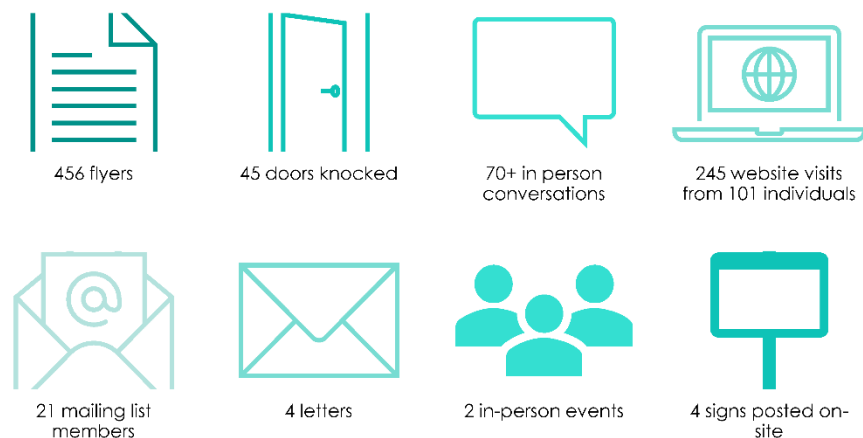
## Outline

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## Engagement Process



## Process at a Glance



## Strategy

The engagement process, framed by the principles of inclusion, transparency, and responsiveness was built around the following two broad strategies:

1. Multiple modes of engagement, synchronous and asynchronous
2. Ensure that communications are simple, and clearly layout expectations for involved parties.

## IAP2 Spectrum



## Stakeholder Map



The above diagram conceptual maps stakeholders based on varying project stakes, based on either geographical proximity or official community representative status. Therefore, our key stakeholders were:

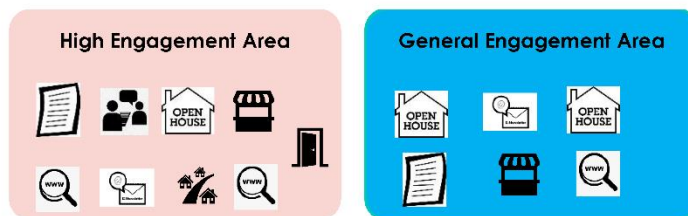
- Residents immediately surrounding the site
- Marda Loop Community Association (MLCA),
- Marda Loop Business Improvement Area (MLBIA)

These key stakeholder groups will, generally speaking, be subjected to the highest level of engagement intensity.

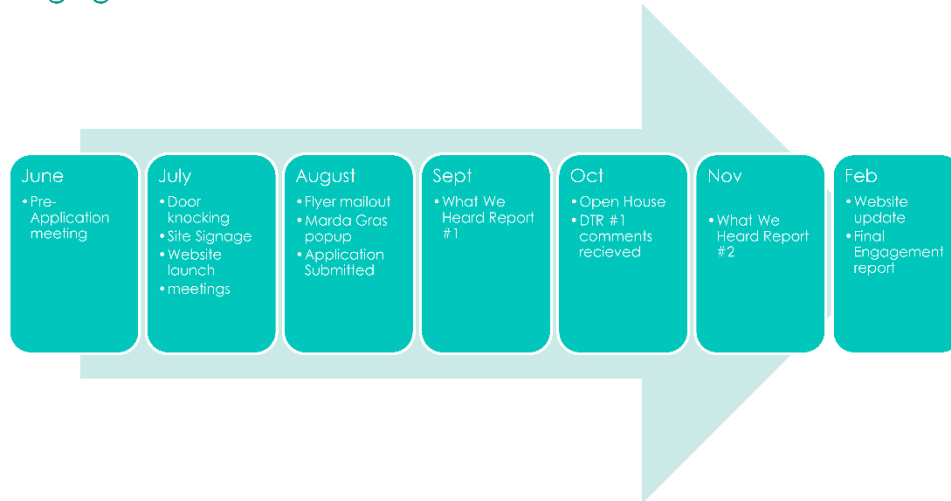
## Engagement Process: Tactical Outline



- Subject site
- High engagement area
- General engagement area

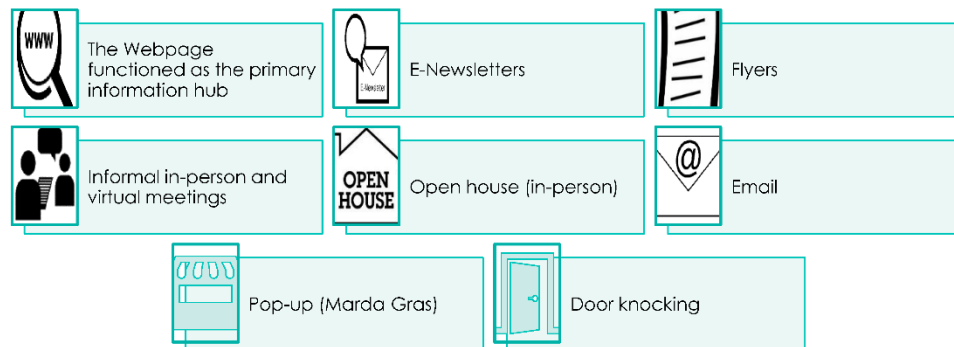


## Engagement Timeline



## Engagement Methodology Overview

Primary aim of this process was “consultation” (i.e. “we want to hear from you and promise to listen to you”) on the IAP2 spectrum. Therefore, the following methods framed it as such. Feedback collected from these engagements was taken into consideration with respect to the evolution of the application.



### Web Page

[www.engage1500.ca](http://www.engage1500.ca)

This was the prime repository of information regarding the development. It was also the primary virtual space for asynchronous feedback, where questions and comments could be submitted via a web form.

### On-site Signage

2 large wooden signs, as required by the City of Calgary, informs passers-by of the rezoning applications, while 2 smaller wood-framed boards were also installed on-site, directing readers to the project website. A 4 x 8 full color sign was installed temporarily on-site October 2- 16, 2023





### In-person conversations/Door knocking and Flyers

These were limited to those stakeholders deemed to be potentially most affected by this development: those residing within the high intensity zone.

Door knocking and conversations with immediate resident in the high intensity area took place the week of **July 24, 2023**.

Flyers were distributed by Canada Post to residents in both the high and general intensity areas during the week of **August 18<sup>th</sup>, 2023**.

### Open House(s)

The Open House facilitated personal interaction with the public, and also created spaces for dialogue about the nature of the proposed development.

8 community residents, 1 representative from the Ward 8 councillor's office and 2 City of Calgary staff attended the open house held October 17<sup>th</sup>, 2023 from 7 – 8:30 pm at the Marda Loop Community Association.

Please refer to the [What We Heard Report #2](#) below for more information on this specific event.

### Pop-up Booth

An in-person pop-up booth was held during Marda Gras, a popular street festival in Marda Loop, on Aug 13<sup>th</sup> 2023 from 10 am – 5 pm. Conversations were had with 55 individuals, some of whom signed up for the email newsletter list

Please refer to the [What We Heard Report #1](#) below for more information on feedback from this event and our conversation during door knocking.

### Meetings

In-person and/or virtual meetings with our key stakeholders took place on an ongoing basis as needed.

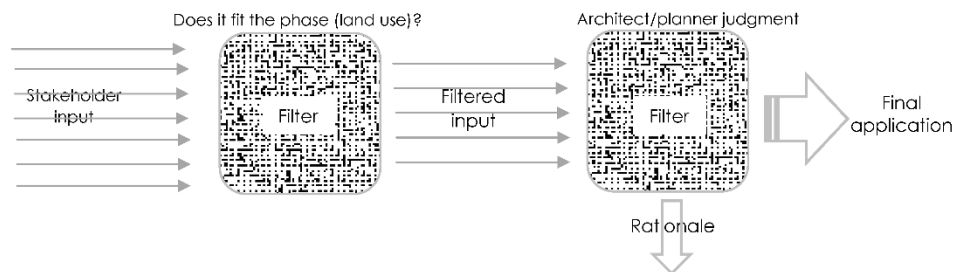
### Emails

These simply served as 2-way communications that occurred on an ongoing basis, on demand. This is also the primary way in which What We Heard Reports were shared with stakeholders on an ongoing basis, prior to posting them on the project website.

## How were Stakeholder Inputs used?

### Input Scope

All feedback was noted, recorded, and listened to.



## How were project details shared?

- Primarily through the webpage and email
  - Ongoing details of the proposal, engagement process, and 2 What We Heard reports were posted to the website, and shared via email newsletter with residents within the High Intensity area.
- A summary of the final Community Engagement report will be shared with the Marda Loop Community Association (MLCA), the MLBIA, and the community, via the website and email.

## What We Heard

The feedback received has been recorded, sorted, collated, and responded to in detail via 2 What We Heard reports.

Please find them in Appendix 1 of this report.

## Material Shared



## Project Flyers & On-site signage



456 copies of this postcard sized flyer were distributed by Canada Post to all residents within the high intensity zone during the week of August 14<sup>th</sup>, 2023

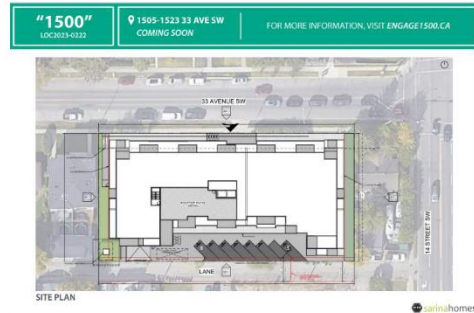
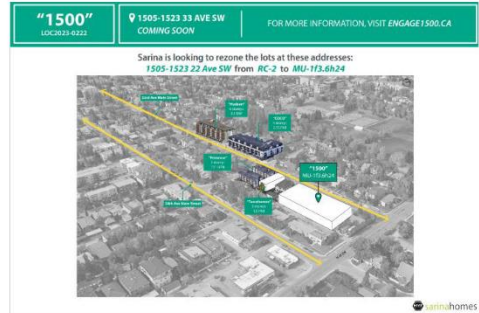
This was also printed on two 4 x 6 wooden signs and installed on-site, one at the eastern edge and one at the western edge of the subject site



The above sign was printed on a large 4 x 8 sign and installed on-site from October 4 – 16, 2023

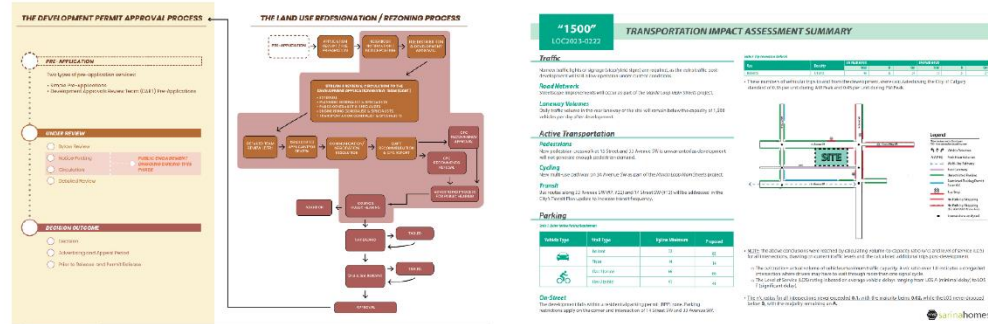
## Pop-up Booth

Held at Marda Gras street festival on Aug 13, 2023. Conversations were had with approximately 55 individuals. The following panels were displayed at the booth:



## Open House

An in-person drop in open house was held at the Marda Loop Community Association on October 17<sup>th</sup>, 2023. Below is a sampling of the material printed and displayed on 24 x 36 boards.



### "1500"

LOC2023-0222

#### POTENTIAL PRECEDENTS

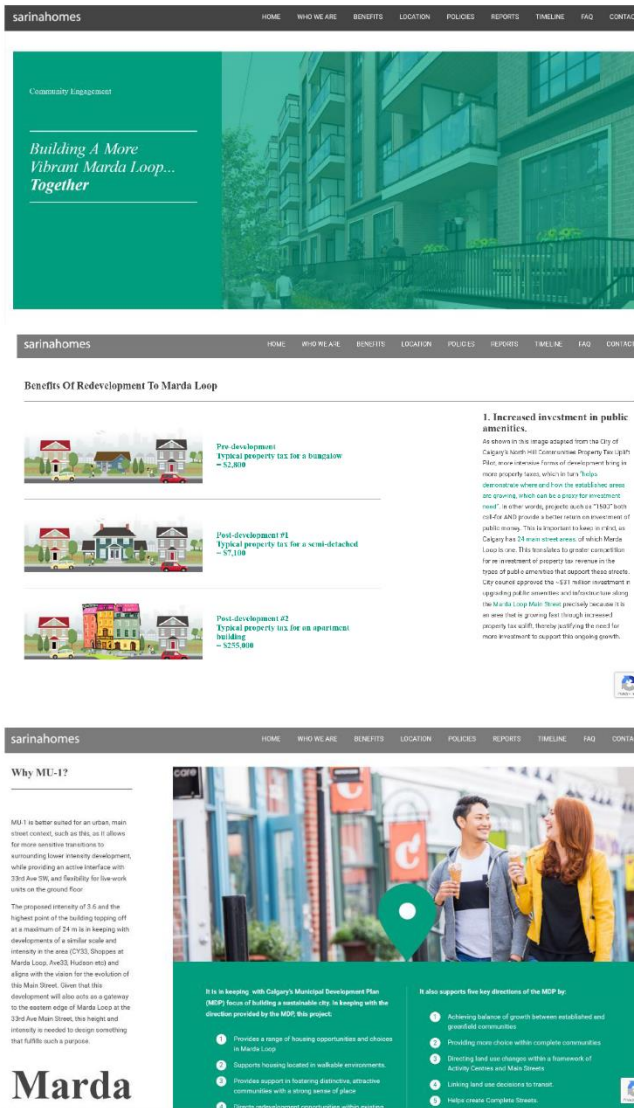
**WHAT DO YOU FIND APPEALING?**

- Rank the images of existing projects to the right that correspond to what is envisioned for this site in terms of scale and intensity by the developer and project architect, by sticking the corresponding sticker number between 1-4 below the image.
- Use the sticky notes to tell us:
  - What are some of the elements you liked in these images? (e.g. red brick finish)
  - Are there any elements that you think are important for this location that are missing in all these images?

Comment stickers

## Project Webpage

The project website [www.engage1500.ca](http://www.engage1500.ca) went live on August 1, 2023 and has since undergone several content updates as required. As of now it has 245 visits from 101 unique users.



## Landlord Letters

4 letters to commercial landlords of properties located south west of the subject site, along the south side of 34<sup>th</sup> Ave SW were mailed out during the first week of October 2023. Below is a sample:

Sarina Homes  
361 17<sup>th</sup> Ave SW,  
Calgary, AB  
T2T 5W3

Dear Benjamin,

We wanted to inform you about a proposed land use change at the properties located between 1505-1523, 33<sup>rd</sup> Ave SW. The proposal involves modifying the currently allowed low density residential zoning to mixed use multi residential zoning which is more in line with the evolving nature of 33 Ave SW as a popular main street.

As a commercial property owner near this proposed development, this has many benefits to the growth and ongoing sustainability of businesses in the area. You also have a stake in the continued wellbeing of this area. Therefore, we would love to hear your thoughts on this proposed development.

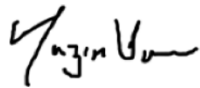
At this point there are a few actions we'd like you to consider taking:

- Visit the project website <https://engage1500.ca>, and feel free to send us any thoughts or comments by filling out the feedback form under the "contact" [section](#)
- Sign up for our mailing list via the website above, so we can keep you informed as to any engagement events and project updates.

Should you have any questions or comments, please reach out to our engagement lead Srimal at [srimal@hivedevelopments.ca](mailto:srimal@hivedevelopments.ca).

We look forward to connecting further with you.

Warm regards,



Nazim Virani  
President, Sarina Homes



## Appendices

**“1500”**

# WHAT WE HEARD REPORT #1

A NEW MULTI-RESIDENTIAL PROJECT IN MARDAL LOOP  
BY SARINA HOMES

*Prepared by Hive Developments Public Engagement & Planning Team*

## 02 Introduction

Sarina has purchased the five homes between 1505 and 1523 33rd Ave, with the intent of building a contextually sensitive, multi-family development. Before Sarina can bring their vision to life, they must redesignate the land from R-C2 to MU-1.

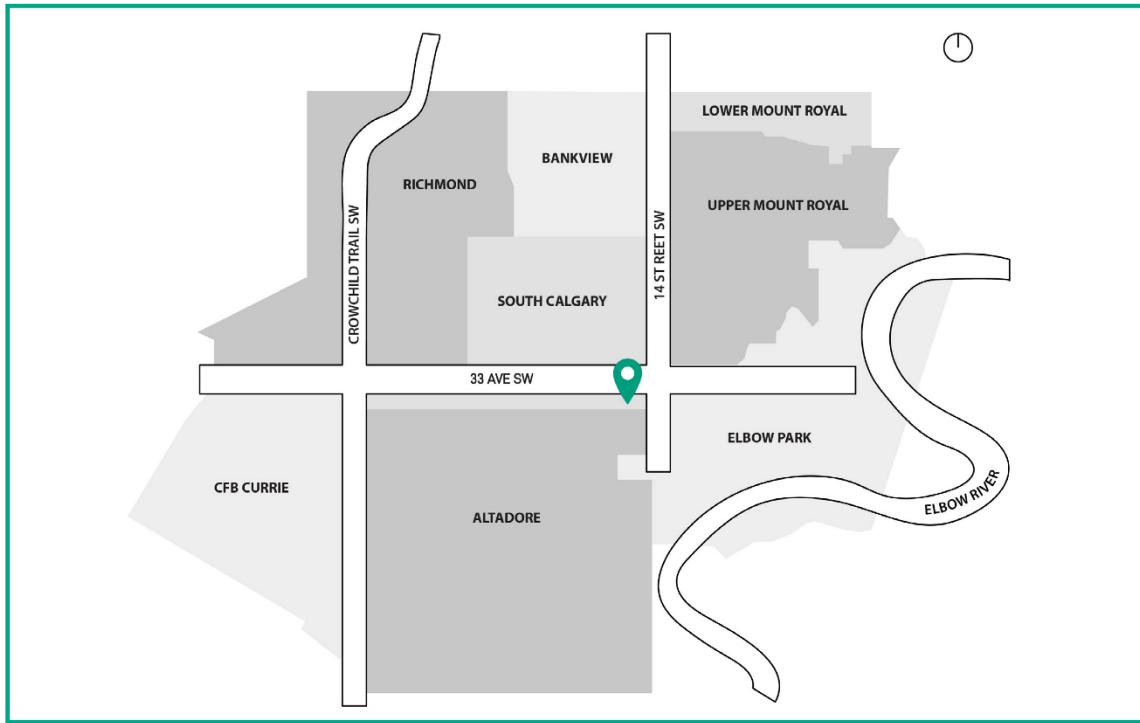


Figure 1. Location

The proposed “1500” will be located in one of the most amenity rich areas in Calgary. Minutes from the Marda Loop shopping area, Elbow River, South Calgary Park, and Calgary’s Red Mile, residents who will call “1500” home will have endless opportunities to find something fun and exciting to experience.

## 03 A Changing Streetscape

### What is guiding all of this redevelopment along 33rd Ave SW?

There has been a lot of change taking place along 33rd and 34th Avenues in Marda Loop. Sarina has and continues to invest in this wonderful community because we want to provide Calgarians with opportunities to be able to live in this wonderful area. Much of the changes that have been taking place have been guided by the City of Calgary Municipal Development Plan (MDP along with the Marda Loop Area Redevelopment Plan, and the Marda Loop Streetscape Master Plan).

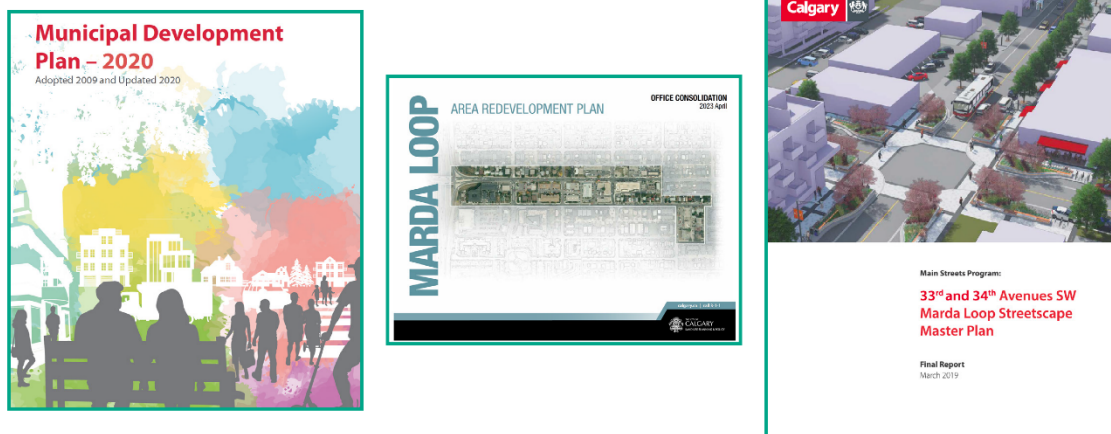


Figure 2. Guiding plans: City of Calgary MDP, Marda Loop Area Redevelopment Plan, Marda Loop Streetscape Master Plan

The MDP classifies both 33rd Ave SW and 14th St SW as a Neighbourhood Boulevard located along a Neighbourhood Main Street in the inner-city area of Calgary. The proposed location of 1500 is also located along a Primary Transit Network.

## 04 A Changing Streetscape

### What is guiding all of this redevelopment along 33rd Ave SW?

Although this isn't a question that we have heard directly from those we've been able to talk with lately, we always like to give a little background about why so much change has taken place in Marda Loop.

The MDP classifies both 33rd Ave SW and 14th St SW as "Neighbourhood Boulevards" (this means they are meant to support medium density - up to 6 storey - developments, and active modes of travel, such as walking and wheeling) located along a Neighbourhood Main Street in the inner-city area of Calgary. The proposed location of 1500 is also along a Primary Transit Network (this means trains or buses come every 10 to 15 minutes at least 15 hours a day, seven days a week).

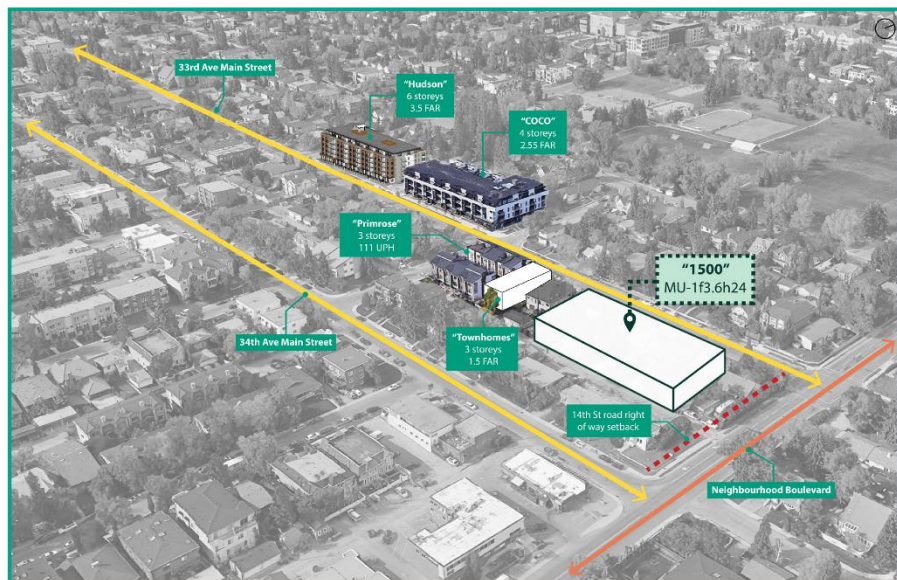


Figure 3. Existing and proposed buildings along 33rd and 34th Ave Main Streets

The MDP notes that Neighbourhood Main Streets that do not currently have a Local Area Plan, such as 33rd Ave SW, should locate significant intensification on parcels that front directly onto Neighbourhood Boulevards. This site is an example of this. The MDP requires designs that introduce appropriate transitions between the Neighbourhood Main Street and the adjacent residential areas.



## 05 Common Themes

### Design

Marda Loop is home to several Sarina projects, and we want to ensure the designs of our future buildings fit within the community's context and characteristics. We have heard from several locals that they want to see the design of the '1500' take on a more original design, similar to unique projects like Infinity and Henry Block, both of which are located on 34th Ave.

At Sarina, we design and build modern, inspired, connected homes. During our upcoming engagement sessions, participants will be able to share design elements they believe will make this project stand out. We encourage you all to share your thoughts on design elements by emailing Srimal, at [srimal@hivedevelopments.ca](mailto:srimal@hivedevelopments.ca), or joining us at our engagement sessions noted on the project website: [www.engage1500.ca](http://www.engage1500.ca)

### Traffic & Transportation

With redevelopment, especially when more residential dwelling units are proposed from what was previously there, comes changes that can affect the transportation network. Through our engagement to date, we heard there is concern around the potential increase in vehicles accessing the laneway, as well as adding to the congestion that is felt on surrounding streets.

At Sarina, we encourage our residents to consider other modes of transportation like cycling or using transit, particularly for shorter trips. This is one of the major reasons that locations such as this one are ideal, as Marda Loop is an amenity rich neighbourhood that provides access to many core amenities (shopping, groceries, banking, transit, library, park/green space etc) within a 15 minute walk. The parking requirements for a development that is located within a MU-1 land use district requires 0.75 resident and 0.1 visitor parking stalls for every dwelling unit, and 0.5 resident and 0.5 visitor stall for every Live Work unit. As we work on the designs and identify the number of dwelling and live work units we will be able to determine how many parking stalls will be required for this project. A Traffic Impact Assessment (TIA) is being completed and will provide further guidance too. The TIA will be made available when it has been released.

## 06 Common Themes

### Housing Costs

Calgary is experiencing a housing crisis. At Sarina we recognize this and are working to build more dwelling units to add to the city's inventory. We have heard the questions around whether there will be affordable units available. While Sarina doesn't typically provide below-market priced apartments, most of our stock is mid-market priced or purpose built rental. We are currently assessing the market and conducting feasibility studies to decide which of these will be available at "1500"

### Density

One of the goals from the MDP is creating a compact city. A compact city is one where complete communities offer a variety of housing choices, services, amenities, and is well connected to transit and transportation systems. To work towards achieving this goal, established communities will continue to evolve with the introduction of higher density developments, like the "1500."

### Construction Phase

The construction introduces a lot of changes and we appreciate there are parts of this development phase that can impact your day to day life. We have heard concerns around noise on site, not obtaining the proper permits from The City of Calgary (like permits for street closure), and limited signage surrounding the construction site. During the construction phase, we will work with our foremen to ensure the appropriate rules and processes are followed.

## 07 Q&A

### How are projects like this adding value to neighbours? Aren't they just pushing down property values?

Individual property values are usually affected by a complex combination of factors like access to amenities and services, characteristics of the individual property, and interest rates. In general, new developments, can increase home values in the long term because the new development brings more residents to the area that can help support amenities like coffee shops and restaurants, as well as having a larger tax base to support local improvements.

If you are interested in reading more information on this topic, here's an [article](#) and [academic paper](#) addressing the topic. According to available census data, in the past 5 years, the City of Calgary has added approximately 100,000 dwelling units, much of which are multi-residential. This addition to the market has resulted in an overall trend of property values increasing.

### Why is this 6-storeys and not 4?

The land use amendment application is applying for a land use that can allow for a building up to 6 storeys. There are many factors that need to be considered during the design phase. As with any design, our architects will start with a 6-storey box on the site. From here, they will start cutting away as they incorporate the rules from the Mixed-Use land use district. As we work through the design of the "1500" we will ensure that the building is contextually sensitive to its surroundings and incorporates a series of setbacks and step-backs. We recognize that this building will be a gateway to the two Main Streets where it will not necessarily be experienced as 6-storey buildings from the street level. Once we have decided on a maximum height and have formed the building we will conduct shadow studies.

Furthermore, the above mentioned Marda Loop Streetscape Master plan envisions 33rd Ave SW as evolving toward a street that supports mostly 6 storey buildings on both its north and south sides.

## 08 Q&A

### **What impacts will residents and business owners on 34th Ave SW face with this development?**

With this project, we intend to cause minimal impact to the existing properties. During the design phase, we will complete shadow studies to identify and reduce shadowing impact on the neighbouring properties as best as we can. We will also examine how private amenity space is positioned and mitigate privacy concerns as much as possible.

At Sarina, we understand that the introduction of a multi-residential building located on five properties that were once single-detached homes will introduce more traffic to the rear-lane. As we work through the designs, we will consult with residents that back onto the rear lane to hear where the current challenges are and what challenges they believe will be introduced once this project is complete. Throughout the development permit phase, should the land use amendment be approved, we will work with City Administration to develop solutions that ensures the rear lane will see minimal impacts and operates optimally.

**“1500”**

# WHAT WE HEARD REPORT #2

A NEW MULTI-RESIDENTIAL PROJECT IN MARDAL LOOP  
BY SARINA HOMES

*Prepared by Hive Developments Public Engagement & Planning Team*



## 02 Event Outline

**Date:** Tuesday, October 17, 2023

**Time:** 7:00 PM - 8:00 PM

**Location:** Marda Loop Community Association - Lower Hall

**Hosts:** Sarina Homes, Casola Koppe Architects,  
Hive Developments

**Participants:** 8 community residents  
2 city planners from the City of Calgary  
1 representative from the Ward 8 office



# 03 Engagement Panels





## 04 Traffic & Parking Concerns

Following the open house, Hive Development considered the feedback that was provided by participants. The common themes that were identified focused on **traffic**, **parking**, and **design elements**. The feedback that was gathered regarding design elements will be considered throughout the design process. Responses to the feedback are on the following two pages.

### Concerns that the minimum parking requirements could result in vehicles spreading onto the streets, increasing the pressures for existing residents to find parking in proximity to their home.

The “1500” development is proposing up to 96 residential and visitor parking stalls; 10 more stalls than what the City requires as a minimum parking requirement for a MU-1 land use district.

*Table 1. Bylaw Vehicle Parking Requirement*

Vehicle Type	Stall Type	Bylaw Minimum	Proposed
	Resident	72	82
	Visitor	14	14
	Class 1 (secure)	66	66
	Class 2 (public)	14	14

The City of Calgary has designated 33rd Ave SW as a Main Street where its intent is to encourage additional means of transportation other than the use of personal vehicles. As 33rd Ave SW evolves through the Main Streets project it should result in the creation of wider sidewalks, an amenity that will continue to make this area desirable.

There are severable parameters that are taken into consideration when determining parking minimums in multi-residential developments. As cities are constantly growing evolving, studies (<https://www.urbanstudiesonline.com/resources/resource/residential-parking-supply-has-a-stronger-influence-on-household-travel-choices-relative-to-a-neighbourhoods-walkability-and-access-to-transit>) have found that more parking stalls can lead to more people choosing to drive because it becomes more convenient to park their vehicles.

## 05 Traffic & Parking Concerns

Another parameter relates to cost. In Calgary, the cost to build one underground parking stall is approximately \$40,000. To recover these investments, these costs are then passed onto the resident, which ultimately results in housing prices increase. A final parameter relates to climate resiliency. One of the goals for the Municipal Development Plan is for Calgary to become a climate resilient City, and it is known that by decreasing parking stalls will result in less vehicles on the road, which in turn leads to less congestion on the streets.

### **What is the current parking status at other Sarina Homes developments in Marda Loop?**

All Sarina buildings in Marda Loop see approximately 75% of residential on-site parking being utilized. Multifamily developments in the area by other developers also see similar uptakes in on-site parking by their residents.

### **The data from the Transportation Impact Assessment (TIA) is not reflective of the reality of traffic in the area.**

The TIA study was conducted by Bunt Engineering, a consultancy firm who specializes in transportation planning and engineering across Canada. It is appreciated that there are participants that do not believe the data from the TIA is reflective of the reality of traffic in the area, however, the study reflects best practices and standards that are regulated by the national regulating body: Engineers Canada.

## 06 Design Comments

### Design Considerations

- With the MU-1 designation, consider incorporating commercial heights on the ground floor, similar to the Hudson development.
- Happy the shadowing won't be much of a problem, but would like to see the massing visual impacts softened with a transition down to 4 storeys on the rear laneway.
- Consider a design that makes the building stand out so it does not look similar to the surrounding mixed-use developments.
- Consider setbacks like those at the Hudson development.
- Please include amenities in the building like cafes and shops. There are a lot of new homes in the area but not a lot to support them with.
- Introduce more softscaping elements (i.e. permeable membranes, shrubberies, flower beds, etc.) to help break up the hardscaping elements in the public spaces.

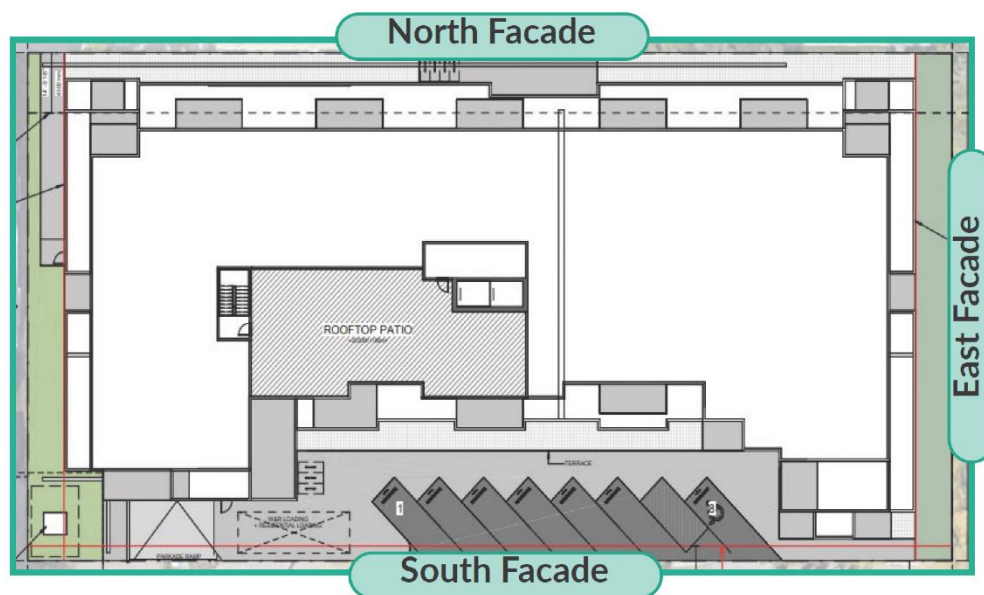


Figure 1. Building Facades



## 07 Design Comments

### North Facade along 33rd Ave SW

- Ensure the building interacts more directly with 33rd Ave - similar to the renderings for Sarina Homes "1900" project. This can be done by breaking up the facade.
- Does not like building facades with a larger expanse of a blank facade, like Sarina Home's Harrison project.
- The NE corner of the should incorporate a landmark defining design element as the site is located at the eastern gateway to Marda Loop.

### East Facade facing 14 St SW

- Ensure the east facade has design elements that can be introduced (i.e. wall space for a mural) in the event the neighbouring property is redeveloped.

### South Facade along the rear lane

- Help activate the rear lane by fronting live/work units on the laneway.
- Please make the laneway attractive, similar to the front of the "1900" project. The alley should not just be a concrete wall with garbage bins and parking entrance.
- Incorporate step backs along rear of the building to decrease massing.
- Consider making the rear of the building more attractive by introducing more colour, landscaping/greenery, lighting, and paving the lane.

## 08 Precedent Images | Verbatim

### What do you find appealing?

During the open house, we asked participants to rank the following precedent images using numbered stickers. The numbers ranged from 1 (most preferred) to 4 (least preferred). The following summarizes the number of occurrences for each image.



Rating	Number of Occurrences			
1 (most preferred)	2	0	4	0
2	1	3	0	2
3	3	0	1	2
4 (least preferred)	0	2	1	2

### Verbatim Comments

The following are the verbatim comments provided by participants:

#### Precedent Images Panels

- Brick is a nice feature - depressions, cladding material (in relation to Image 1 above)
- Too much white panels (in relation to Image 3 above)

#### Site Plan Panel

- Design - break up facade to interact more w/ street
- Please make the laneway attractive w/ entrances to "town houses" style similar to front of building 1900. Back & front nice! Alley should not just be a concrete wall w/ garbage bins & parking entrance.
- Create a less boxy building, step back & street entrances that look similar to our traditional heritage homes in the neighbourhood.
- Please include amenities in the building like cafes and shops. There are a lot of new homes but not a lot to support them with coffee shops. With this and 1900 there are a lot of new home without anything else.

# Community Association Response



February 2024

To: File Manager - Melanie Horkan  
RE: LOC 2023-0222

Sarina Homes 1505-1523 33 Ave SW

R-C2 to Mu-1 F3.6 H 24m

Comment:

Thank you for accepting our letter. The Planning and Development Committee at the Marda Loop Community Association (MLCA) is pleased to provide comments on the above application.

Our committee attended an open house provided by the applicant at the MLCA hall and reported very few attendees. Of those who attended some comments we heard were as follows along with main concerns of residents with larger scaled buildings in our neighborhood.

The main concerns of affected residents are as follows:

1. Height: the proposed build is asking for MU-1 although we understand that 33rd Ave is a Main Street more undulations, setbacks and varied heights to add visual interest would be appropriate for a trendy desirable public realm.
2. FAR : major increases to height and FAR should be tied to more detailed plans or concurrent DPs so that the design elements for height and density can be better understood for residents. This would help us better understand the plan for set backs green space etc. Is a FAR 3.6 standard for MU-1 reasonable and online with our Sustainability goals?
3. Parking: We at the MLCA advocate for a 1:1 ratio parking plus extra for visitors. The community and business district is experiencing a growth challenge for not only residents but also visitors.
4. Sustainability : The massing of the proposed development is in congruent with the Cities strategy to "protect land, transform urban natural areas and assets, improve air and water quality, protect ecological health and maintain biodiversity while ensuring

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Marda Loop Communities Association  
3130 - 16th Street SW, Calgary, Alberta T2T 4G7  
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org



Calgarians quality of life by sustainable transportation, land use and community design initiatives." With this project taking up the majority of the land where is the space for trees, grass, biodiversity and water collection?

MLCA echos the voices of the community with concerns around infrastructure and sustainability. We are excited to see the policies the City mentioned they are putting in place for a greener, cleaner city. We would like to see sustainable products, some attention to LEED and BOMA standards, water collection, a large tree canopy and green spaces required for all new residential development and especially for larger scale buildings.

Thank you for the opportunity to comment,

Kim Kemper  
MLCA Planning + Development Director

Cc: Ward 8 Councillor Courtney Walcott

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Marda Loop Communities Association  
3130 - 16th Street SW, Calgary, Alberta T2T 4G7  
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org

# PROPOSED

CPC2024-0343  
ATTACHMENT 6

## BYLAW NUMBER 165D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007 AND BYLAW 21P2024  
(LAND USE AMENDMENT  
LOC2023-0222/CPC2024-0343)**  
\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. Bylaw 21P2024 is hereby amended by deleting Section Map 8C from "Schedule A" of Bylaw 21P2024 and replacing it with the Revised Section Map 8C as shown on Schedule "C" to this 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 \_\_\_\_\_

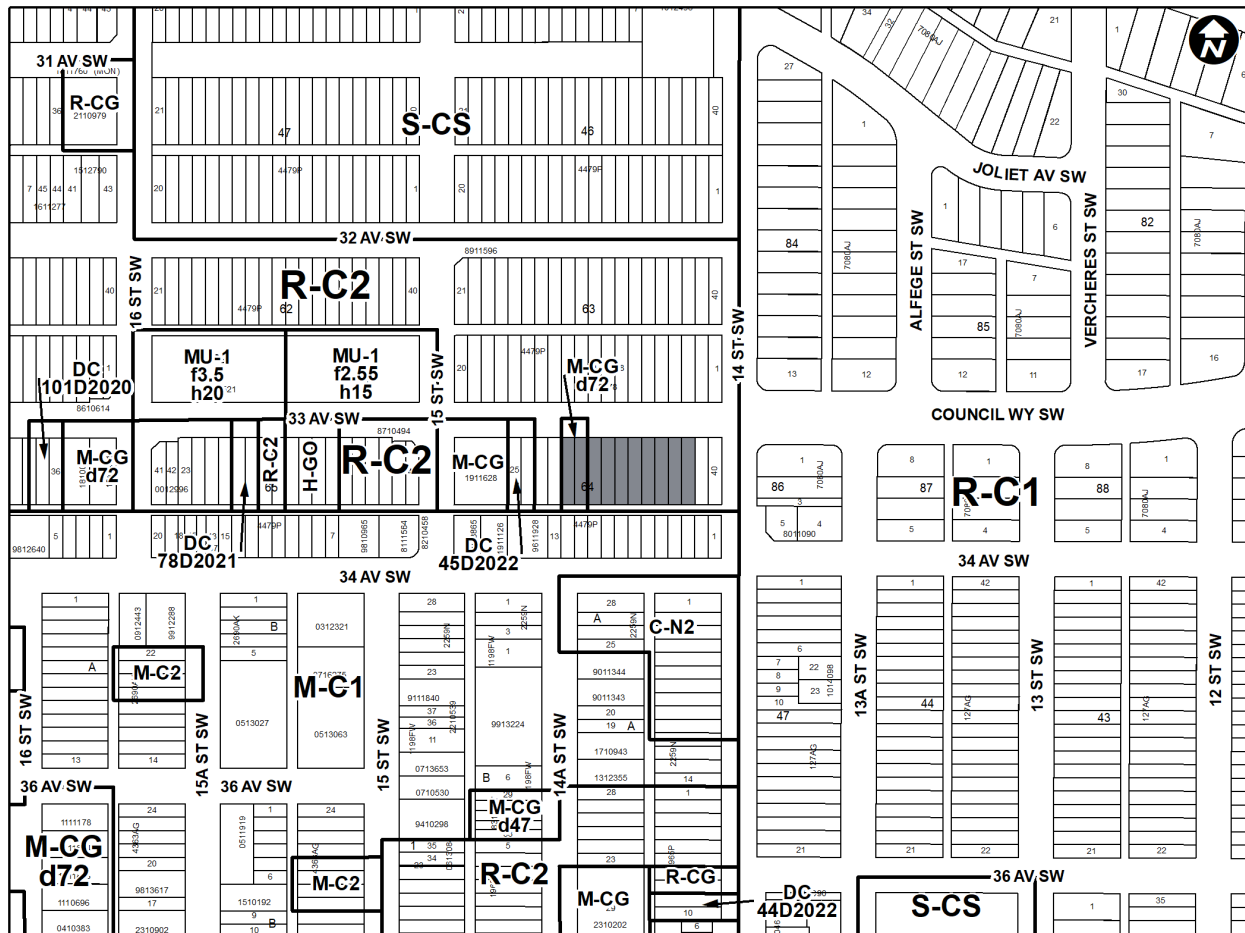
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CITY CLERK

SIGNED ON \_\_\_\_\_



**AMENDMENT LOC2023-0222/CPC2024-0343  
BYLAW NUMBER 165D2024**

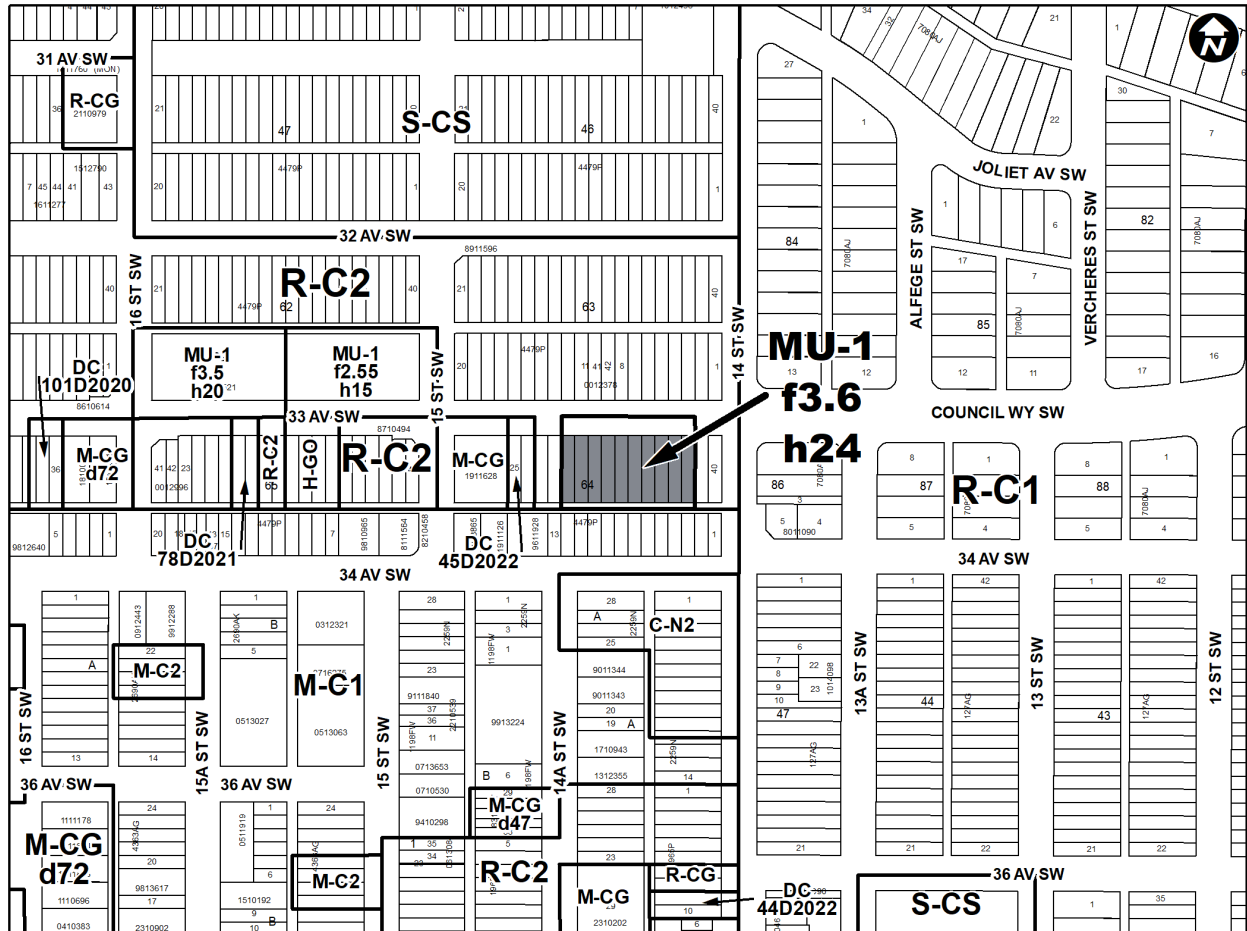
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2023-0222/CPC2024-0343  
BYLAW NUMBER 165D2024

## SCHEDULE B



# PROPOSED

AMENDMENT LOC2023-0222/CPC2024-0343  
BYLAW NUMBER 165D2024

## SCHEDULE C

### Revised Section Map 8C



**Policy and Land Use Amendment in Altadore (Ward 8) at 3701 – 14 Street SW,  
LOC2024-0027**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares (0.14 acres) located at 3701 – 14 Street SW (Plan 1965P, Block A, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council:

1. Give three readings to **Proposed Bylaw 39P2024** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 164D2024** for the redesignation of 0.06 hectares (0.14 acres) located at 3701 – 14 Street SW (Plan 1965P, Block A, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 April 11:

“The following documents were distributed with respect to Report CPC2024-0319:

- Revised Cover Report; and
- Revised Attachment 1.”

**HIGHLIGHTS**

- This application seeks to designate the subject parcel to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy and land use amendment would enable additional types of dwelling units in an inner-city community well served by transit and would allow for more efficient use of existing infrastructure.

## Policy and Land Use Amendment in Altadore (Ward 8) at 3701 – 14 Street SW, LOC2024-0027

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- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

### DISCUSSION

This application, in the southwest community of Altadore, was submitted on 2024 January 29 by CivicWorks on behalf of the landowners, Aref Seyyed Najafi and Sabina Isgandarova.

The approximately 0.06 hectare (0.14 acre) site is situated mid-block on 14 Street SW between 34 Avenue SW and 37 Avenue SW. **The site is within 200 metres of the 14 Street SW and 33 Avenue SW Neighbourhood Main Streets and 200 metres of the Primary Transit Network as identified in the MDP, which meets two of the location criteria for the H-GO District** established in Land Use Bylaw 1P2007. The proposed H-GO District allows for greater flexibility in developing a range of housing options while maintaining direct ground-level access for all homes.

As indicated in the Applicant Submission (Attachment 3), the intent is to develop five dwelling units with five secondary suites in a courtyard style development.

### ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and respective community association was appropriate. In response, the applicant installed custom signage on-site and delivered mailers to residents within about 200 metres of the site. The applicant also contacted the Ward 8 Councillor's Office, Marda Loop Communities Association and Elbow Park Residents Association. The Applicant Outreach Summary can be found in Attachment 4.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received five letters of opposition from the public. The letters of opposition cited the following concerns:

- increased parking, traffic and safety issues;
- decreased privacy; and



**Policy and Land Use Amendment in Altadore (Ward 8) at 3701 – 14 Street SW,  
LOC2024-0027**

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- lack of fit with neighbourhood character.

Administration contacted the Marda Loop Communities Association (MLCA) to follow up after receiving no response to the circulation. The MLCA responded via email stating that they had not received resident interest in this project on 2024 March 19.

The Elbow Park Residents Association submitted a letter of opposition on 2024 March 18 citing concerns around increased density in the area (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

## **IMPLICATIONS**

### **Social**

The proposed application would allow additional housing types that may better accommodate the housing needs of different age groups, lifestyles and demographics.

### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Economic**

The proposed land use promotes fiscal sustainability by supporting intensification in the inner-city to allow more efficient use of land, existing infrastructure, and services.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
Revised: CPC2024-0319  
Page 4 of 4

Policy and Land Use Amendment in Altadore (Ward 8) at 3701 – 14 Street SW,  
LOC2024-0027

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ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. **Proposed Bylaw 39P2024**
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. Community Association Response
- 6. **Proposed Bylaw 164D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Altadore midblock on 14 Street SW between 34 Avenue SW and 37 Avenue SW. The site is approximately 0.06 hectares (0.14 acres) in area, has dimensions of approximately 38 metres deep by 15 metres wide and is serviced by a rear lane. **The site is located on 14 Street SW and is within 200 metres of the 14 Street SW and 33 Avenue SW Neighbourhood Main Streets as defined in the Urban Structure Map of the Municipal Development Plan (MDP).** There is currently a single detached building and a detached garage on the site.

Surrounding development is characterized by single detached and semi-detached buildings. The parcels to the north of the site are designated Multi-Residential – Contextual Low Profile (M-C1) District. The parcels to the south and west are designated Residential Contextual – One / Two Dwelling (R-C2) District and the parcels across the street to the east are designated Residential Contextual – One Dwelling (R-C1) District. The parcel is 215 metres north of River Park and 315 metres south of South Calgary Park, which contains the Guiffre Family Library, the Marda Loop Community Association and playground, Marda Loop outdoor rink, South Calgary Outdoor Pool, a Community Recycling facility, and South Calgary Fire Station No. 5.

## Community Peak Population Table

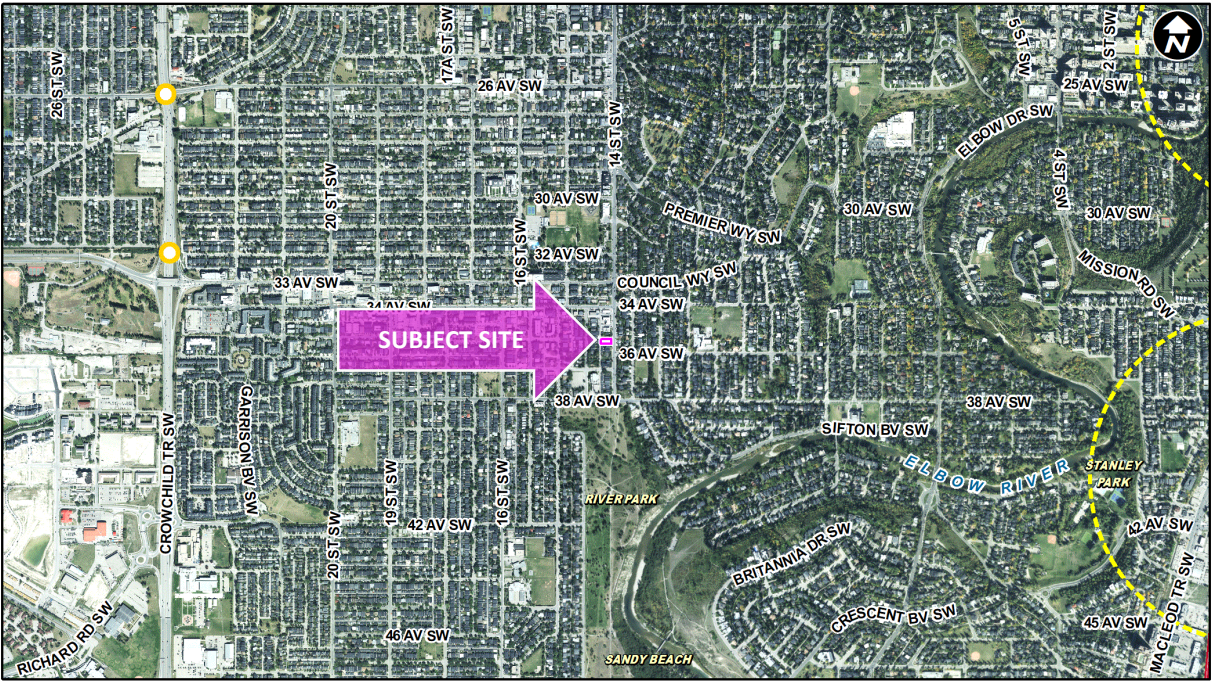
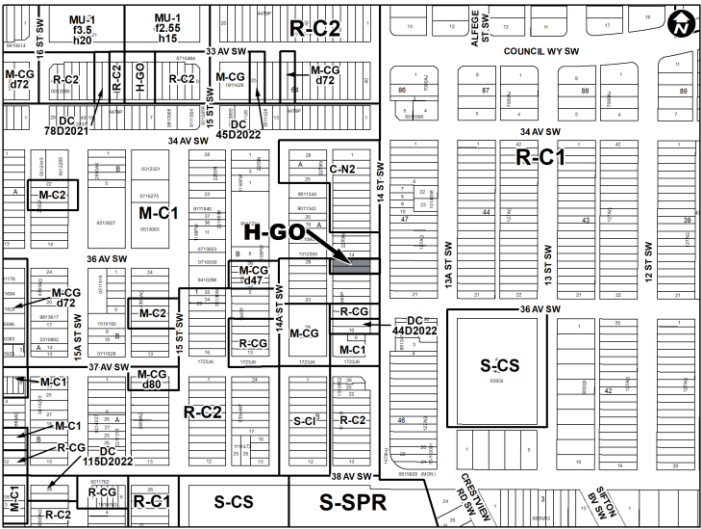
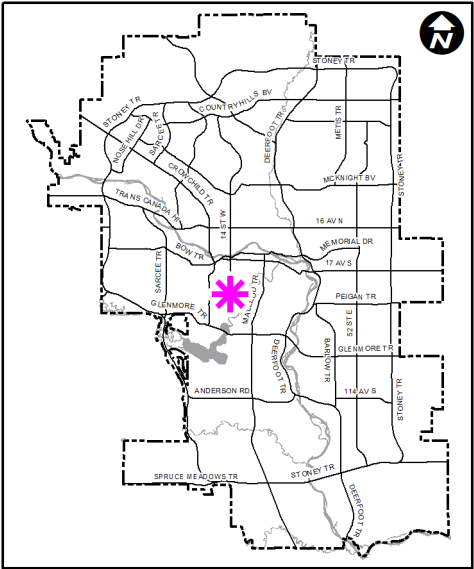
As identified below, the community of Altadore reached its peak population in 2019.

<b>Altadore</b>	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

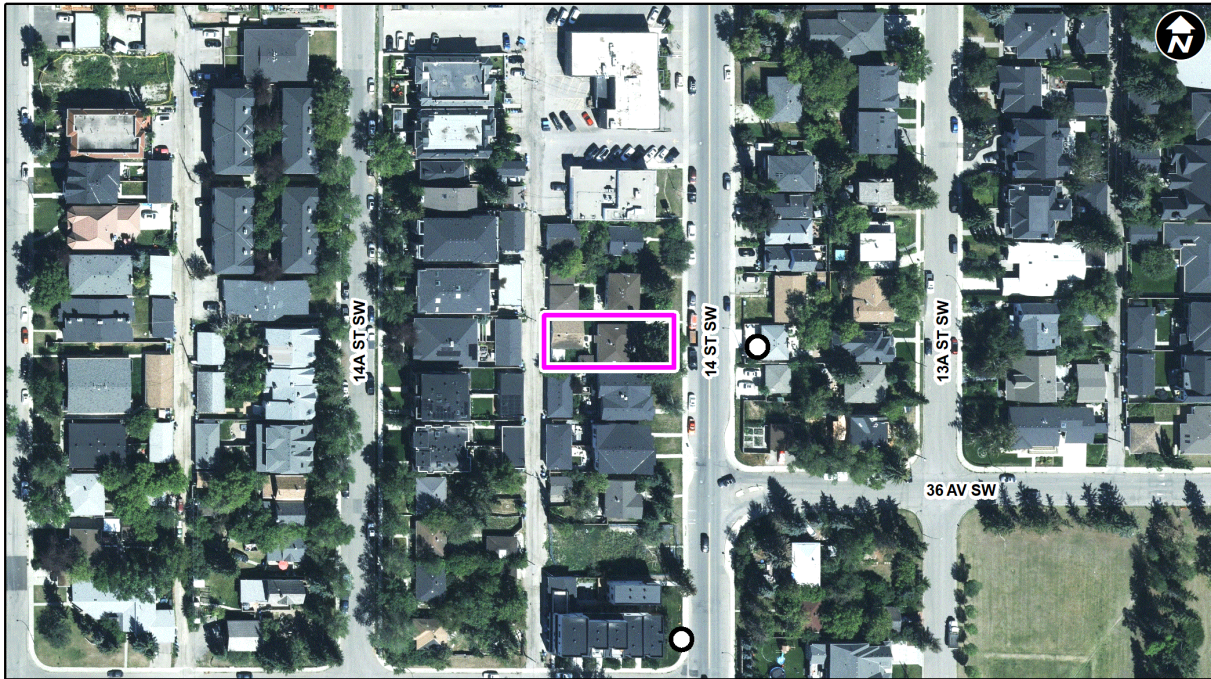
Source: *The City of Calgary 2019 Civic Census*

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

Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District accommodates contextually sensitive redevelopment in the form of duplex dwelling, semi-detached and single detached dwellings. The district allows for a maximum of two dwellings and a maximum building height of 10 metres. Secondary suites are permitted uses within the R-C2 District.

The proposed Housing – Grade Oriented (H-GO) District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner City and one of the following location criteria must be met for the site to qualify for the H-GO District:



- within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the *Municipal Development Plan* (MDP);
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital-funded BRT station; and
- within 200 metres of primary transit service.

**The subject site is located in the Inner City within 200 metres of the 14 Street SW and 33 Avenue SW Neighbourhood Main Streets and 200 metres of the Primary Transit Network. This application meets two of the location criteria to be considered for the H-GO District.**

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- relationship to the two-storey buildings to the north and south;
- providing high quality design and building articulation; and
- providing parking from the lane.

### **Transportation**

14 Street SW is designated as a Neighbourhood Boulevard. Pedestrian access to the site is available via the sidewalk on 14 Street SW. The site is located near the Elbow River Pathway System and many on-street cycling routes. The subject site is well served by Calgary Transit with Route 13 (Altadore) within 100 metres (2-minute walk). Vehicular access to the site is available from the lane. On-street parking adjacent to the parcel along 14 Street SW is currently unrestricted, and the parcel is not within an existing Residential Parking Program (RPP) zone.

### **Environmental Site Considerations**

No environmental concerns were noted and no reports were required for this land use.

### **Utilities and Servicing**

Sanitary and water mains are available to service the site.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposal complies with

the MDP which encourages modest intensification of the Inner City area. More efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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

The subject site is currently identified as Residential Conservation as shown in Map 2: Land Use Policy of the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP). These areas are intended to reflect the existing built form and to conform with surrounding uses.

An amendment to Map 2: Land Use Policy is required to support the proposed redesignation to the H-GO District, recognizing a change in the applicable land use policy for the subject site from 'Residential Conservation' to 'Residential Medium Density'. The range of housing forms that can be accommodated in the H-GO District would complement the mix of single detached and semi-detached buildings in the area.

### **West Elbow Communities Local Area Planning Project**

Administration is currently working on the [West Elbow Communities local area planning project](#) which includes Altadore and surrounding communities. Planning applications are being accepted for processing during the local area planning process are reviewed using existing legislation and Council approved policy.

# PROPOSED

CPC2024-0319  
ATTACHMENT 2

## BYLAW NUMBER 39P2024

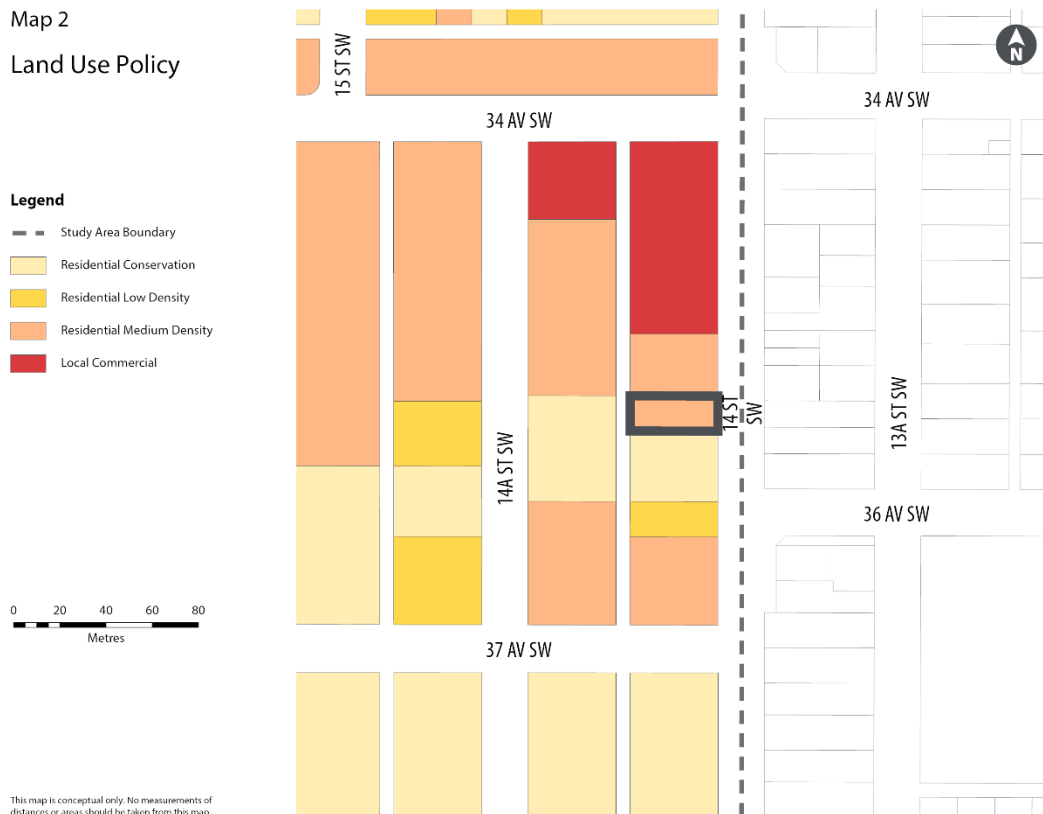
### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86 (LOC2024-0027/CPC2024-0319) \*\*\*\*\*

**WHEREAS** it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, 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 South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3701 – 14 Street SW (Plan 1965P, Block A, Lots 1 and 2) from 'Residential Conservation' to 'Residential Medium Density' as generally illustrated in the sketch below:



# PROPOSED

**BYLAW NUMBER 39P2024**

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 \_\_\_\_\_

# Applicant Submission



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

P 403 201 5305  
E [info@civicworks.ca](mailto:info@civicworks.ca)

## Proposed Land Use Change Applicant Summary

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Project Location: 3701 14 ST SW

Existing Land Use: Residential - Contextual One/Two Dwelling (R-C2) District

Proposed Land Use: Housing – Grade-Oriented (H-GO) District

### APPLICATION SUMMARY

On behalf of OTW Developments, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 3701 14 ST SW from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Altadore. OTW Developments will develop the proposed project using the Canada Housing & Mortgage Corporation's *Rental Construction Financing Program*, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

### WHAT IS PROPOSED?

A courtyard-oriented stacked townhouse development is proposed. A summary of key project details is included below:

**Building Height:** 3 storeys (12m maximum building height)

**Residential Buildings:** 2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

**Residential Units:** 10 (5 larger 3 bedroom upper townhomes and 5 smaller 1 bedroom secondary suites)

**Vehicle Parking Stalls:** 5, contained within a carport (0.5 parking stalls / unit)

**Secure Bike / Scooter / Stroller Storage Units:** 5 (1 / unit without an assigned vehicle parking stall)

**Resident Amenity Space:** 6.5m wide interior common courtyard (6.5 minimum width)

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings.

These preliminary plans and concept drawings will inform a supporting Development Permit (DP) application that will be submitted by the project team in the coming months, which will be reviewed for completeness by The City of Calgary and available to surrounding area residents and broader public for additional review and comment.

### WHAT IS 'MISSING MIDDLE' HOUSING?

'Missing Middle' housing refers to a broad range of 2 to 3 storey buildings with multiple units and a variety of unit sizes, located in walkable inner city neighborhoods with easy access to transit, amenities and daily needs. This type of housing is typically 'Missing' from many of Calgary's neighbourhoods because it has been historically restricted by strict zoning regulations and parking requirements. In terms of form, scale, density and affordability, this form of housing sits in the 'Middle' of the development spectrum – between single-detached or semi-detached homes and mid-to-high-rise apartment buildings.

Since 2015, The City of Calgary has continuously evolved the Land Use Bylaw to address the need for greater housing choice and the general lack of 'Missing Middle' housing in our city. These changes have been primarily aimed at solving the mismatch between available housing stock and shifting demographic needs, including the ever-growing market demand for more diverse ground-oriented housing in amenity-rich inner city communities.





## WHY IS 'MISSING MIDDLE' HOUSING IN DEMAND?

In recent years, the emergence and market interest in 'Missing Middle' housing, both locally and nationally, has been driven by:

- Significant market demand for housing options with a front door in desirable and amenity-rich inner city communities.
- A generally low supply of both vintage and new / modern 'Missing Middle' housing options within inner city communities.
- A shift in market demand towards purpose-built-rental options over traditional home ownership, driven by both relative affordability and lifestyle flexibility.
- An increase in market demand for relatively more affordable and smaller units (i.e. less than 500ft<sup>2</sup>), without an on-site parking stall where convenient alternative mobility options are available (i.e. Uber, carshare, transit, biking, walking).
- Attractive construction funding opportunities from Canada Mortgage & Housing Corporation aimed at tackling Canada's housing shortage and encouraging the development of 'Missing Middle' housing, with associated project requirements (i.e. minimum number of units and minimum levels of affordability).
- Fundamental land development economics related to land prices, construction costs, minimum return-on-investment, and what the market can afford.

## WHAT IS THE HOUSING - GRADE-ORIENTED (H-GO) DISTRICT?

In late 2022, Council added the new Housing – Grade-Oriented (H-GO) District to Land Use Bylaw 1P2007 to address key regulatory and policy gaps related to certain forms of 'Missing Middle' housing in Calgary's inner city communities. Like the existing Residential – Grade-Oriented Infill (R-CG) and Multi-Residential – Contextual Grade-Oriented (M-CG) Districts, the new H-GO District generally allows for multi-residential development of up to 3-stories (12m) in a variety of forms, including rowhomes and townhomes, with direct ground-level access for all homes.

Unlike existing Districts, the new H-GO District is specifically intended for amenity-rich inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service. Rather than a maximum number of units, the H-GO District limits maximum buildable floor area (up to 1.5x total site area). H-GO District rules also allow for stacked units and lower overall parking requirements based on proximity to frequent transit service and the provision of alternative mobility storage options.

## WHY HERE?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific bylaw location criteria for the H-GO District, including criteria met by the project site, are listed below:

- ☑ 1. An area within an approved Local Area Plan (eg. *North Hill Communities Local Area Plan*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
- ☑ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the *Municipal Development Plan Urban Structure Map*, that is also within one or more of the following:
  - ☑ (a) 200m of a Main Street or Activity Centre;
  - ☑ (b) 600m of an existing or capital-funded LRT station;
  - ☑ (c) 400m of an existing or capital-funded BRT station; or
  - ☑ (d) 200m of a roadway that hosts Primary Transit Service.



## PROJECT SITE CHARACTERISTICS

Beyond the relevant H-GO District location criteria noted above, the proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

**Rear Lane Access:** The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

**Higher Activity Street:** The subject site is located along 14 ST SW – identified as an Urban Boulevard – ensuring both ease of access and traffic capacity for future residents.

**Nearby Transit Service:** The subject site is adjacent to local Bus Route 13 and located within 200m of the 33 AV SW Primary Transit Network which hosts Bus Routes 7 and 22. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations such as Downtown and Mount Royal University, and supports vehicle-reduced and vehicle-free lifestyles.

**Nearby Commercial/Employment Opportunities:** The project site is within 200m (~3 min. walk) of both the 33 AV SW and 14 ST SW Neighbourhood Main Streets which contain a wide variety of commercial and employment opportunities including a grocery store, accessible by active transportation and transit.

**Nearby Open Spaces & Community Amenities:** The project site is within a short 10-minute walk from a variety of local area destinations and amenities, including Giuffre Family Library, Marda Loop Communities Association, Marda Loop Outdoor Rink, South Calgary Outdoor Pool, cSpace Marda Loop, Kiwanis Park, William Reed School, and a Major Public Park, River Park, which includes an off-leash dog area. Nearby cycling infrastructure along 34 AV SW, 38 AV SW, and 15 ST SW allows for even easier access to some of these destinations.

**Nearby Multi-Unit Development:** The project site is located along a block with several other examples of similar existing and upcoming multi-residential housing up to 3-storeys in scale at 3719 14 ST SW, 3715 14 ST SW, and 1504 37 ST SW, allowing the future development vision to complement the scale of surrounding area development.

## ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied 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.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the *MDP* also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).



### **ALIGNMENT WITH LOCAL AREA PLANS**

The subject site falls within policy boundaries of the South Calgary / Altadore Area Redevelopment Plan (ARP, 1986), and is within the ARP's "Residential Conservation" land use policy area. To ensure alignment with contemporary city-wide policy and acknowledge the unique development vision of the proposed H-GO District and supporting Development Permit, a minor map based amendment to the South Calgary / Altadore ARP is proposed to transition the site to a "Residential Medium Density" land use policy area. The "Residential Medium Density" overlay is intended to accommodate a variety of housing forms such as townhouses and support infill projects. The proposed development vision meets the overall spirit and intent of the ARP, whose residential land use policies seek to improve existing neighbourhood quality and character, provide family-oriented housing options, and allow compatible and sensitive infill development.

While subject to change and refinement, the proposal also recognizes the ongoing work to establish the West Elbow Communities Local Area Plan, which is being actively created and currently anticipated to go forward to Committee and Council for decision in 2025. Once prepared and approved, the West Elbow Communities Local Area Plan will replace the South Calgary / Altadore ARP.

### **APPLICANT-LED OUTREACH**

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

This application is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and mailers hand delivered to residents living within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and nearby Community Associations, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and advertised through custom on-site signage and hand-delivered mailers for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

### **CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS**

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.



## CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, and 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 your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or [engage@civicworks.ca](mailto:engage@civicworks.ca), referencing 3701 14 ST SW.



# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** 3701 14 ST SW

Did you conduct community outreach on your application? ☐ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

CivicWorks and OTW Developments are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertakes a meaningful outreach process in support of all applications to ensure a clear and transparent process for all interested parties. As part of our process, we contact the local area Ward Councillor's Office, Community Association(s), and surrounding residents at the outset of the application process to encourage them to share questions or concerns. Additional elements of our outreach process also include:

- Custom On-site Signage: Installed on-site at application submission.
- Neighbour Mailers: Delivered to surrounding area residents within ±200m at application submission.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

Ward 8 Councillor's Office  
Marda Loop Communities Association  
Elbow Park Residents Association  
Surrounding Area Residents

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)





## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

To be determined through the outreach process. Feedback to be received after application submission and considered throughout the application process. All feedback via the dedicated project phone line and email inbox will be responded to by a member of the project team to provide an opportunity for more detailed discussion. Any email correspondence will be copied to the assigned File Manager. A fulsome Outreach Summary will be published, shared with community groups, and available upon request when formal outreach concludes.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

To be determined through the outreach process. Feedback to be received after application submission and considered throughout the application process. The Outreach Summary will describe common feedback themes and provide project team responses that describe rationale for both project refinement and areas of non-change.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

A second round of project advertisement (signage update, mailers) will close the loop with citizens, noting the outreach summary is available for download upon request. Community groups will receive closure notification by email, along with a copy of the Outreach Summary.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



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## **Applicant-Led Outreach Summary.**

3701 14 ST SW  
LOC2024-0027

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F 403 201 5344

[civicworks.ca](http://civicworks.ca)



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## Outreach Strategies



### PROJECT VOICEMAIL & EMAIL ADDRESS

The project voicemail inbox and dedicated email address serve as a direct line to the project team. With these outreach strategies, community members can learn more about the proposed development vision and are invited to ask questions and share their feedback directly with the project team.



### COMMUNITY MEETINGS & INFORMATION SHARING

A summary of the development vision was shared with the Marda Loop Communities Association, the Elbow Park Residents Association, and the Ward 8 Office in February 2023. The project team discussed the proposed change with the Elbow Park Residents Association on March 4, 2024 over the phone.



### NEIGHBOUR LETTERS

Paired with on-site signage, ±200 neighbour letters were hand delivered to adjacent property owners and area residents to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via the dedicated voicemail and email address. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



### CUSTOM ON-SITE SIGNAGE

To supplement required City of Calgary notification signage, the project team deployed additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the development vision and invites interested parties to get in touch with the project team directly via the project email address and voicemail.

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## Outreach Process

### OVERVIEW

Our outreach process was designed to provide multiple opportunities for community members 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. Through our outreach channels and strategies to date, feedback from three community members was received directly by the project team. Administration also advised that two letters of concern were received from community members. OTW Developments and the project team would like to thank these community members for sharing their feedback.

In reviewing feedback collected to date (March 2024) and summarized by Administration, the project team has identified six themes raised by community members. The themes outlined in the following pages are broken into What We Heard and Team Response.

### OUR COMMITMENT

Since no single design solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. We will provide you with quality information about the project.
2. We will ask for your thoughts on key areas of the project.
3. We will share what we have heard and our team's response to it.





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## What We Heard & Team Response



### 1 VEHICULAR PARKING & TRAFFIC

#### WHAT WE HEARD

Although the proposed development will meet minimum Bylaw vehicle parking requirements, some community members and the Elbow Park Residents Association expressed concern over the parking spaces being provided on-site, increased lane traffic, and noted Altadore is not a walkable or amenity-rich community.

#### TEAM RESPONSE

The development proposal is aligned with the Land Use Bylaw's H-GO District parking requirements, which require a minimum parking supply of 0.5 stalls per unit and provide storage space for mobility alternatives like bicycles and scooters for all units that do not have access to a parking space. The proposal includes a total of five parking spaces (one per rowhome) in a rear garage and five alternative mobility storage units (one per suite).

We hear and understand neighbours' concerns regarding the proposed parking supply and the impact it could have on availability of on-street parking spaces. Given the relatively low

scale of development and typically lower rate of car ownership for these types of units, there is expected to be minimal impact to existing on-street parking and local traffic in the rear lane. The subject site is adjacent to Route 13 local bus service, and is within 200m of two MDP-identified Main Streets and Primary Transit Networks, 33 AV SW and 14 ST SW, which provide walkable access to commercial, several grocery stores, and helps supports a vehicle-free lifestyle.

Parking also has immediate implications to housing affordability, as the cost of supplying parking ultimately gets passed through to residents. Numerous studies have demonstrated that housing costs for units with designated parking spaces are generally higher than units without parking spaces. We believe our city's housing market should have a supply that meets the unique needs of all Calgarians regardless of budget, size, lifestyle, or location needs and preferences. In summary, the proposed parking supply acknowledges a lower documented rate of car ownership for smaller units, encourages a move toward more sustainable modes of transportation, and enables a range of housing choices for a diversity of people.

[www.civicworks.ca](http://www.civicworks.ca)

Outreach Summary LOC2024-0027 | 3701 14 ST SW

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## 2 BUILDING HEIGHT, DENSITY & CONTEXTUAL FIT

### WHAT WE HEARD

The City noted they heard from respondents about how the added density and increased height of the proposed development will impact the community character, as well how the built form impacts the privacy and property value of the neighbouring properties.

### TEAM RESPONSE

The proposed H-GO District allows for a maximum building height of 12.0m, which is a 2.0m increase from the existing R-C2 District maximum height of 10.0m which applies to the subject site and the adjacent parcels. The project team believes this is a modest scale increase from what is currently allowed. The proposed H-GO District includes policies that provide sensitive transitions and limit shadow and privacy impact on neighbouring

properties through building setbacks, building heights, and parcel coverage. These built form parameters such as setbacks, stepbacks, and height to allow new infill development to provide a much needed supply and variety of housing options in Inner City communities such as Altadore, while helping to create a sensitive transition to existing residential homes. The proposed H-GO District allows for a 3-storey courtyard-oriented townhome development that is contextually-scaled to the homes of the surrounding neighbourhood.

While impact on surrounding property values from new development is not a consideration of decision-makers through the land use redesignation process, the developer-builder, OTW Developments, and project architect, FAAS, are committed to high-quality architecture, building materiality, and landscaping to create an aesthetic and high-quality design that is a contextual fit within the community and contributes to the public realm.





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### 3 AMENITY SPACE

#### WHAT WE HEARD

The Elbow Park Residents Association noted they had concerns with the proposed amenity space in the development vision and the amenity space requirements of the proposed H-GO District.

#### TEAM RESPONSE

The proposal includes a combination of shared high-quality courtyard amenity space at-grade and private balconies for larger units. The proposed design includes a minimum 6.5m central courtyard width to allow for sunlight penetration, sufficient space between the rowhomes, and approximately 99m<sup>2</sup> (1,065ft<sup>2</sup>) of shared landscaped amenity space for residents. Project architect, FAAS, is well-experienced with courtyard-oriented townhouse developments and is committed to designing an open and inviting feel that encourages daily interactions between future residents.

[www.civicworks.ca](http://www.civicworks.ca)

### 4 POLICY ALIGNMENT

#### WHAT WE HEARD

The Elbow Park Residents Association noted the development vision and proposed land use redesignation is not aligned with the Municipal Development Plan.

#### TEAM RESPONSE

The proposed change and development vision are consistent with the city-wide goals and policies of the MDP, which encourage: the development of innovative and varied 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. In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the MDP also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

Outreach Summary LOC2024-0027 | 3701 14 ST SW

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## 5 LANDSCAPING + INFRASTRUCTURE

### WHAT WE HEARD

The applicant team heard from respondents and the Elbow Park Residents Association that they were concerned with drainage and the loss of mature vegetation on-site from development.

### TEAM RESPONSE

Project team architect, FAAS, always tries to retain mature existing trees on site if possible, and the current intent is to retain the 2 mature trees within the front Right-of-Way (ROW) setback adjacent to the site. The proposed H-GO District has rules for maximum building coverage, minimum landscaped area coverage, and minimum number of trees (with associated minimum size requirements) and shrubs for new developments which will be met in AL3701. The H-GO District requires a minimum of 40% of the comprehensive development site to be landscaped, and a minimum of 30% of the landscaped area is required to be softscape. No water, wastewater or storm capacity issues were identified through Detailed Review by The City. Details of site servicing and stormwater management will be reviewed at the Development Permit stage.

[www.civlcworks.ca](http://www.civlcworks.ca)

## 6 CONSTRUCTION

### WHAT WE HEARD

The project team heard from a respondent with questions and concerns related to the construction process, and particularly how existing residents will access their garages during this time.

### TEAM RESPONSE

Localized public lane or roadway closures are often necessary to tie new developments into water, gas and sanitary services. Any closures typically last between one to three days, with local resident access to homes maintained from the road and/or laneway during construction. Any time a public road or laneway is closed for construction, the City of Calgary requires advance notice to surrounding neighbours with information about any planned detours.

Outreach Summary LOC2024-0027 | 3701 14 ST SW

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# Community Association Response



## Development Committee

800 34<sup>th</sup> Ave S.W. Calgary, AB, T2S 0X4

Date: March 18, 2024

City of Calgary  
Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201

**Re: Application File Number LOC2024-0027**

**File Manager: Jennifer Miller** [Jennifer.miller@calgary.ca](mailto:Jennifer.miller@calgary.ca)

**Application Details: Land Use Redesignation Application from R-C2 to H-GO**

**Legal Address: 3701 14<sup>th</sup> Street SW Calgary**

**The Elbow Park Residents Association opposes the application to change the designation of the property at 3701 14<sup>th</sup> Street SW from R-C2 to H-GO. (LOC-2024-0027)**

Even though this project location is in the community of Altadore, the 14 homes across the street on the east side of 14<sup>th</sup> Street are located in the community of Elbow Park.

We believe this redesignation to allow this form, which will have a 10 unit stacked townhouse development **should not be approved** for the following reasons.

- Increased density in this case does not meet the goals of the Municipal Development Plan, in that it “does not ensure an appropriate transition of development intensity”.
- In the last 18 months, in this half block section there have been 3 newly approved multi- unit land use districts that have been approved utilizing similar designs. |



- These 47 newly built units will be accessing their garage/carports using the laneway between 14th and 14A Streets for access, this usage will create overuse and unsafe conditions in the alley. This alley is well utilized by the commercial businesses at the north end of this block.
- Concerns regarding the impact on water, storm and sanitary sewer infrastructure and reduced ground water absorption.
- Lack of site parking (5 stalls) that will impact availability of street parking on 14<sup>th</sup> Street.
- Increase in massing as the developments allow 3 storey (12 m) building height, causing increased shadowing for neighbours.
- Increase of lot coverage from 40% to 60% and the resulting lack of sufficient amenity space between buildings.
- Removal of mature trees and the reduction of the urban tree canopy.
- This location is not in “amenity-rich inner city” as the nearest shopping is an 18-minute walk from this development (this number supplied by the Developer).

Thank you for the opportunity to submit our concerns regarding this Land Use Redesignation and the negative impacts that this change in zoning would have to the residents of our community.

Sincerely,

Martina Walsh and Margo Coppus  
Co-chairs Development Committee – Elbow Park Residents Association

# PROPOSED

CPC2024-0319  
ATTACHMENT 6

## BYLAW NUMBER 164D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007 AND BYLAW 21P2024  
(LAND USE AMENDMENT  
LOC2024-0027/CPC2024-0319)**  
\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. Bylaw 21P2024 is hereby amended by deleting Section Map 5C from "Schedule A" of Bylaw 21P2024 and replacing it with the Revised Section Map 5C as shown on Schedule "C" to this 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 \_\_\_\_\_

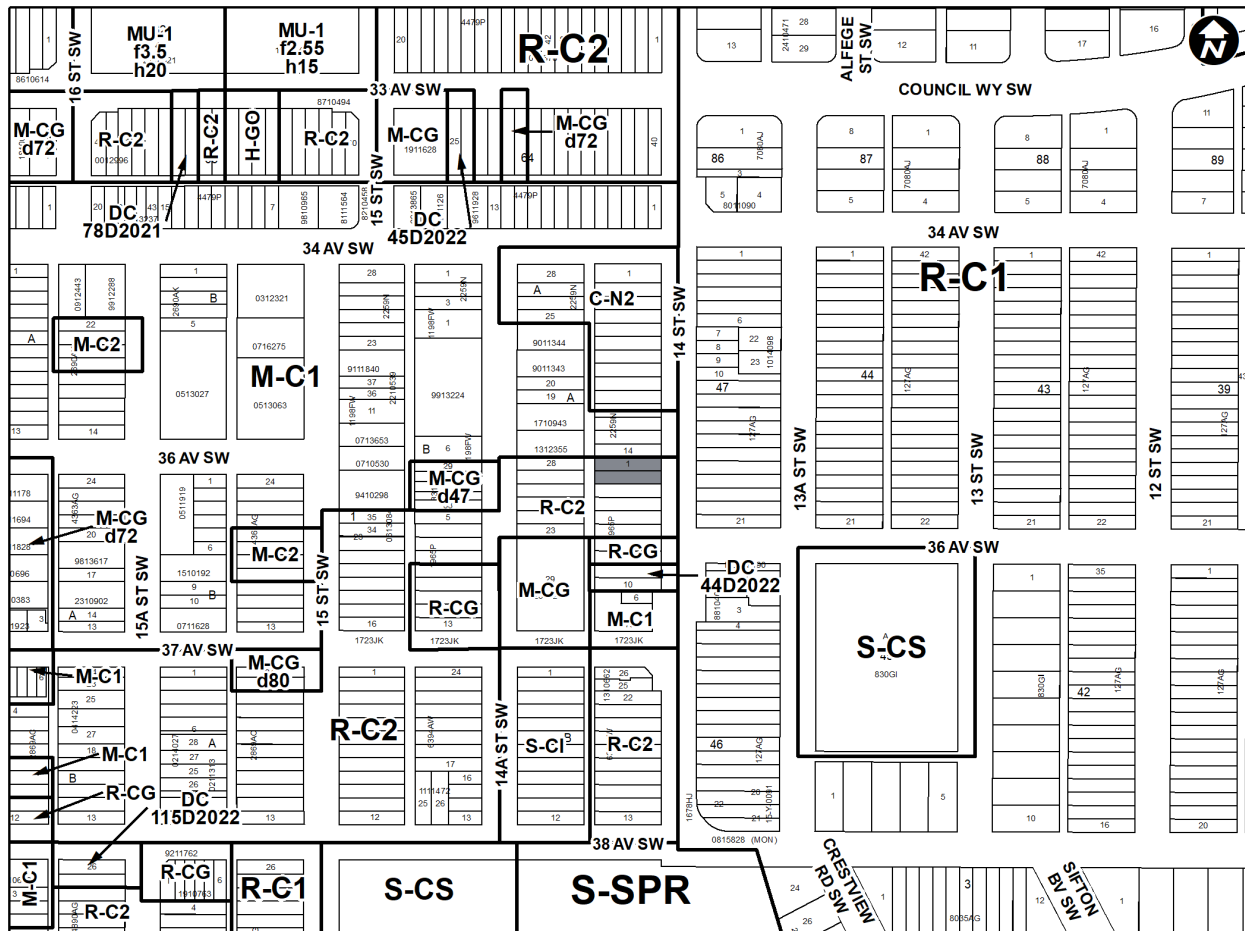
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CITY CLERK

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**AMENDMENT LOC2024-0027/CPC2024-0319  
BYLAW NUMBER 164D2024**

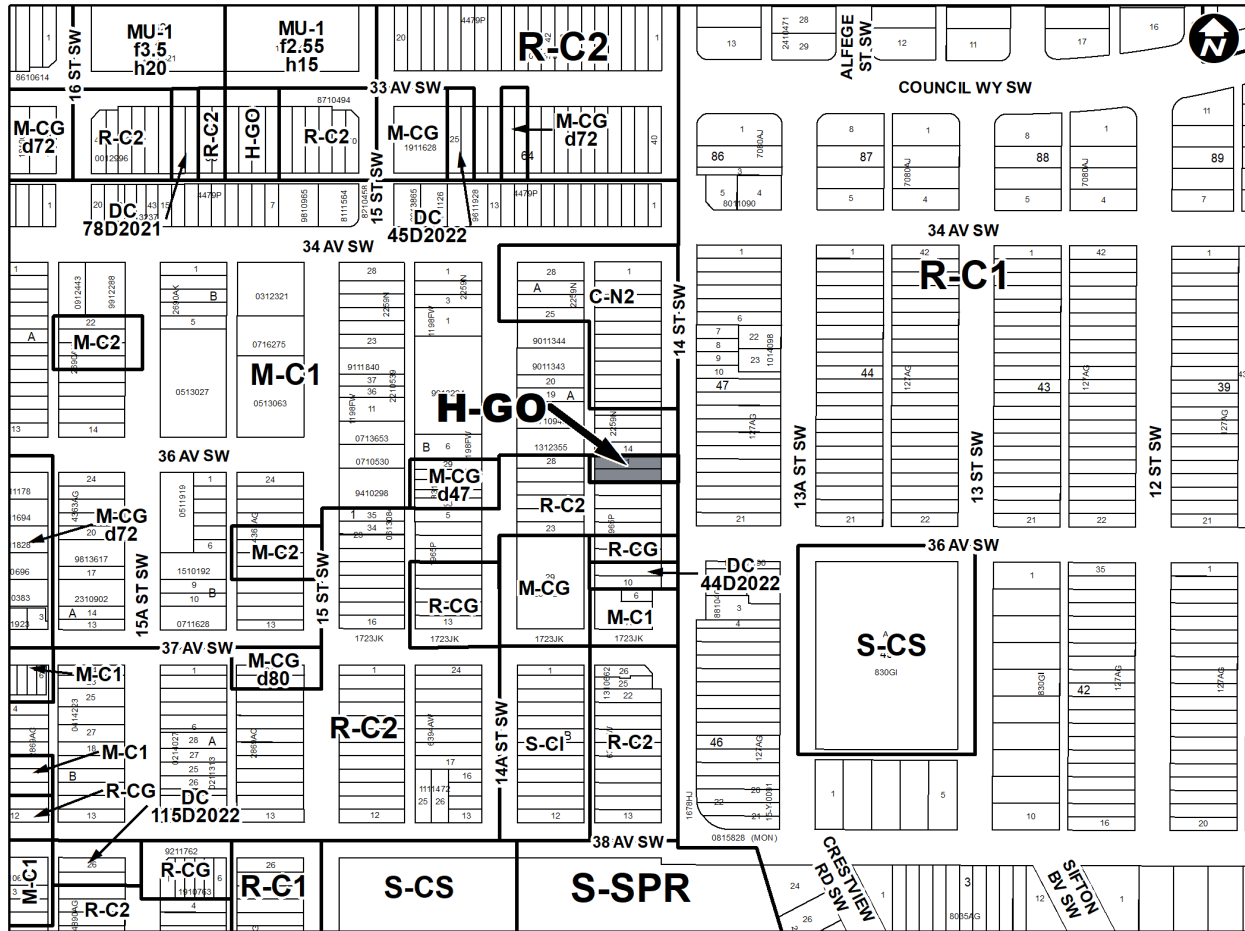
## **SCHEDULE A**



# PROPOSED

AMENDMENT LOC2024-0027/CPC2024-0319  
BYLAW NUMBER 164D2024

## SCHEDULE B

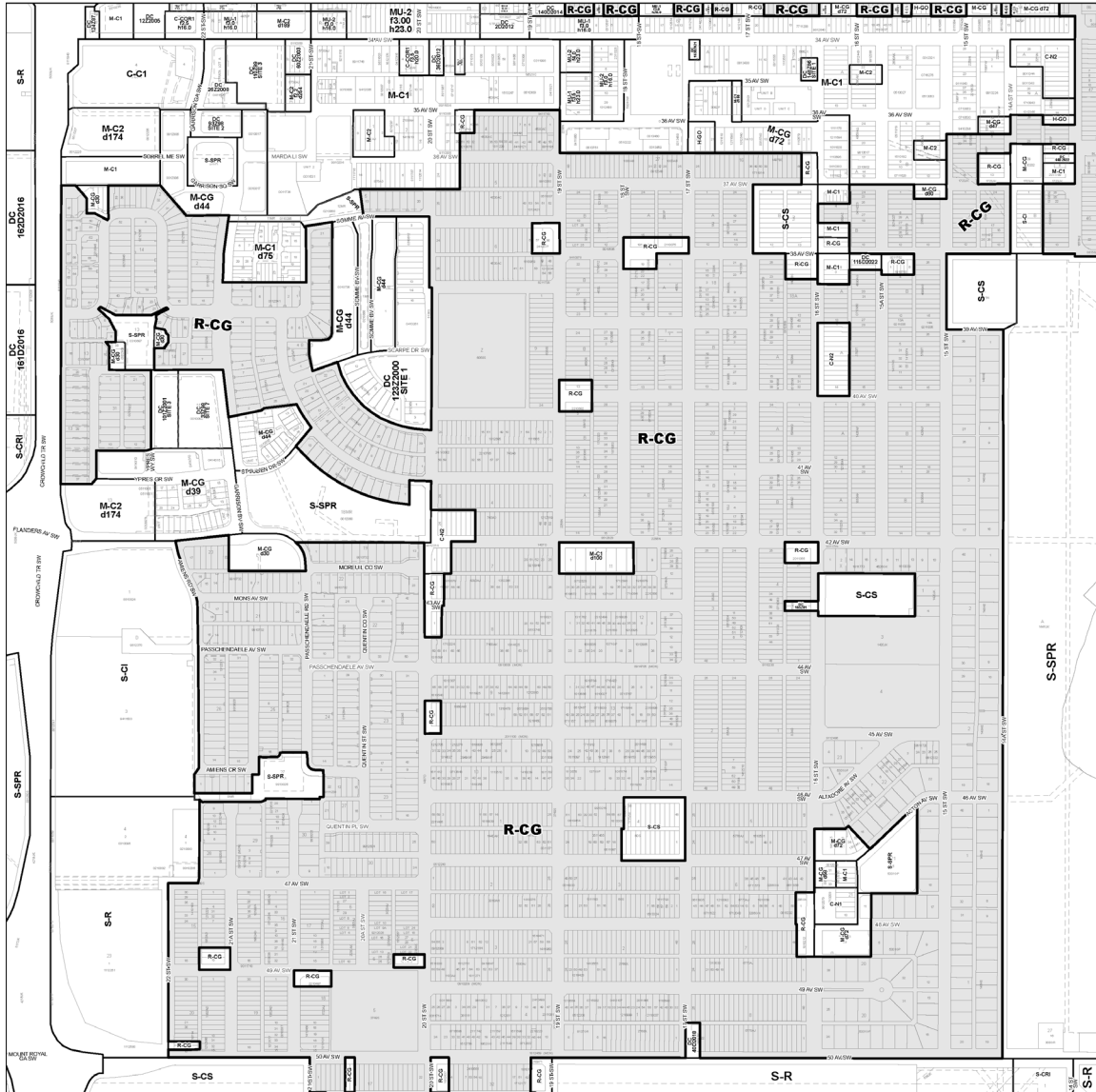


# PROPOSED

AMENDMENT LOC2024-0027/CPC2024-0319  
BYLAW NUMBER 164D2024

## SCHEDULE C

### Revised Section Map 5C



**Policy and Land Use Amendment in Altadore (Ward 8) at 4104 – 20 Street SW,  
LOC2023-0407**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 4104 – 20 Street SW (Plan 743AD, Block 1, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council:

1. Give three readings to **Proposed Bylaw 36P2024** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 156D2024** for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 4104 – 20 Street SW (Plan 743AD, Block 1, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This policy and land use amendment was submitted on 2023 December 19 by Ellergodt Design on behalf of the landowner, Matthew Frey. No development permit has been submitted at this

**Policy and Land Use Amendment in Altadore (Ward 8) at 4104 – 20 Street SW,  
LOC2023-0407**

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time; however, as noted in the Applicant Submission (Attachment 3), their intent is to develop a three-unit rowhouse building with secondary suites.

The 0.05 hectare  $\pm$  (0.12 acre  $\pm$ ) corner parcel is located in the southwest community of Altadore, on the southeast corner of the intersection of 40 Avenue SW and 20 Street SW. The site is currently developed with a single detached dwelling and detached garage accessed off the rear lane. The site is located within 50 metres (a one-minute walk) of northbound and southbound bus stops for Route 7 (Marda Loop) along 20 Street SW. It is also in close proximity to community amenities including the Dr. Oakley School (for students in Grades 3 to 9) north of the site along 20 Street SW, Flanders Park southwest of the site and commercial amenities along 42 Avenue SW, all roughly 100 metres or a two-minute walk from the site.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Marda Loop Communities Association (CA), the Ward 8 Councillor's Office as well as hand-delivered letters to local residents within close proximity to the site, as per the postcard map in the Applicant Outreach Summary (Attachment 4). Attachment 4 also includes more details about the applicant outreach.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration has received nine letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and congestion along 20 Street SW, 40 Avenue SW and the adjacent lane;
- general safety concerns about increased vehicular activity in relation to the adjacent school site;
- street parking deficiencies along 20 Street SW and 40 Avenue SW;
- potential height, density, lot coverage, privacy and shadowing impacts of a future development;
- retention/loss of community character;
- loss of mature trees; and
- waste and recycling management.



**Policy and Land Use Amendment in Altadore (Ward 8) at 4104 – 20 Street SW,  
LOC2023-0407**

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The CA responded to Administration's circulation and confirmed that they have no comments for this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

## **IMPLICATIONS**

### **Social**

The proposed R-CG District would allow for a wider range of housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics.

### **Environmental**

The applicant has indicated that they plan to integrate several green infrastructure features as part of a future development permit application, including higher standard building insulation, low water-consumption landscaping materials, and high efficiency mechanical systems. These actions would align with the *Calgary Climate Strategy – Pathways to 2050* (Programs A and H).

Further opportunities to consider environmental and climate-resilient strategies will be explored and encouraged at subsequent development approval stages.

### **Economic**

The ability to moderately increase density in this location would enable more efficient use of existing infrastructure and services.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

No anticipated financial impact.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 36P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 156D2024**

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11**

**ISC: UNRESTRICTED  
CPC2024-0328  
Page 4 of 4**

**Policy and Land Use Amendment in Altadore (Ward 8) at 4104 – 20 Street SW,  
LOC2023-0407**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site, located in the southwest community of Altadore, is a corner parcel that faces both 40 Avenue SW and 20 Street SW. The area of the site is approximately 0.05 hectares (0.12 acres) and approximately 13 metres wide and 37 metres deep. The existing development on site is a single detached dwelling with a detached garage accessed off the rear lane.

Surrounding residential development is characterized primarily of single detached, semi-detached and rowhouse dwellings along both 40 Avenue SW and 20 Street SW. Other amenities within 100 metres (a two-minute walk) of the site include Dr. Oakley School, a Calgary Board of Education facility for students in Grades 3 to 9, located north of the site, as well as Flanders Park and various commercial businesses to the south.

## Community Peak Population Table

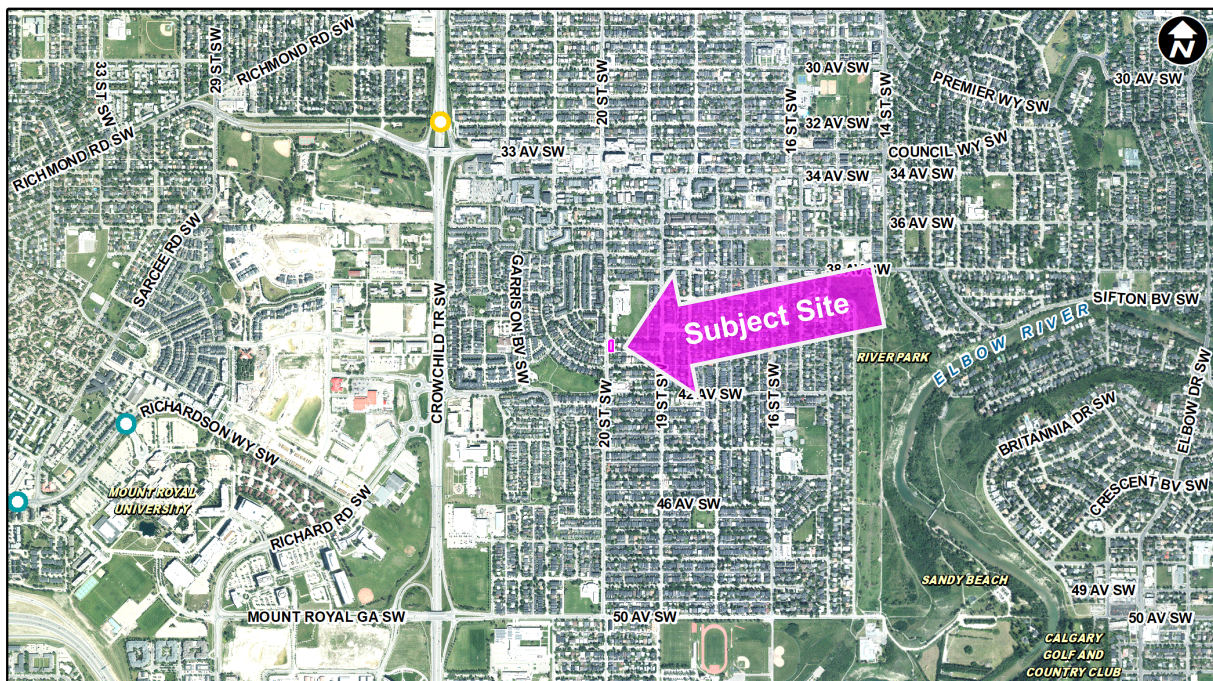
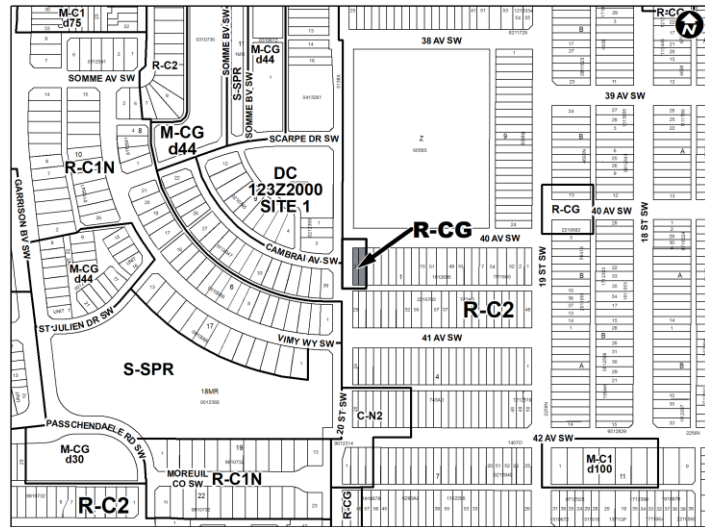
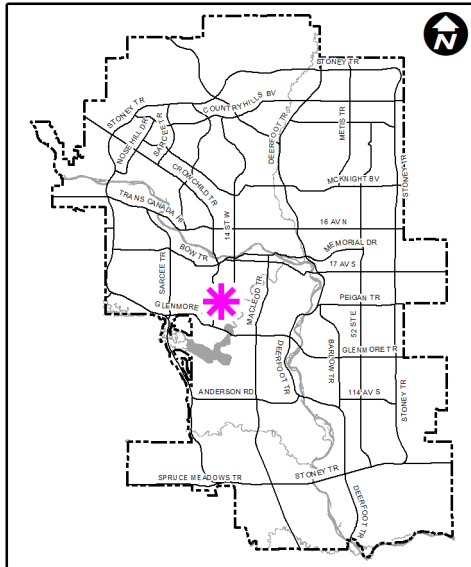
As identified below, the community of Altadore reached its peak population in 2019.

<b>Altadore</b>	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

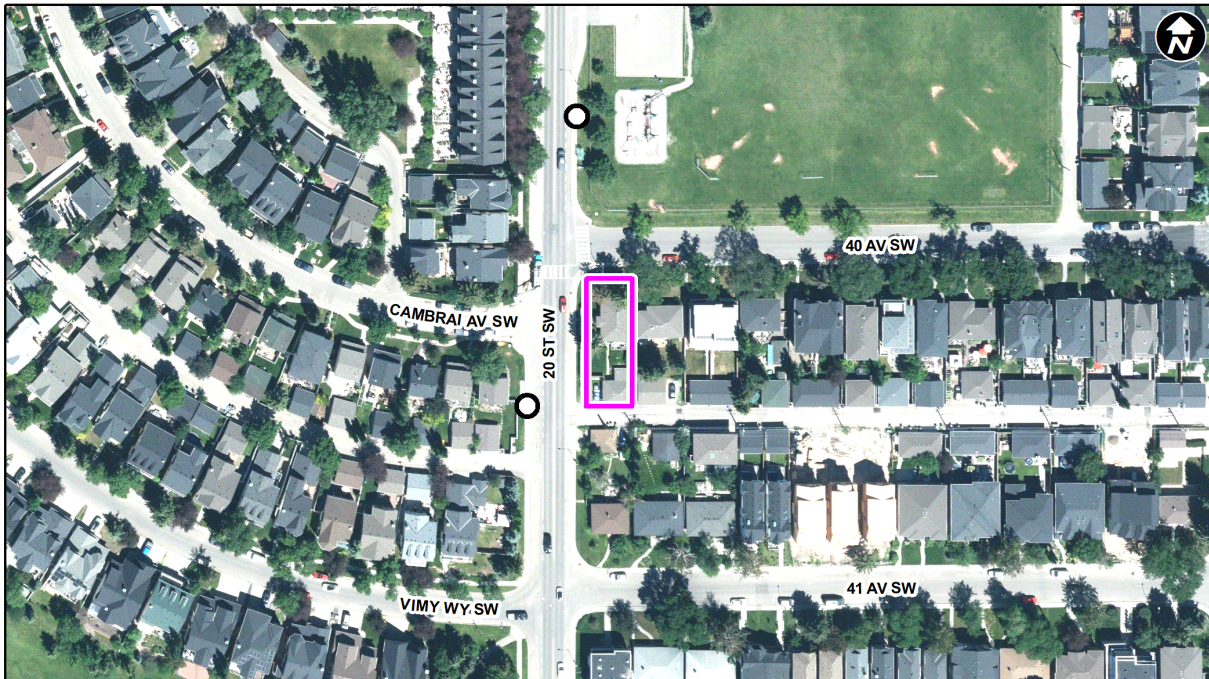
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District primarily allows for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres at a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as rowhouses and townhouses, in addition to single detached, semi-detached and duplex dwellings. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to three dwelling units to be developed.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

### Development and Site Design

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



- mitigating shadowing, overlooking and privacy concerns with the neighbouring parcels;
- ensuring appropriate built form with the surrounding context;
- providing an engaging built interface along both streets that interface with the parcel; and
- vehicle parking, bicycle parking and mobility storage lockers.

### **Transportation**

The subject corner parcel has street frontages along both 40 Avenue SW and 20 Street SW. 20 Street SW is classified as a Collector Road and also forms part of the Always Available for All Ages and Abilities (5A) Network with a dedicated bicycle lane running along both the west and east sides of 20 Street SW. Vehicular access to and from the site will be off the existing rear lane along the south edge of the site, typically accessed from 20 Street SW. Pedestrian access is currently situated exclusively off 20 Street SW via the existing sidewalk, which continues along the 40 Avenue SW frontage. This access may be reconfigured through a future development permit.

Unrestricted on-street parking is available along the 40 Avenue SW frontage and is not located within an existing Residential Parking Permit (RPP) zone.

Bus stops running northbound and southbound for Route 7 (Marda Loop) are also located within 50 metres (a one-minute walk) of the site.

### **Environmental Site Considerations**

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

### **Utilities and Servicing**

Water, sanitary and storm servicing is available to the site. Future servicing arrangements and requirements will be determined at the time of a development permit, to the satisfaction of Administration.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the 'Developed Inner City Residential' typology. 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 and delivers small and

incremental benefits to climate resilience.

The proposal is in keeping with the relevant MDP policies.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has indicated that as part of a future development, they plan to integrate higher standard insulation, low water-consumption landscaping materials, and high efficiency mechanical systems. These actions would align with 'Program Pathway A: New buildings – Build new buildings to a net zero emissions standard' in regards to net zero building emissions, as well as 'Program Pathway H: Focus land use planning to prioritize zero emissions city design' regarding energy efficient development increased/diversified housing types.

Further opportunities to develop environmental and climate-resilient considerations will be explored and encouraged at subsequent development approval stages.

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

The site is subject to the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP), which identifies the site as a 'Residential Conservation' land use (Map 2: Land Use Policy). This land use classification allows for family-oriented low-profile developments in the form of single detached, semi-detached and duplex dwellings with built forms based on the R-C2 District.

To accommodate the proposed R-CG District, a minor amendment to Map 2 of the ARP is required to change the land use classification to 'Residential Low Density', which allows for contextually appropriate grade-oriented townhouse developments.

### **West Elbow Communities Local Area Planning Project**

Administration is currently working on the [West Elbow Communities local area planning project](#), which includes Altadore and surrounding communities is currently under review. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.

# PROPOSED

CPC2024-0328  
ATTACHMENT 2

## BYLAW NUMBER 36P2024

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86 (LOC2023-0407/CPC2024-0328) \*\*\*\*\*

**WHEREAS** it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, 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 South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 4104 – 20 Street SW (Plan 743AD, Block 1, Lots 23 and 24) from 'Residential Conservation' to 'Residential Low Density' as generally illustrated in the sketch below:

Map 2

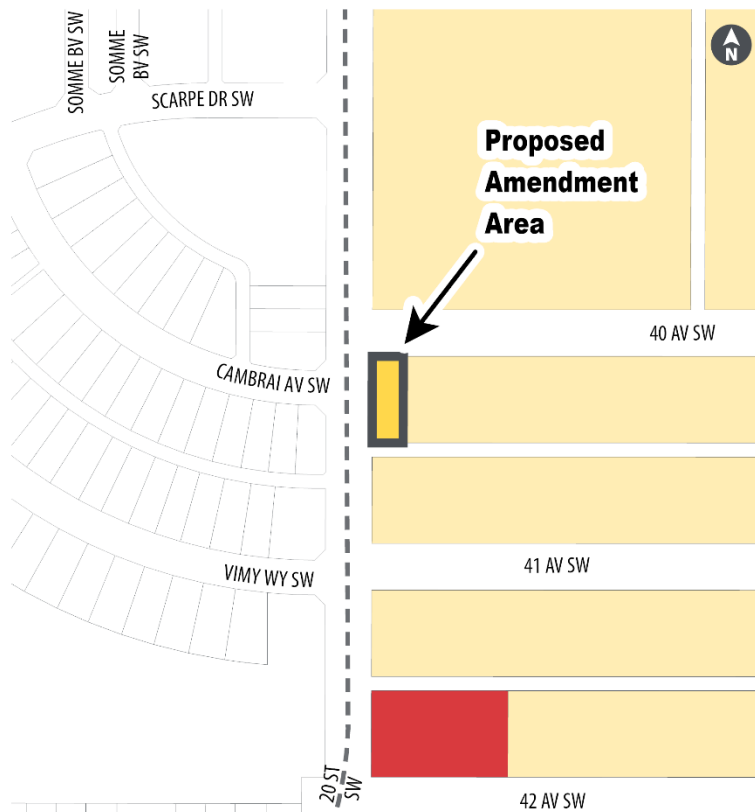
Land Use Policy

#### Legend

- Study Area Boundary
- Residential Conservation
- Residential Low Density
- Local Commercial

0 20 40 60 80  
Metres

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



# PROPOSED

**BYLAW NUMBER 36P2024**

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 \_\_\_\_\_

# Applicant Submission



## Applicant Submission

December 6, 2023

### Summary

Address: 4104 20 St SW

Current Zoning: R-C2

Proposed Zoning: R-CG

This is an applicant's planning overview detailing specific information about this parcel, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a land-use amendment proposal at 4104 20 St SW.

Ellergodt Design is submitting this application for a land-use amendment on behalf of the landowner, Matthew Frey. The existing zoning is R-C2 (residential – contextual one/two dwelling) and the proposed zoning is R-CG (residential – grade-oriented infill). This new zoning will allow modest densification in a key area within the inner city, following council-approved principles in the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP), the Guide for Local Area Planning, and the Calgary Climate Strategy - Pathways to 2050.

### Subject Parcel

This proposed land-use amendment is for a rectangular parcel of land in the community of Altadore in Calgary's Southwest. The parcel is relatively flat in nature, rectangular in shape, and 13.41 x 37.38m in dimension (44' x 122'). This property is at the Southeast corner of the intersection of 20 St SW to the West and 40 Av SW to the North. Currently existing on the land is a bungalow and detached garage built in 1953 with access to a rear lane. There is currently some fencing, mature trees, and landscaping within the property.

This property within Altadore is in an area that has seen significant public investment through infrastructure upgrades nearby, public amenities, and transit inclusions, and significant private investment through redevelopment, local businesses, and real estate both residential and commercial.

Transit: Directly adjacent is the frequent #7 bus route just 20m from the parcel. The frequent #20 bus route is located 600m to the West. MAX Yellow has a bus stop located 1.0km to the Northwest at the intersection of Crowchild Tr and 33 Av SW. Within 1.0km are additional bus routes including the #13 and 22. Additionally a MAX Teal bus stop is approximately 1.50km to the Southwest.

Road Networks: Altadore is centrally located within the city with good access to road networks such as Crowchild Trail via 20<sup>th</sup> St, 33<sup>rd</sup> Av, and 50<sup>th</sup> Av, 14<sup>th</sup> St, Elbow Dr via Sifton Blvd, and Glenmore Trail providing access to the newly developed West portion of the ring road.

Public Green Spaces: Within approximately 1km, there are 15 public green spaces with various amenities accessible by walking or bicycling. Notably, the Sandy Beach Park along the Elbow River is accessible through the River Park





area. Additional public amenities are available within a bicycle ride including access to the 33<sup>rd</sup> Av Main Street and into the city center.

Schools: Within 1-2km are 6 primary or secondary schools. The closest post-secondary school is Mount Royal University within walking distance 1.5km away.

Employment Centers: Several employment centers are within walking distance, and countless more within a short transit or car commute. Nearby employment might include main street businesses along 33<sup>th</sup> Av SW, various use businesses within Currie Barracks, and the Mount Royal University. The downtown core is fairly accessible both by transit or vehicle.

With proximity to good road networks, public transit access, various green spaces and public amenity sites, schools, and employment centers nearby, this site is in a great location for modest densification in line with MDP principals. This supports a zoning specifically targeted at "missing middle" housing to help build more housing alternatives and options for Calgarians as the city grows.

## Local Context

A broader view of the local vicinity is helpful in understanding the compatibility of this type of zoning. To the East and to the South of this subject property is primarily R-C2 development including single family dwellings and semi-detached dwellings. On some corner parcels in the area are R-CG zoned parcels that include rowhouse dwellings. There are some areas with different zonings including M-C1 and C-N2 supporting development that fits in with low-density housing stock.

To the West of this subject property are several higher density zoned parcels within M-CG, including development such as ground-oriented townhomes and rowhomes, single family and semi-detached dwellings, and larger scale condo and apartment style buildings.

To the North of this subject property are more R-C2, R-CG, and M-CG zoned properties with similar buildings and dwellings, however closer to 33<sup>rd</sup> Av SW there are several higher and denser buildings within M-C1, M-C2, MU-2, M-H1, and even C-COR zonings, offering a much broader range of residential, commercial, and mixed-use buildings.

Altadore and the surrounding communities are very diverse in nature and have a various amount of development types, styles, and uses, ranging from single-family dwellings to dense condo dwellings. An R-CG zoned property that would support a 3-unit rowhouse would not be out of context when considering local context in the surrounding blocks, streets, and communities.

## The R-CG District

On this parcel, the development potential within the R-CG zoning would allow up to a 3-unit rowhouse building where each of the units could have a basement suite. R-CG supports a 2- to 3-storey development with similar height restrictions to an R-C2 property with incentive to place the building as close to the corner as possible,



creating larger setbacks to adjacent properties. The development would include a parking on-site, mobility storage options, on-site storage of waste containers, and landscaping including trees both newly planted and potentially existing trees maintained.

Though there is not a concurrent DP with specific plans in place, the intent for the development would be a grade-oriented 3-unit rowhouse, where each unit would be sized at approximately 1500 square feet and containing 3 bedrooms above grade.

### **Local Area Redevelopment Plan / Area Redevelopment Plan**

There is currently a local area plan under construction in this area: The West Elbow Communities Local Area Plan, which includes Altadore, Bankview, Cliff Bungalow, Elbow Park, Erlton, Garrison Woods, Lower Mount Royal, Mission, North Glenmore Park (north of Glenmore Trail SW), Richmond (east of Crowchild Trail SW), Rideau Park, Roxboro, Scarboro (east of Crowchild Trail SW), South Calgary, Sunalta, and Upper Mount Royal. It is currently in the 'Explore' phase where the anticipated approval would be winter 2025.

Though now quite outdated, the 1986 South Calgary/Altadore Area Redevelopment Plan is in force for this subject property. Goals of the ARP surrounding new development include "To encourage redevelopment where appropriate that is sensitive to the existing community and which provides the opportunity for a variety of population age-groups, household types and incomes to reside in the area.". R-CG fits in well with the intent of providing "missing middle" housing.

4104 20 St SW is within the "Residential Conservation" land-use policy, where an amendment to "Residential Low Density" may be required to support R-CG. The intent of the conservation area is "to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings.", where a low-impact 3-unit ground-oriented rowhouse dwelling could fit in well. The R-CG district has pre-determined setbacks, coverage maximums, building depth requirements, and height requirements that limit development where it remains contextually sensitive to nearby low-density dwelling types.

### **Calgary's Growth and Housing**

Housing availability and affordability have been increasing challenges that the city is facing in recent years. Modest densification to established areas is one solution to help ease housing supply issues, by replacing older single dwellings on individual parcels of land with multiple dwellings. City-wide plans such as the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) are encouraging the development and redevelopment of communities that will make better and more efficient use of existing infrastructure, services, and limited land. Council-approved plans such as the North Hill Communities and Westbrook Communities local area plans as well as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities. There are currently other communities that are receiving new Local Area Plans that will be approved by council in upcoming months and years, including Altadore.

This land-use amendment is proposing a zoning that can only support up to 3 dwellings and it will by no means solve housing shortages. However, by following council-approved frameworks such as the MDP, CTP, and LAPs under



review and in progress, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.

Allowing modest densification within established communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas like Altadore which are close to Main Streets, amenities, and transportation networks allows future occupants use of existing transit options, existing schools and recreation areas, and existing community services, while allowing more people to live closer to employment centers such as the downtown core.

## Conclusion

The approval of this land-use amendment for 4104 20 St SW to the R-CG zoning will follow previous council-approved policy with the MDP, CTP, and the Guide for Local Area Planning (formerly Guidebook for Great Communities). This will lead to small-scale densification through the development of a new 3-unit development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owner, Ellergodt Design respectfully requests support of this land-use amendment.

Regards,

**Ryan Cairns**  
Residential Designer

Ellergodt Design  
[beginwithdesign.com](http://beginwithdesign.com)



# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

March 14, 2024

### Summary

Address: 4104 20 St SW  
 Current Zoning: R-C2  
 Proposed Zoning: R-CG

Note: this is an updated document where initial comments were made at the time of application submission. Updated comments are dated Mar 14, 2024 and highlighted for clarity.

### Did you conduct community outreach on your application?

Not at the time of LOC submission. Outreach will begin once the application is made.

**Update Mar 14:** Community outreach has begun and is ongoing. Refer to below summary.

### Outreach Summary

Specifically pertaining to this land-use amendment, as this letter is being written before the submission of the application, our outreach has not yet fully begun. However, after the application is submitted and an LOC reference number is created with a file manager, the plan for community engagement includes:

- A postcard drop to the closest 50 neighbours informing them of the land-use amendment, complete with some basic information on what the R-CG zoning is, the property included, and contact information for Ellergodt Design for more information requests, as well as LOC information prompting more information to be obtained through the City.
  - If any questions or comments are received, they will be responded to with answers and clarifications (if any), and compiled for an update to this document prior to CPC
  - **Update Mar 14:** 79 postcards were dropped to the nearest residents in the area on Feb 7 around 2pm. A map of the postcard drop location is attached to this document, along with the postcard itself.
  - **Update Mar 14:** To date, no emails or phone calls have been received as a result of the postcards.
- The Altadore Community Association will be sent an email stating our intentions with the LOC and to open up the conversation for feedback
  - **Update Mar 14:** An email was sent to the MLCA (Marda Loop, serving Marda Loop, South Calgary, Altadore, Garrison Woods, and River Park) on Mar 6 offering information about the LOC and a request for any comments, thoughts, or feedback on the proposed zoning. To date, no response has been received yet.
- Councillor Walcott's office will be sent an email stating our intentions with the LOC and to open up further feedback



- **Update Mar 14:** Councillor Walcott's office was sent an email on Mar 11 looking for any comments or feedback on the zoning and LOC. To date, no response has been received yet.

Further, during the land-use amendment process, the City will install a notice posting on-site directing further comments or questions to the file manager. If any feedback is received and forwarded to Ellergodt Design, additional information can be provided to those specific parties.

**Update Mar 14:** The notice posting has been on site and the applicant has not received any direct feedback through the file manager outside of comments listed on the DTR document (below).

## Stakeholders

We are intending to make contact with nearby residents in close proximity to this subject property, the community association, the councillor's office, and City planning & development staff. Once the application is further underway, the CPC and City Council will be stakeholders as well.

**Update Mar 14:** To date, the only stakeholders have been city staff, namely the file manager Huy Dang, in addition to the few letters of opposition he has received that were summarized in the DTR.

## What did you hear?

When comments and questions come in, this document will be updated prior to CPC.

**Update Mar 14:** Comments received on the DTR are summarized:

- ongoing street parking capacity along 33rd Street SW from local residents and overflow from the commercial strip malls across 33rd Street SW;
- increased traffic/congestion along 26th Ave and within the alleyway;
- potential height, density, lot coverage, setback, and shadowing impacts of an ensuing development;
- potential noise impacts;
- retention/loss of community character;
- privacy considerations with the adjacent property;
- garbage management; and
- retention of vegetation and trees.

## How did stakeholder input influence decisions?

When comments and questions come in, we will assess whether comments are indicative of any change in intent or decision, and this document will be updated prior to CPC.

**Update Mar 14:** Due to the nature of comments of opposition noted in the DTR, no large changes are proposed to the land-use amendment. However, due to the nature of comments, many can be mitigated or addressed in a subsequent Development Permit, including:





- Mitigating shadowing and privacy through design of the massing and roof and location of windows and balconies.
- Retaining community character by using design inspired by local architecture found in the community
- Garbage management by allowing space for bin storage and space for bin staging
- Retaining greenery by planting new trees and shrubbery after the development is built.

Please keep in mind these design decisions will be made at a subsequent DP, where this LOC is only considering the land-use and zoning, not the actual development itself.

### How did you close the loop with the stakeholders?

Further in the LOC process, any individuals who contact our office will be notified of when the file will be heard before council for review. They can then choose to attend or speak with their opinions on the development in order to open the conversation before council.

File: postcard drop locations





File: postcard front and back



[beginwithdesign.com](http://beginwithdesign.com)

4

# PROPOSED

CPC2024-0328  
ATTACHMENT 5

## BYLAW NUMBER 156D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0407/CPC2024-0328)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 \_\_\_\_\_

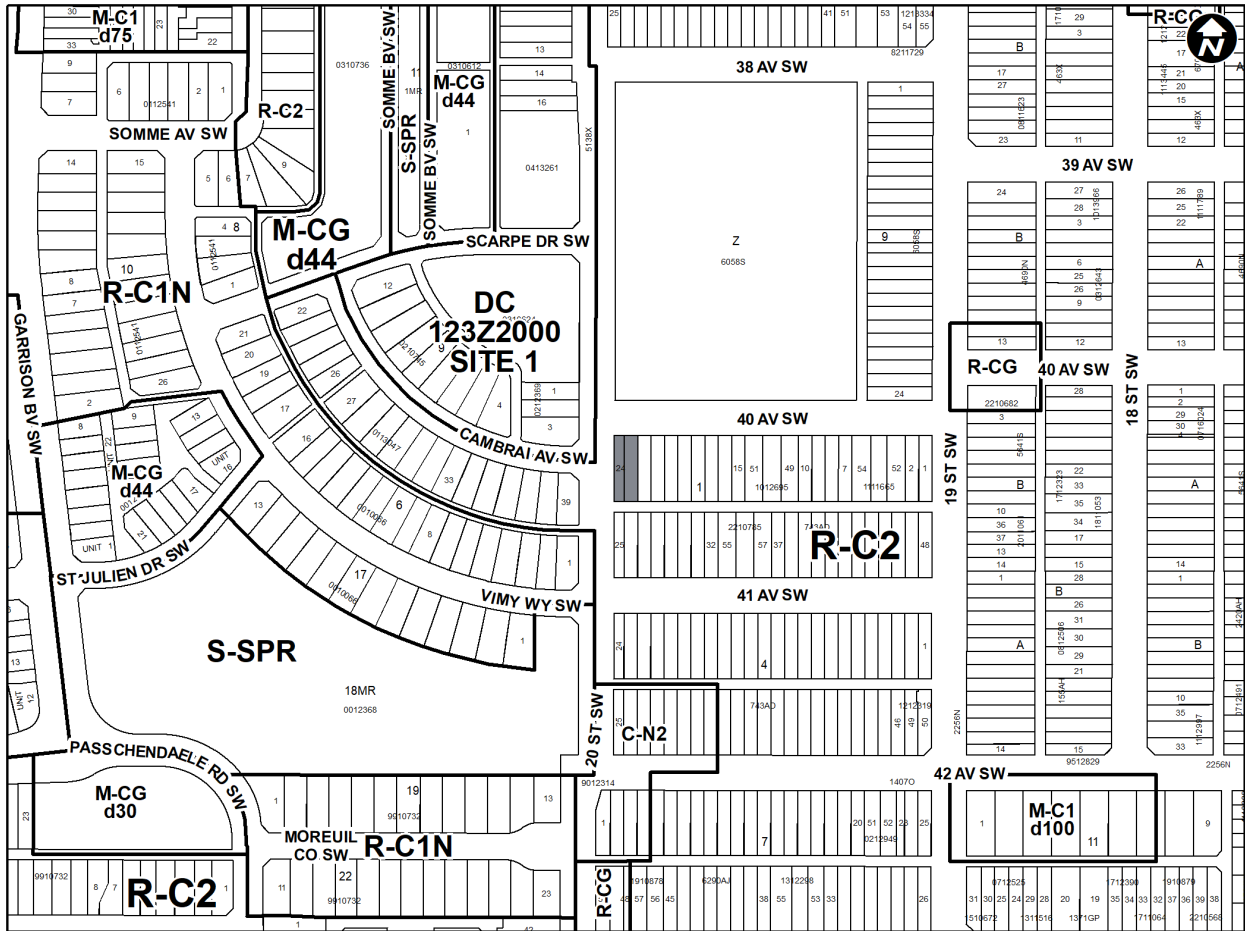
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CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0407/CPC2024-0328  
BYLAW NUMBER 156D2024

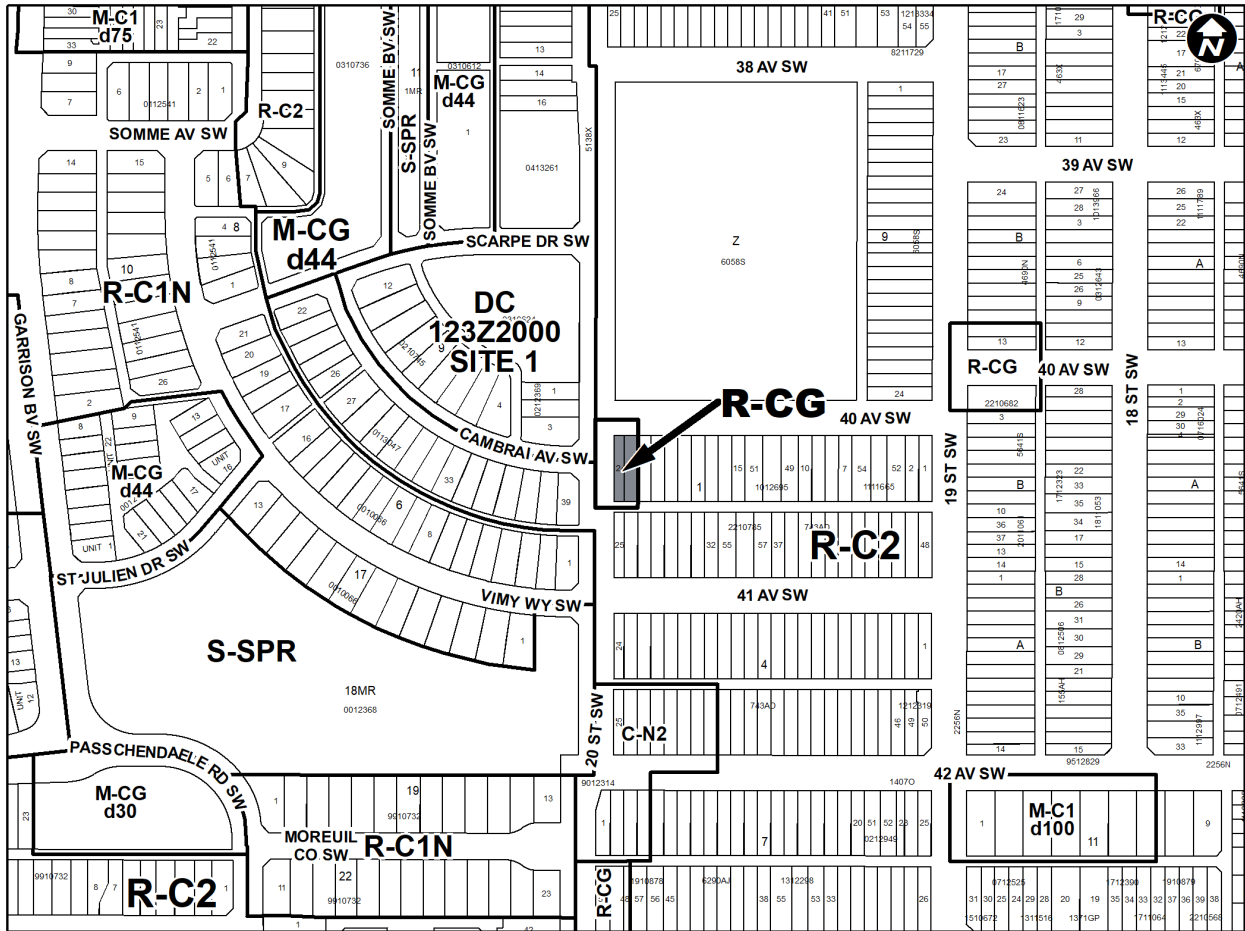
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2023-0407/CPC2024-0328  
BYLAW NUMBER 156D2024

## SCHEDULE B





**Land Use Amendment in Manchester (Ward 9) at 107 – 42 Avenue SW, LOC2023-0400**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.58 hectares  $\pm$  (1.44 acres  $\pm$ ) located at 107 – 42 Avenue SW (Plan 5360AM, Block 1, Lots 1 to 14) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council give three readings to **Proposed Bylaw 166D2024** for the redesignation of 0.58 hectares  $\pm$  (1.44 acres  $\pm$ ) located at 107 – 42 Avenue SW (Plan 5360AM, Block 1, Lots 1 to 14) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

**HIGHLIGHTS**

- This application seeks to redesignate the site to the Industrial – Commercial (I-C) District to allow for a range of industrial and commercial uses including Retail and Consumer Services.
- This proposal would allow for a range of uses that are complementary to the surrounding context of the area and conform to the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal provides for additional commercial and industrial uses that are compatible with the surrounding area and may promote development opportunities in the future.
- Why does this matter? Maintaining the city's industrial land inventory while expanding the range of commercial uses will increase Calgary's economic and business competitiveness and enable the development of employment areas.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southwest community of Manchester, was submitted on 2023 December 20 by Stacy Sherlock on behalf of the landowner, Redag Holdings Ltd. No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the purpose of this application is to better incorporate a broader range of commercial uses to the property, such as Retail and Consumer Services.

The 0.58-hectare site is located on the south side of 42 Avenue SW and currently contains two single storey industrial buildings with multiple existing tenants. Vehicle access to the site is available from a driveway located along the north boundary of the site. The Macleod Trail S Urban Main Street and the 39 Avenue LRT Station are each located within 200 metres (four-minute walk) of the subject site.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**Land Use Amendment in Manchester (Ward 9) at 107 – 42 Avenue SW, LOC2023-0400**

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**ENGAGEMENT AND COMMUNICATION**

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. The applicant determined that outreach was not necessary because no development or redevelopment is planned for the parcel. The applicant indicated the impact of the proposed I-C District would be similar to the impact of the existing I-G District. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter of support from an adjacent landowner. There is no community association in this area.

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

**IMPLICATIONS**

**Social**

The proposed I-C District maintains the commercial industrial character of the area while offering social benefits by providing a wider range of commercial uses on the site.

**Environmental**

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored at the development approval stages.

**Economic**

The proposed land use amendment would enable additional flexibility of uses while maintaining a district that allows for industrial and commercial growth.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
CPC2024-0409  
Page 3 of 3

**Land Use Amendment in Manchester (Ward 9) at 107 – 42 Avenue SW, LOC2023-0400**

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**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 166D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located on the south side of 42 Avenue SW, east of Macleod Trail S and south of the 39 Avenue LRT Station in the community of Manchester. The LRT Red Line tracks are located east of the subject site. The 0.58 hectare ± (1.44 acre ±) parcel is approximately 79 metres wide and 112 metres deep and is currently developed with two single storey industrial buildings with various tenants. Vehicle access to the site is available from a driveway along the north boundary of the site.

Surrounding land uses are a mix of Industrial – General (I-G) District, Commercial – Corridor 3 f3.0h46 (C-COR3 f3.0h46), Special Purpose – Community and Regional Infrastructure (S-CRI) District, and a [Direct Control \(8Z91\) District](#) based on the General Commercial (C-3) District of Land Use Bylaw 2P80 with the additional use of Self Storage Warehouse. Businesses in the area are a mix of light industrial and support commercial uses.

## Community Peak Population Table

As identified below, the community of Manchester reached its peak population in 2014.

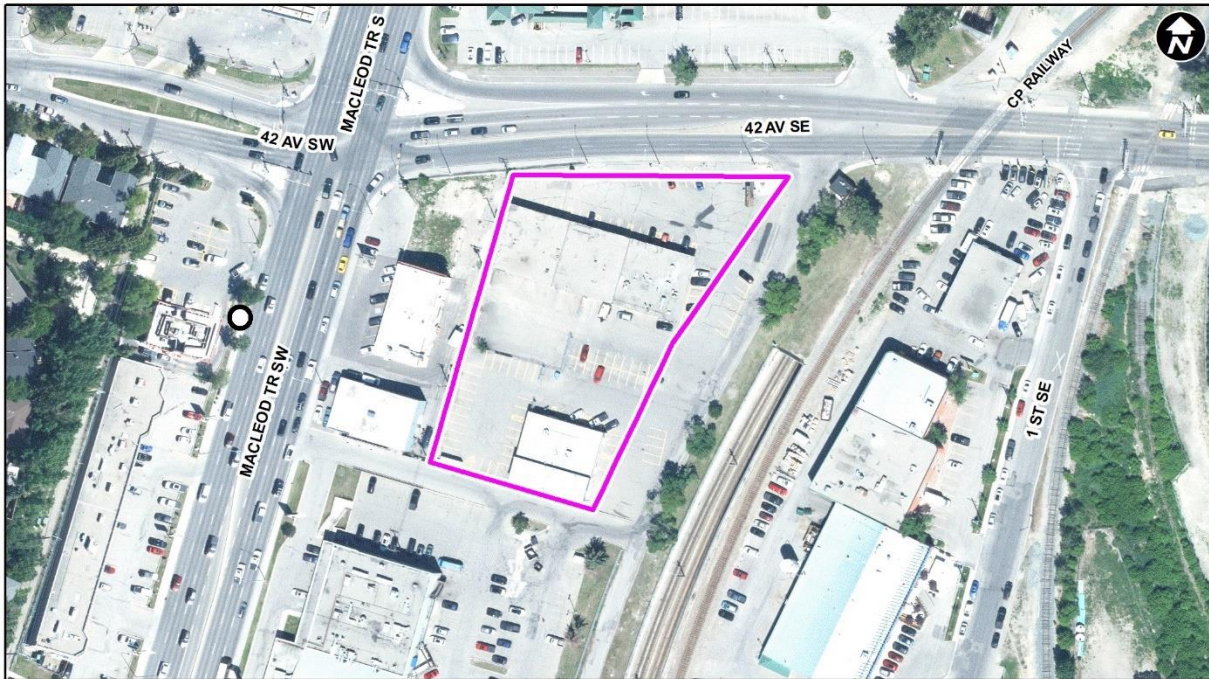
<b>Manchester</b>	
Peak Population Year	2014
Peak Population	1,332
2019 Current Population	1,025
Difference in Population (Number)	-307
Difference in Population (Percent)	-23.05%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing I-G District allows for a wide variety of light and medium general industrial uses and a limited number of supporting commercial uses. The I-G District has no maximum building height for parcels that are not directly adjacent to a residential district or a parcel designated as Special Purpose – School, Parks, and Community Reserve (S-SPR) District. The maximum floor area ratio (FAR) for buildings on a parcel that is serviced by City water and sewer is 1.0, which is approximately 5,800 square metres of floor area for the subject parcel. The existing I-G District does not include Retail and Consumer Services as an allowable use.

The proposed I-C District is also an industrial designation that allows for light industrial and a wider variety of commercial uses that are compatible with adjacent industrial areas. As the subject site is within close proximity to the Macleod Trail S Urban Main Street, the 39 Avenue LRT Station, and is located on the perimeter of the Manchester Industrial Park, redesignation to the proposed I-C District is consistent with the district's purpose statement and is anticipated to provide a compatible transition from the commercial uses along Macleod Trail S and the general industrial uses of the Manchester Industrial Park. The proposed I-C District allows Retail and Consumer Services as a permitted use when located within existing approved buildings.

Through the application review process, the applicant was encouraged to explore alternative land use districts and to incorporate residential uses due to the site's proximity to the 39 Avenue LRT Station and the Macleod Trail S Urban Main Street. The applicant advised that the site is

occupied by existing General Industrial – Light tenants that would be more compatible within the industrial district.

### **Development and Site Design**

The rules of the proposed I-C District will provide basic guidance for future site development including landscaping, parking, and access.

### **Transportation**

Pedestrian access to the site is available via 42 Avenue SW and Macleod Trail S, with the existing sidewalks. A regional pathway exists on the north side of 42 Avenue, west of Macleod Trail S. An off-street cycling facility adjacent to the site east of Macleod Trail S along 42 Avenue SW is planned as part of the City's overall Always Available for All Ages and Abilities (5A) Network, and as part of the "Barley Belt" improvements. Transit Routes 10, 30, 147 and 449 are available at a stop on Macleod Trail S approximately 80 metres away. The site is also approximately 200 metres (four-minute walk) from the 39 Avenue SW Red Line C-Train station.

Vehicle access to the site is available from 42 Avenue SW. No on-street parking is available adjacent to the site. No traffic impact assessment or parking study were required as part of this application.

### **Environmental Site Considerations**

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

### **Utilities and Servicing**

Public water and sanitary mains exist within the adjacent public road rights-of-way. No public storm utilities are immediately available, adjacent to the development site, within the adjacent road rights-of-way.

Future development, and/or possible future subdivision, will require the developer to extend public storm infrastructure, as to adequately service the development. All work will be at the developer's expense, and subject to the terms and conditions of a long form Indemnification Agreement.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject site is located in the 'Urban Main Street' typology on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Section 3.4.2 of the MDP states that Urban Main Streets

should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population. The proposed redesignation from I-G to I-C District aligns with the applicable policies as it supports commercial development, encourages a broader range of employment uses, and provides a compatible transition from the commercial uses along Macleod Trail S and the general industrial uses of the Manchester Industrial Park to the east.

#### **L.R.T South Corridor Land Use Study (1981)**

The subject site is located in the 'High Density Commercial' and 'Residential Bonus: Medium and High Density Residential' typologies on Map 14: Generalized Land Use Concept Plan of the [L.R.T South Corridor Land Use Study](#). The Study recommends Commercial and/or Mixed-Use development for the subject lands. The proposed redesignation from I-G to I-C District aligns with the applicable policies as it supports commercial development, encourages a broader range of employment uses, and provides a compatible transition from the commercial uses along Macleod Trail S and the general industrial uses of the Manchester Industrial Park.

#### **Transit Oriented Development Policy Guidelines (2004)**

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize the use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The subject site is well-served by transit and the proposed land use meets the key policy objectives of the Guidelines, including optimizing existing sites and infrastructure.

#### **The Development Next to Freight Rail Corridor Policy (2018)**

The subject site is in proximity to a freight rail corridor and is subject to the [Development Next to Freight Rail Corridor Policy](#). The purpose of this policy is to promote the vision of the MDP and local area plans to ensure that development and redevelopment reach their full potential near freight railways within acceptable risk levels. The proposal is in keeping with the applicable policies.

#### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged with any future development permit review.

#### **Chinook Communities Local Area Planning Project**

Administration is currently working on the [Chinook Communities Local Area Planning project](#), which includes Manchester and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.

# Applicant Submission

## SECURE REALTY INC.

290, 333 24<sup>TH</sup> Avenue SW  
Calgary, Alberta T2S 3E6  
403.243.4446 (office)  
778.847.3485 (cell)  
sherlock@securerealtyinc.com

December 15, 2023

### *Subject Property*

Municipal Address:  
107 THROUGH 119 42 Avenue SW  
Calgary AB T2G 0A4

Legal Address:  
5360AM ; 1 ; 1 - 14

### **APPLICANTS SUBMISSION RE: Land Use Redesignation**

The subject property is currently zoned Industrial General. We are requesting the redesignation of the subject property to Industrial Commercial.

As the property is situated between the Commercial Corridor Zoning of Macleod Trail and the Industrial General zoning of the Alyth, Bonnybrook and Manchester Districts, the updated redesignation of the premises to Industrial Commercial would allow uses complimentary to the area and proximity to the LRT and bicycle lane access.

As much of the surrounding neighbourhood is in transition and development, the Industrial Commercial redesignation would be in alignment with the Ward 9 Community Plan aimed at Gian-Carlo Carra's initiatives to increase accessible neighbourhood life balance planning.

The redesignation will be able to incorporate a broader range of potential service providers to the subject property, for the expanding residential developments within the area.

Should you have any questions about the submission application, please don't hesitate to contact me directly. Thank you for your time and consideration.

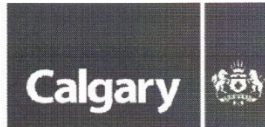
Yours truly,



Stacy Sherlock  
Secure Realty Inc.  
Property Manager



# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

### Project name:

Did you conduct community outreach on your application? ☐ YES or ☒ NO

If no, please provide your rationale for why you did not conduct outreach.

NOT APPLICABLE TO THIS PROJECT.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with.  
(Please do not include individual names)

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)





## Community Outreach for Planning & Development Applicant-led Outreach Summary

### **What did you hear?**

Provide a summary of main issues and ideas that were raised by participants in your outreach.

### **How did input influence decisions?**

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

### **How did you close the loop ?**

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2024-0409  
ATTACHMENT 4

## BYLAW NUMBER 166D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0400/CPC2024-0409)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 \_\_\_\_\_

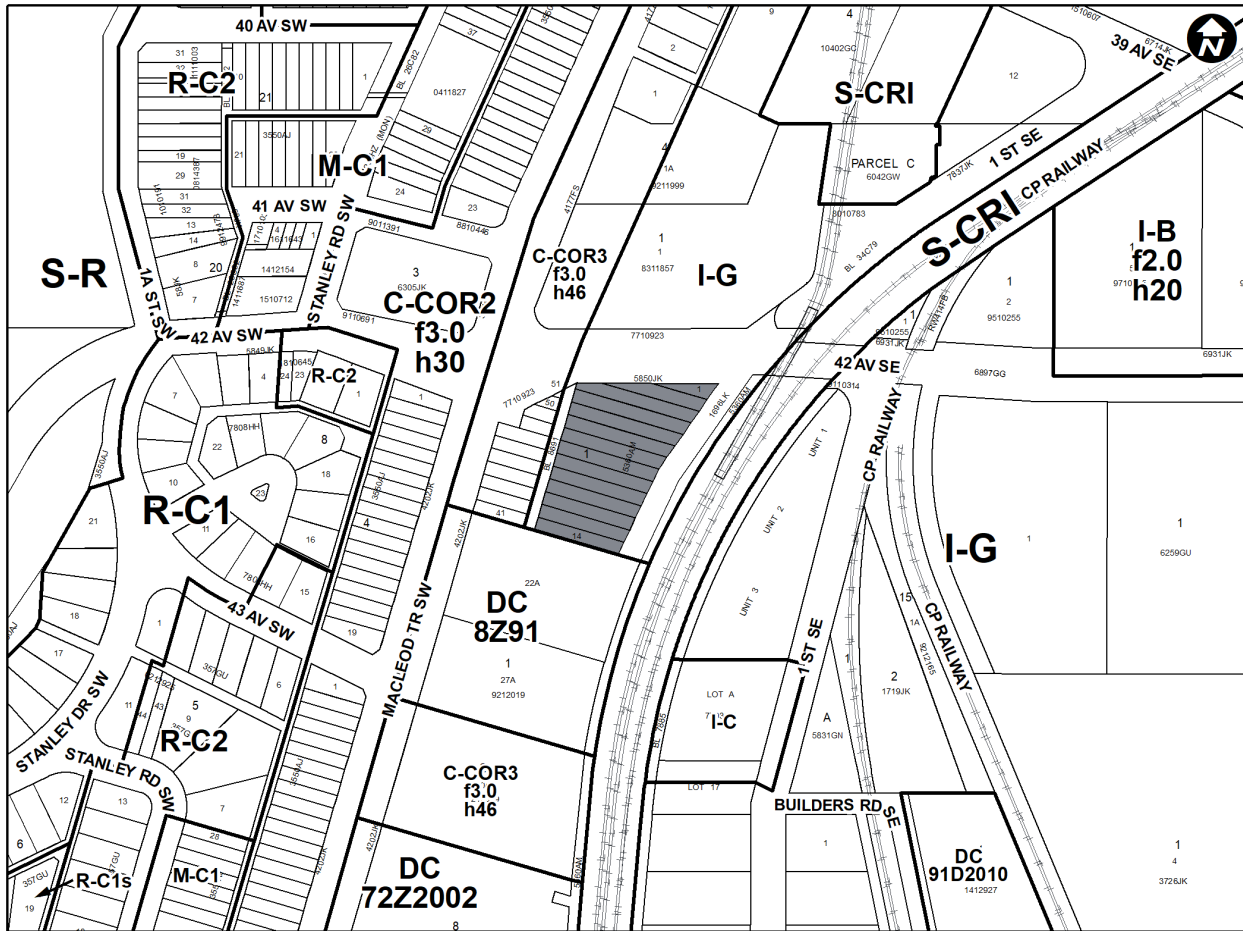
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CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0400/CPC2024-0409  
BYLAW NUMBER 166D2024

## SCHEDULE A



**AMENDMENT LOC2023-0400/CPC2024-0409  
BYLAW NUMBER 166D2024**

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1336 – 40 Street SE,  
LOC2024-0024**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares (0.14 acres) located at 1336 – 40 Street SE (Plan 5997HE, Block 20, Lot 9) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council:

1. Give three readings to **Proposed Bylaw 41P2024** for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 167D2024** for the redesignation of 0.06 hectares (0.14 acres) located at 1336 – 40 Street SE (Plan 5997HE, Block 20, Lot 9) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does it mean to Calgarians? The land use amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southeast community of Forest Lawn, was submitted by Horizon Land Surveys, on behalf of the landowners, Rita Ricioppo and Michael Short, on 2024 January 29. No

Approval: **M. Sklar** concurs with this report. Author: **D. Drobot**

City Clerks: **C. Doi / B. Dufault**



**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1336 – 40 Street SE,  
LOC2024-0024**

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development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 3) the intent is to construct a development consistent with the H-GO rules.

This 0.06 hectare (0.14 acre) site midblock site is located along 40 Street SE, approximately 350 metres (a six-minute walk) north of International Avenue/17 Avenue SE. The proposed policy amendment to the ARP would change the subject site on Map 2: Land Use Policy Areas from the typology of Low Density Residential/Conservation to Low Density Multi-Dwelling to allow for a stacked form.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant delivered postcards to residents with 100 metres of the site, as well as reached out to the Forest Lawn Community Association (CA) and Ward Councillor. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report and no comments from the CA were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the Policy and Land use Amendment 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.

Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
CPC2024-0443  
Page 3 of 3

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 1336 – 40 Street SE,  
LOC2024-0024**

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**IMPLICATIONS**

**Social**

The proposed land use district would allow for a diversity of grade-oriented housing that may better accommodate the needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and may provide more housing choices in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 41P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 167D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Forest Lawn one lot in from the corner of 40 Street SE and 14 Avenue SE. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development is characterized primarily by a mix of single detached dwellings, semi-detached and multi-residential development on parcels designated as Residential – Contextual One / Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District. Parcels located directly south of the site are designated as Residential – Grade-Oriented Infill (R-CG) District in association with the 17 Avenue SE Main Street area.

The site is well located near parks, schools, transit and a commercial main street. The Patrick Arlie School and playground are located directly south of the site. The Holy Trinity School and Forest Lawn Outdoor Pool are approximately 300 metres (a five-minute walk) to the south. The Forest Lawn Community Park and Forest Lawn High School are located 550 metres (a nine-minute walk) east of the site. Ernie Star Arena and Bob Bahan Aquatic and Fitness Centre are 850 metres (a 14-minute walk) east of the site. The 17 Avenue SE Urban Main Street is 350 metres (a six-minute walk) to the south.

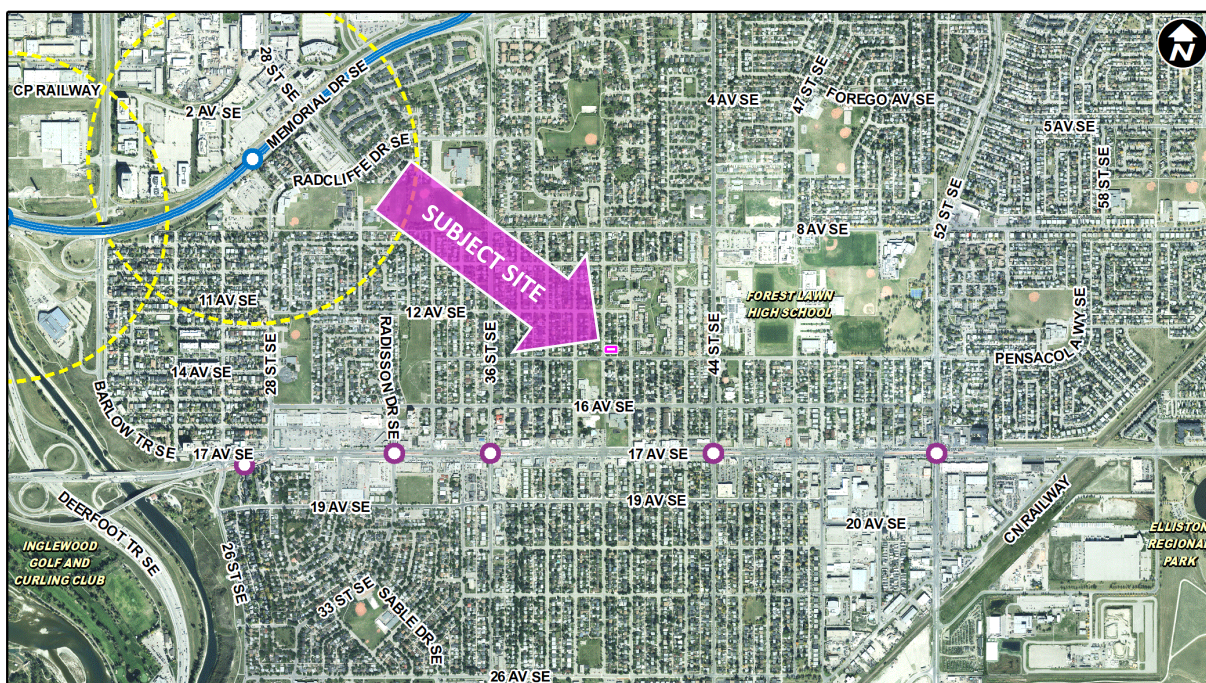
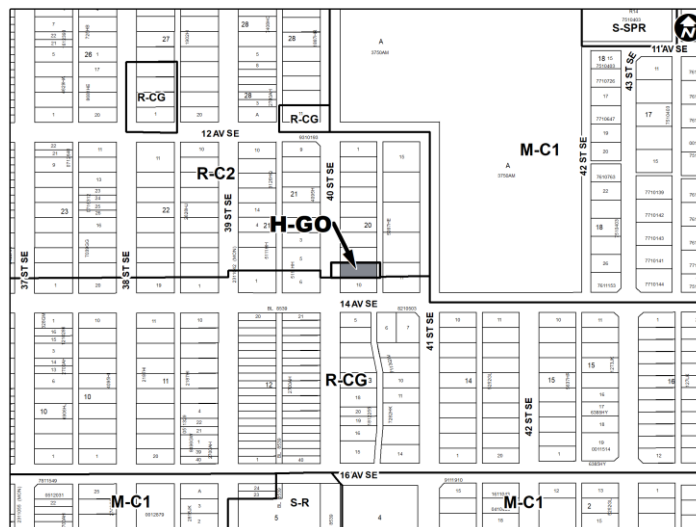
## Community Peak Population Table

As identified below, the community of Forest Lawn reached its peak population in 1982.

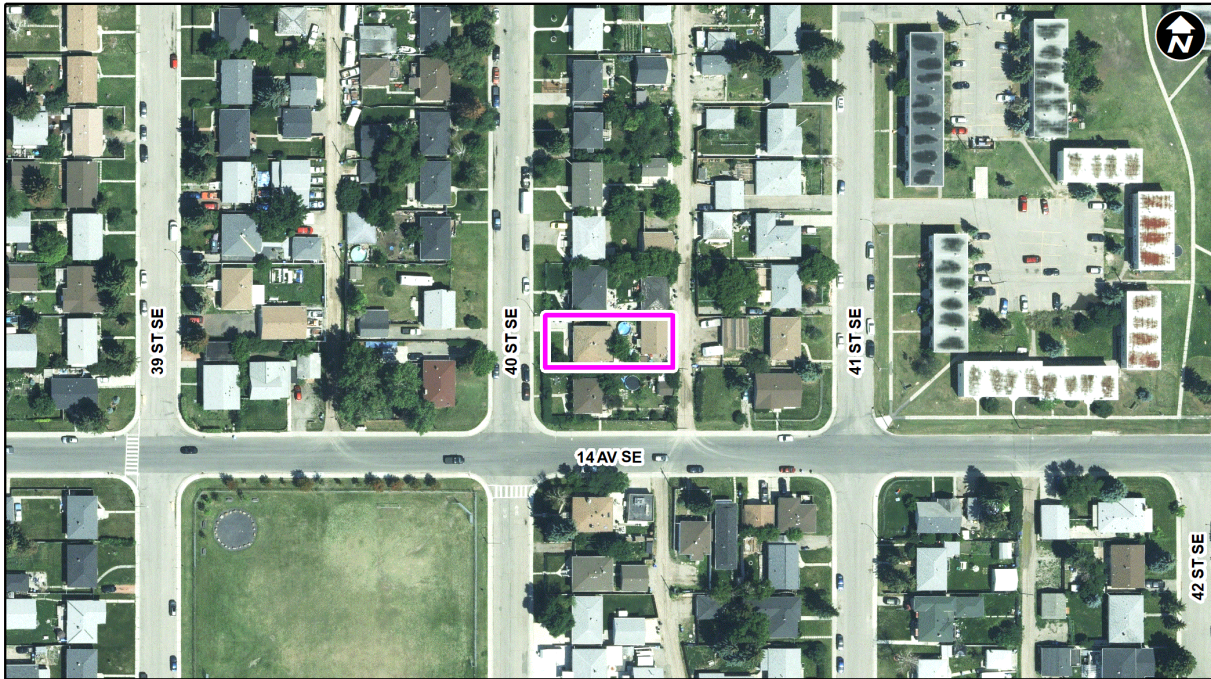
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14.02%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed H-GO District allows for a variety of grade-oriented housing in a form and at a scale that is consistent with low density residential districts. It provides flexible parcel dimensions and building setbacks, which could accommodate a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings. Density and the building scale in the H-GO District are managed through a combination of:

- a maximum floor area ratio (FAR) of 1.5, which allows for a total developable floor area of approximately 850 square metres on this site;
- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

Administration considers this proposal to be appropriate as the site meets the location criteria



established in the Land Use Bylaw 1P2007 under Section 1386 (d). The site is located approximately 200 metres from the boundary of the International Avenue/17 Avenue SE Urban Main Street area identified in the *Municipal Development Plan* (MDP). Therefore, it is appropriate for the subject site to be redesignated to H-GO District.

### **Development and Site Design**

The rules of the proposed H-GO District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, 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 40 Street SE;
- mitigating shadowing, overlooking and privacy concerns; and
- ensuring appropriate amenity space for residents.

### **Transportation**

Pedestrian access to the site is available from 40 Street SE. An existing on-street bikeway, part of the Always Available for All Ages and Abilities (5A) Network, is located along 40 Street SE. Future vehicular access to the site would be from the rear lane. There are no parking restrictions along 40 Street SE.

The site is approximately 350 metres (a six-minute walk) from 36 Street SE and 17 Avenue SE, which are both identified as part of the Primary Transit Network. Route 1 (Bowness/Forest Lawn), Route 87 (Applewood/17 Av SE) and Route 440 (Chateau Estates/Franklin Station) offer regular service along 17 Avenue SE. Route 43 (McKnight-Westwinds Station/Chinook Station), Route 87 (Applewood/17 Av SE) and Route 135 (Erin Woods/36 St SE) offer regular service along 36 Street SE.

A MAX Purple Route 307 (eastbound and westbound) station is available along 17 Avenue SE at 36 Street SE approximately 400 metres (a seven-minute walk) away.

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary, and storm sewer connections are available for the site and can accommodate future development. Details of site servicing will be reviewed through the development permit process.

## **Legislation and Policy**

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

Administration's recommendation 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

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

The subject parcel is located within the Developed Residential – 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 established communities to make more efficient use of existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP) (Statutory – 1995)**

The subject site is within the [Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan](#) (ARP) where Map 2: Land Use Policy Areas identifies the site as the Low Density Residential/Conservation category. The applicable ARP policies identify objectives to stabilize and improve residential areas by encouraging new residential dwellings while respecting the context of the surrounding streetscape and providing for a variety of housing types.

A minor policy amendment to Map 2 from 'Low Density Residential/Conservation' to the 'Low Density – Multi Dwelling' category is required to accommodate this proposal. The ARP was created prior to the adoption of the MDP in 2009, which encourages modest intensification of inner-city communities, which is in alignment with the proposal. These policies were also created before the H-GO District, which was designed to achieve compatible redevelopment. The application aligns with the general policies of the ARP that encourage compatible infill redevelopment to help stabilize and improve residential areas through diverse housing types. The proposed amendment will allow for development that is consistent with townhouse and rowhouse built form in addition to single detached and semi-detached dwellings.

The proposed ARP amendment meets the basic goals and objectives of the ARP and is in alignment within the MDP. Therefore, the proposed amendment is in alignment with applicable planning policy.

### **Greater Forest Lawn Communities Local Area Planning Project**

Administration is currently working on the [Greater Forest Lawn Communities local area planning project](#) which includes Forest Lawn and surrounding communities. The proposed land use is not in alignment with the applicable urban form category as designated in the draft *Greater Forest Lawn Communities Local Area Plan* (LAP), for the subject parcel. However, the proposed land use plan is alignment with the building scale modifier found in the draft LAP . Planning

applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.

# PROPOSED

CPC2024-0443  
ATTACHMENT 2

## BYLAW NUMBER 41P2024

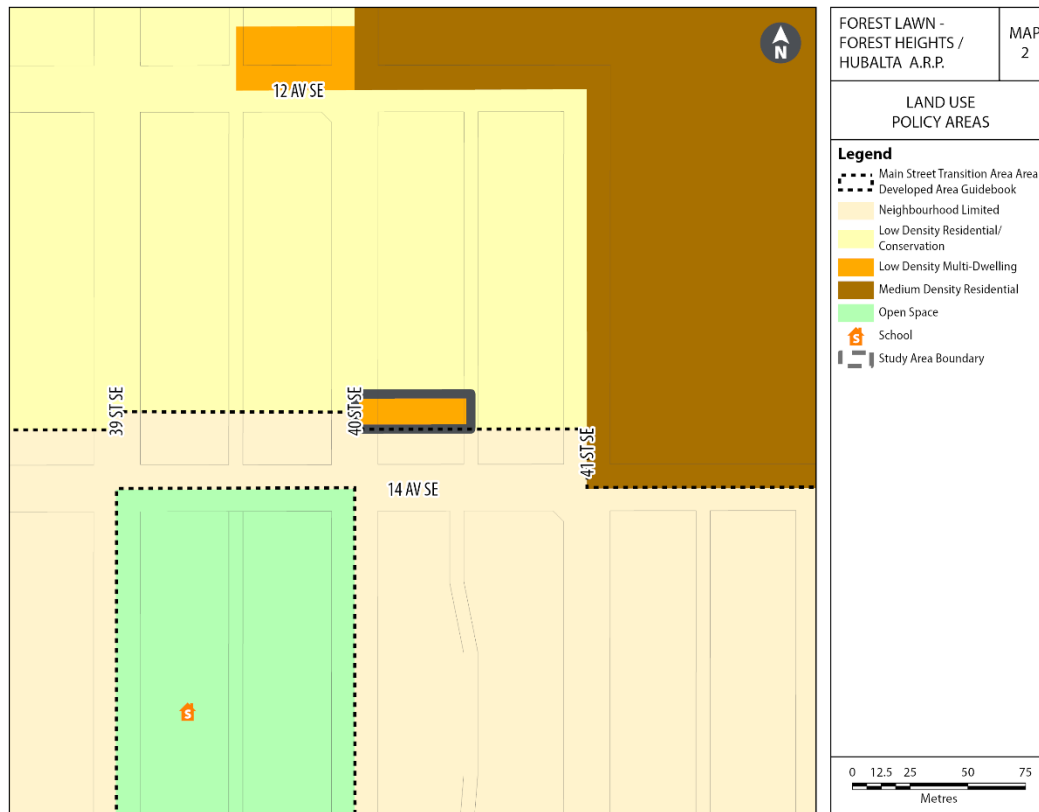
**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE FOREST LAWN-Forest HEIGHTS/HUBALTA  
AREA REDEVELOPMENT PLAN BYLAW 27P94  
(LOC2024-0024/CPC2024-0443)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan Bylaw 27P94, 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 Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan attached to and forming part of Bylaw 27P94, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy Areas' by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1336 – 40 Street SE (Plan 5997HE, Block 20, Lot 9) from 'Low Density Residential/Conservation' to 'Low Density Multi-Dwelling' as generally illustrated in the sketch below:



# PROPOSED

**BYLAW NUMBER 41P2024**

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 \_\_\_\_\_



# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

March 19th, 2023

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.057 hectare site from R-C2 to H-GO to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation.

The subject site, 1336 40 Street SE, is a mid-block lot located in the community of Forest Lawn along 40 Street SE. The lot is currently developed with a single detached dwelling built in 1956. Immediately to the south of the site and on the opposite side of 40 Street are R-CG lots designated for grade oriented developments. Patrick Airlie Elementary School is within 2 mins of walking distance. The site is surrounded in the other directions by single detached dwellings.

The site is approximately 0.057 hectares in size. Lane exists to the east of the site. The site is within 200 meters of community main street (17 Ave SE) where a lot of commercial, social and recreational facilities are located.

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

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

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1336 40 Street SE

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On January 19th, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

We have also contacted community association and councilor's office for comments. Until today, we haven't received any response yet.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We believe those concerns can be properly dealt with at the development permit stage.

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposed developments and restrictions under H-GO.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2024-0443  
ATTACHMENT 5

## BYLAW NUMBER 167D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007 AND BYLAW 21P2024  
(LAND USE AMENDMENT  
LOC2024-0024/CPC2024-0443)**  
\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. Bylaw 21P2024 is hereby amended by deleting Section Map 15E from "Schedule A" of Bylaw 21P2024 and replacing it with the Revised Section Map 15E as shown on Schedule "C" to this 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 \_\_\_\_\_



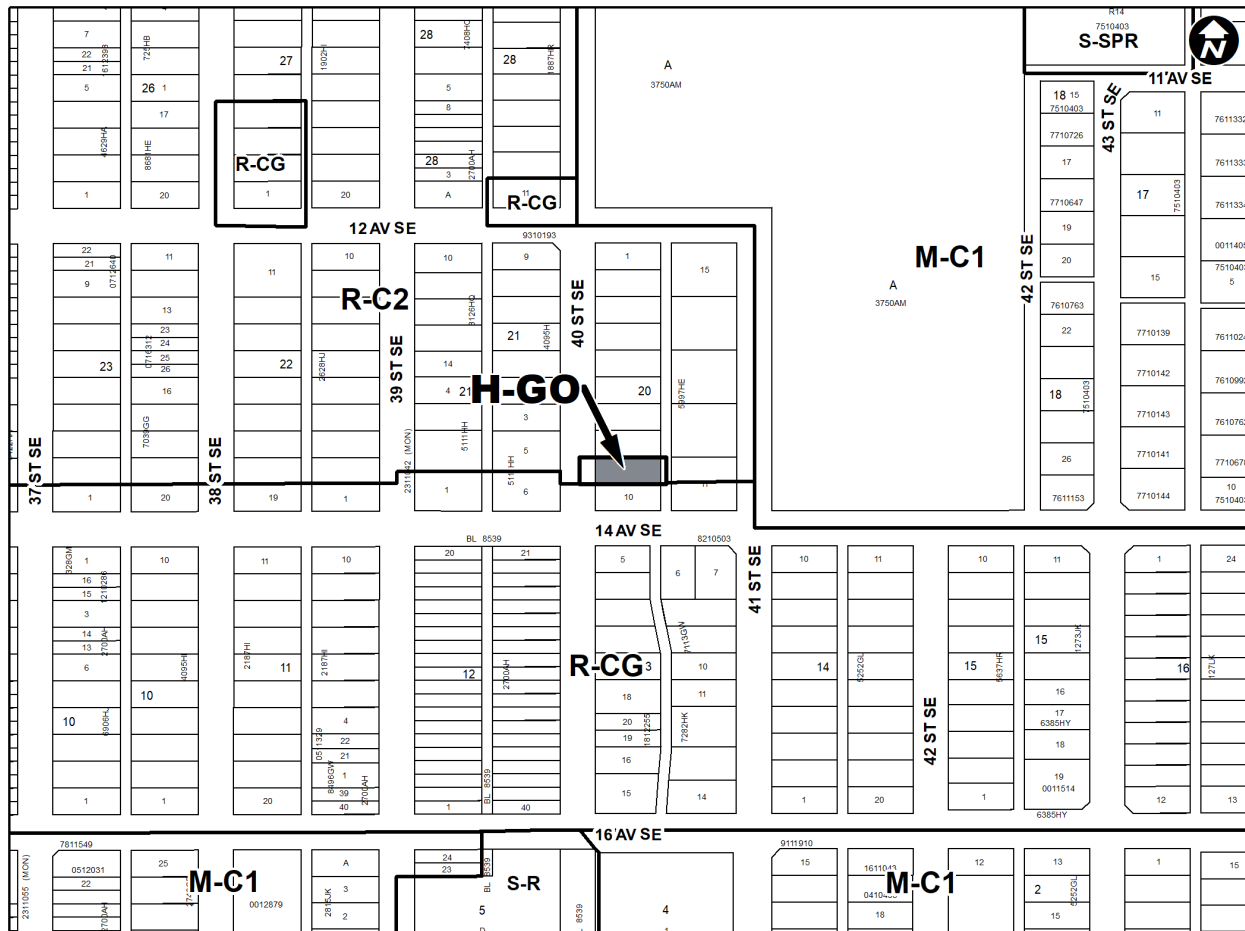
**AMENDMENT LOC2024-0024/CPC2024-0443  
BYLAW NUMBER 167D2024**

## **SCHEDULE A**



**AMENDMENT LOC2024-0024/CPC2024-0443  
BYLAW NUMBER 167D2024**

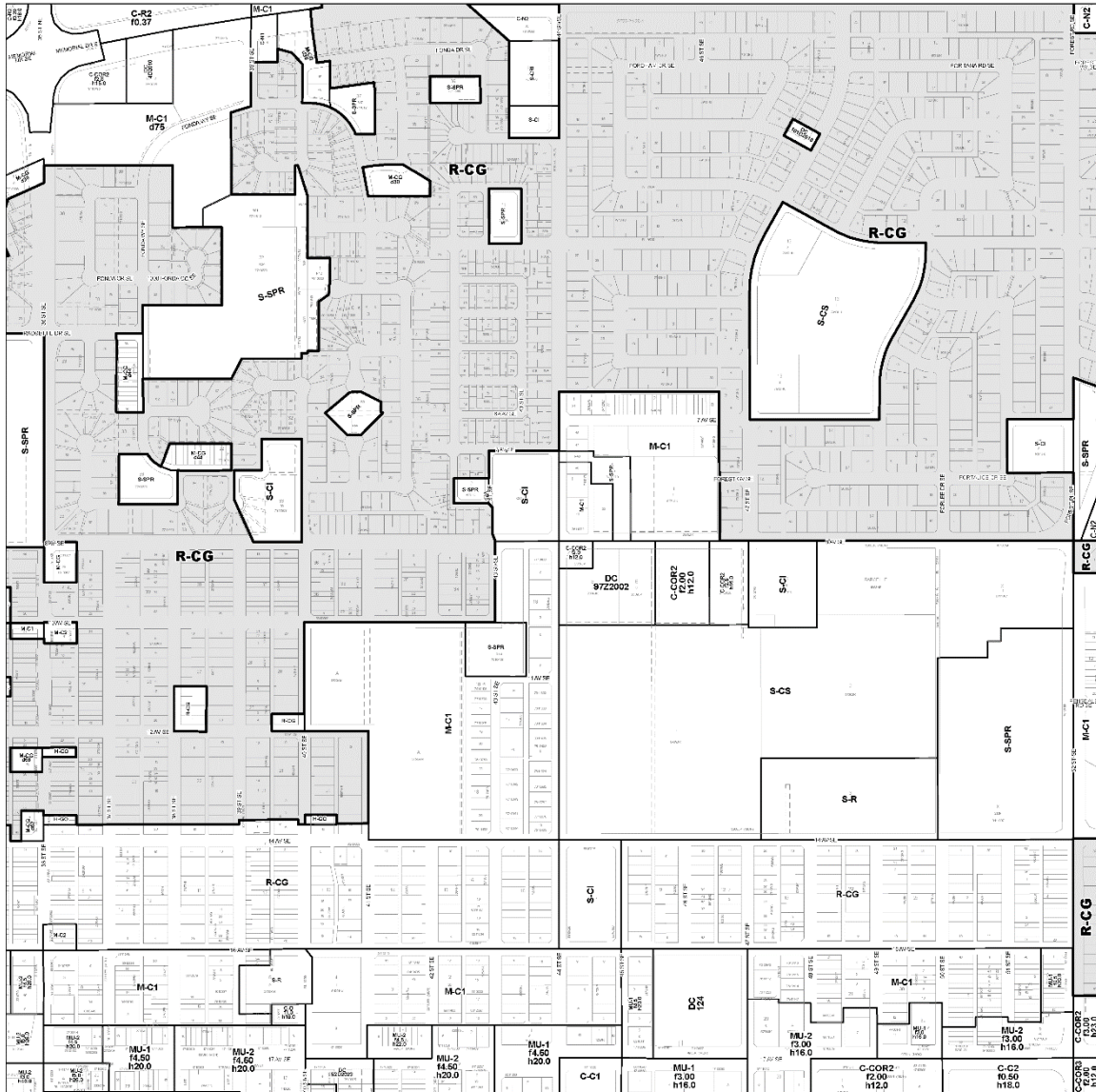
## **SCHEDULE B**



**AMENDMENT LOC2024-0024/CPC2024-0443  
BYLAW NUMBER 167D2024**

**SCHEDULE C**

## Revised Section Map 15E



**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2201 – 46 Street SE,  
LOC2024-0023**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 25:**

That Council:

1. Give three readings to **Proposed Bylaw 43P2024** for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 177D2024** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- An amendment to the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use and policy amendment application in the southeast community of Forest Lawn was submitted by Horizon Land Surveys on behalf of the landowner, Canadian Prosperity

## Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2201 – 46 Street SE, LOC2024-0023

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Group Inc. (Michael Short), on 2024 January 29. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit for a five-unit, grade-oriented building with secondary suites.

The 0.06 hectare (0.15 acre) corner site is located on 46 Street SE, 200 metres (a three-minute walk) south of International Avenue (17 Avenue SE), which is an identified Urban Main Street in the MDP. A MAX Purple station on 17 Avenue SE is also located within a short walking distance of the site.

The proposed policy amendment to the *Forest Lawn-Forest Heights/Hubalta ARP* would change the Land Use Policy Areas Map (Map 2) land use classification from “Neighbourhood Limited” to “Neighbourhood Low Rise”. The proposed H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked in a form and at a scale consistent with low density residential districts.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. Through the Toolkit it was determined that a direct outreach approach would be required. In response, the applicant delivered informational postcards to homes within a 100-metre radius of the subject site and contacted Ward 9 Councillor’s Office. The applicant additionally attempted to connect with the Forest Lawn Community Association but received no response.

The Applicant Outreach Summary can be found in Attachment 4.

#### City-Led Outreach

In keeping with Administration’s practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received at the time of writing this report. No comments from the Forest Lawn Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy amendment application 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.



Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 25

ISC: UNRESTRICTED  
CPC2024-0510  
Page 3 of 3

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2201 – 46 Street SE,  
LOC2024-0023**

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**IMPLICATIONS**

**Social**

The proposed H-GO District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 43P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 177D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is in the southeast community of Forest Lawn, located at the northeast corner of 21 Avenue SE and 46 Street SE. The parcel is approximately 0.06 hectares (0.15 acres) in size and is approximately 16 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development is characterized predominantly by a mix of single and semi-detached dwellings, although redevelopment in the immediate area is transitioning to include rowhouse and townhouse forms. Properties between 19 Avenue SE and 21 Avenue SE are largely designated Residential – Grade-Oriented Infill (R-CG) District. This area is intended to provide a transition from the higher-activity of the 17 Avenue SE Urban Main Street area to the north and areas to the south primarily designated the Residential – Contextual One Dwelling (R-C1) District.

The subject site is within 200 metres (a three-minute walk) south of the 17 Avenue SE Urban Main Street area, as identified in the *Municipal Development Plan* (MDP). The Main Street provides a variety of retail, restaurant and service uses within walking distance of the site as well as a MAX Purple station located approximately 450 metres travel distance north of the site (a seven-minute walk). In addition, the site is less than 200 metres (a three-minute walk) to the southbound stop of Calgary Transit bus route 58 (Erin Woods/44 St SE) and 300 metres (a five-minute walk) to the northbound stop. Nearby schools include Patrick Airlie School, approximately 1,300 metres northeast (a twenty one-minute walk) and Forest Lawn High School, approximately 1,100 metres north (an eighteen-minute walk).

## Community Peak Population Table

As identified below, the community of Forest Lawn reached its peak population in 1982.

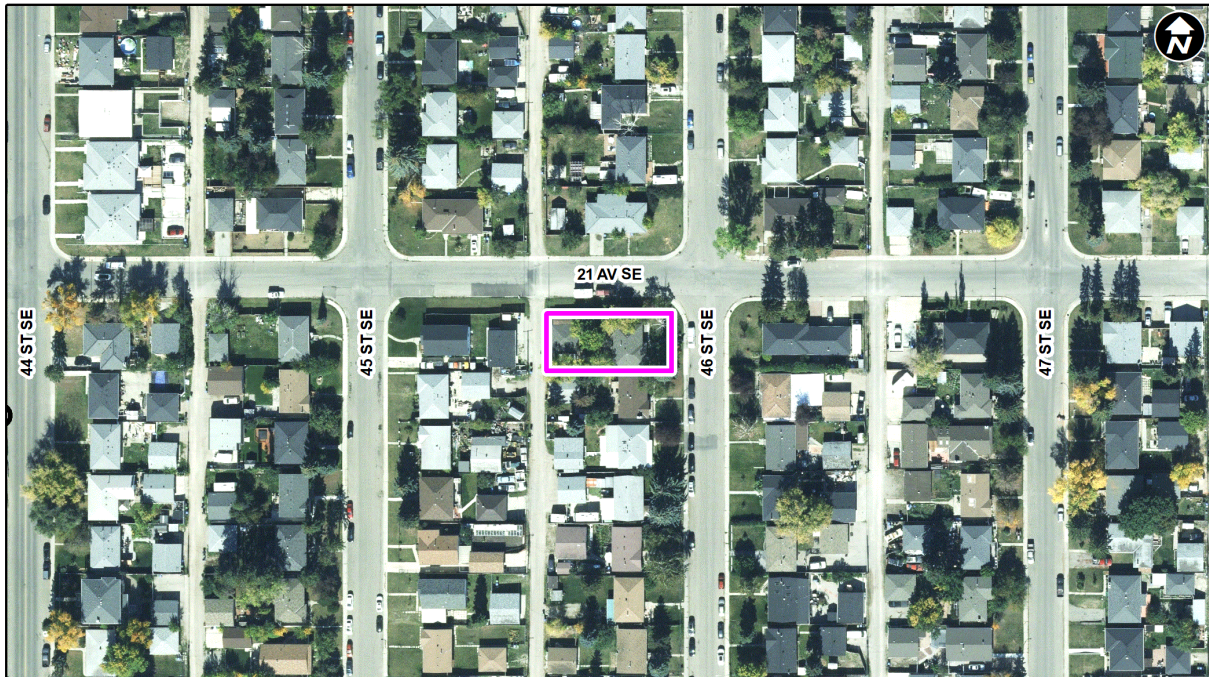
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Secondary suites are permitted in the R-CG District and do not contribute toward the maximum density. Based on the size of the subject parcel, the R-CG District would allow for up to four dwelling units plus secondary suites.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. The district includes rules for overall height, parcel coverage, height chamfers and amenity space that are intended to mitigate massing and shadowing impacts on neighbouring parcels. The proposed H-GO District accommodates grade-oriented development. Dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts. The H-GO District also provides rules for:

- a maximum parcel area to floor area ratio (FAR) of 1.5, or a total building floor area of approximately 924 square metres (9,950 square feet) for the subject site;
- a maximum building height of 12 metres;

- a minimum separation distance of 6.5 metres between a residential building on the front portion of the parcel and a residential building on the rear portion to ensure functional courtyard amenity space; and
- a minimum of 0.5 parking stalls per unit and suite.

Section 1386 (d) of Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. Sites that do not have an approved Local Area Plan (LAP) must be within the Centre City or Inner City and meet one of the location criteria to qualify for the H-GO District.

The subject site is considered appropriate for H-GO as it is located within the Inner City and meets the locational criteria of being within 200 metres of the 17 Avenue SE Urban Main Street area and within 400 metres of an existing BRT station (MAX Purple).

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along both 21 Avenue SE and 46 Street SE;
- mitigating shadowing, overlooking and privacy concerns;
- ensuring appropriate amenity space for residents;
- accommodating appropriate waste storage and pickup; and
- ensuring appropriate provision and design of a range of mobility options including motor vehicle parking, bicycle parking and alternate mobility storage lockers.

### **Transportation**

Pedestrian access to the site is available from the existing sidewalk along 46 Street SE. At the development permit stage, a sidewalk will be required to the parcel's frontage of 21 AV SE. An existing on-street bikeway, along nearby 19 Avenue SE connects riders to the pathway network on the east side of the 52 Street SE. Both 44 Street SE and 47 Street SE are planned to include future bikeways under the Always Available for All Ages and Abilities (5A) Network plan.

The site is located approximately 150 metres from transit stops located on 44 Street SE south of 21 Avenue SE. These stops host Route 58 (Erin Woods / 44 Street SE). Route 58 connects to the Marlborough LRT station. The site is also located approximately 400 metres from Transit stops on 17 Avenue SE and 44 Street SE. These stops host Route 1 (Bowness / Forest Lawn) and MAX Purple (City Centre / East Hills).

Upon redevelopment of the subject parcel, vehicular access will be only permitted to and from the rear lane.

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

### **Environmental Site Considerations**

No environmental concerns were identified.



### **Utilities and Servicing**

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered as part of the development permit application review.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP by promoting efficient use of land and 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 established communities to make more efficient use of existing infrastructure, public amenities, and transit. The proposal is in keeping with relevant MDP policies as the proposed H-GO 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.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy - Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged with the development permit application.

### **Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Statutory – 1995)**

The subject parcel is located within the Neighbourhood Limited area as identified on Map 2: Land Use Policy Areas in the [Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan](#) (ARP). The parcel also is located within the Main Street Transition Area which refers to the [Developed Area Guidebook](#) (Guidebook) for applicable land use policies. In the Guidebook, the Neighbourhood Limited area is intended to accommodate a mix of grade-oriented forms of development that may include single and semi-detached, rowhouses and townhouses up to three storeys in height.

While the proposed land use amendment generally aligns with the residential policies in the ARP, the existing Neighbourhood Limited policy area does not allow for all housing forms associated with the H-GO District, including stacked townhouses. An amendment to Map 2 of the ARP is therefore required to accommodate the proposal. The proposed amendment would change the land use policy area for the subject parcel from Neighbourhood Limited to Neighbourhood Low Rise to allow for the greater range of housing forms possible in the H-GO District.

**Greater Forest Lawn Communities Local Area Planning Project (Draft)**

Administration is currently working on the [Greater Forest Lawn Communities local area planning project](#) which includes Forest Lawn and surrounding communities. The proposed land use is not currently in alignment with the applicable urban form category and building scale modifier found in the draft *Greater Forest Lawn Communities Local Area Plan*. Administration is continuing to refine the draft policies and work toward a final draft expected in Q3 of 2024. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.

# PROPOSED

CPC2024-0510  
ATTACHMENT 2

## BYLAW NUMBER 43P2024

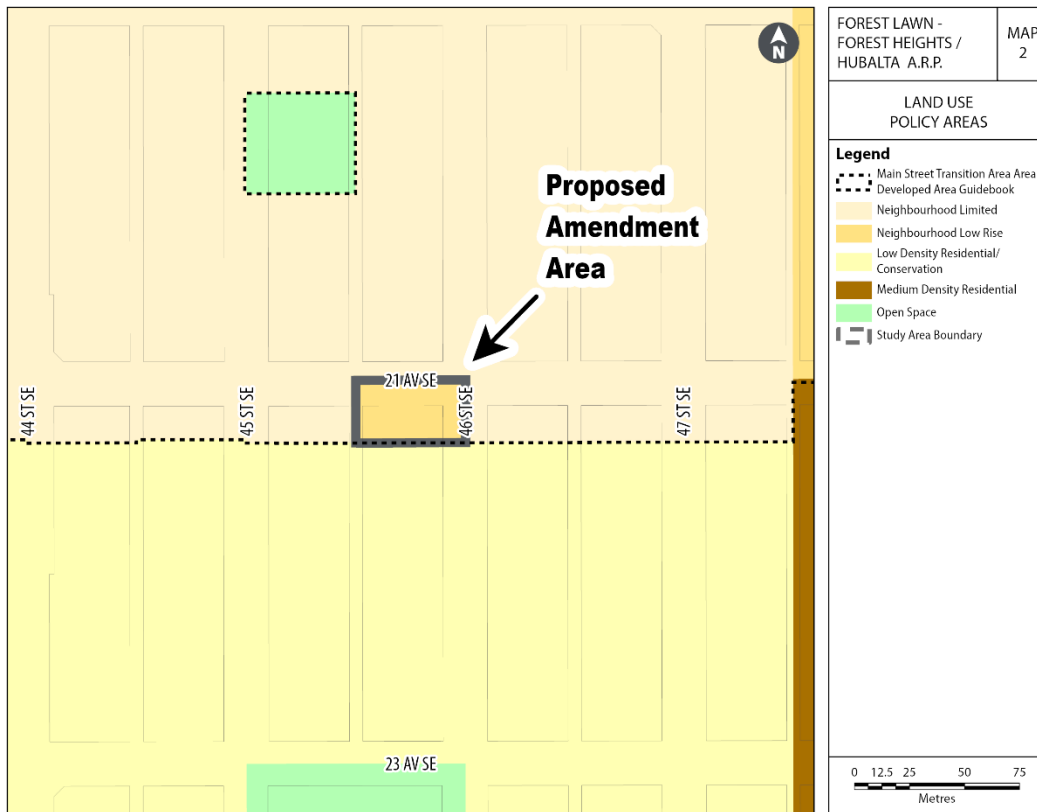
**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE FOREST LAWN-Forest HEIGHTS/HUBALTA  
AREA REDEVELOPMENT PLAN BYLAW 27P94  
(LOC2024-0023/CPC2024-0510)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan Bylaw 27P94, 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 Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan attached to and forming part of Bylaw 27P94, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy Areas' by changing 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2201 – 46 Street SE (Plan 6587HM, Block 8, Lot 20) from 'Neighbourhood Limited' to 'Neighbourhood Low Rise' as generally illustrated in the sketch below:



# PROPOSED

**BYLAW NUMBER 43P2024**

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 \_\_\_\_\_

# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Feb. 8th, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.062 hectare site from R-CG to H-GO to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 11 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation.

The subject site, 2201 46 Street SE, is a corner lot located in the community of Forest Lawn in between 21 Ave SE and 46 Street SE. The lot is currently developed with a single detached dwelling built in 1959. The current lot zoning R-CG would allow a maximum number of 4 units (round down from 4.7). H-GO while also a grade oriented missing middle housing gives us more flexibility in units configuration and would potentially allow 5 units with basement suites. Surrounding houses are mostly under R-CG except the lot immediately to the south side which is R-C1 zoning.

The site is approximately 0.062 hectares in size. Lane exists to the west the site. The site is within 200 meters of community main street (17 Ave SE) where a lot of commercial, social and recreational facilities are located.

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





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

With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

**Project name:** 2201 46 Street SE

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On January 22nd, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

We have also contacted community association and councilor's office for comments. Until today, we haven't received any response yet.

### Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

Immediate neighbour, local residents, community association and ward councillor office

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The main concerns we heard from local residents are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

We believe those concerns can be properly dealt with at the development permit stage.

### How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposed developments and restrictions under H-GO.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2024-0510  
ATTACHMENT 5

## BYLAW NUMBER 177D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0023/CPC2024-0510)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 LOC2024-0023/CPC2024-0510  
BYLAW NUMBER 177D2024

## SCHEDULE A

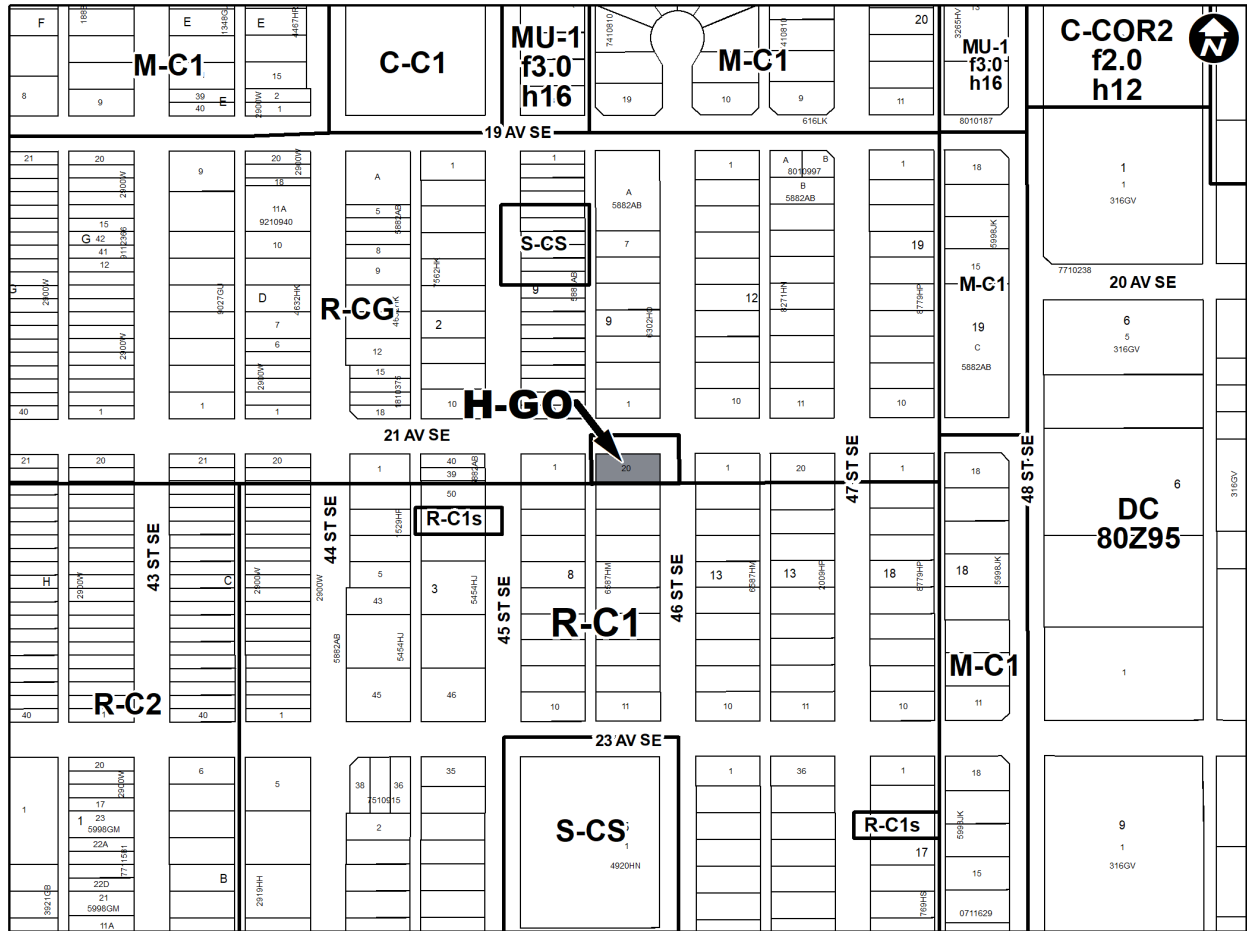




# PROPOSED

AMENDMENT LOC2024-0023/CPC2024-0510  
BYLAW NUMBER 177D2024

## SCHEDULE B



**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2401 – 47 Street SE,  
LOC2023-0272**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2401 – 47 Street SE (Plan 7273HN, Block 14, Lot 36) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council:

1. Give three readings to **Proposed Bylaw 37P2024** for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 157D2024** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2401 – 47 Street SE (Plan 7273HN, Block 14, Lot 36) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses in addition to the building types already listed in the current district (e.g. single-detached and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of an existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use and policy amendment application in the southeast community of Forest Lawn was submitted by Tricor Design Group on behalf of the landowner, Hind Salem, on 2023 September 14. No development permit has been submitted at this time; however, as noted in

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2401 – 47 Street SE,  
LOC2023-0272**

---

the Applicant Submission (Attachment 3), their intent is to apply for a development permit for a rowhouse development that may include secondary suites and a detached garage.

The 0.06 hectare (0.15 acre) corner lot is located on the southwest corner of 23 Avenue SE and 47 Street SE, approximately 500 metres (an eight-minute walk) south of International Avenue (17 Avenue SE). The proposed policy amendment to the ARP would change the Land Use Policy Areas Map (Map 2) land use classification from “Low Density Residential/Conservation” to “Low Density Multi-Dwelling”. The proposed R-CG District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached in a form and scale that is consistent with low density residential districts.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant hand-delivered letters detailing the intent for redesignation to neighbours located along 46 Street SE and 47 Street SE and emailed the Forest Lawn Community Association. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration’s practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition citing concerns including density, amount of parking, traffic impacts and privacy considerations.

No comments from the Forest Lawn Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate based on introduction of contextually sensitive and appropriate density in alignment with relevant policy and in proximity to amenities and transit. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11

ISC: UNRESTRICTED  
CPC2024-0410  
Page 3 of 3

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2401 – 47 Street SE,  
LOC2023-0272**

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## IMPLICATIONS

### Social

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

### Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this site with applicable strategies will be explored and encouraged at the subsequent development approval stages.

### Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services while providing more housing choices in the community.

### Service and Financial Implications

No anticipated financial impact.

## RISK

There are no known risks associated with this proposal.

## ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 37P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 157D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Forest Lawn at 2401 – 47 Street SE. The site is approximately 600 metres (a 10-minute walk) south of the Urban Main Street – International Avenue (17 Avenue SE). The parcel is approximately 0.06 hectares (0.15 acres) in size and approximately 17 metres wide by 37 metres deep. The corner parcel is currently developed with a single detached dwelling and detached garage with rear lane access.

Surrounding development is characterized primarily by single detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District with parcels located one block north of the site designated as Residential – Grade-Oriented Infill (R-CG) District that were redesignated in association with the 17 Avenue SE Main Street area. Parcels east of the site are designated as Multi-Residential – Contextual Low Profile (M-C1) District and extend from 19 Avenue SE to 26 Avenue SE. Further east, parcels within the Forest Lawn Industrial Park are designated as Direct Control (DC) and Commercial – Corridor 1 and 2 (C-COR1 and C-COR2) Districts. Greenspace is in close proximity to the site with parcels designated as Special Purpose – Community Service (S-CS) District located directly west and south of the site.

The site is ideally located near parks, transit and commercial. A park and playground is located 130 metres (a two-minute walk) west and Forest Lawn Park is 270 metres (a five-minute walk) south of the site. The Valley View School, Ian Bazalgette School and Holy Cross Elementary Junior High School are approximately 1200 metres (a 15-minute walk) southwest of the site. There are commercial businesses available along 17 Avenue SE and within the Forest Lawn Industrial Park, which are both located approximately 600 metres (a 10-minute walk) north of the site.

## Community Peak Population Table

As identified below, the community of Forest Lawn reached its peak population in 1982.

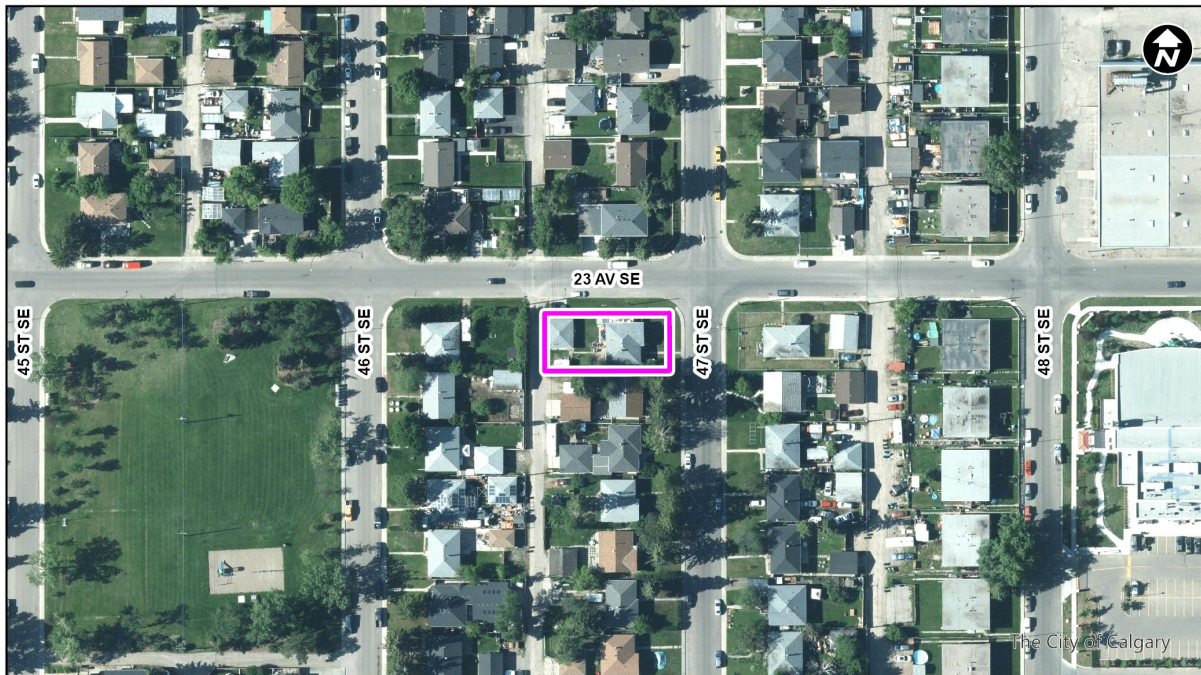
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	- 1,274
Difference in Population (Percent)	- 14%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single-detached dwellings, which may include secondary suites, in the developed area. The R-C1 District allows for a maximum building height of 10 metres and maximum of one main residential building on the parcel.

The proposed R-CG District allows for a range of low-density housing forms such as single-detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

### Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the site, additional items that will be considered through the development permit process include, but are not limited to:



- ensuring an engaging interface along 23 Avenue SE and 47 Street SE;
- mitigating shadowing and privacy concerns with neighbouring parcels; and
- accommodating appropriate waste management and storage.

### **Transportation**

Pedestrian and vehicular access to the site is available via 23 Avenue SE and 47 Street SE where on-street parking adjacent to the site is unrestricted.

The site is within 350 metres (a six-minute walk) from on-street bikeways on 19 Avenue SE and 20 Avenue SE, which are part of the Always Available for All Ages and Abilities (5A) Network.

The site is located in close proximity to various transit stops providing regular service. Route 1 (Bowness/Forest Lawn), Route 87 (Applewood/17 Av SE), Route 440 (Chateau Estates/Franklin Station), Route 58 (Erin Woods/44 St SE) and Route 155 (West Dover/Forest Lawn) offer service along 17 Avenue SE.

Bus Rapid Transit (BRT) Stations for the MAX Purple Route 307 (east and west bound) are available along 17 Avenue SE at 44 Street SE approximately 750 metres (a 13-minute walk) away.

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed at the development permit review stage.

## **Legislation and Policy**

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

Administration's recommendation aligns 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.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

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

The subject parcel is located within the Developed Residential – 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 established communities to make more efficient use of existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

### **Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP) (Statutory – 1995)**

The subject site is within the [Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan](#) (ARP) where Map 2: Land Use Policy Areas identifies the site as the Low Density Residential/Conservation category. The low-density conservation policy is intended for “R-1, R-2 and DC (with residential guidelines)” with the intention of maintaining neighbourhood character and quality while permitting compatible redevelopment.

The ARP was created prior to the adoption of the MDP in 2009, which encourages modest intensification of inner-city communities, which is in alignment with the proposal. These policies were also created before the R-CG District, which was designed to achieve contextually sensitive redevelopment. The application aligns with the general policies of the ARP that encourage compatible infill redevelopment to help stabilize and improve residential areas through diverse housing types. The proposed amendment will allow for development that is consistent with the rowhouse built-form in addition to single detached and semi-detached dwellings.

### **Greater Forest Lawn Communities Local Area Planning Project**

Administration is currently working on the [Greater Forest Lawn Communities local area planning project](#) which includes Forest Lawn and surrounding communities. The proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft Greater Forest Lawn Communities Local Area Plan. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.

# PROPOSED

CPC2024-0410  
ATTACHMENT 2

## BYLAW NUMBER 37P2024

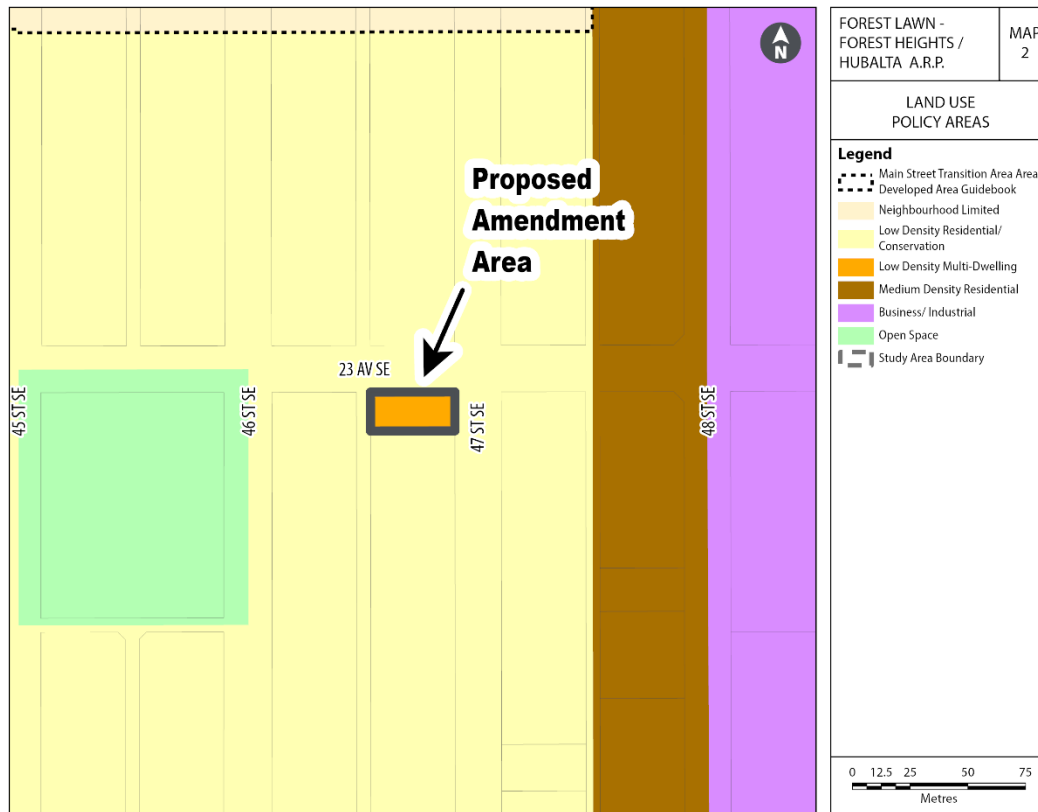
**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE FOREST LAWN-FOREST HEIGHTS/HUBALTA  
AREA REDEVELOPMENT PLAN BYLAW 27P94  
(LOC2023-0272/CPC2024-0410)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan Bylaw 27P94, 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 Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan attached to and forming part of Bylaw 27P94, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy Areas' by changing 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2401 – 47 Street SE (Plan 7273HN, Block 14, Lot 36) from 'Low Density Residential/Conservation' to 'Low Density Multi-Dwelling' as generally illustrated in the sketch below:





# PROPOSED

**BYLAW NUMBER 37P2024**

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 \_\_\_\_\_

# Applicant Submission

Company Name (if applicable):

Tricor Design Group Inc.

LOC Number (office use only):

Applicant's Name:

Ahmed Gouda

Date:

Mar. 14, 2024

2401 47th ST SE

On behalf of the landowner, please accept this application to redesignate the subject land from current R-C1 to R-CG to allow Row-Houses development (4 units +/- as allowed in Bylaws) with Detached Garages. The Row-Houses might include Secondary Suites (subject to Design requirements at DP stage). The maximum height will stay at the same 10 meters.

The current site has old bungalow with detached garage and open gravel driveway. The Site is a corner lot and suitable for this Rezoning.

We completed the "Community Outreach Assessment" and the project impact score is "1A". Furthermore, we approached the Community Association for their engagement. We still waiting their feedback.

**Policy Alignment:**

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG only represents a small increase of density and a better use of the current corner land. We believe it is a good proposal for the city.

# Applicant Outreach Summary

2023 February 28



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

---

### Project name:

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Emailed community association with intent for re-zoning, and hand delivered letters to neighbors of 2401 47th Street SE

No response received to date.

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

Letter delivered to:

2407,2411,2415,2419 47th Street SE  
2402,2408,2412,2416 47th Street SE - Across the Street  
2402,2408,2412,2416 46th Street SE - Neighbors in the Lane  
2239 46th Street SE - Directly across the Street on Corner from 2401

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

No response received to date.

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

No feedback provided as of yet

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

N/A

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# PROPOSED

CPC2024-0410  
ATTACHMENT 5

## BYLAW NUMBER 157D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0272/CPC2024-0410)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 LOC2023-0272/CPC2024-0410  
BYLAW NUMBER 157D2024

## SCHEDULE A



# PROPOSED

AMENDMENT LOC2023-0272/CPC2024-0410  
BYLAW NUMBER 157D2024

## SCHEDULE B



**Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 3300 – 88 Street SE  
LOC2024-0003**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Refuse the proposed bylaw for the redesignation of 1.22 hectares  $\pm$  (3.01 acres  $\pm$ ) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council refuse **Proposed Bylaw 171D2024** for the redesignation of 1.22 hectares  $\pm$  (3.01 acres  $\pm$ ) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 April 11:

“Councillor Dhaliwal declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-0452.

Councillor Dhaliwal left the Council Chamber at 2:35 p.m. and returned at 3:46 p.m. after the vote was declared.

...

**Moved by Councillor Carra**

That with respect to Report CPC2024-0452, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.22 hectares  $\pm$  (3.01 acres  $\pm$ ) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

For: (2)	Councillor Carra, and Commissioner Campbell-Walters
Against:	A/Director Goldstein, Director Mahler, Commissioner Pollen, and
(4)	Commissioner Small

**Land Use Amendment in Sub-Area 9P (Residual Ward 9) at 3300 – 88 Street SE  
LOC2024-0003**

**MOTION DEFEATED**

...

**Moved by** Commissioner Small

That with respect to Report CPC2024-0452, the following be approved:

That Calgary Planning Commission recommend that Council refuse the proposed bylaw for the redesignation of 1.22 hectares  $\pm$  (3.01 acres  $\pm$ ) at 3300 – 88 Street SE (Plan 0613934, Block 30, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to reduce the minimum parcel size requirement, with guidelines (Attachment 2).

For: (5)	A/Director Goldstein, Director Mahler, Commissioner Pollen, Commissioner Small, and Commissioner Campbell-Walters
Against: (1)	Councillor Carra

**MOTION CARRIED”**

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a future subdivision of the site into separate parcels to accommodate an additional single detached dwelling.
- Administration is recommending refusal of this application because the proposal is deemed premature in the absence of an Area Structure Plan and is not in keeping with the provisions of the *Municipal Development Plan* (MDP) with respect to the protection of Greenfield Areas.
- What does this mean to Calgarians? The proposed Direct Control (DC) District would exacerbate ownership fragmentation and hinder efforts to protect land for future urban development in an area lacking an Area Structure Plan.
- Why does this matter? Fragmented ownership in this area could lead to challenges in creating an Area Structure Plan and introducing connected urban forms of development.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application in the southeast community of Residual Sub-Area 9P (Ward 9) was submitted by B&A Studios on behalf of the landowners, Lovpreet Singh Sehrai and Varinder Kaur Sehrai, on 2024 January 3. As per the Applicant's Submission (Attachment 3), the proposal is to amend the existing Direct Control (DC) District (Bylaw 19D2008) to accommodate the subdivision of the subject parcel by reducing the minimum parcel size requirement from the current 0.8 hectares to 0.6 hectares, while retaining the base Special Purpose – Future Urban Development (S-FUD) District. This will allow for the development of an

**Land Use Amendment in Sub-Area 9P (Residual Ward 9) at 3300 – 88 Street SE  
LOC2024-0003**

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additional single detached dwelling on the site. No development permit has been submitted for the subject site.

The approximately 1.22 hectare (3.01 acre) site is a large single parcel with access off 34 Avenue SE. The site is located east of Stoney Trail SE and north of Peigan Trail SE. The proposed DC District would allow for the development of a single detached dwelling, following subdivision of the parcel.

Administration is recommending refusal of the proposed redesignation. It is deemed premature in the absence of an Area Structure Plan and is not in keeping with the provisions of the MDP with respect to the protection of Greenfield Areas. The MDP encourages the protection of these Greenfield Areas for future urban development by restricting premature subdivision and

development on parcels. Creating smaller parcels results in fragmented ownership, with parcels that are difficult to develop in a comprehensive and connected manner.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant noted that one additional single detached dwelling would not impact adjacent residents and decided not to conduct any community outreach. Please refer to Attachment 4 for the rationale as to why outreach was not conducted.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received no responses from the public and there is currently no community association for the area. Additionally, there was no response received from Rocky View County.

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



**Land Use Amendment in Sub-Area 9P (Residual Ward 9) at 3300 – 88 Street SE  
LOC2024-0003**

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**IMPLICATIONS**

**Social**

The proposed DC District would further fragment the area potentially affecting efforts to establish a comprehensive Area Structure Plan for the area and may be detrimental to achieving the highest and best use for the area.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

**Economic**

The proposed land use would not provide for a more efficient use of land.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

The proposed redesignation would increase fragmentation of the land in this area, making future development planning more challenging. This could pose a financial risk to The City as provision of both interim and long-term infrastructure could also require more costly and less efficient servicing.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 171D2024**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is a corner parcel located in Residual Ward 9 – Sub Area 9P, at the northeast intersection of 88 Street SE and 34 Avenue SE. The approximately 1.22 hectare (3.01 acre) site is about 116 metres wide by 104 metres deep. The parcel is currently developed with a single detached dwelling and an accessory residential building (detached garage).

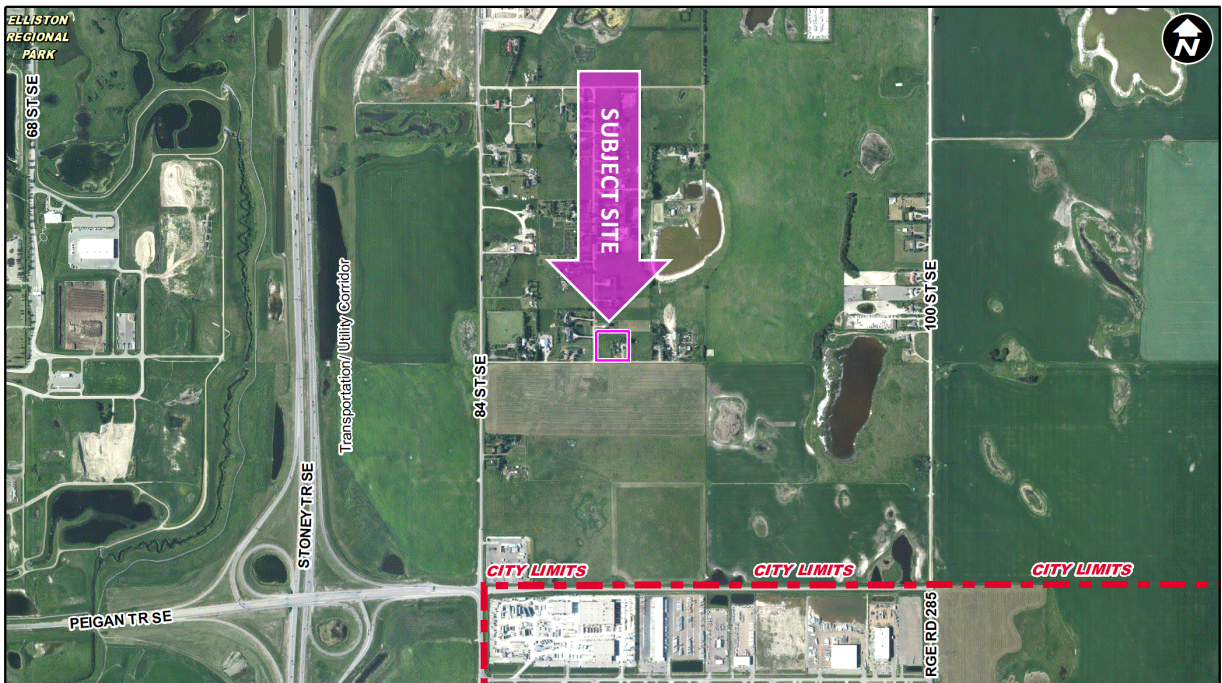
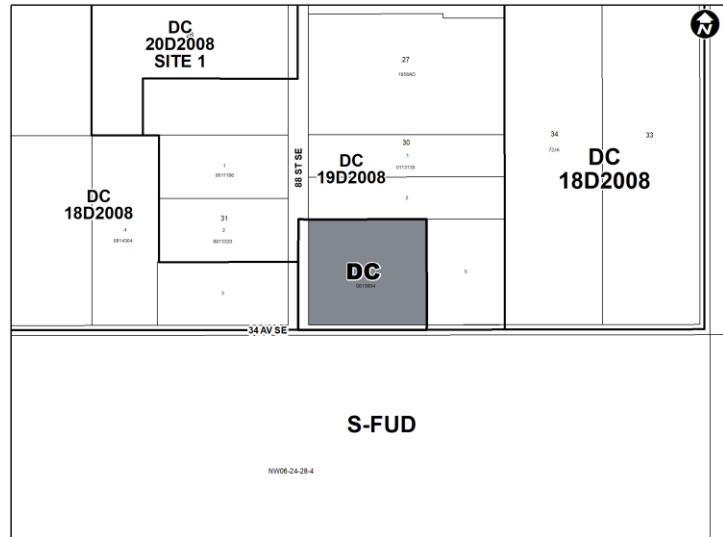
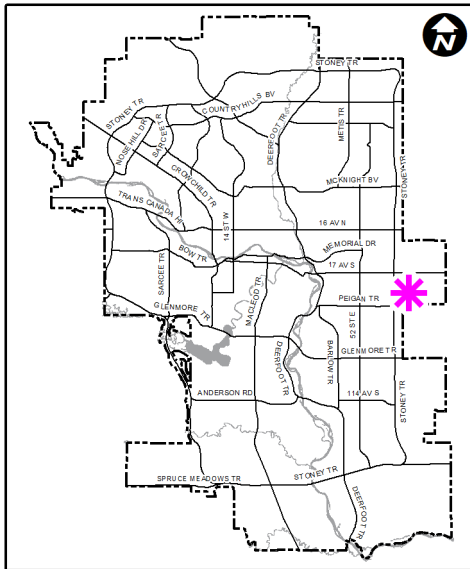
The surrounding development is characterized by a mix of unserviced residential developments, large vacant land parcels and agricultural uses designated as Direct Control (DC) District (Bylaw [18D2008](#), [19D2008](#) and [20D2008](#)) and Special Purpose – Future Urban Development (S-FUD) District. The site is approximately 1.9 kilometres east of Stoney Trail SE and 1.2 kilometres north of Peigan Trail SE.

The subject parcel was amongst the areas of land annexed by the City of Calgary in August 2007 (Provincial Government Order 333/2007) which resulted in the annexation of areas west, north, and east of the City from Rocky View County. In November 2007, administration proceeded with a comprehensive redesignation of these lands. Since there was no comparable district in Land Use Bylaw 1P2007, the subject parcel was redesignated to a DC District (Bylaw 19D2008) based on the S-FUD District. This DC District brought the parcel under the authority of Land Use Bylaw 1P2007. The minimum parcel size requirement of 0.8 hectares (2.0 acres) was carried over from the Residential – One (R-1) District under the previous Rocky View County designation.

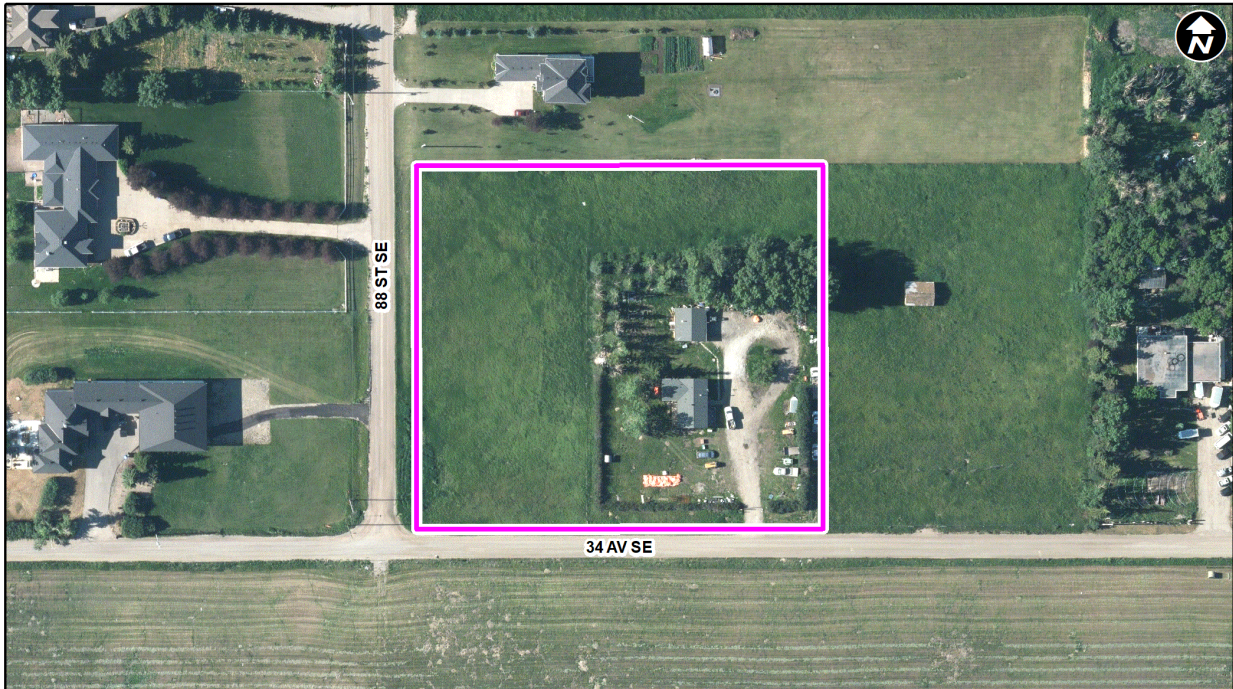
## Community Peak Population Table

A peak population table is unavailable for the subject site as it is in a Developing Residential (Future Greenfield) Area.

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Direct Control ([Bylaw 19D2008](#)) District is based on the Special Purpose – Future Urban Development (S-FUD) District which is intended to provide for unserviced residential on parcels that are 0.8 hectares or larger. The permitted and discretionary uses of the S-FUD District of 1P2007 apply to this DC District. The DC District allows for a maximum of one dwelling unit on a parcel.

The proposed DC District retains the base S-FUD District and is intended to allow for the parcel to be subdivided into two parcels to accommodate an additional single detached dwelling on the site. The proposal aims to accommodate the subdivision of the subject parcel by reducing the minimum parcel size requirement from the current 0.8 hectares to 0.6 hectares. The 1.22 hectare parcel is not large enough to accommodate the subdivision hence the need for a new DC District to reduce the minimum parcel size requirement.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to unique characteristics. The following justifies the use of a DC District:

- subdivision of the parcel beyond the minimums prescribed in the DC District would be beyond the scope of relaxation granted to the Subdivision Authority; and

- there are no stock districts that provide for parcels that are 0.6 hectares.

Additionally, the proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the proposed DC District. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated by this DC District can also be relaxed in the same way that they would be in a standard district.

The proposed land use redesignation is not supported by Administration. In the absence of an Area Structure Plan (ASP), the proposed redesignation by the applicant represents a premature subdivision and subsequent development on the subject parcel. This contradicts MDP policies on the protection of Greenfield Areas by exacerbating ownership fragmentation in the area.

Further ownership fragmentation in the area could negatively impact the establishment of a future ASP. Parcels will be challenging to develop cohesively, leading to inefficient land use patterns with under utilized spaces or gaps between developments. Future infrastructure planning could also be more complex and costly.

### **Development and Site Design**

Should Administration's recommendation be overturned by Council, the rules of the proposed DC District would provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the subdivision and development permit review process include, but are not limited to:

- the layout and configuration of the dwelling unit and parcel;
- site access and provision of parking; and
- servicing provisions for the future lots.

### **Transportation**

Access to the site is available by vehicle from 34 Avenue SE. 34 Avenue SE does not have pedestrian sidewalks or pathways to support alternative modes of transportation. There is no transit service near the site and no street parking available adjacent to the site.

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

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

A sanitary sewer main is available along 84 Street SE and a 500 metre sanitary extension would be required to service the subject site. Water and storm servicing are unavailable. A Stormwater Management Report (SWMR) would also be required. Generally, subdivision applications without servicing are not supported. Should Administration's recommendation be overturned by Council, details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit review stage.



## Legislation and Policy

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

Administration's recommendation aligns 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. Section 5 of the SSRP Implementation Plan promotes the efficient use of land through the use of a number of principles. These principles are founded on the understanding that land is finite and non-renewable, emphasizing the importance of avoiding wastefulness. Specifically, Principle 3 suggests that new development on previously undeveloped lands is minimized. Additionally, Principle 4 advocates for development that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure. The proposed redesignation does not align with these principles as it is located in an unserviced area and will lead to the development of a single detached dwelling on the proposed 0.6 hectare parcel, which would not represent the efficient use of the land.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment does not align with the principles of the GP, which promote efficient use of land and regional infrastructure to establish strong, sustainable communities.

### **Rocky View/Calgary Intermunicipal Development Plan (Statutory – 2012)**

The [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) encourages that in the absence of an Area Structure Plan, redesignation applications should be evaluated based on MDP policies and with respect to the impacts on nearby existing and planned uses.

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

The City-wide Growth Strategy outlined in the City of Calgary [Municipal Development Plan](#) (MDP), under the Strategic Decisions on Where we Grow section, aims to maintain Calgary's long term growth capacity by ensuring that growth and change decisions facilitate a land supply that aligns with the direction, goals, policies and key directions of the GP, SSRP, MDP and [Calgary Transportation Plan](#). As mentioned above, the proposal does not align with the direction of the SSRP.

Additionally, the MDP identifies this site as part of the Developing Residential (Future Greenfield) area as per Map 1: Urban Structure. The applicable MDP policy encourages the protection of Greenfield Areas for future urban development by restricting premature subdivision and development on parcels. The Developing Residential (Future Greenfield) policy area also encourages the allowance of a limited range of uses that will not compromise the developability of the land for future urban purposes. The proposal does not comply with the relevant MDP policies as the proposed DC District seeks to allow for a premature subdivision in the absence of an Area Structure Plan. The proposed DC District may compromise the developability of the land for future urban purposes.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

# PROPOSED

CPC2024-0452  
ATTACHMENT 2

## BYLAW NUMBER 171D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0003/CPC2024-0452)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 \_\_\_\_\_

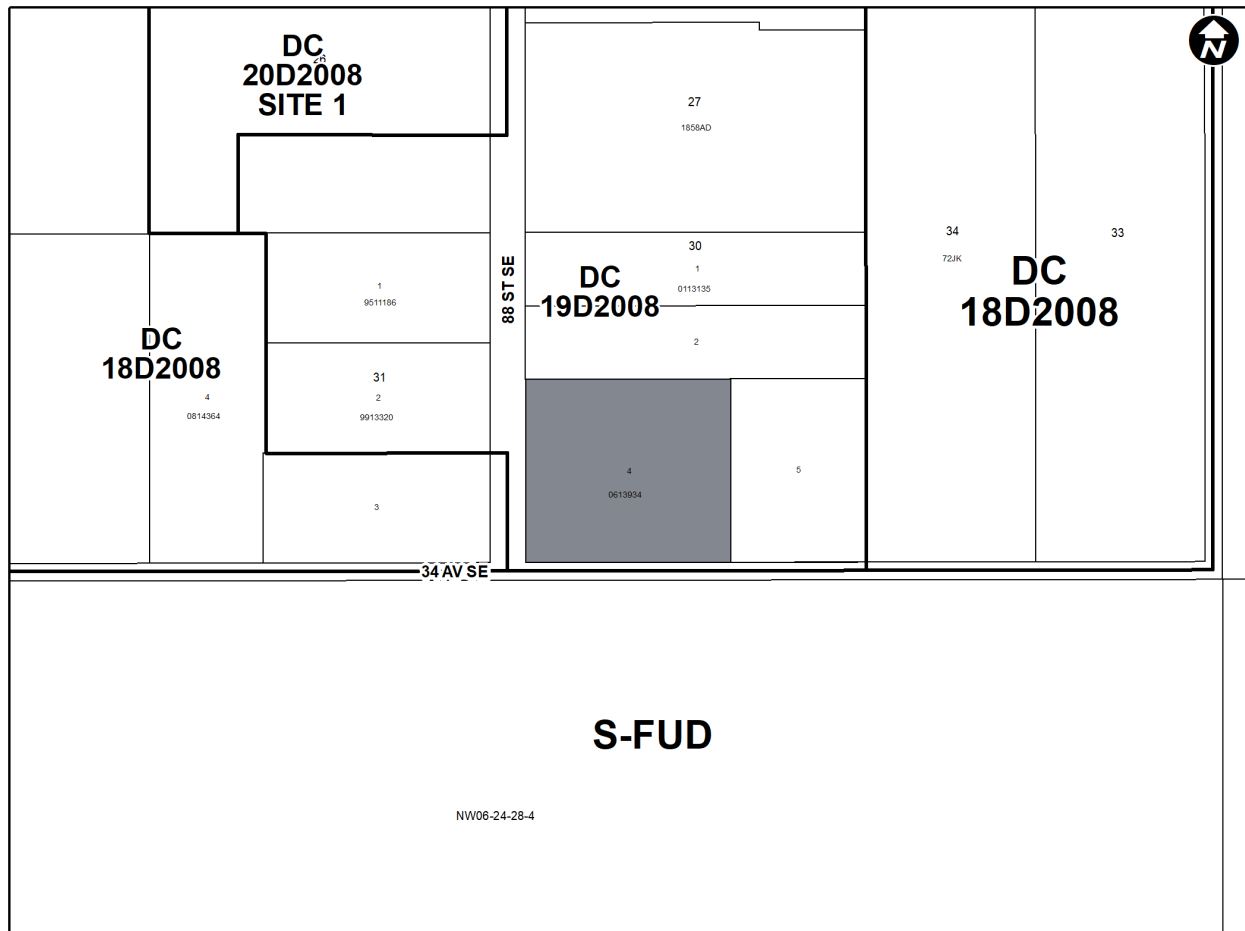
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CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2024-0003/CPC2024-0452  
BYLAW NUMBER 171D2024

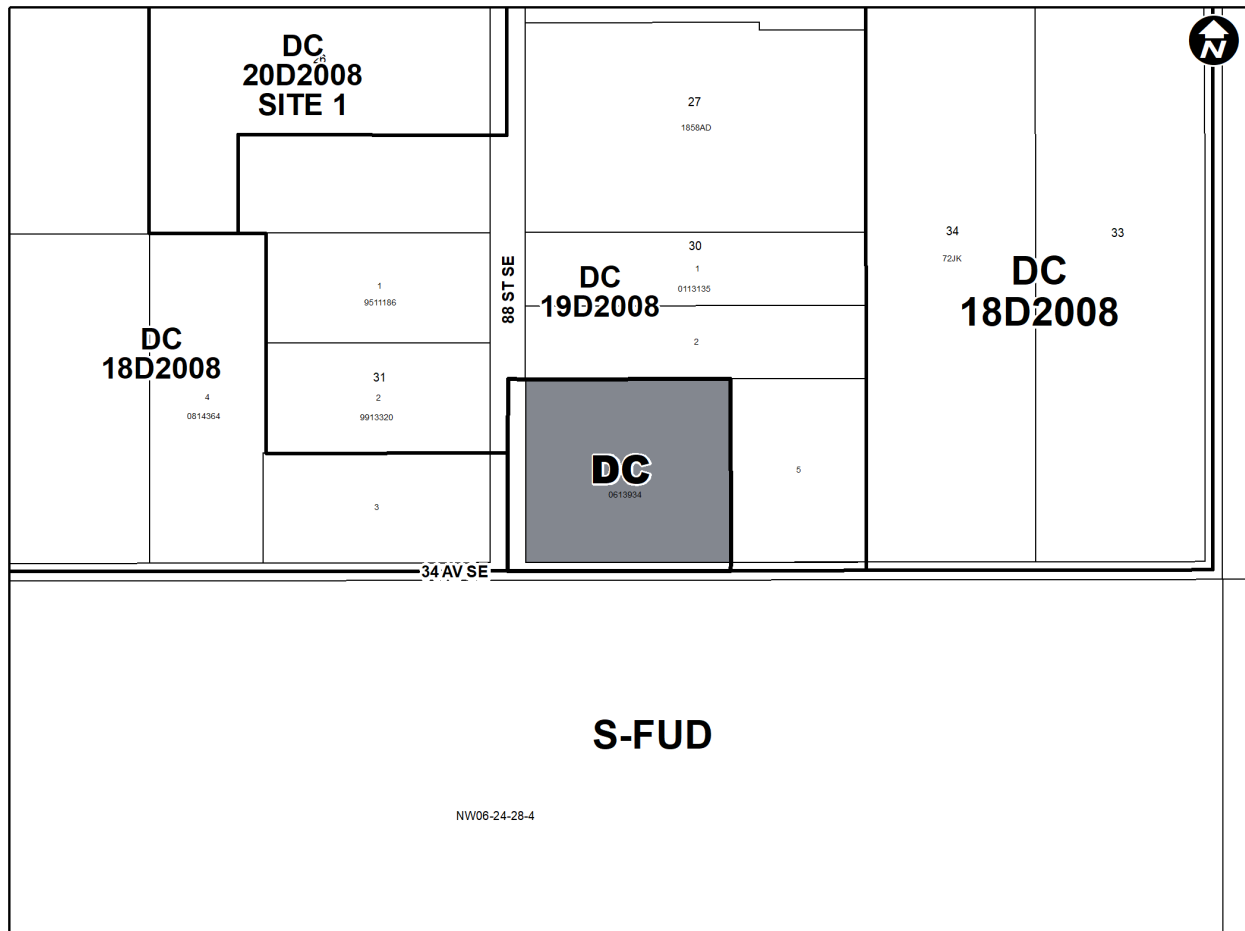
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2024-0003/CPC2024-0452  
BYLAW NUMBER 171D2024

## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District is intended to provide for unserved residential uses on parcels that are 0.6 hectares or larger.

#### 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 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.

# PROPOSED

AMENDMENT LOC2024-0003/CPC2024-0452  
BYLAW NUMBER 171D2024

## 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.

## 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.

## Parcel Area

- 7 The minimum area of a ***parcel*** is 0.6 hectares.

## Relaxations

- 8 The ***Development Authority*** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.



# Applicant Submission

December 21, 2023

B&A Studios has been retained by the landowner, Lovdeep Sehrai, to make an application for a land use amendment for approximately 1.22 hectares of land in the southeast residual subarea 09P. The subject site is located on the corner of 88 Street SE and 34 Avenue SE and is currently developed with a single detached dwelling and accessory residential building.



The site is currently designated as a Direct Control (DC) District (19D2008) which is based on the Special Purpose – Future Urban Development (S-FUD) District and is intended to provide for unserviced residential on parcels that are 0.8 hectares or larger.

The proposed Direct Control (DC) District will retain the base S-FUD District but will allow for a slightly smaller parcel size which will allow for the parcel to be subdivided and the development of one additional single detached dwelling. A DC District is the appropriate land use and could not be achieved through the use of a standard land use district in the bylaw. The proposed DC District will ensure the lands are protected for future urban development while allowing for a smaller parcel size than the base district allows for.

An Area Structure Plan (ASP) is not currently in place; however, the proposed land use is aligned with overarching policies in the Calgary Municipal Development Plan, the New Community Design Guidebook and the East Regional Context Study. As noted in the East Regional Context Study, land use amendments prior to an ASP approval will be considered premature; however, exceptions to that can be made by Council for essential public services or uses that will not compromise future urban growth. The timing of a future ASP is currently unknown and likely in the far future. One additional single detached dwelling on a 1.22 hectare site will not compromise future urban growth nor the character of the existing country residential neighbourhood.

# Applicant Outreach Summary

2024 February 28



Community Outreach on Planning & Development  
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

3300 88 ST SE

Did you conduct community outreach on your application?

☐ YES

or

☒ NO

If no, please provide your rationale for why you did not conduct outreach.

This application is to enable the development of one additional single detached dwelling on a large 1.2 hectare site and will not impact any adjacent residents.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

N/A

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

N/A

calgary.ca/planningoutreach



**Community Outreach for Planning & Development  
Applicant-led Outreach Summary**

**What did you hear?**

Provide a summary of main issues and ideas that were raised by participants in your outreach.

N/A

**How did input influence decisions?**

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

N/A

**How did you close the loop ?**

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

N/A

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

**Land Use Amendment in Mayland (Ward 10) at multiple addresses, LOC2023-0307**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 7.57 hectares  $\pm$  (18.71 acres  $\pm$ ) located at 1790 – 3 Avenue SE, 215 and 315 – 16 Street SE (Plan 7811505, Block 3, Lots 1, 2, and 3) from Industrial – Business f1.0 (I-B f1.0) District to Industrial – Commercial (I-C) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 APRIL 11:**

That Council give three readings to **Proposed Bylaw 168D2024** for the redesignation of 7.57 hectares  $\pm$  (18.71 acres  $\pm$ ) located at 1790 – 3 Avenue SE, 215 and 315 – 16 Street SE (Plan 7811505, Block 3, Lots 1, 2, and 3) from Industrial – Business f1.0 (I-B f1.0) District to Industrial – Commercial (I-C) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for additional commercial uses on an industrial site.
- The proposal represents an appropriate set of uses and an intensity of development that is complementary to the character of the area and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would provide for additional uses on the subject site while continuing to ensure appropriate industrial uses may locate on this site in proximity to established residential communities.
- Why does this matter? It is important to support and maintain industrial and employment uses while allowing for additional activation of this area.
- A change of use development permit to allow for a variety of uses allowed under the current Industrial – Business (I-B) District was approved on this site in December 2023.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application was submitted on 2023 October 10 by WSP Canada, on behalf of the landowner (U-HAUL CO. (CANADA) LTD). The approximately 7.57 hectare site is located in the southeast community of Mayland. It is currently designated Industrial – Business (I-B) District with a floor area ratio (FAR) modifier of 1.0. The proposed Industrial – Commercial (I-C) District will allow for more commercial-oriented uses compatible with other industrial development in the Mayland Industrial Park.

A change of use development permit was submitted and approved in December 2023 for Office, Retail and Consumer Service, Self Storage Facility, and Vehicle Rental – Minor, all uses allowed under the I-B District as either permitted or discretionary uses. As noted in the Applicant Submission (Attachment 2), the applicant's intent is to apply for a development permit to accommodate a Vehicle Rental – Major use within the existing building.

## **Land Use Amendment in Mayland (Ward 10) at multiple addresses, LOC2023-0307**

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### **ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### **Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested groups was appropriate. In response, the applicant connected virtually with the Crossroads Community Association (CA). The Applicant Outreach Summary can be found in Attachment 3.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received no letters of support or objection from the public.

The Crossroads CA objects to the land use amendment application. They state the current I-B land use should be maintained given the subject site's location and that high employment businesses are valuable to the neighborhood as they offer employment and reduce commutes for residents, resulting in a more sustainable and greener economy and aligns with various applicable policies. The Crossroads CA's full submission is included in Attachment 4.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed I-C District still allows for high-employment businesses such as offices or retail to locate on the site in the future, as these are still listed uses.

### **IMPLICATIONS**

#### **Social**

The proposed land use district maintains the potential for future industrial uses on the site and keeps the industrial character of the area intact while allowing for additional uses that may reduce barriers and expand the delivery of services in the area.

#### **Environmental**

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*; however, it tangentially addresses objective B4.3: "Develop a retrofit incentive program to encourage the adaptive reuse of buildings". The proposed land use amendment broadens the type of uses allowed on the subject site, and in doing so, increases the potential of adaptive reuse of the existing building.



**Planning and Development Services Report to  
Calgary Planning Commission  
2024 April 11**

**ISC: UNRESTRICTED  
CPC2024-0384  
Page 3 of 3**

**Land Use Amendment in Mayland (Ward 10) at multiple addresses, LOC2023-0307**

**Economic**

The proposed land use amendment allows for a broader number of commercially-oriented industrial uses to locate on the subject site while preserving the industrial nature of the site for industrial-oriented development in the future.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 168D2024**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southeast community of Mayland. It is approximately 7.57 hectares (18.71 acres) in size, made up of three separate parcels. The site is currently developed with a large, highly visible 4-storey brick building which was originally purpose-built for the Calgary Herald newspaper in the 1970s. The site additionally has small surface parking lots along the north and east sides of the building, and a large parking lot south of the building and accessed from 3 Avenue SE. It is bounded by Centre Avenue E to the north and 16 Street SE to the east.

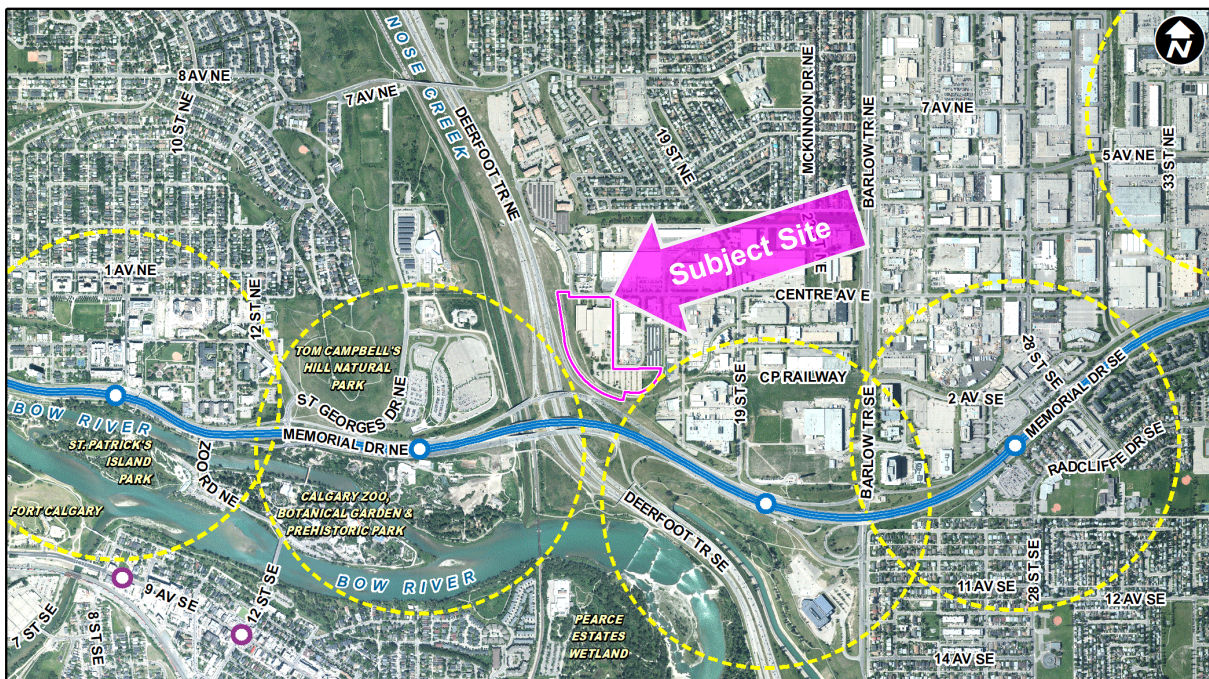
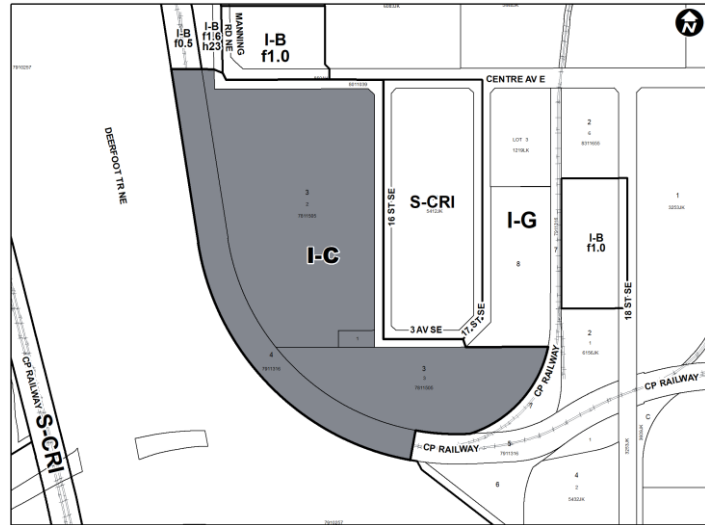
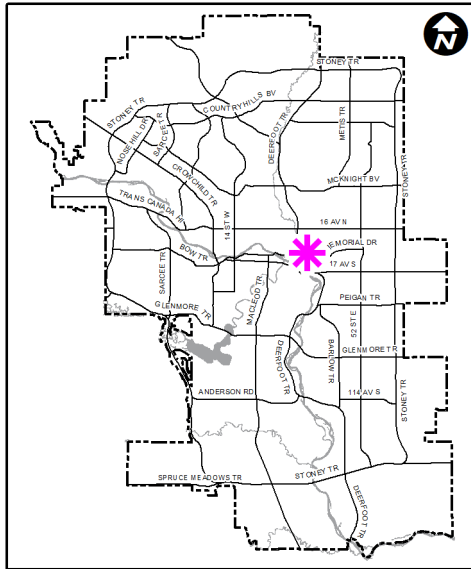
Lands in the vicinity of the subject site are primarily industrial and are designated as Industrial – Commercial (I-C), Industrial – Business (I-B, with various height and floor area ratio modifiers), and Industrial – General (I-G) Districts. Immediately east of the site is the City of Calgary Mayland Heights yard, an operations workplace centre for the Parks business unit, under the Special Purpose – City and Regional Infrastructure (S-CRI) District. The residential community of Mayland Heights is located approximately 330 metres (a six-minute walk) north of the subject site. The subject site overlooks the provincial Highway 2 (Deerfoot Trail) and Memorial Drive SE, and Centre Avenue E provides quick access to these major transportation corridors.

The site is located entirely within the 25-30 Noise Exposure Forecast (NEF) contour established by the Calgary International Airport Vicinity Protection Area (AVPA) Regulation. A portion of the site is additionally located in the waste management facility setbacks of both the Nose Creek Landfill and Mayland Landfill, both non-operating facilities. More information about these regulatory setbacks is provided in this report.

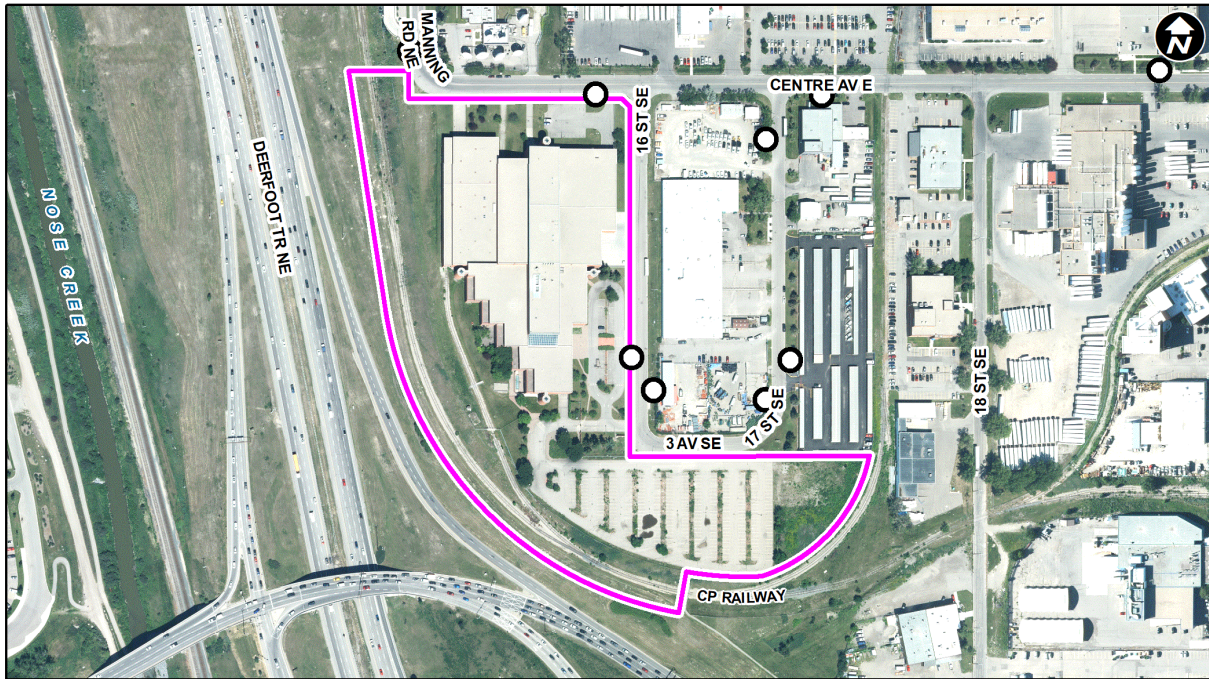
## Community Peak Population Table

There is no community population data available for this area as this area is primarily industrial.

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing land use for the subject site is Industrial – Business f1.0 (I-B f1.0) District, which is intended to be characterized by high-quality manufacturing, research and office developments, on parcels in desirable locations that contribute to employment centres or locations that are visible from expressways and major streets. The subject site's current land use includes a floor-area ratio (FAR) modifier of 1.0, similar to other FARs in the Mayland Industrial Park area.

The applicant proposes a redesignation of the subject site to Industrial – Commercial (I-C) District, which is intended to be characterized by light industrial uses and small-scale commercial uses that are compatible with and complement light industrial uses, located on the perimeter of industrial areas. The proposed redesignation is considered appropriate. The subject site is identified as Industrial – Employee Intensive on Map 1: Urban Structure of the *Municipal Development Plan*. Redesignation to the I-C District preserves the industrial nature of the subject site while allowing more commercial uses that are compatible with other industrial uses to locate on the site.

### Development and Site Design

The rules of the I-C District will provide guidance for future site development, including landscaping, parking, and access. The subject site is already developed and the large building on the site is intended to be repurposed. Comprehensive site redevelopment is not anticipated at this time.

## Transportation

Bus stops for Route 27 (Willowglen) are located adjacent to the subject site. Route 27 (Willowglen) provides a public transit option that shuttles riders between the Willowglen Business Park (approximately 550 metres, or a nine-minute walk, northwest of the subject site) and the Barlow / Max Bell LRT Station (approximately 650 metres, or an 11-minute walk, southeast of the subject site), with service every 20 minutes during peak ridership hours. The subject site is adjacent to Centre Avenue E, a recommended on-street bikeway that will contribute to the Always Available for All Ages & Abilities (5A) Network.

The subject site already provides a significant amount of on-site vehicle parking. At the applicable development permit stage, the applicant will be expected to assess current and anticipated parking requirements and provide a supply and design of parking stalls, bicycle parking, and loading stalls to the satisfaction of the Development Authority.

## Environmental Site Considerations

The site is in the waste management facility setback of the Nose Creek Landfill and the Mayland Landfill. Both landfills have been closed for many years. Section 17 of the Provincial [Matters Related to Subdivision and Development Regulation](#) prohibits subdivision and development permit approvals for school, hospital and residential uses within waste management facility setbacks, unless written consent for variance of the Subdivision and Development Regulation is granted by Alberta Environment and Parks to City of Calgary Community Planning. Analysis of future development permit applications for prohibited uses may be based on a 300-metre waste management facility setback. The uses intended for the subject site are not prohibited.

There are no known environmental concerns associated with the proposal and/or subject site itself at this time. As such, an Environmental Site Assessment was not required.

## Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Development servicing requirements are being determined through the associated development permit review and Development Site Servicing Plan processes.

## Legislation and Policy

### South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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.

### Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) Regulation (AVPA) identifies the subject site as being located within the 25–30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near



airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. The proposed uses under the Industrial – Commercial (I-C) District are generally allowable within the higher noise exposure of the 25-30 NEF contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

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

The subject parcel is located within the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP recognizes that industrial areas contribute to a strong and prosperous economy for Calgary and should be maintained as a major economic driver for the city. Industrial – Employee Intensive Areas are intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. While it is made clear that Industrial – Employee Intensive areas should contain primarily industrial uses, the MDP additionally states that other uses that support the industrial function may be allowed.

Redesignation to the Industrial – Commercial (I-C) District aligns with the policies established by the MDP, allowing for the site to retain the ability to host industrial uses in the future.

Additionally, redesignation will allow for the current tenant to expand their operations in an appropriate manner. The current tenant proposes the retention of the large building on the subject site, and the MDP encourages the conversion, retrofit, and adaptive reuse of existing buildings to help achieve the City's climate change and energy goals.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The applicant intends to repurpose the existing building on the subject site. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

# Applicant Submission

Company Name (if applicable):

WSP Canada

LOC Number (office use only):

Applicant's Name:

Brittany Shewchuk

Date:

January 24, 2024

U-haul has proposed an adaptive reuse of the existing Calgary Herald building located at 215 16 St SE, Calgary, into an indoor, self-storage facility and a truck and trailer sharing facility. In the short term, the adaptive reuse intends to retain the existing building to immediately accommodate office, retail, self storage, and vehicle rental (minor) uses. In the long term, the client would like to be able to rent U-Haul trucks, which would fall under the Vehicle rental (major) use. This adaptive reuse fits well into the Mayland Industrial neighbourhood; the subject site is surrounded by a self-storage facility, a moving supply store, as well as logistics operations.

The subject site is currently zoned as **Industrial – Business (I-B f1.0)** with **Self Storage Facility and Vehicle Rental – Minor** listed as discretionary uses through the I-B Zoning. **Self Storage Facility and Vehicle Rental – Minor** discretionary uses are now permitted on this site as per Change of Use DP # DP2023-07088 approved as of December 08, 2023, supporting the intended adaptive reuse of the existing building. The current zoning district (I-B) as per the Land-Use By-law 1P-2007, does not permit the **Vehicle Rental – Major**, either as a permitted or discretionary use, therefore, a rezoning to standard **Industrial - Commercial** is being proposed. The standard **Industrial - Commercial** zoning allows for **Vehicle Rental – Major** as a discretionary use, which would help accommodate the rental of U-Haul trucks in the longer term.

The client is open to additional landscaping on the site plan as suggested by the planning team, to further screen the parking location of the U-Haul trucks. However, the grade difference in respect to the location of the on-site truck parking also ensures that parked trucks are not noticeable from the key corridors of Memorial Drive and Deerfoot Trail.

The adaptive reuse of the building will:

- Prevent the manufacturing & transport of 4,407.10 tons of metal; equivalent to the steel used to make 4,443 passenger cars;
- Avoid the use of 14,664.80 tons of concrete; equivalent to 296 miles of concrete blocks laid end to end;
- Prevent 19,126.3 tons of construction waste and debris from the landfill; equivalent to 736 dump trucks travelling 15,448 miles; and
- Prevent 23,578,476 lbs. of greenhouse gas emissions, equivalent to yearly carbon emissions from 1809 large SUVs/Pickups.

# Applicant Outreach Summary



## Community Outreach on Planning & Development Applicant-led Outreach Summary

**Please complete this form and include with your application submission.**

**Project name:** U-haul redevelopment of Calgary Herald building

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

The nature of the development is intended to remain the same, as the intent to rezone from I-B to I-C is to facilitate the addition of "vehicle rental, major" as an use. The site is within a well established industrial node in the city and the adaptive reuse of the site would minimize any impact of the proposed development.

### Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

A representative from U-Haul met with the Crossroads Community Association to discuss the Community's interest and suggestions over the development.

Date - March 05 2024.

Location : teams meeting

Participants invited: 5

Participants attended: 1

We had a discussion on how the adaptive reuse of this building is keeping it out of landfill.

Discussed also was U-hauls contributions to the community, including:

- The site is used for practice by Local SWAT/Police Dept;
- U-Haul employs students with learning disabilities from Columbia College;
- U-Haul works with Calgary Economic Development by allowing university and college

### Affected Parties

Who did you connect with in your outreach program? List all groups you connected with.  
(Please do not include individual names)

Crossroads Community Association.



## Community Outreach for Planning & Development Applicant-led Outreach Summary

### What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The CA representative presented their ideas for the site, which included:

- Public Park in the back building with bike trails
- Cafe inside of the building for local community to use.
- Playground and some sort of market.
- A gym that the community can access, and
- Residential mix use

### How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Unfortunately - Security issues, higher crime rates, insurance liabilities and current zoning make most of these suggestions unfeasible. The site is at the deep end of an industrial area, and landfill setback prohibits residential development on this site.

### How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

The meeting ended on a good note with U-Haul thanking the Community Association representative for their ideas and contributions, and inviting any further discussion if warranted by the community association.

[calgary.ca/planningoutreach](https://calgary.ca/planningoutreach)

# Community Association Response

March 14 2024

City of Calgary

Re: LOC2023-0307

1790 3 AVE SE  
215 16 ST SE  
315 16 ST SE

[Asia.walker@calgary.ca](mailto:Asia.walker@calgary.ca)



1803 14 Avenue NE  
Calgary, AB T2E 1G4  
(403) 277- 6201

Dear Asia,

The Crossroads Community Association is firmly against the proposal for the land use changes from industrial business to industrial commercial at the addresses 1790 3 AVE SE, 215 16 ST SE, 315 ST SE located in the community of Mayland Heights.

Our community believes the current zoning of IB must remain and is more appropriate for these sites and location. The current zoning aligns with our community's goals and visions, and the city's MDP and MGA planning principles. I have attached our communities' goals and visions for your reference in support of this letter.

This location(s) is close to downtown (7 kilometers - 10 minute drive, 20 minute bike ride) and has proximity to public transit such as the Barlow Maxbell Train Station within 1 kilometer, a 10- 15 minute walking distance. It should be prioritized for uses that benefit people. Not uses such as storage and vehicle rentals where most customers drive to use the services anyway. This could be in purely industrial locations such as lands close to the airport.

The current IB purpose statement below should be maintained given the properties location- *to have prestige, high quality, manufacturing research and office developments. These parcels ARE IN DESIRABLE LOCATIONS THAT WILL CONTRIBUTE TO EMPLOYMENT CENTRES.* High employment businesses are valuable to our neighborhood as they offer employment and reduce commutes for residents, resulting in a more sustainable and greener economy and aligns with the City MDP and MGA policies.

## Division 3: Industrial – Business #h# (I-B #h#) District

### Purpose

922 The Industrial – Business District is intended to be characterized by:

- (a) *prestige, high quality, manufacturing, research and office developments;*
- (b) *parcels in desirable locations that contribute to employment centres or locations that are visible from expressways and major streets;*
- (c) *activities contained within buildings;*
- (d) *a limited range of small uses that provide services to the office and industrial uses within the immediate area;*
- (e) *pedestrian pathway connections to and between buildings and to transit;*
- (f) *flexibility in building density established through floor area ratios for individual parcels; and*
- (g) *varying building heights established through maximum building height for individual parcels.*

The previous employer had over 800 employees. This would be a major contributor to employment in our community if it remained as IB as it adjacent to a residential community of 5925 <sup>1</sup>residents.

Self-storage, vehicle storage and vehicle rentals does not align with our desires for our community. We want to attract uses that are prestige industrial- not commercial industrial. The below land use takes our community in the wrong direction and further away from a lively mixed use neighborhood.

<sup>1</sup> [Mayland Heights Profile \(calgary.ca\)](https://www.calgary.ca/maylandheightsprofile)



Division 5: Industrial – Commercial (I-C) District

Purpose

- 953 The Industrial – Commercial District is intended to be characterized by:
- (a) locations on the perimeter of industrial areas, along *major streets* and *expressways*;
  - (b) light industrial *uses* that are unlimited in size;
  - (c) small scale commercial *uses* that are compatible with and complement light industrial *uses*;
  - (d) controls to ensure that *developments* provide a transition between other land use districts and the Industrial – General District or between highly visible industrial *parcels* and the Industrial – General District;
  - (e) setbacks, *screening*, landscaping and *building* design that addresses aesthetic concerns associated with highly visible locations; and
  - (f) *parcels* located within 200.0 metres of a *major street* or *expressway*.

The applicant for this rezoning did not reach out to our community association during this process on their own initiative. It took me, a volunteer to initiate contact. This is very unusual. Typically for all other LOCs in our community the applicant has met with us, asked us how they can benefit our community and our residents. The lack of engagement from U haul, a 12.5 billion dollar company<sup>2</sup> speaks volumes. It tells our community they do not care about us, they don't care about our residents, because if they did, they would have WANTED to meet with us on their own accord and ask how they can HELP us. They could diversify their plans to give something back to our community in this historical and significant location. Our community faces extreme discrimination being in the Northeast and we lack amenities for our residents and their children, places to gather like restaurants, cafes, drinking establishments, library, museums, parks and recreational amenities. U-Haul could diversify their application to give something back to our community.

During the DP process our CA asked to meet with the planner reviewing the application a total of five times to be able to discuss our communities' concerns when it was proposed to become self-storage. The planner from the City of Calgary never engaged with us, never offered to meet with us. Never took our concerns seriously. Never notified us it was approved so we could appeal. As a volunteer and a director for my community association I am extremely disappointed how we have been treated during this process. I have a complete lack of trust that what community associations and residents say has any impact on the city's decisions. The Calgary Herald building becoming U haul is the biggest tragedy of our community and Calgary. It shows how poorly we value our history, our story, our land and our people.



Ruth Twigden

Director of planning and development

Crossroads Community Association  
[development@crossroadsyyc.com](mailto:development@crossroadsyyc.com)

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<sup>2</sup> [U-Haul Holding | UHAL Stock Price, Company Overview & News \(forbes.com\)](https://www.forbes.com/uh-haul/)

# PROPOSED

CPC2024-0384  
ATTACHMENT 5

## BYLAW NUMBER 168D2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0307/CPC2024-0384)**

\*\*\*\*\*

**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 deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
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 \_\_\_\_\_

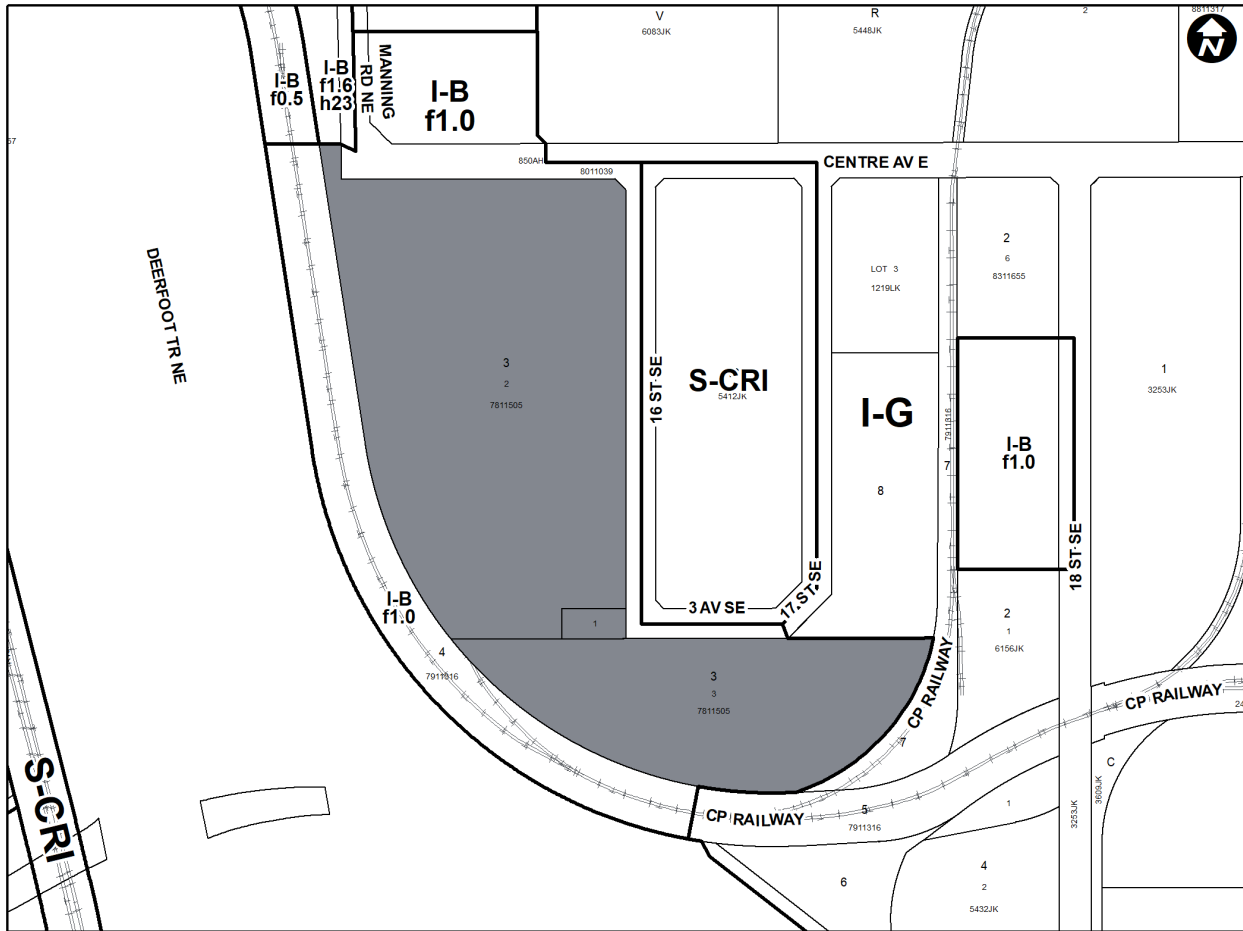
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2023-0307/CPC2024-0384  
BYLAW NUMBER 168D2024

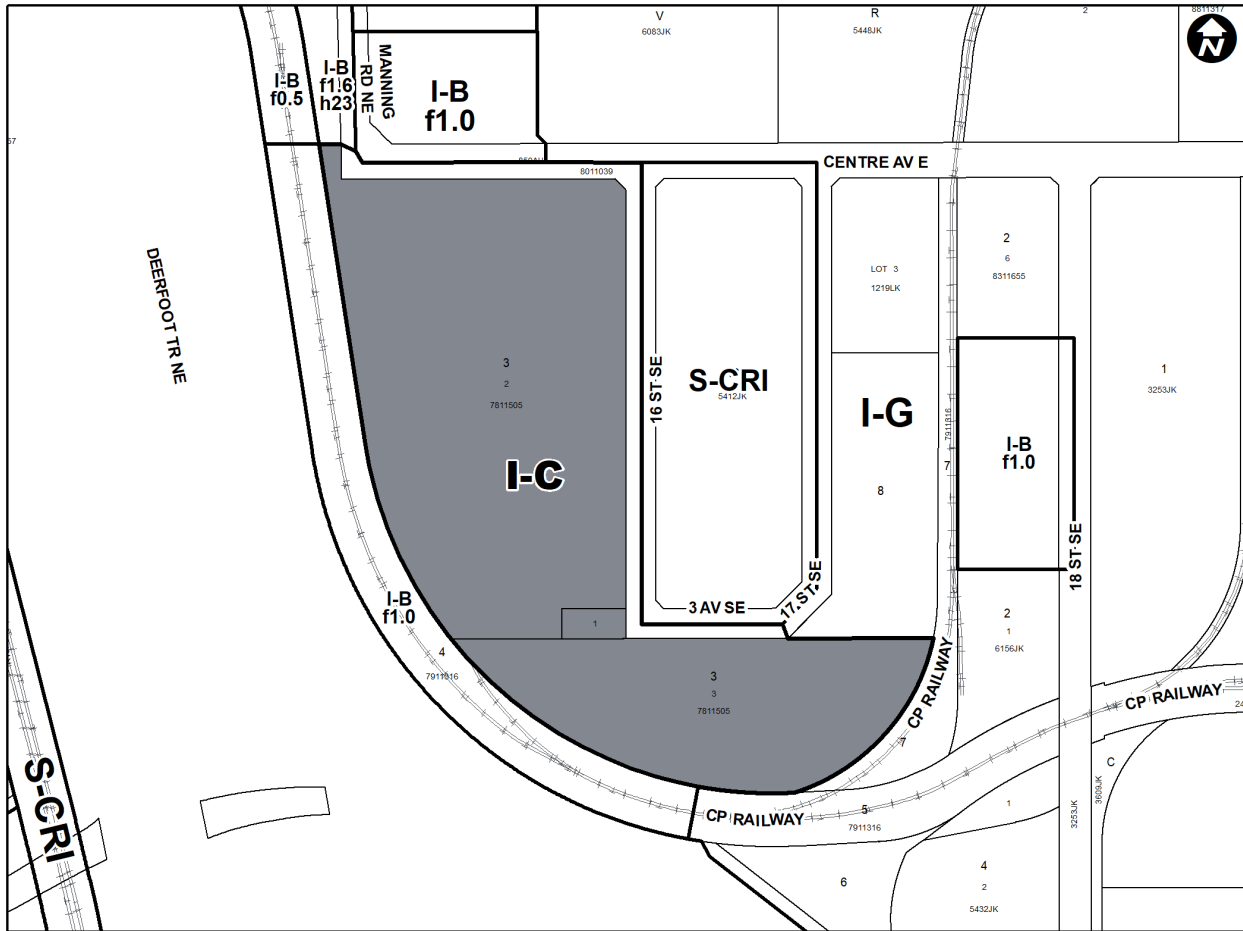
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2023-0307/CPC2024-0384  
BYLAW NUMBER 168D2024

## SCHEDULE B



Planning & Development Services Report to  
Public Hearing Meeting of Council  
2024 June 04

ISC: UNRESTRICTED  
C2024-0620

## **Policy Amendment to the Beltline Area Redevelopment Plan - C2024-0620**

### **PURPOSE**

The purpose of this report is to correct a technical error as a result of amendments to the [Beltline Area Redevelopment Plan \(ARP\)](#) at the Public Hearing of 2024 April 09.

### **PREVIOUS COUNCIL DIRECTION**

Council adopted the original *Beltline ARP* on 2006 May 15. Council later amended the *ARP* on 2019 April 09 to include a new Part 2 to facilitate development of a Culture and Entertainment District along with the Rivers District Master Plan (RDMP). Council directed Administration to proceed with amendments to Part 1 of the *Beltline ARP* at that time. Comprehensive amendments to the *Beltline ARP* were approved by Council on 2024 April 09.

### **RECOMMENDATION:**

That Council give three readings to **Proposed Bylaw 46P2024** for the amendment to the Beltline Area Redevelopment Plan.



# PROPOSED

C2024-0620  
ATTACHMENT 1

## BYLAW NUMBER 46P2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE BELTLINE AREA  
REDEVELOPMENT PLAN BYLAW 2P2006  
(C2024-0620)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Beltline Area Redevelopment Plan Bylaw 2P2006, 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 Beltline Area Redevelopment Plan attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:
  - (a) In Part 1, Section 5.2 Density Exclusion for Provision of Three- or More Bedroom Units, delete the second bullet point in its entirety.
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 \_\_\_\_\_