CITY OF CALGARY
NOTICE OF 2022 JULY 26
PUBLIC HEARING ON
PLANNING MATTERS

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.

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

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, 2022 July 26, 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**. 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 may do so provided they are printed, typewritten or legibly written and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and it's planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not printed in the Council Agenda or shared with Members of Council. Only those submissions **received** by the City Clerk **not later than 12:00 p.m., Tuesday 2022 July 19**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office**. Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or electronically at www.calgary.ca/publicsubmissions.

Personal information provided in submissions relating to Public Hearing Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information 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 City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, 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 matter mentioned herein may do so for a period of FIVE MINUTES. The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed.

To participate remotely, please pre-register by contacting the City Clerk's Office electronically at www.calgary.ca/publicsubmissions.

Anyone wishing to distribute additional material at the meeting shall submit the material to the City Clerk electronically at www.calgary.ca/publicsubmissions the day of the Public Hearing. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Katarzyna Martin
CITY CLERK

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

INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing
on Proposed Amendments to the Land Use Bylaw
1P2007, and Other Planning Matters, to be held on
Tuesday, 2022 July 26 at 9:30 a.m.

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CALGARY PLANNING COMMISSION REPORTS

Item 1	Land Use Amendment in Renfrew (Ward 9) at 424 and 428 – 13 Avenue NE, LOC2021-0076, CPC2022-0666 Proposed Bylaw 108D2022
Item 2	Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3602 – 21 Avenue SW, LOC2021-0217, CPC2022-0703 Proposed Bylaws 38P2022 & 109D2022
Item 3	Land Use Amendment in Rosscarrock (Ward 8) at 933 – 38 Street SW, LOC2021-0096, CPC2022-0535 Proposed Bylaw 106D2022
Item 4	Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2101 – 17A Street SW, LOC2022-0031, CPC2022-0729 Proposed Bylaws 39P2022 & 111D2022
Item 5	Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1603 – 38 Avenue SW, LOC2021-0163, CPC2022-0532 Proposed Bylaws 42P2022 & 115D2022
Item 6	Policy Amendment and Land Use Amendment in Erlton (Ward 8) at 29, 33 and 37 – 25 Avenue SW, LOC2021-0122, CPC2022-0736 Proposed Bylaws 40P2022 & 114D2022
Item 7	Land Use Amendment in Southview (Ward 9) at 2531 – 36 Street SE, LOC2021-0181, CPC2022-0683 Proposed Bylaw 113D2022
Item 8	Land Use Amendment in Inglewood (Ward 9) at 2003 – 16 Street SE, LOC2022-0068, CPC2022-0733 Proposed Bylaw 107D2022
Item 9	Land Use Amendment in Capitol Hill (Ward 7) at 1502 and 1508 – 22 Avenue NW, LOC2022-0004, CPC2022-0487 Proposed Bylaw 105D2022
Item 10	Policy and Land Use Amendment in Aspen Woods (Ward 6) at 7111 – 14 Avenue SW, LOC2021-0143, CPC2022-0544 Proposed Bylaws 43P2022 & 116D2022

Item 11 Land Use Amendment and Outline Plan in Aspen Woods (Ward 6) at 1459 – 69 Street SW, LOC2021-0196, CPC2022-0614
Proposed Bylaw 117D2022

Item 12 Land Use Amendment in Fairview Industrial (Ward 11) at 510 – 77 Avenue SE, LOC2022-0034, CPC2022-0596
Proposed Bylaw 112D2022

Item 13 Land Use Amendment in Belmont (Ward 13) at 150 Belmont Street SW - LOC2022-0029, CPC2022-0732
Proposed Bylaw 110D2022

OTHER REPORTS

Item 14 Policy Amendment in Mission (Ward 8) at 211 – 25 Avenue SW, LOC2022-0023, CPC2022-0723
Proposed Bylaw 41P2022

Item 15 Enabling Business in Calgary's Industrial Sector, IP2022-0503
Proposed Bylaws 36P2022 & 44P2022

Land Use Amendment in Renfrew (Ward 9) at 424 and 428 – 13 Avenue NE, LOC2021-0076

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for redesignation of 0.10 hectares ± (0.25 acres ±) located at 424 and 428 – 13 Avenue NE (Plan 791P, Block 40, Lots 11 to 13 and a portion of Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council give three readings to **Proposed Bylaw 108D2022** for redesignation of 0.10 hectares ± (0.25 acres ±) located at 424 and 428 – 13 Avenue NE (Plan 791P, Block 40, Lots 11 to 13 and a portion of Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District

Excerpt from the Minutes of the Calgary Planning Commission, dated 2022 June 16:

"Commissioner Hawryluk declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-0666.

Commissioner Hawryluk left the meeting at 1:07 p.m. and returned at 1:11 p.m. after the vote was declared.

Moved by Commissioner Palmiere

That with respect to Report CPC2022-0666, the following be approved:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for redesignation of 0.10 hectares ± (0.25 acres ±) located at 424 and 428 – 13 Avenue NE (Plan 791P, Block 40, Lots 11 to 13 and a portion of Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (5): Director Fromherz, Councillor Dhaliwal, Commissioner Palmiere, Commissioner Pollen, and Commissioner Tiedemann

Against: (1): Commissioner Mortezaee

MOTION CARRIED"

Land Use Amendment in Renfrew (Ward 9) at 424 and 428 – 13 Avenue NE, LOC2021-0076

HIGHLIGHTS

- This application seeks to redesignate the subject properties to allow for rowhouses in addition to the building types already listed in the 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 *North Hill Communities Local Area Plan* (NHCLAP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District may provide more housing opportunities within the community, with efficient use of existing infrastructure, transit and services.
- Why does this matter? The proposed land use would allow for greater housing choice that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council Direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application in the northeast community of Renfrew was submitted on 2021 May 12 by New Century Design on behalf of the landowners Manpreet Buttar and Jasminder and Swaranjit Ratol. The site is approximately 100 metres (one-minute walk) east of Edmonton Trail NE and approximately 530 metres (seven-minute walk) east of Centre Street North. No development permit application has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a rowhouse development in the future.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant

☒ Public/Stakeholders 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 stakeholders and the respective community association was appropriate. In response, the applicant completed a mail drop of pamphlets at nearby properties providing details of 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 stakeholders, notice posted on-site, published online, and notification letters were sent to the adjacent landowners.

Land Use Amendment in Renfrew (Ward 9) at 424 and 428 – 13 Avenue NE, LOC2021-0076

Administration received one response in opposition from the public, which was signed by 13 different individuals and identified the following areas of concern:

- lack of establishment of heritage guidelines within the NHCLAP;
- parking issues along 13 Avenue NE; and
- density of the proposed development.

The Renfrew Community Association provided a letter of opposition on 2021 October 01 (Attachment 4) which identified the following concerns:

- the NHCLAP discourages land use amendments until heritage guidelines are established;
- increase in density along roads that are not mobility corridors;
- the desire to maintain the single-detached dwellings in the community;
- the increase in parking along 13 Avenue NE;
- the lack of existing undeveloped multi-residential land use parcels to the south of the subject parcel; and
- development needs to be focused along Main Streets such as Edmonton Trail and should be encouraged to be mixed use.

The applicant contacted the Renfrew Community Association after these comments were received to discuss the proposal, however, at the time of writing this report had not received a response.

Administration considered the relevant planning issues specific to this application and has determined the proposal to be appropriate. The R-CG District is intended to be located alongside low-density land use districts and to accommodate a variety of low-density housing forms. The district would provide a modest density increase within the community while being sensitive to adjacent development. The site and building design, and parking will be further reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for the Public Hearing of Council regarding the land use amendment application will be posted on-site and mailed to adjacent landowners. In addition, Commissions' recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use amendment would allow for a wider range of housing types than the existing Residential – Contextual One / Two Dwelling (R-C2) District, and as such, the proposed land use may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Land Use Amendment in Renfrew (Ward 9) at 424 and 428 – 13 Avenue NE, LOC2021-0076

Environmental
This land use amendment application does not include any actions that specifically address the objectives of the *Climate Resilience Strategy*. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and implemented at the development and building permit stages.

Economic
The ability to develop a rowhouse building 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. Community Association Response
5. **Proposed Bylaw 108D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located mid-block on the north side of 13 Avenue NE, between Edmonton Trail NE and 4 Street NE at 424 and 428 – 13 Avenue NE. Collectively, the sites are approximately 0.10 hectares (0.25 acres) in size with dimensions of approximately 15 metres (49 feet) and 13 metres (42 feet) width, respectively. Both parcels are approximately 76 metres (246 feet) in length. The site has vehicular access via the rear lane and is presently developed with two single detached dwellings, a detached garage, and a parking pad.

Surrounding development consists of a mixture of single and semi-detached dwellings that are designated R-C2 District. In addition, there are some multi-residential buildings south and west of the parcel designated Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – Contextual Low Profile (M-C1) District.

Community Peak Population Table

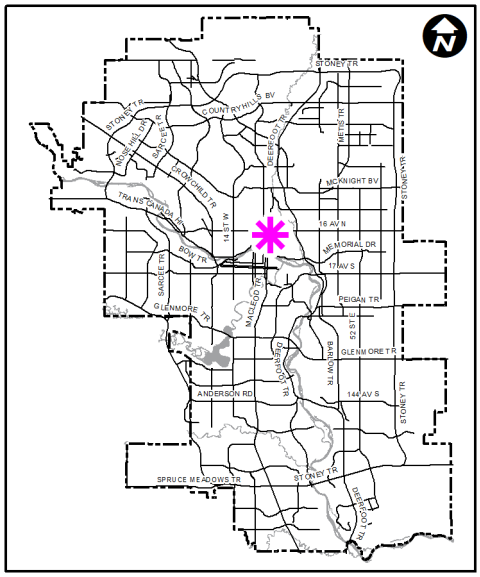
As identified below, the community of Renfrew reached its peak population in 1968.

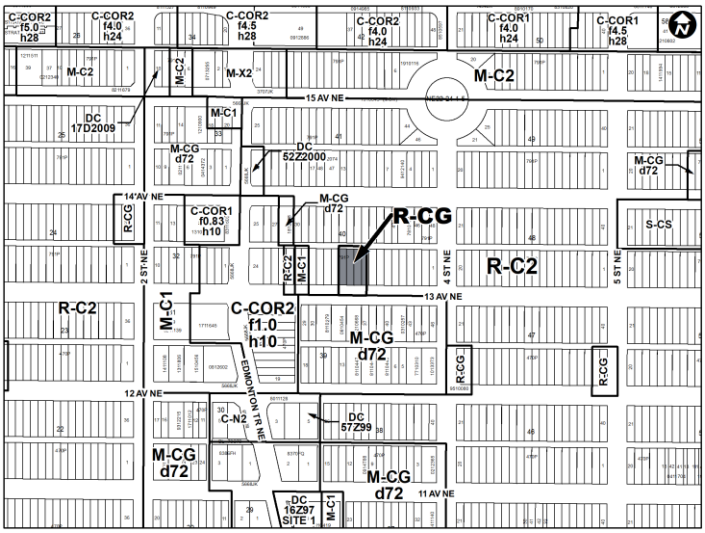
Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.9%

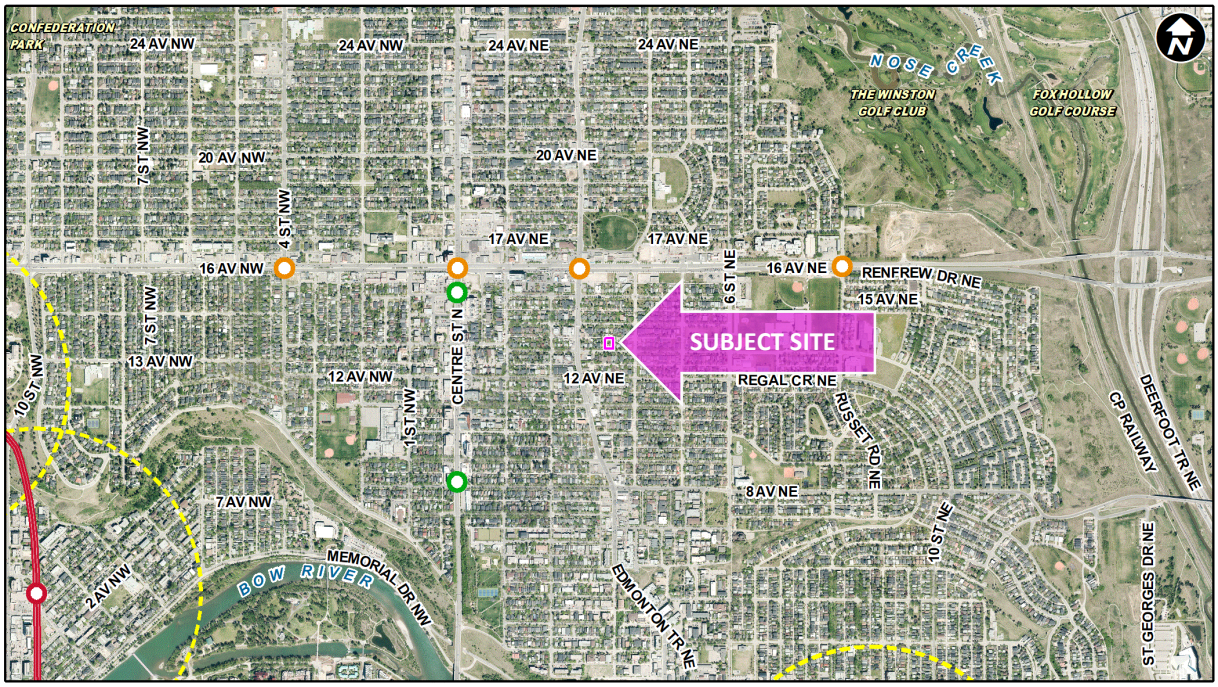
Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Renfrew Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a designation in developed areas intended to accommodate residential development and contextually sensitive redevelopment in the form of single, semi-detached, and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units and two secondary suites.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouse buildings, including secondary suites. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare on the subject site in a rowhouse building form. Given the size of the site, the R-CG District would allow for up to seven units on the site. The applicant is seeking to develop the site with six units in a rowhouse form.

Development and Site Design

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

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along the 13 Avenue NE frontage;

- access and parking provisions;
- establishing well-considered landscaping and amenity space design; and
- mitigation of shadowing, privacy and visual overlooking.

Transportation
Pedestrian access to the site is available from 13 Avenue NE while vehicular access is from the rear lane. Transit Route 19 and the MAX Orange Bus Rapid Transit that runs along 16 Avenue N are located north of the subject site, with two stops within 350 metres (four-minute walk) of the parcel. Additionally, the parcels are within 200 metres (three-minute walk) of the 4, 5, and 69 transit routes that run along Edmonton Trail. Finally, the subject parcel is within 600 metres (nine-minute walk) of the future 16 Avenue Green Line station.

Street parking adjacent to the site is permit parking.

A Transportation Impact Assessment 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. 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)
The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP 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 in addition to the modest intensification of the inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit and deliver small incremental benefits to climate resilience. Redevelopment is intended to be of a similar scale and built form of the existing environment.

Climate Resilience Strategy (2018)
This application does not include any specific actions that address the objectives of the *Climate Resilience Strategy*. Further opportunities to align the development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)
The subject parcel is located within the *North Hill Communities Local Area Plan* (NHCLAP). The parcel is identified as Neighbourhood Local as shown on Map 3: Urban Form within the NHCLAP. This area is intended for primarily residential uses and supports a broad range and mix of housing types, unit structures, and built forms. In addition to this, the NHCLAP identifies this area as Limited in terms of building scale on Map 4. Limited scale building forms support development up to three storeys and contain three or more residential units that are near or adjacent to identified Main Streets and are within transit station areas. The proposed land use amendment is in alignment with the applicable policies of the NHCLAP.

Applicant Submission

NEW CENTURY DESIGN

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

December 23, 2021

Re: 424 13 Ave NE & 428 13 Ave NE

This is the Applicant Submission Form intended to provide a description of the proposal and planning justification in support of the application.

New Century Design is making an application for re-designation on the properties at 424 13 Ave NE and 428 13 Ave NE in the community of Renfrew. We are seeking re-designation from the currently existing R-C2 district to a proposed R-CG.

These properties are located on the north side of 13 Ave, 8-9 lots to the east of the intersection of Edmonton Trail & 13 Ave N. 424 13 Ave NE lot dimensions are 15.23m x 36.62m and the lot is relatively flat with no distinct change in grade. 428 134 Ave NE lot dimensions are 12.94m x 36.62 and the lot is relatively flat with no distinct change in grade.

Currently existing on the property 424 13 Ave NE is a single family dwelling and detached garage. There are currently multiple trees on the lot with one city tree, T-51106655 which is a small Green Ash.

Currently existing on the property 428 13 Ave NE is a single family dwelling and detached garage. There are currently multiple trees on the lot and no city trees in the boulevard.

Surrounding context includes mostly commercially zoned lots to the west along the east side of Edmonton Trail, a full block of M-CG a lots to the south, M-C1 zoned lots along the west side of Edmonton Trail and lastly general R-C2 zoned lots throughout Renfrew to the east with some R-CG and DC in the community.

We are seeking to change the land use designation for 424 & 428 13 Ave NE. A plan for the redevelopment of the lot has not been started but may be initiated after CPC.

We feel that 424 & 428 13 Ave NE are prime candidates for R-CG development for several reasons:

1. This property is located close to a large area of M-CG, M-C1 and C-COR zonings and would fit contextually into the area should the proposed zoning be approved.

2. Proximity to public transit: These properties have good access to public transit including access to frequent bus line #4 (100m) and #5 (180m) on Edmonton Trail to the west, frequent bus line # 17 (144m) on 12 Ave to the south and frequent bus line #19 (380m) along 16 Ave to the north. The area does have other public transit available but at a distance greater than 500m.

3. Proximity to public green spaces: These properties has good access to a variety of public green spaces within walking distance. In a 1.0km radius, there are 16 green spaces that could be used for activities such as outdoor sports and children's playgrounds. The site is centrally located in Calgary and has great access to city pathways along the Bow River

going in both directions. There is also the Stew Henry Arena, the Renfrew Aquatic Centre and a Boys and Girls Club of Calgary all situated nearby in Renfrew as further example public amenities.

4. Proximity to schools: There are several schools within a short distance of the subject lot with 6 schools within the community of Renfrew. The schools vary in age groups from pre school to Elementary. Lastly, Crescent Height High School is located around 800m to the west.

5. Proximity to employment centres: These properties are centrally located to several major and minor employment centres including commercial businesses along Edmonton Trail, commercial areas along 16 Ave (HWY 1 and in Bridgeland along 1 Ave N. Calgary's downtown core is 1.5 km to the south, Sunridge Mall is 4km to the east, and Marlborough Mall is 5km to the east. There are various other employment centres in the area as the subject lots are centrally located in Calgary and has great access to public transit and city roadways.

6. Proximity to major road networks: if traveling by car, these properties has easy access to 16 Ave (HWY 1), Memorial Drive, Macleod Trail and Deerfoot Trail.

We believe that with this abundance of nearby amenities, schools, public transit, green and open space, and employment centres, these parcels are in a perfect location for an R-CG style development. An R-CG style development fits contextually into the area and is similar to many of the buildings in the area. We are hopeful that the Development Authority will be supportive of this application due to the adjacent zonings & existing developments.

Regards,

Clay Israelson AT (Applicant)
Shawn Jensen AT Principle
New Century Design Inc.

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.

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)

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

We are looking to connect with:
- City of Calgary file manager
- Community Association
- Direct Neighbours within a 1-block radius (mail drop) - Ward Councillor
- Renfrew Planning Committee

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.

During outreach the Renfrew Community Association and community members voiced concerns including: the design of the development, maintaining existing community character, the location of the proposed re- zoning, impacts on future development within the neighbourhood, reduction of permeable land, loss of existing urban forestry and street parking.

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.

After receiving feedback from the Renfrew Community Association and community members we have designed concept plans to reflect the existing community's built form, plan to retain any healthy existing trees we can, and will maintain as much permeable land as possible while adhering to city bylaws. We have proposed lot coverage at 50-55% which is a minor increase from the existing 45% allowable lot coverage. We have revised our intended zoning from the initial M-C1 to R-CG after receiving feeback from the development authority and community association. Should we receive support at CPC we will be providing a concurrent development permit prior to city council.

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)

At this time, the application is still ongoing and we have not started design. Should this application be granted approval at CPC we will reconvene with the Community Association and community members to discuss the next phase of this project. An updated Outreach Summary will be provided prior to council.

calgary.ca/planningoutreach

Community Association Response

LOC2021-0076
April 27, 2022

Dear Jillian Geen

Thank you for the opportunity to comment on this LOC. The Renfrew Planning Committee does not support the proposed zoning change from R-C2 to R-CG.

Building scale should be consistent with the space available, and the information provided today does not provide sufficient information to ensure building massing, landscaping, and design (e.g. physical space for things like garages and blue/black/green bins) can be sufficiently contained on this mid-block property on a street (north side of 13 Avenue NE) that has not seen such a zoning change before.

The Planning Committee's perspective today remains similar to what was submitted in October 2021, in response to the developer applying for a land-use change for one of the properties included in this LOC. Our comments are largely repeated below:

1. All rezoning requests in our community should be evaluated to determine if they meet the intentions of the North Hill Communities Local Area Plan (NHCLAP), approved in September 2021. The NHCLAP addresses the importance of heritage communities and specifically discourages land use amendments until the heritage guidelines are confirmed. We want our heritage community to retain its characteristics and oppose all rezoning of single residential sites until the guidelines are clear and approved.

2. Concentrating density along major mobility corridors will focus demand and result in higher quality projects. Minimizing densification in our primarily R-C2 neighbourhood will not only respect their existing character but will improve the chances of reinvestment to update housing stock that respects the existing zoning. Random, unplanned increases in density will likely reduce interest in updating the housing as there is no certainty that existing zoning will be respected.

3. The single-family housing tradition defines the heritage and character of the area of Renfrew located west of 6th Street NE and north of 8th Avenue NE. This very small portion of our community defines its own character, supports its heritage roots and offers a diversity of housing. Without this core, the unique identity of this small enclave will be lost.

4. In this era of environmental concern we endeavour to maintain our permeable land and urban forest in Renfrew. In our experience, the proposed land use amendment will reduce both our urban forest and permeable land. Every effort should be made to maintain existing trees.

5. The R-CG zoning allows basement suites with no additional parking requirements. No credit is given for these units when calculating residential unit density. The pressure for on-street parking on 13th Avenue is heavy. Out-of-community parking on the streets adds additional parking pressure as commuters park here to take the transit bus downtown.

6. The south side of 13th Avenue is already zoned for multi-residential developments and there are several lots that have not yet been developed.

7. There are several similar lots where the zoning has been changed from R-C2 to R-CG with developments in this part of Renfrew on corner lots, none of which reflect the historical character of Renfrew. No effort has been made by developers to reflect our historical history in their designs. The developments could be located in any far-flung communities in Calgary and appear to be recycled designs from other developments that have been built in other communities.

8. City planning has allowed the development of projects on Edmonton Trail that significantly underutilized the allowable density. A project at 12 Avenue NE and Edmonton Trail NE is a single-level commercial project that could have been a mixed-use commercial/residential development that would have brought more density to the community. Planning should be encouraging/ensuring that mixed-use developments be built to increase the vitality and vibrancy of the main streets bordering the community, not approving random zoning increases in the heart of this part of the community.

PROPOSED

CPC2022-0666
ATTACHMENT 5

BYLAW NUMBER 108D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0076/CPC2022-0666)

*** ***

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 _____

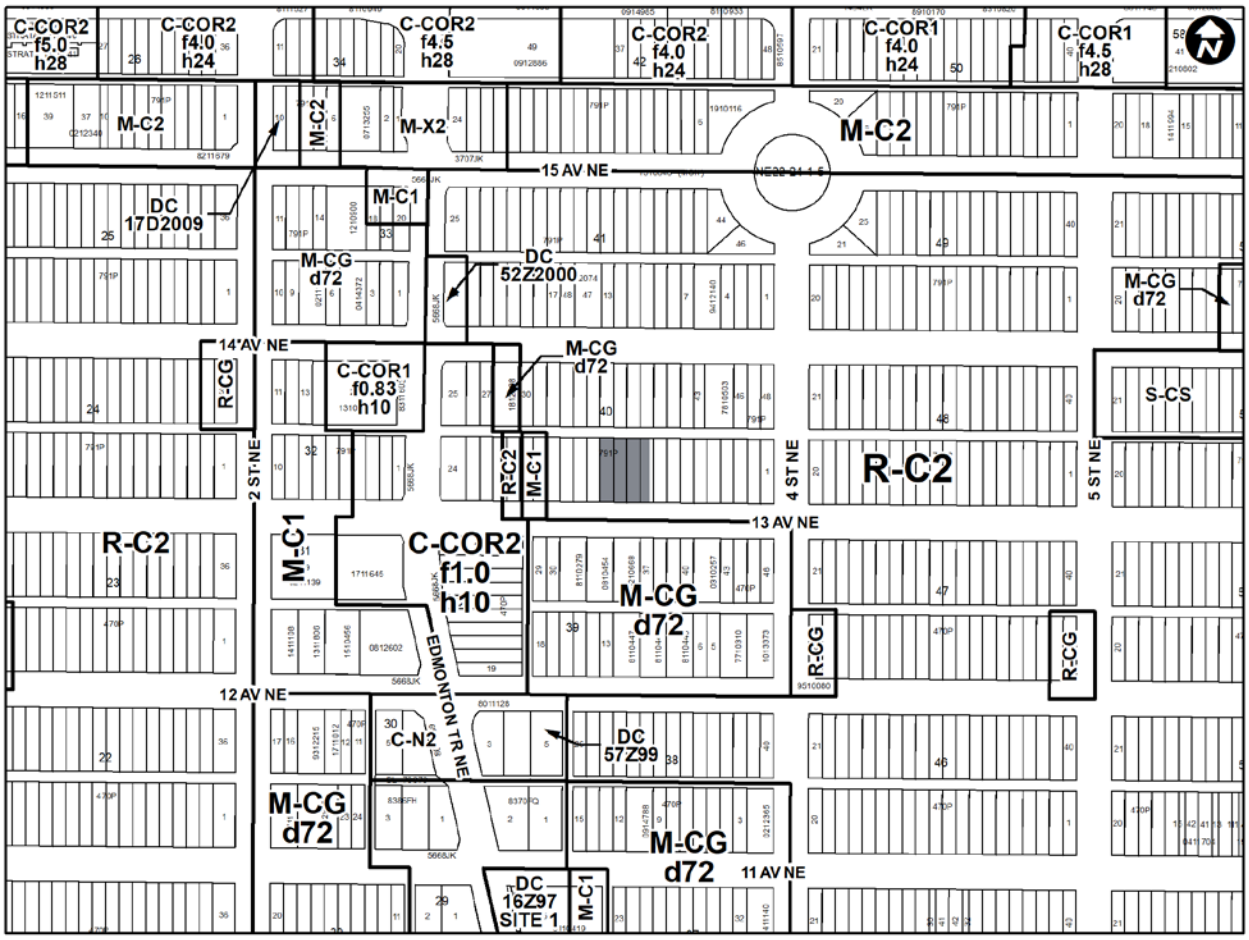
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CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0076/CPC2022-0666
BYLAW NUMBER 108D2022

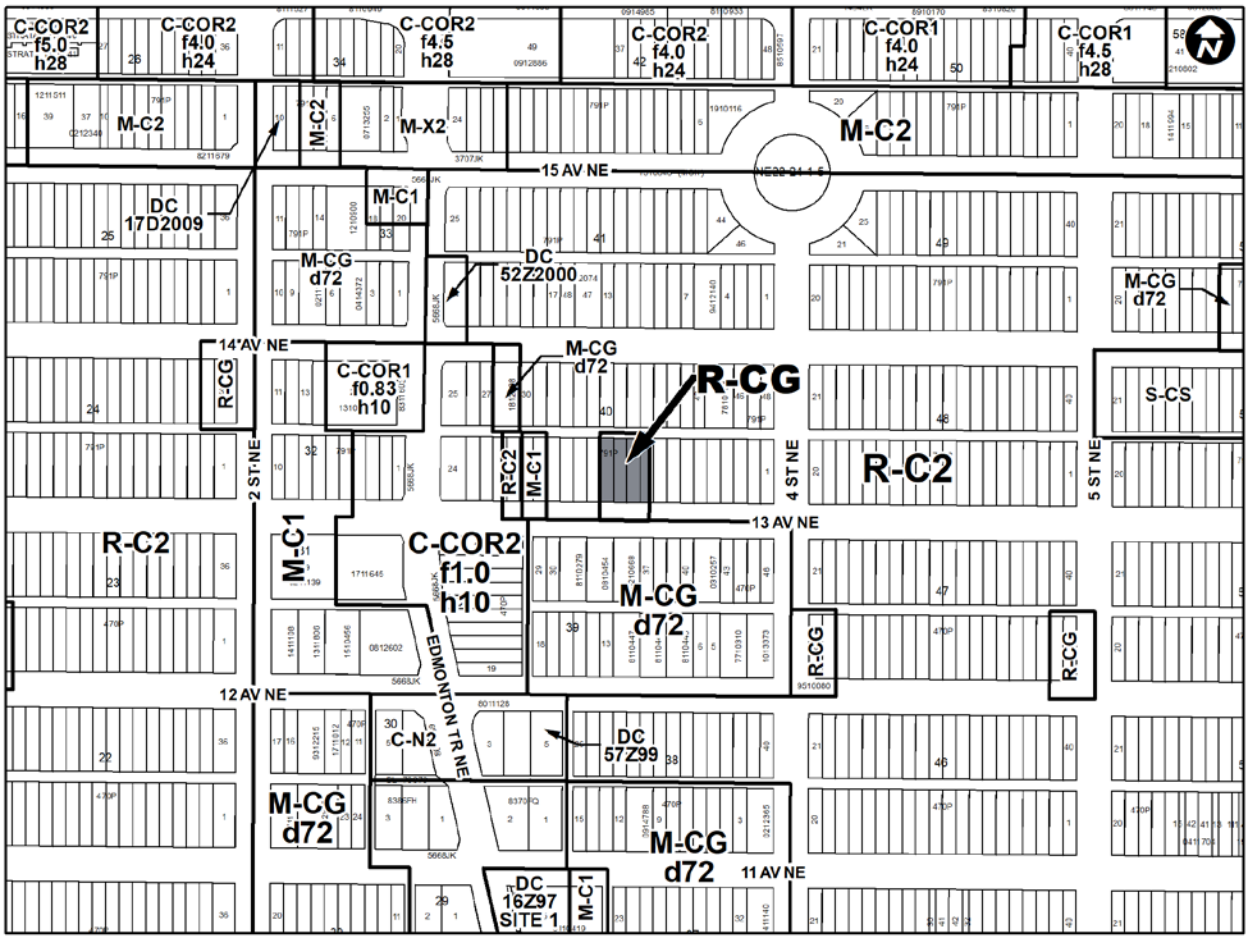
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0076/CPC2022-0666
BYLAW NUMBER 108D2022

SCHEDULE B



Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3602 – 21 Avenue SW, LOC2021-0217

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry 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 3602 – 21 Avenue SW (Plan 6000AG, Block 6F, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council:

1. Give three readings to **Proposed Bylaw 38P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 109D2022** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3602 – 21 Avenue SW (Plan 6000AG, Block 6F, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed application would allow for Rowhouse Buildings in addition to the building types already listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- This application would allow for a modest increase in density appropriate to the existing neighbourhood context and aligns with applicable policies in the *Municipal Development Plan* (MDP) and the *Killarney/Glengarry Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land-use district would allow for greater housing options within a desirable inner-city community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Creating greater housing options in established areas can accommodate the evolving needs of different demographic groups and lifestyles, and provides opportunities for a more diverse and inclusive community.
- A minor amendment to the *Killarney/Glengarry Area Redevelopment Plan* is required.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3602 – 21 Avenue SW, LOC2021-0217

DISCUSSION

The subject site is located in the southwest community of Killarney/Glengarry. The land use amendment application was submitted by Hasan Syed (Savoy Designs) on behalf of the landowners, Antuen Borici and Aleks Vukaj, on 2021 December 20. The site is currently developed with a one-storey semi-detached dwelling with a detached garage accessed from the rear lane.

The proposed R-CG District accommodates grade-oriented development in the form of rowhouse buildings, duplex and semi-detached dwellings, and cottage housing clusters. A maximum of four dwelling units would be allowed on this site, in addition to the potential for secondary suites. No development permit has been submitted at this time. A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* is required to support the application.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation. The intent behind this proposal is described in the Applicant's Submission (Attachment 3).

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☐ Outreach was undertaken by the Applicant

☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant utilized the Applicant Outreach Toolkit to assess which level of outreach with public stakeholders and the respective community association was appropriate. The applicant determined that direct engagement with neighbouring homeowners was not necessary due to the minor change that this application contemplates. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received four letters of opposition and one letter of support from the public regarding the application. The concerns raised included:

- Rowhouse buildings are inappropriate for the context;
- Increased number of residents and waste collection bins;
- Increased parking and traffic;
- Reduced mature trees, canopy cover, wildlife (birds), climate mitigation; and,
- Reduced quality of life.

The letter of support noted the following factors:

- Negligible increase in maximum building height;
- Increased population to support local businesses and amenities;

- Adequate existing parking and transit service; and
- Positive overall community impact.

No comments were received from Killarney/Glengarry Community Association on this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The final building and site design, landscaping plan and parking details will be reviewed through the development permit application process.

Following Calgary Planning Commission, notifications for the 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 supports a wider range of housing types than the existing R-C2 District and can better accommodate the evolving housing needs of different age groups, lifestyles and demographics.

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

Economic
The ability to develop up to four rowhouse units with the option to include secondary suites and/or backyard suites would allow for more efficient use of land, existing infrastructure and civic services.

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. **Proposed Bylaw 38P2022**
3. Applicant's Submission
4. Applicant's Outreach Summary
5. **Proposed Bylaw 109D2022**

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3602 – 21 Avenue SW, LOC2021-0217

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southwest community of Killarney/Glengarry at the northwest corner of 21 Avenue SW and 35 Street SW. The parcel is approximately 0.06 hectares (0.14 acres) in size, measuring approximately 15 metres wide by 38 metres deep. The laned parcel is currently developed with a single detached dwelling.

A mix of single and semi-detached residential buildings form the general low-density residential character of the area. Several corner parcels of nearby blocks have either been redesignated to Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouse redevelopment, or have already been redeveloped into rowhouses.

Community Peak Population Table

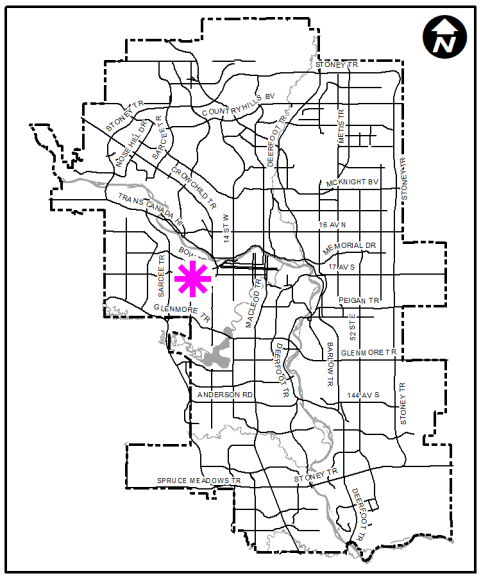
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

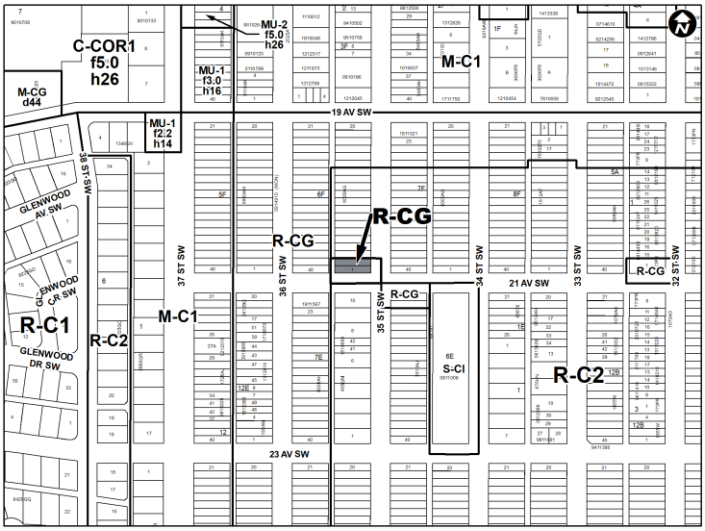
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

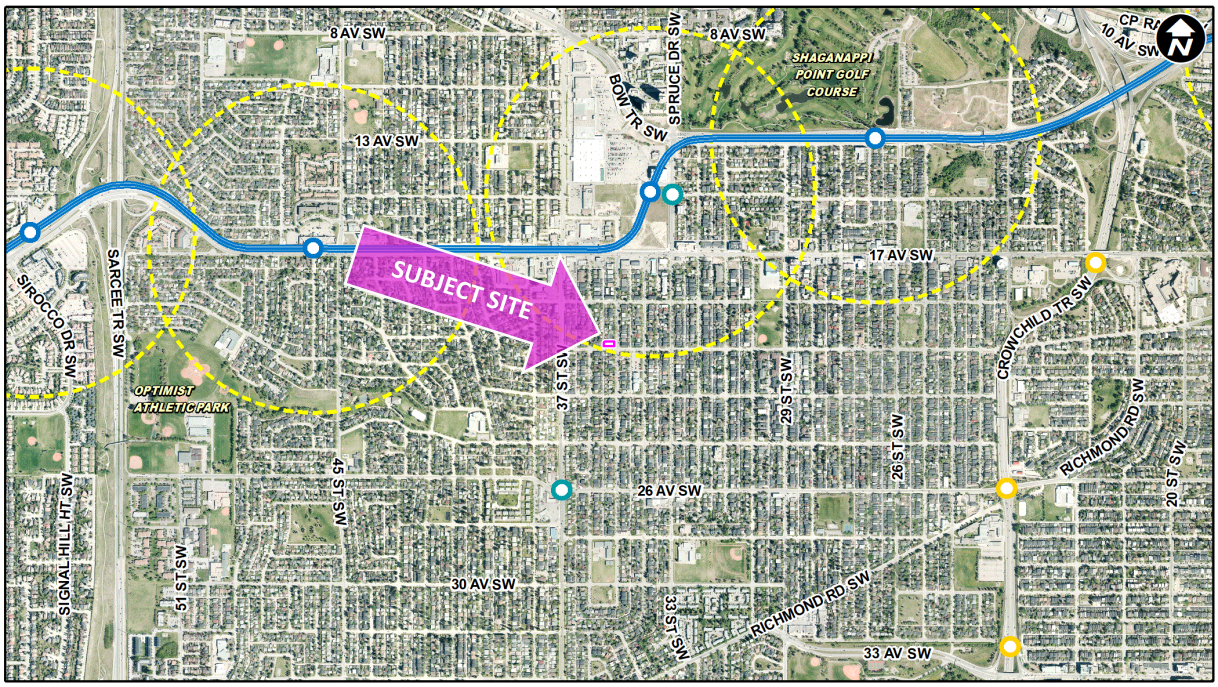
Source: *The City of Calgary 2019 Civic Census*

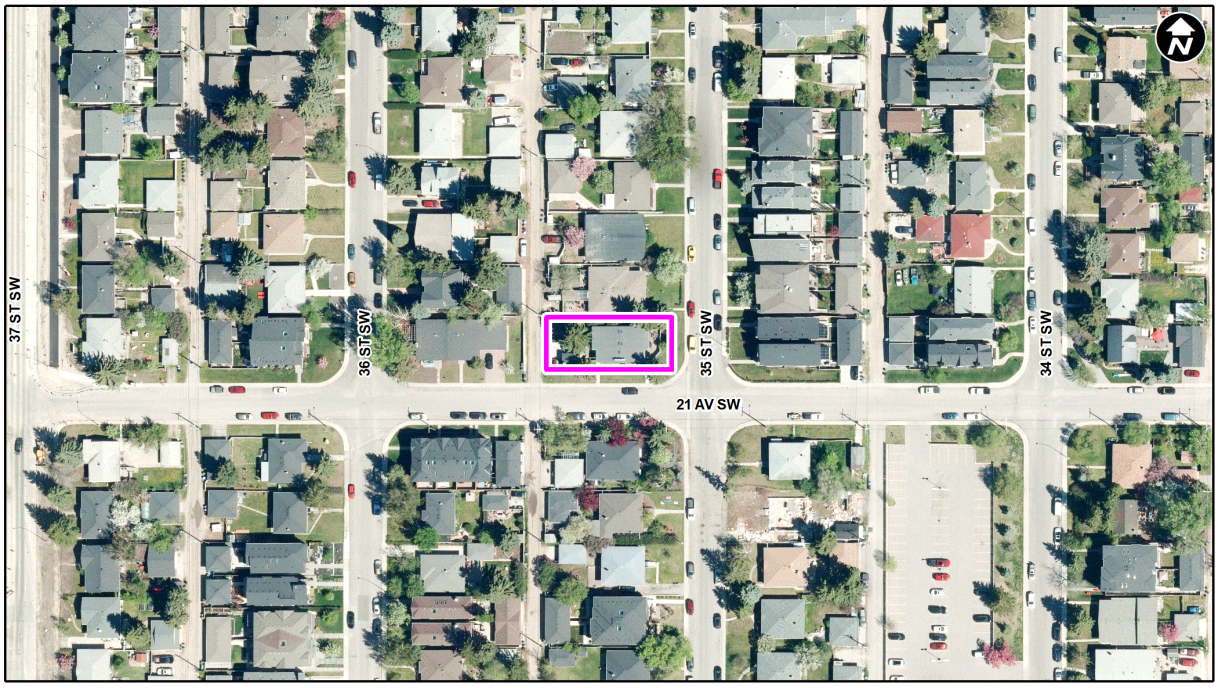
Additional demographic and socio-economic information may be obtained online through the Killarney/Glengarry Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The subject parcel is currently designated Residential – Contextual One / Two Dwelling (R-C2) District for the purpose of accommodating low-density, contextually appropriate development. With this current designation, the subject parcel can accommodate one single detached, semi-detached or duplex dwelling, with a maximum building height of 10 metres.

The proposed R-CG District allows for the additional housing form of rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare. Based on the parcel area, this would allow up to four primary dwelling units on the subject parcel.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are not counted towards the allowable density and may or may not require dedicated motor vehicle parking stalls, according to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District will guide future development of the site, including appropriate uses, building massing, height, landscaping and parking.

In the context of this specific parcel, additional factors to be considered through the development permit application process could include, but are not limited to:

- Building interface along 35 Street SW and 21 Avenue SW; and
- Mitigation of overlooking, shadowing and privacy concerns for adjacent parcels.

Transportation
Pedestrian access to the subject site is available from existing sidewalks along 21 Avenue SW and 35 Street SW, and vehicular access to the site is from the existing rear lane. On-street parking adjacent to the site is not regulated.

The site is well served by cycling infrastructure, with 37 Street SW (enhanced through the Main Streets Initiative) only 150 metres (a two-minute walk) to the west, and 17 Avenue SW is 320 metres (two blocks, a five-minute walk) to the north. Both 37 Street SW and 17 Avenue SW are classified as Neighbourhood Boulevards with multiple transit routes available in all directions. The Westbrook LRT Station is approximately 500 metres (eight-minute walk) to the north.

Environmental Site Considerations
There are no known environmental concerns associated with the site.

Utilities and Servicing
Water, storm and sanitary mains are available to service the subject site. Details of site servicing and stormwater management will be considered and reviewed as part of the development permit application process.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan*, which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use and policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and by establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)
The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

This proposal is in keeping with relevant MDP policies as the proposed R-CG District provides for a modest increase in density in a form that is generally sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)
This application does not include any specific actions that address the objectives of the *Climate Resilience Strategy*.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)
The subject parcel is located within the Conservation/ Infill area as identified on Map 2: Land Use Policy within the *Killarney/Glengarry Area Redevelopment Plan* (ARP). The Conservation/ Infill area is intended for low-density developments in the form of single detached, semi-detached and duplex dwellings.

To accommodate the proposed R-CG District, a minor amendment to Map 2 in the ARP is required to change the land use category of the subject site from “Conservation/ Infill” to “Low Density Townhousing” (see Attachment 2). This land-use change aligns with the ARP’s primary objective for residential development: “To accommodate a variety of housing types while preserving the existing low density residential character of the neighbourhood.” The ARP describes Townhouses as offering “the opportunity for higher density development while requiring a built form more compatible with the existing low density development than apartment development.”

Westbrook Communities Local Area Plan (Ongoing)
The *Killarney/Glengarry Area Redevelopment Plan* is under review as Administration is currently working on the Westbrook Communities Local Area Planning Project, which includes Killarney/ Glengarry and surrounding communities. Planning applications are being accepted for processing during the Local Area Plan process. The Westbrook Communities Local Area Plan is anticipated to be finalized in late 2022.

PROPOSED

CPC2022-0703
ATTACHMENT 2

BYLAW NUMBER 38P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KILLARNEY/GLENGARRY AREA REDEVELOPMENT PLAN BYLAW 16P85 (LOC2021-0217/CPC2022-0703)

* *

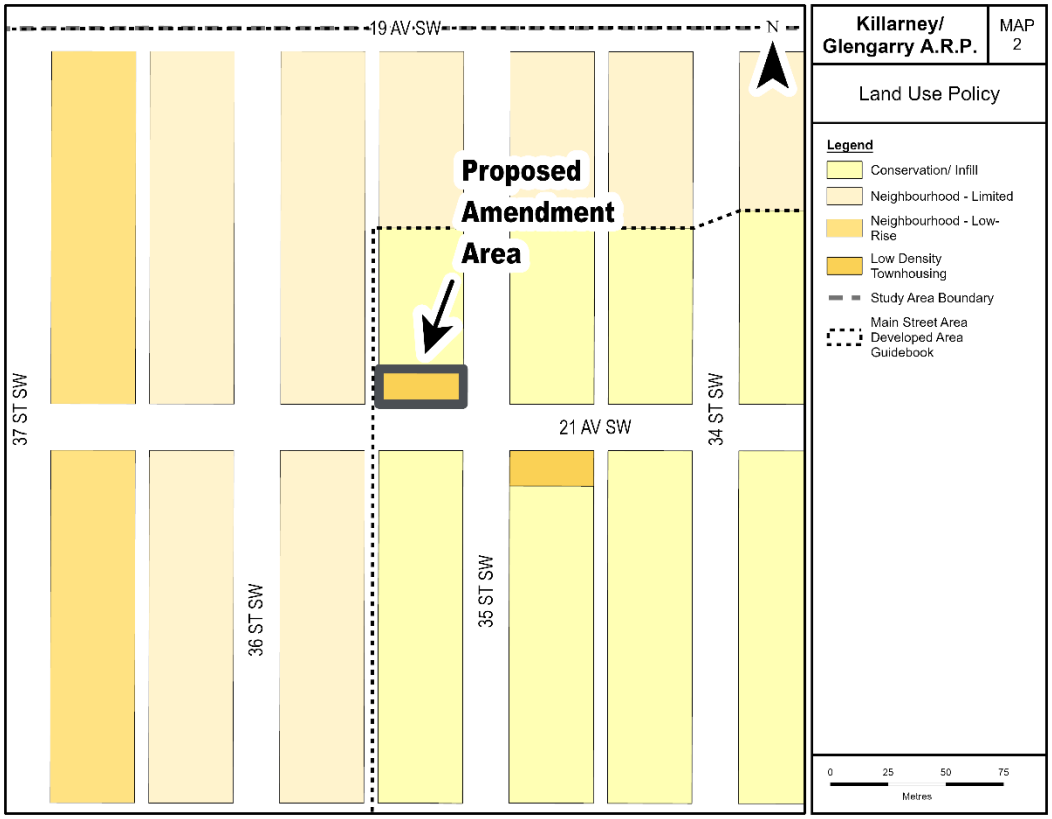
WHEREAS it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, as amended;

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 Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:

   (a) Amend Map 2 entitled “Land Use Policy” by changing 0.06 hectares ± (0.14 acres ±) located at 3602 – 21 Avenue SW (Plan 6000AG, Block 6F, Lots 1 and 2) from “Conservation/ Infill” to “Low Density Townhousing” as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 38P2022

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's Submission

Company Name (if applicable):
Savoy Designs

LOC Number (office use only):

Applicant's Name:
Hasan Syed

Date:
MARCH 31, 2022

The proposed Land use change application is for the lot 3602 21 Ave SW, Calgary. This is currently designated RC-2, which allows for development of upto two dwelling units on the site. We are aiming at building 4 townhouses on the lot, and would like to apply for a Land use redesignation of RC-G, which will allow such use, while still maintaining the current intent of allowing grade oriented development.

About 5 of the lots in the immediate vicinity have been re designated RC-G, and our proposal also aligns with the direction of development in the community.

We are also attaching a preliminary proposal of the townhouse development with the application to show the potential impact on the neighbourhood. The proposal is for 4 side by side townhouse units, three off the accessible from 21 Ave SW, and one from 35th Street SW.

The proposed structure is a simple two storey structure, with the foundation level used for Living space. A four car garage also will be provided, accessible from the lane, for the vehicle parking for the units.

The design of the proposed townhouses is semi modern, and aligns with the new developments happening in the neighbourhood.

Applicant's Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: KILLARNEY ROW HOUSES

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 redesignation is in line with the current development in the area and there are already many lots rezoned to RC-G in the neighbourhood. This development doesnt adversely impact the current scenario

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)

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

PROPOSED

CPC2022-0703
ATTACHMENT 5

BYLAW NUMBER 109D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0217/CPC2022-0703)

*** ***

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 _____

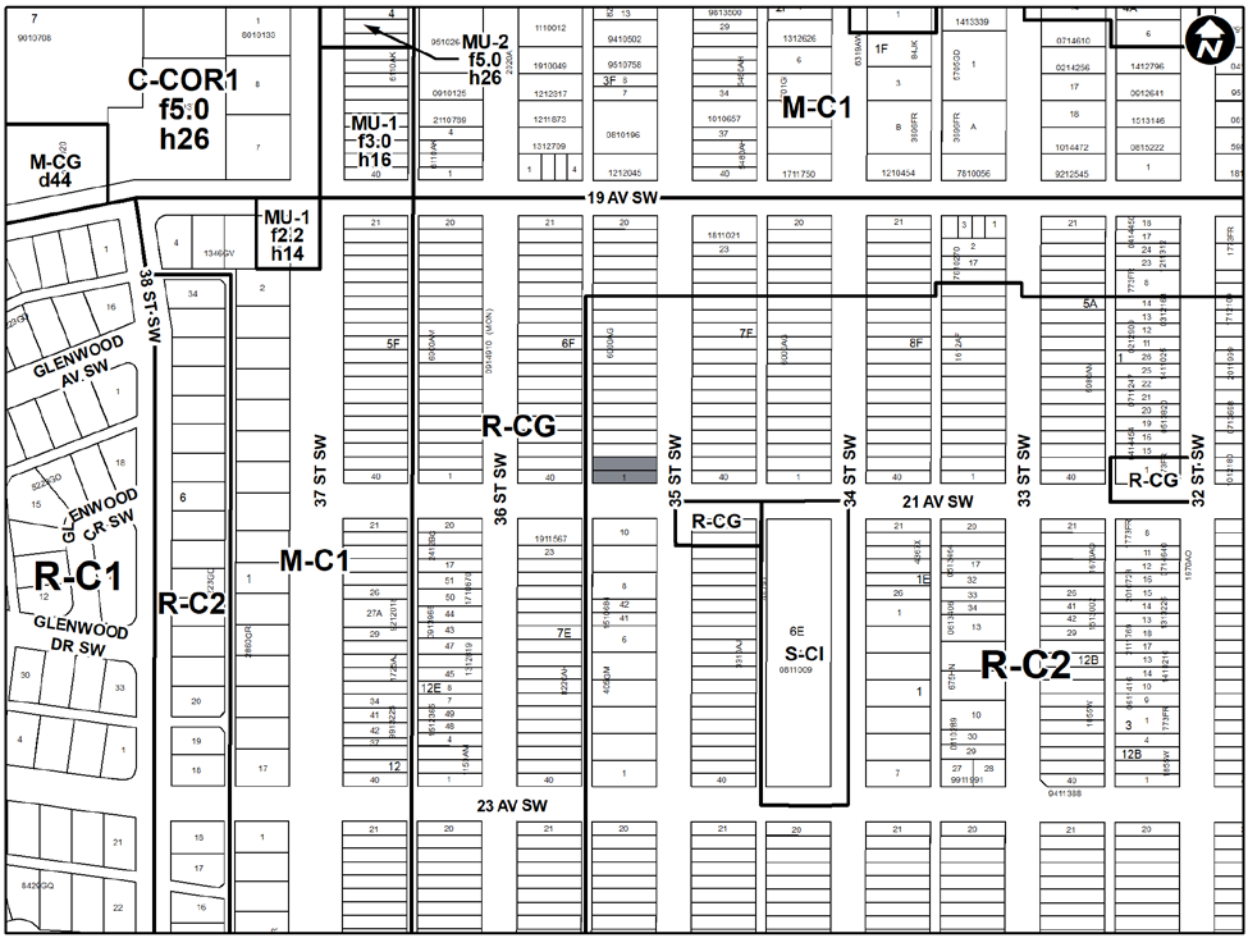
_____
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0217/CPC2022-0703
BYLAW NUMBER 109D2022

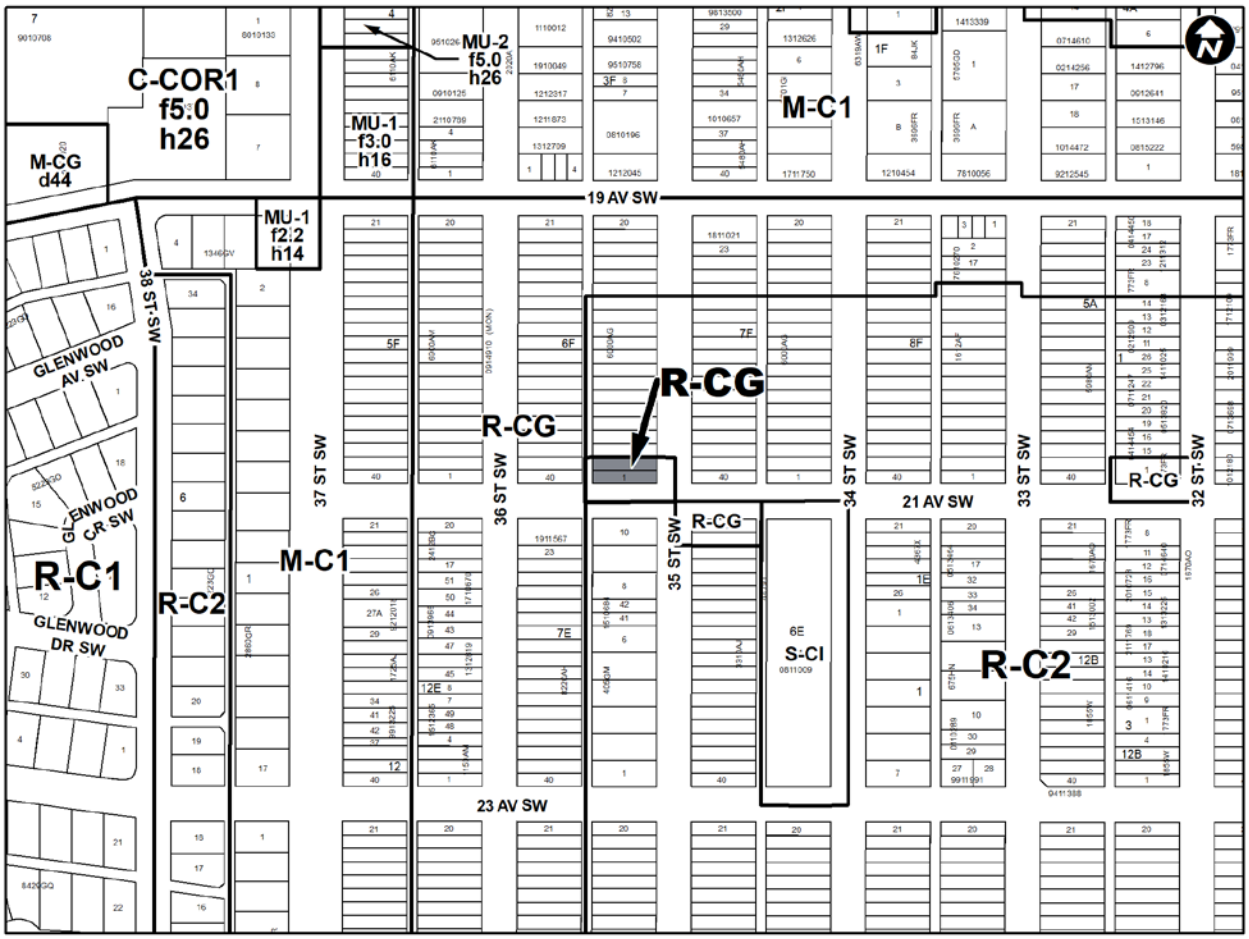
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0217/CPC2022-0703
BYLAW NUMBER 109D2022

SCHEDULE B



Land Use Amendment in Rosscarrock (Ward 8) at 933 – 38 Street SW, LOC2021-0096

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares ± (0.22 acres ±) located at 933 – 38 Street SW (Plan 3681V, Block 2, Lots 15 to 17) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate a rowhouse development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 2:

That Council give three readings to **Proposed Bylaw 106D2022** for the redesignation of 0.09 hectares ± (0.22 acres ±) located at 933 – 38 Street SW (Plan 3681V, Block 2, Lots 15 to 17) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate a rowhouse development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District based on the Multi-Residential – Contextual Low Profile (M-C1) District in order to allow for rowhouse development with secondary suites, in addition to the uses allowed in the M-C1 District.
- The proposal allows for compatible residential uses that align with the *Municipal Development Plan* (MDP) and support the long-range growth direction of the *Westbrook Village Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This proposed DC District would allow for a greater variety of housing options within the community and more efficient use of land, existing infrastructure and amenities.
- Why does this matter? This proposal contributes towards a more diverse range of housing options to meet the different social and economic needs of Calgarians.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by K5 Designs on behalf of the landowner Trucapital Real Estate Inc. on 2021 June 16. The subject site is located at 933 – 38 Street SW in the southwest community of Rosscarrock and has an approximate area of 0.09 hectares (0.22 acres) that is currently developed with a single detached dwelling and a detached garage. The Applicant Submission (Attachment 3) indicates the owner's intention to redevelop the property to accommodate a four-unit rowhouse building with four secondary suites, parking and bike stalls.

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

Land Use Amendment in Rosscarrock (Ward 8) at 933 – 38 Street SW, LOC2021-0096

A development permit application for a rowhouse development has been submitted and is under review. See Development Permit (DP2022-02550) Summary (Attachment 6) for additional information.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant
☒ Public/Stakeholders 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 stakeholders and the community association was appropriate. In response, the applicant conducted engagement with community stakeholders that included the following activities:

- email communication with the Rosscarrock Community Association on 2022 January 13;
- letters of proposal delivered to area residents (2022 February 18); and
- a dedicated project phone line and email inbox to directly contact the project team for all public inquiries, questions and comments.

The applicant's communication with the Community Association identified no issue with the proposed land use amendment. One resident's concern over parking for secondary suites was allayed by the applicant with assurance of the adequate size of the subject site and the proposed provision of seven parking stalls. The Applicant Outreach Summary has details of the outreach in Attachment 4.

City-Led Outreach
In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published online, and notification letters were sent to adjacent landowners.

Administration received two letters from the public in response to the application, expressing concerns over an increase in density, waste and recycling storage and collection issues, vehicular traffic congestion, lack of on-street parking and the safety of pedestrians on 38 Street SW.

The Rosscarrock Community Association provided a letter requesting that administration ensure that the applicant conducts community outreach with area residents. No other comments regarding the application were provided (Attachment 5).

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The building and site design, interface, and on-site parking would be addressed through the development permit application for the subject site.

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

Land Use Amendment in Rosscarrock (Ward 8) at 933 – 38 Street SW, LOC2021-0096

IMPLICATIONS

Social
This proposal offers a positive social gain of greater housing options to better meet the diverse needs of present and future populations in this community.

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

Economic
The proposed land use amendment would allow for additional residential density that facilitates a more compact urban form, and thus encourages the efficient use of both existing land and infrastructure.

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 106D2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Development Permit (DP2022-02550) 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 Rosscarrock, on the west side of 38 Street SW between 8 Avenue SW and 10 Avenue SW. The site is approximately 0.09 hectares (0.22 acres) in size, measuring approximately 23 metres wide by 38 metres deep. The subject site is currently developed with a single detached dwelling and rear detached garage accessed from the rear lane.

The site is surrounded predominantly by low-density residential development (single detached, semi-detached and duplex dwellings) to the north, south, east and west. A newly constructed three-storey multi-residential building sits next to the adjacent property in the south. A block east of the site, fronting onto 37 Street SW, are some older three-storey multi-residential buildings interspersed with single and double-storey dwellings, besides some smaller local commercial buildings.

The site is one block west of Westbrook Mall and is approximately 600 metres from the Westbrook LRT station.

Community Peak Population Table

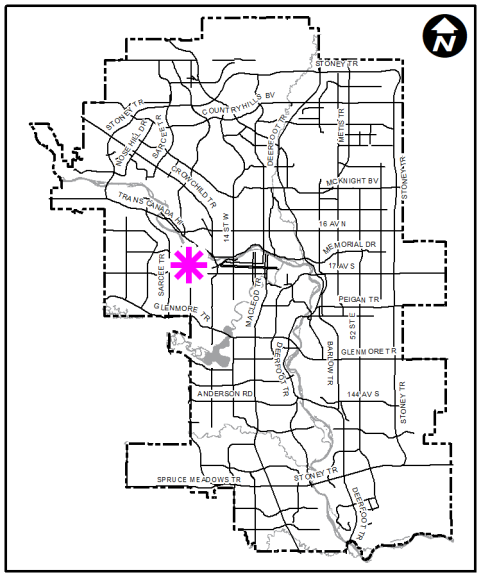
As identified below, the community of Rosscarrock reached its peak population in 1971.

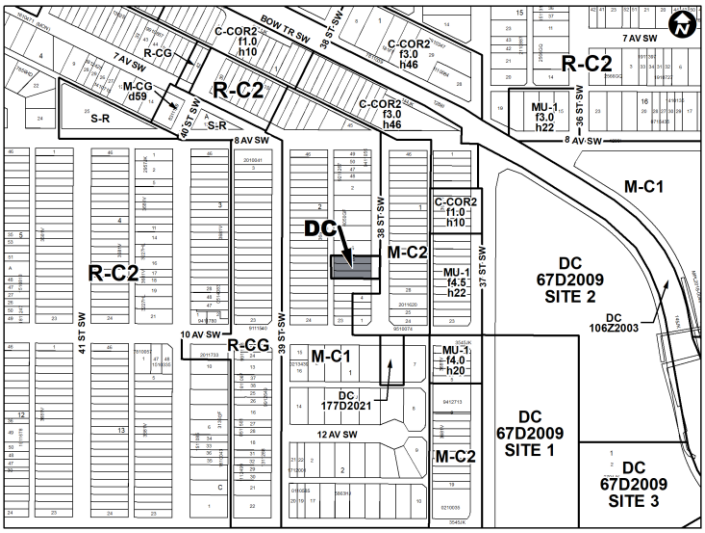
Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2019 Current Population	3,625
Difference in Population (Number)	243
Difference in Population (Percent)	-6.28%

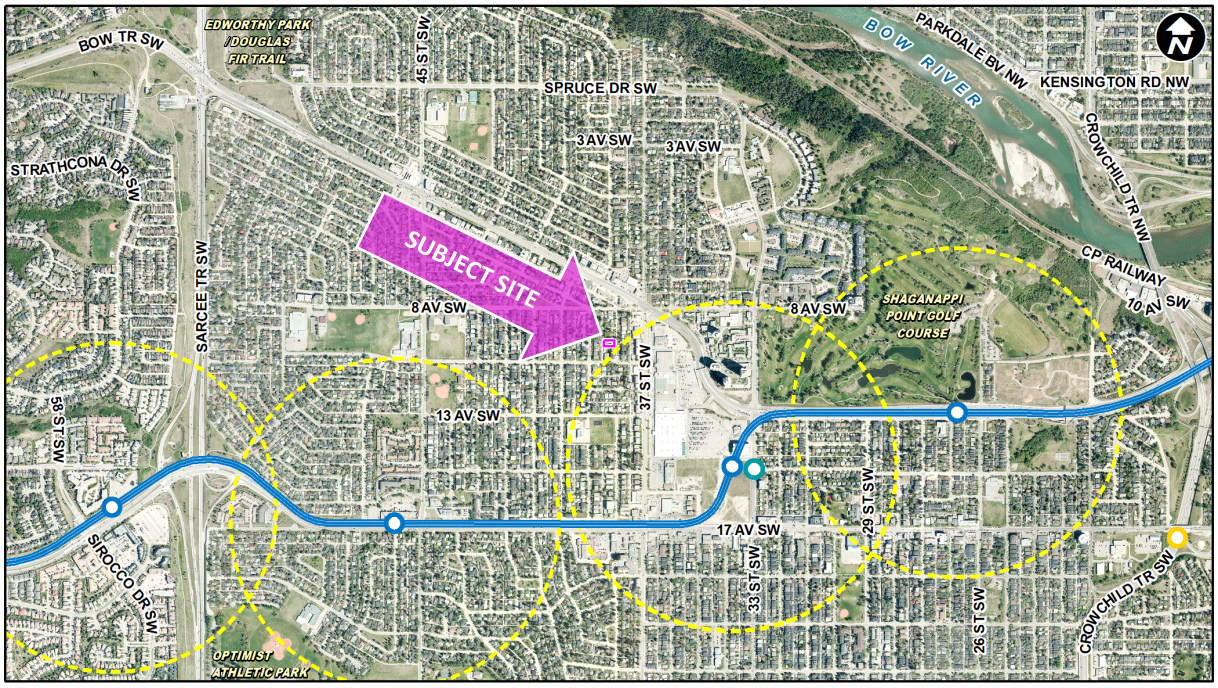
Source: *The City of Calgary 2019 Civic Census*

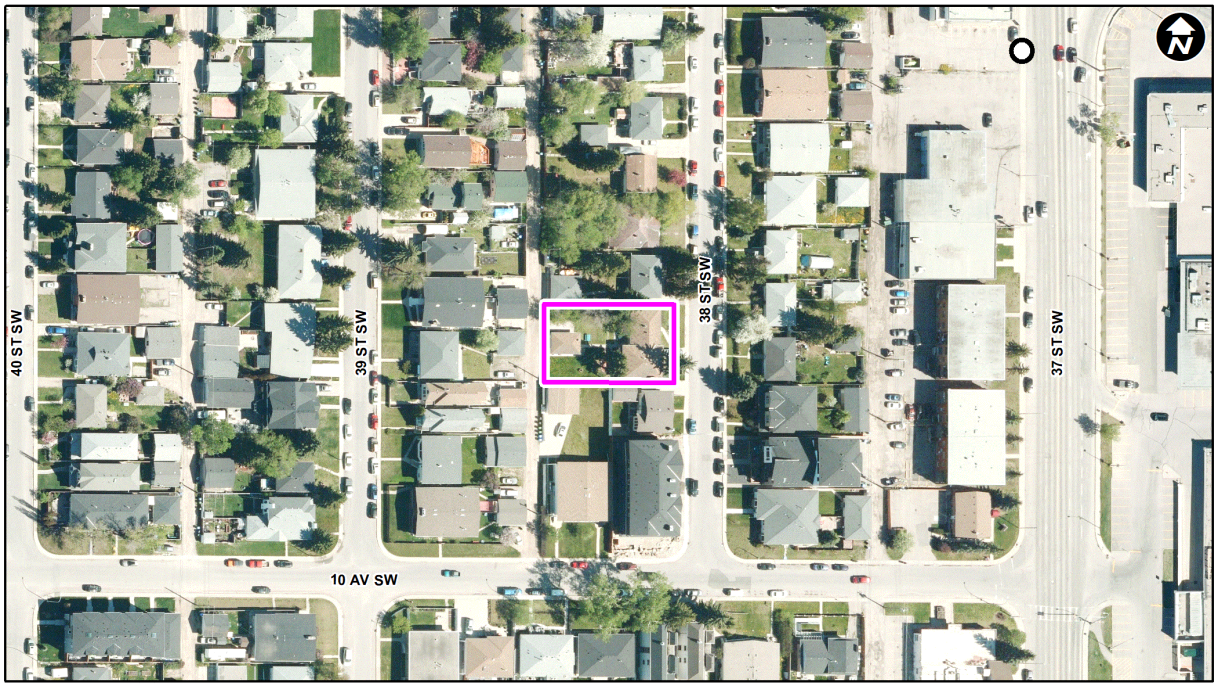
Additional demographic and socio-economic information may be obtained online through the Rosscarrock Community Profile

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Low Profile (M-C1) District allows contextually sensitive low-height and medium-density multi-residential redevelopment in a variety of forms, to a maximum building height of 14 metres. Under the District's maximum density of 148 units per hectare, the site could support a maximum of 12 units. The M-C1 District allows for rowhouse forms of development only as a multi-residential use and not as a use that includes secondary suites.

The proposed Direct Control (DC) District, based on the M-C1 District, proposes the additional use of Rowhouse Building as a discretionary use to enable the subject site to accommodate the intended future rowhouse redevelopment. This Rowhouse Building use would accommodate a maximum of four dwelling units with up to four secondary suites, and parking stalls onsite.

Administration supports this application as the proposed land use amendment aligns with the long-term direction of the *Westbrook Village Area Redevelopment Plan* (ARP) as follows:

- For the community to evolve and grow towards the complete fruition of the ARP's goals and objectives, the ARP recognizes the benefit of interim land uses until the optimal density and intensity of land uses could be feasibly realized in the redevelopment potential of sites such as this.

- Multi-residential dwellings in the form of Rowhouse Buildings are very feasible housing products in high demand. Rowhouse development is often able to offer a more comparatively affordable housing product in desirable inner-city communities like Rosscarrock.

- By adhering to the M-C1 District, there is little to no planning and development risk of eroding the ARP's growth policy goals and objectives.

Section 6 of the proposed Direct Control Bylaw incorporates the rules of the base M-C1 District in Bylaw 1P2007, whilst its Section 7 incorporates the rules specific to rowhouse development.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to facilitate innovative ideas in the applicant's proposed development.

This proposal allows for the applicant's intended rowhouse development with secondary suites, while maintaining the M-C1 District base to optimize on the higher density of 148 units per hectare, flexibility in built form design, current multi-residential development requirements of consolidated waste & recycling, and more comprehensive landscaping. The same outcome could not be readily achieved by using a standard land use district in the Land Use Bylaw.

The proposed DC District includes a relaxation rule that allows the Development Authority to relax Sections 6 and 7 of the Direct Control Bylaw. This relaxation rule is to allow for flexibility in addressing minor bylaw relaxations, should any be identified during the development permit review process. Any relaxation granted must meet the test for relaxation as provided by Bylaw 1P2007.

Development and Site Design
If approved by Council, the rules of the proposed DC District would provide guidance for the development permit application for the redevelopment of the site, including the M-C1 base district uses, density and building height of 14 metres, plus the additional use of Rowhouse Building. 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 38 Street SW;
- ensuring adequate and proper amenity space, and waste and recycling storage provisions; and
- mitigating shadowing, overlooking, and privacy concerns.

To enhance the streetscape, the provision of boulevard trees along the property frontage will be encouraged in the development permit application. Parks has recommended street tree species like American Elm, Green Ash, Prairie Spire Green Ash, or Bur Oak, with tree sizes to be between 60mm and 80mm.

Transportation
Pedestrian access to the subject site is available from sidewalks along 38 Street SW, while vehicular access to the subject site is to come from the existing rear lane, accessed from 8 Avenue SW and 10 Avenue SW. The area is served by Calgary Transit with a Route 9 stop located approximately 150 metres to the northeast on 37 Street SW. A Route 70 and Route 111 transit stop is located approximately 250 metres to the northeast on Bow Trail. These are both

within 5-minute walking distances. The Westbrook LRT station, along 33 Street SW, is located approximately 600 metres (about a 10-minute walk) to the east of the site.

The subject site is located near cycling infrastructure, with on-street bicycle lanes on Spruce Drive SW, approximately 600 metres to the east of the site connecting to the Bow River Pathway system. There are currently no parking restrictions along 38 Street SW adjacent to the parcel. All parking provisions will be further reviewed through the development permit application.

Environmental Site Considerations
There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing
Water and sanitary utilities are available to the site. Storm mains are not available to service the subject site, with a potential storm main extension to be required with the development permit application. This extension will be at the expense of the developer. All development servicing requirements will be determined through the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP 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, whilst delivering small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies for a modest increase in density in a form that respects the scale and character of the neighbourhood context.

Climate Resilience Strategy (2018)
The *Climate Resilience Strategy* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. Whilst this application does not include any action that specifically meets the objectives of this plan, opportunities to align the development of this site with applicable climate resilience strategies will be explored and encouraged at the development permit application stage.

Westbrook Village Area Redevelopment Plan (Statutory – 2019)
The subject site falls within the medium density residential precinct between 37 Street SW and 39 Street SW, of the *Westbrook Village Area Redevelopment Plan* (ARP). The built form of predominantly low to mid-rise residential buildings is to facilitate the tapering down of the higher densities and greater building heights at Bow Trail and the transit plaza, westwards to the stable low density residential neighbourhoods of Rosscarrock.

Policies for this area are intended to offer maximum flexibility in accommodating redevelopment and intensification while allowing for a logical transition at the interfaces, and as the planned area builds out to its full potential.
The proposed redesignation is in alignment with the ARP as it will facilitate low height and medium density development and will not exceed the prescribed maximum density.

Westbrook Communities Local Area Planning Project
The *Westbrook Village ARP* is under review as Administration is currently working on the Westbrook Communities Local Area Planning Project which includes Rosscarrock and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The Westbrook Communities Local Area Plan is anticipated to be finalized in late 2022.

PROPOSED

CPC2022-0535
ATTACHMENT 2

BYLAW NUMBER 106D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0096/CPC2022-0535)

*** ***

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 _____

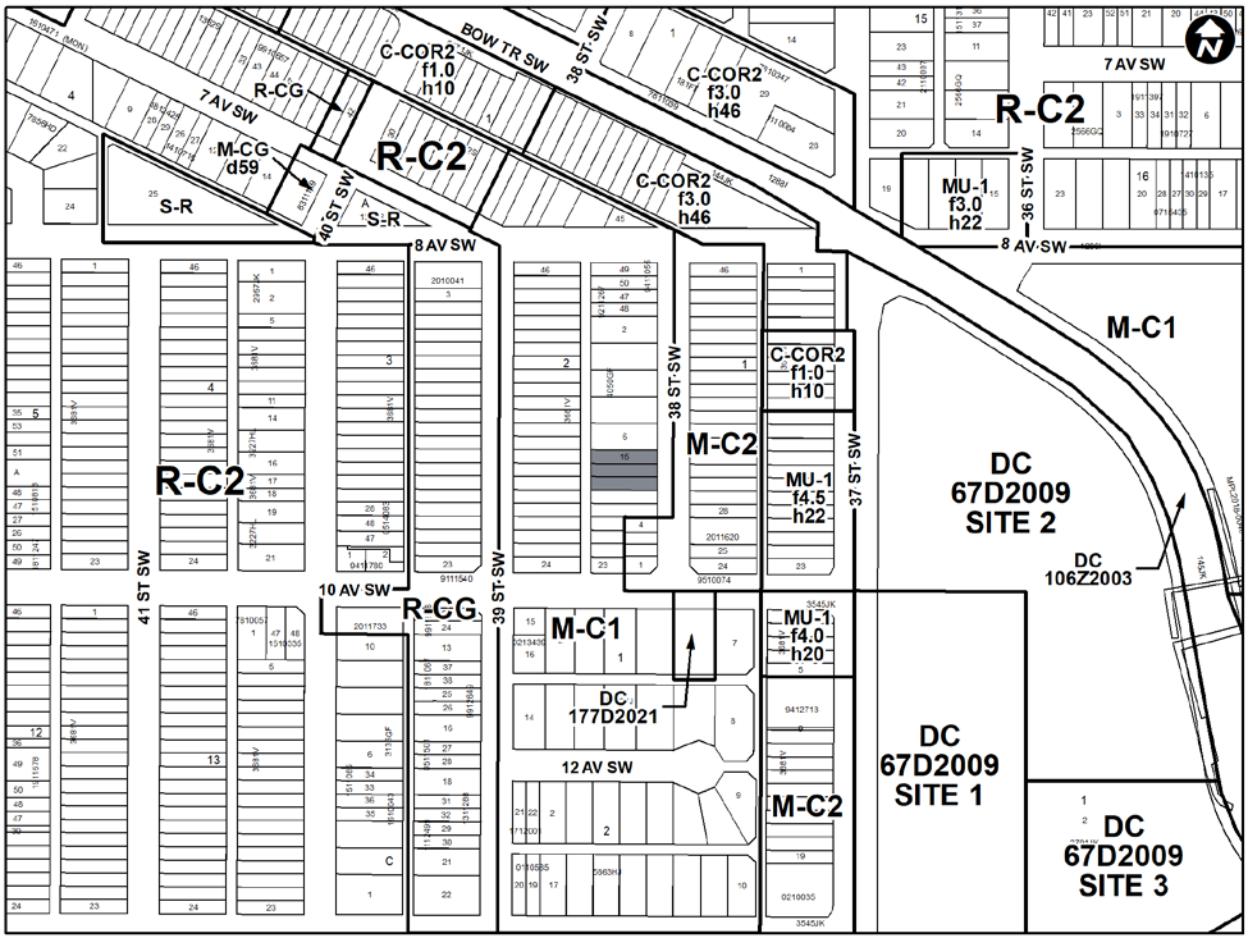
_____
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0096/CPC2022-0535
BYLAW NUMBER 106D2022

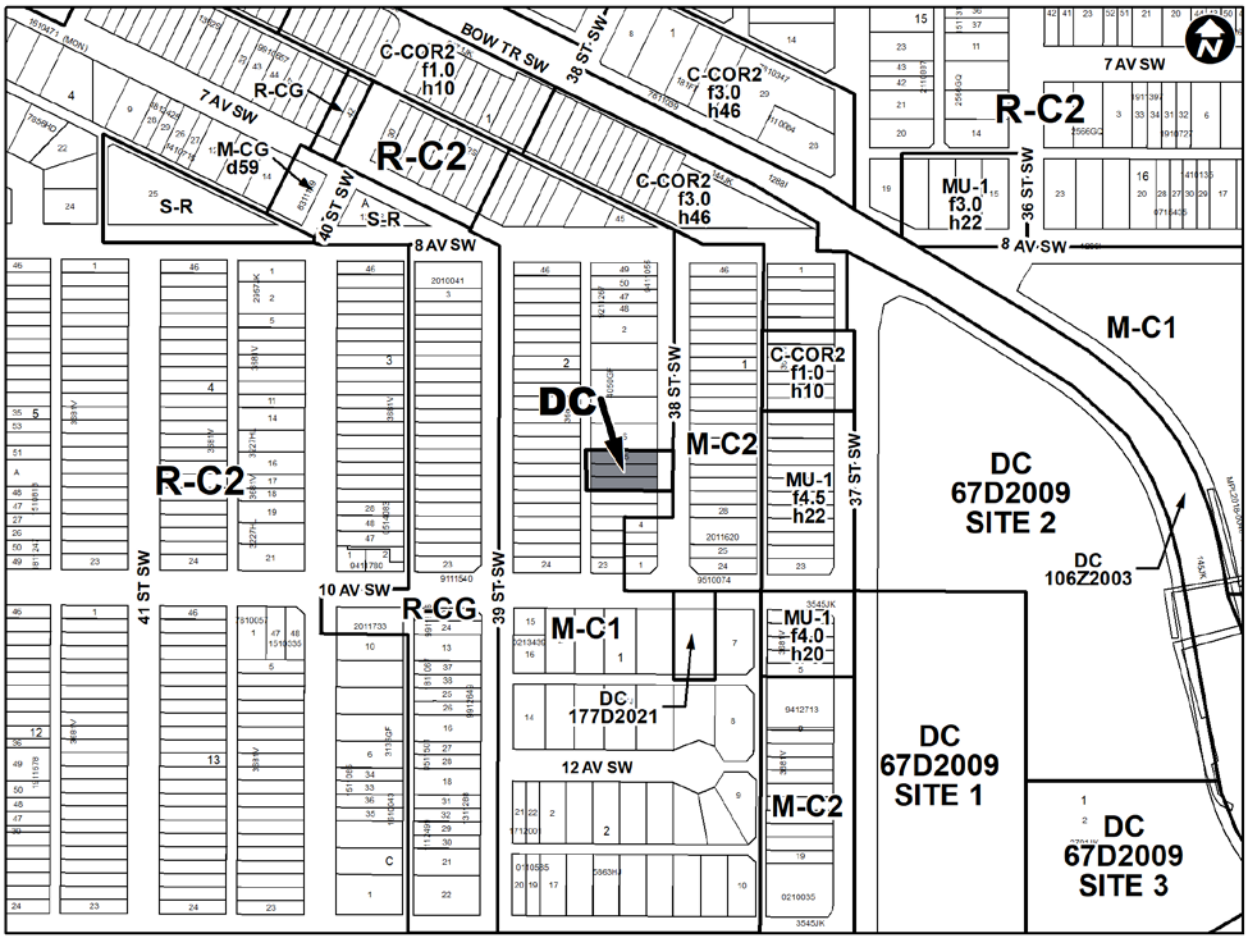
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0096/CPC2022-0535
BYLAW NUMBER 106D2022

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to accommodate a rowhouse building containing secondary suites.

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 Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Rowhouse Building**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Rowhouse Buildings

7 For a **Rowhouse Building:**

(a) unless otherwise referenced in subsection (b), the maximum cumulative ***building coverage*** for a ***parcel*** subject to a single ***development permit*** is 50.0 per cent;

(b) the maximum ***parcel coverage*** *for a* ***parcel*** *as* referenced in subsection (a) must be reduced by 21.0 square metres for each required ***motor vehicle parking stall*** that is provided and not located in a ***private garage***;

(c) the maximum ***building depth*** is 65.0 per cent of the ***parcel depth***;

(d) the minimum width of a ***street*** facing façade of a ***unit*** is 4.2 metres;

(e) there is no requirement for a ***building setback*** from a ***property line*** upon which a party wall is located;

(f) each ***unit*** must have direct access to ***private amenity space*** that:

(i) is provided outdoors;

(ii) has a minimum total area of 20.0 square metres; and

(iii) may be divided over a maximum of two ***amenity spaces*** where:

(A) one ***amenity space*** has no dimension less than 3.0 metres; and

(B) the second ***amenity space*** has a minimum contiguous area of 7.5 square metres with no dimension less than 1.5 metres.

(g) each ***motor vehicle parking stall*** or ***private garage*** must have direct, individual access to a ***lane***; and

(h) the minimum number of ***motor vehicle parking stalls*** for a **Secondary Suite** is reduced to zero, where:

(i) the floor area of a **Secondary Suite** is 45.0 square metres or less;

(ii) space is provided in a ***building*** for the occupant of the **Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:

(A) is accessed directly from the exterior; and

(B) has an area of 2.5 square metres or more for every **Secondary Suite** that is not provided with a ***motor vehicle parking stall***; and

(iii) ***parcel coverage*** excludes the ***building coverage*** area required by subsection (ii)(B).

Relaxations

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

Applicant Submission

2021 December 15

RE: Land Use Re-designation from MC-1 to DC (Base on M-C1 with the addition to have Rowhouse Building use to be added to the M-C1) 933 38 Street SW (Legal Addresses: Lots 15 to 17, Block 2, Plan 3681V)

This application proposes to redesignate the parcel 933 38 Street SW from existing High Density Land Use Designation M-C1 Multi-Residential - Contextual Low Profile to a District Control (DC), based on the existing M-C1 policies with the addition to have Rowhouse Building as a use to be added to the M-C1 land use district.

The landowner vision for the property is a development with a 4-unit residential building includes Secondary Suites. Parking would be provided at grade within the property at the rear lane. Existing M-C1 policies allows Secondary Suite in single or duplex dwellings units, and Rowhouse built form are not part of the policies. To maximize the potential lot size area of 9,390 sq ft, the proposed DC redesignation with the addition of Rowhouse will allow a better and flexible built form to the existing M-C1 policies that better aligns with the surrounding neighboring houses and ideal due to the following factors:

- Many commercial businesses to the North of the subject site
- Multiple Buses and LRT stations service the Rosscarrock community (Route 9 is +/- 175m, Route 111 is +/- 225m, Westbrook LRT is +/- 450m)
- The subject site is approximately +/- 100m from the 37 Street SW (Main Street Corridor) and Westbrook Mall Shopping Centre
- The subject site is approximately +/- 300m from Rosscarrock School with open field with ample outdoor activities
- The subject site is approximately +/- 500m from Rosscarrock Community Hall
- Provides flexible built form for people who want to live near downtown but not directly downtown.

Fundamentally, this is about the future development Rosscarrock Community. Current designations within the community are mixtures of R-CG, R-C2, M-C1, MU-1 zoning and more. The rules of the district ensure that development is compatible with current and future density developments. The subject site is located in a thriving neighborhood- it is not only attractive to families, but also to commercial establishments. When there is a population to support these businesses, they can move in and provide amenities to a community. With each amenity, a community integrates the more walkable and connected to its residents.

The proposed re-designate meet the goals of the City of Calgary's Municipal Development Plan (MDP). This policy generally encourages a more diverse housing type in established and central Calgary communities, more efficient use of in-place infrastructure, and more compact build forms in locations with direct access to transit, goods and services, schools, communal amenities and more while still maintaining a sense of interconnection and community.

We are committed to ensure transparencies and willingness to work with the neighborhood, stakeholders, and community. Prior to a formal submission, City Planner was consulted. The Rosscarrock Community Association will be consulted and continue our outreach with all the surrounding neighbors as we progress with the application.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

AMENDED DRAWINGS
DP No LOC2021-0086 Date Received Mar 18, 2022
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Please complete this form and include with your application submission.

Project name: 933 38 STREET S.W.

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

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

N/A

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)

Our outreach strategy consisted of placing signs at street level on the property, contacting the "Rosscarrock Community Association" and providing letter of proposal to the surrounding neighbors. Sign(s) where placed at street level on the property in Nov 2021,where it is clearly visible to the community; on the sign is a small summary of the proposed re-designation, as well as our company's contact information. Any individuals within the neighborhood will be able to contact us via phone/e-mail accordingly.

The Rosscarrock Community Association was contacted via email Jan 13, 2022. We provided CA a summary of proposal along with our company contact info to address further questions and concerns.

A letter of proposal was handed out to the surrounding neighbours Feb 18 2022

Stakeholders

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

The primary stakeholders within close proximity of the subject property and the Rosscarrock Community Association.

calgary.ca/planningoutreach

Calgary

Community Outreach for Planning & Development
Applicant-led Outreach Summary

AMENDED DRAWINGS
DP No: LOC2021-0098
Date Received: Mar 18, 2022
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

1) The Rosscarrock Community Association have no issue with the application.

2) One nearby neighboring stakeholders address concerns regarding parking for Secondary suites due to street capacity along 38 street.

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 relied the concerns from the neighboring stakeholders back to our clients and they feel the proposed landuse is appropriate due to the lot size and surrounding M-C1 lots.

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)

An e-mail was sent back to the the concerned neighbors to confirm our clients intent to go forward with the proposed plans as the clients feel the proposed landuse is appropriate due to lot size and the lot can accommodate up to 7 parking stalls.

calgary.ca/planningoutreach

Community Association Response

From: Gary Ellis [redacted]
Sent: Thursday, January 6, 2022 8:49 AM
To: CPAG Circ <CPAGCirc@calgary.ca>
Subject: [EXT] LOC2021-0096

Dear CPAG

Here are the comments from the Rosscarrock Community Association with respect to this application. My name is Gary Ellis and I am the Planning & Development Director/Board Member for the CA.

For this type of application we are a little more diligent in our consideration. Any land use change or re-zoning request requires more review than a simple development permit application.

Official comment:

The Rosscarrock Community Association will abstain, in this instance, from any formal input of this application and defer to CPAG. That being said our CA always wants applicants to canvass the surrounding neighbours with appropriate communications and feedback options, as well as include all responses in the land use application submission. We hope this was done in this case.

Sent by
Gary Ellis
Planning & Development Director
Rosscarrock Community Association

Gary Ellis
Calgary, AB
[redacted]

Development Permit (DP2022-02550) Summary

A development permit application (DP2022-02550) has been submitted by K5 Design on 2022 April 13. The development permit application is for a Rowhouse Building, about 10 metres in height, with four dwelling units, four secondary suites, and seven on-site motor vehicle stalls.

The following figures from the development permit submission provide an overview of the proposal and are included for information purposes only and are subject to change through the development review. Administration's review of the development permit will determine the final building design, and site layout details such as parking, landscaping and site access.

Figure 1: Rendering of Proposed Development



Figure 2: Site Plan

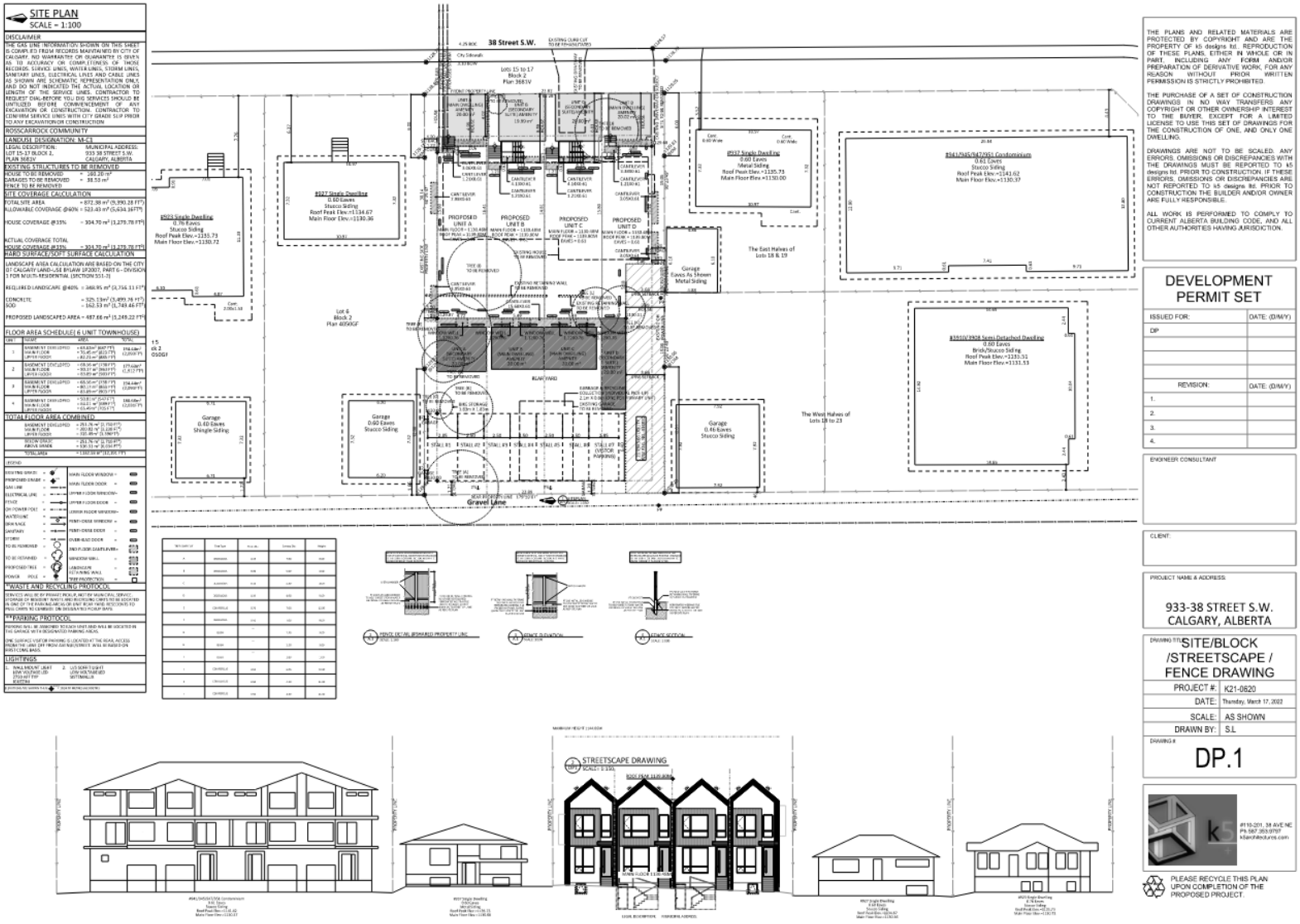


Figure 3: Landscape Plan



Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2101 – 17A Street SW, LOC2022-0031

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 0.06 hectares ± (0.15 acres ±) located at 2101 – 17A Street SW (Plan 3076AB, Block 7, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council:

1. Give three readings to **Proposed Bylaw 39P2022** for the amendment to the Bankview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 111D2022** for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2101 – 17A Street SW (Plan 3076AB, Block 7, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to enable a grade-oriented, multi-residential development, in addition to the building types already listed in the district (e.g., semi-detached and duplex dwellings).
- The proposal would allow for an appropriate building form and set of uses along 17A Street SW, would enable development 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 redesignation would provide additional housing options in Bankview with access to alternative modes of transportation and nearby amenities.
- Why does this matter? The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would allow greater housing options and would better accommodate the evolving needs of different age groups, lifestyles, and demographics in an established community with good access to amenities and services.
- An amendment to the *Bankview Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- While a development permit has not been submitted at this time, the Applicant has been working with Administration on a pre-application for a five-unit grade-oriented, multi-residential development.
- There is no previous Council direction regarding this proposal.

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2101 – 17A Street SW, LOC2022-0031

- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the southwest community of Bankview, was submitted by MCI Group on behalf of the landowner, Cru Developments Inc, on 2022 February 25. No development permit has been submitted at this time; however, as per the Applicant Submission (Attachment 3), the landowner intends to develop the site with a five-unit multi-residential building.

The approximately 0.06 hectare parcel is located at the southwest corner of 17A Street SW and 19 Avenue SW. The site is currently developed with a single detached dwelling with access to the rear lane. Development in the area consists of a variety of grade-oriented residential forms. The proposed M-CG District allows for multi-residential development that is contextually appropriate.

A detailed planning evaluation of this policy and land use amendment application, including location and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant
☒ Public/Stakeholders 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 stakeholders and respective community association was appropriate. In response, the applicant met with 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 stakeholders, notice posed on-site, published online and notification letters were sent to adjacent landowners.

Administration received three letters of opposition and one letter of general support from the public. The letters of opposition cited the following concerns:

- increased parking issues;
- lot coverage and building mass; and
- curb cuts and pedestrian safety.

Administration did not receive any comments from the Bankview CA. A follow up email was sent on 2022 April 28 with no response received at the time of writing this report.

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 Amendment and Land Use Amendment in Bankview (Ward 8) at 2101 – 17A Street SW, LOC2022-0031

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

IMPLICATIONS

Social
This proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

Environmental
This application does not include actions that address *Climate Resilience Strategy* objectives. Opportunities to align development on this site with climate resilience strategies will be explored and encouraged at the development permit stage.

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 39P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 111D2022**

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 southwest corner of 17A Street SW and 19 Avenue SW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 30 metres long by 24 metres wide. The site narrows to 14 metres wide at the rear lane. There is currently a single detached building on the site.

Surrounding development is characterized by a mix of multi-residential and single detached residential developments including a three storey apartment building directly north across 19 Avenue SW, a single detached building directly south and a four storey multi-residential building across 17A Street SW to the east. The site is well served by transit and is located across the street from Nimmons Park. The site is also one block south of the 17 Avenue SW Main Street.

Community Peak Population Table

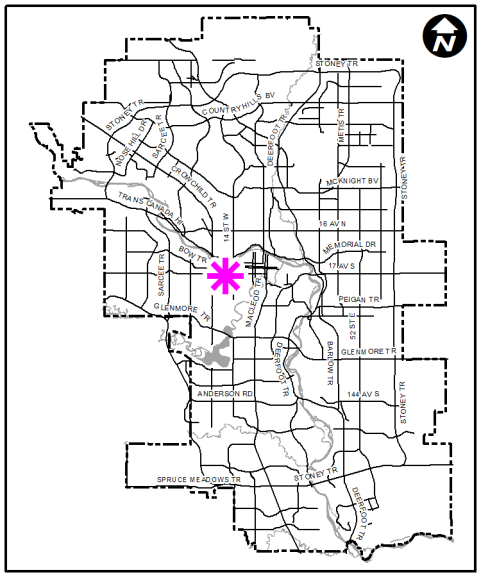
As identified below, the community of Bankview reached its peak population in 1981.

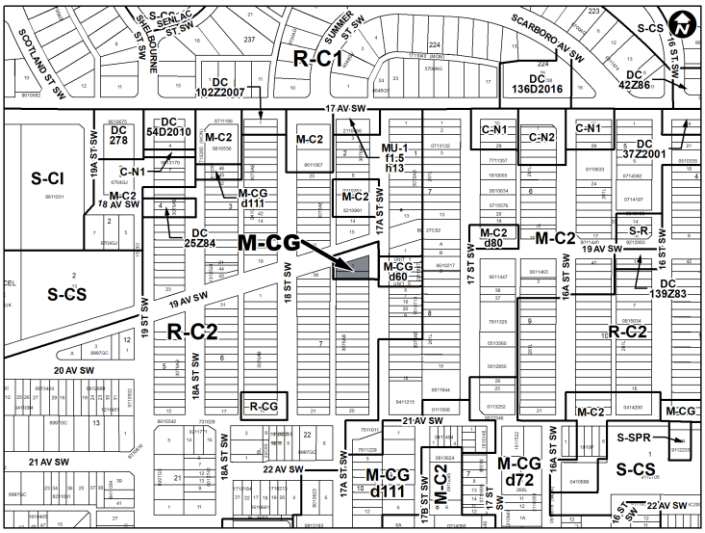
Bankview	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,256
Difference in Population (Number)	-334
Difference in Population (Percent)	-6.0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Bankview Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District allows for contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units and two secondary suites per parcel.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for multi-residential development of low height and low density in a variety of forms. It allows for varied front setback areas which reflect the immediate context and provides some or all units with direct access to grade. The M-CG District allows for a maximum building height of 12 metres (three storeys) and a maximum of 111 units per hectare. Based on the parcel area, this would allow a maximum of seven dwelling units on the site.

Development and Site Design

If this redesignation is approved by Council, the rules of the M-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- improving the pedestrian experience through permeability (windows), high quality façade materials, building articulation and contextual setbacks;
- site access via the lane – maintaining a sidewalk uninterrupted by additional curb cuts for front-facing garages; and
- provision of adequate landscaping and amenity space on the site.

Transportation
Pedestrian access to the site is available via 17A Street SW and 19 Avenue SW. The portion of 19 Avenue SW directly adjacent to the subject site is a residential street shared by cyclists and motorists. Route 6 stops are available within 130 metres (a two-minute walk) from the subject site, on 17A Street SW, which is classified as a collector street. The Primary Transit Network is one block north at 17 Avenue SW. Street parking is available along both 17A Street SW and 19 Avenue SW and vehicular access to the site is exclusively via the lane.

Environmental Site Considerations
At this time, there are no known outstanding environmental contaminant issues associated with the site and/or proposal.

Utilities and Servicing
Public water, sanitary and storm (deep utilities) exist within proximity to the site. Development site servicing will be determined at the time of the development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns, and promotes efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP 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 as defined in Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The MDP encourages modest intensification of the Inner City Area, including parcel-by-parcel intensification. The MDP states that sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (e.g., Neighbourhood Main Streets), or if the intensification is consistent and compatible with the existing character of the neighbourhood. The proposal is aligned with the MDP as it is located within one block of the 17 Avenue SW Main Street.

The application also aligns with Section 2.6 "Greening the City", which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit.

Climate Resilience Strategy (2018)
Opportunities to align future development on this site with climate resilience strategies will be explored and encouraged at the development permit stage.

Bankview Area Redevelopment Plan (Statutory – 1981)
The subject parcel is located within the 'Conservation' policy area of the *Bankview Area Redevelopment Plan* (ARP) as identified in Figure 2: Land Use Policy. To accommodate the proposed M-CG District, a minor amendment to Figure 2 is required to change the land use typology of the subject parcel from 'Conservation' to 'Medium Low Density' (Attachment 2).

Notwithstanding the required amendment, this application aligns with the goals of the Bankview ARP. The Bankview ARP denotes 17A Street SW as a Collector Street and places importance on improving and expanding its park and open space system. Located at the junction of 17A Street SW and Nimmons Park, the proposed land use redesignation has the potential to enhance this unique neighbourhood site while also respecting the existing context.

Location Criteria for Multi-Residential Infill (Non-statutory – 2016)
The proposed land use amendment meets the following Location Criteria for Multi-Residential Infill:

- on a corner parcel;
- within 400 metres of a transit stop;
- on a collector or higher-standard roadway on at least one frontage;
- adjacent to existing or planned non-residential or multi-unit development;
- adjacent to or across from an existing or planned open space, park, or community amenity;
- along or near an existing or planned corridor or activity centre; and
- direct lane access.

These criteria provide a framework for which Administration evaluates a site's appropriateness for intensification. The subject site's size, scale and type of development proposed in relation to existing local context indicate that the subject site is an appropriate location for sensitive residential intensification.

PROPOSED

CPC2022-0729
ATTACHMENT 2

BYLAW NUMBER 39P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BANKVIEW AREA REDEVELOPMENT PLAN BYLAW 13P81 (LOC2022-0031/CPC2022-0729)

* *

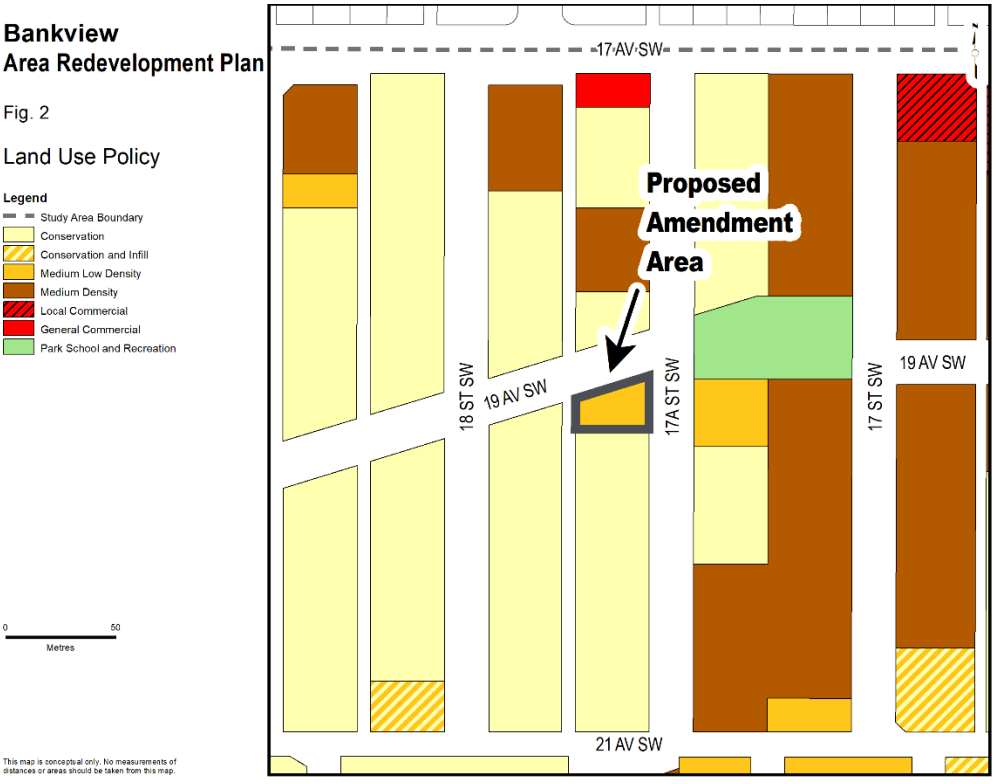
WHEREAS it is desirable to amend the Bankview Area Redevelopment Plan Bylaw 13P81, as amended;

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 titled 'Land Use Policy' by changing 0.06 hectares ± (0.15 acres ±) located at 2101 – 17A Street SW (Plan 3076AB, Block 7, Lots 1 and 2) from 'Conservation' to 'Medium Low Density' as generally illustrated below:



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 _____

Land Use Redesignation Submission

1. Introduction

The following Submission is presented by McKinnon Consulting Inc. (MCI Group) who is engaged as a Consultant and Authorized Applicant/Agent acting on behalf of CRU Developments Inc. (Developer), to amend the Calgary Land Use Bylaw (LUB) in the Bankview Community for a site located at 2101-17 A Street, S.W. Calgary, Alberta. The Land Use Amendment is to re-designate the current Land Use from R-C2 to M-CG District.

This Submission is filed in conjunction with the City of Calgary Land Use Application Forms. The purpose of the Submission is to outline a Planning Rationale in support of the Land Use Amendment. The Submission highlights reasons for the City Administration of sound urban design and planning principles related to the Municipal Development Plan policies.

MCI Group is a professional firm specializing in Urban Design and Planning focused on inner city residential multi-family infill properties. The members of MCI have over 50 years of experience dealing with the civic planning approval process for over 60 projects built to date.

2. Pre-application Meeting with Community

The Applicant assessed alternative scenarios for the subject property which embrace the proposed M-CG District. The Applicant completed a pre-application meeting with the Bankview Community Planning & Development Committee on December 7, 2021 to learn about their preferences in relation to options to redevelop the land to create 5 row town house condominium units.

3. Outreach Approach Assessment

The approach is to complete an Outreach Approach Assessment to invite Public Engagement as soon as the Land Use Application is filed with the City of Calgary DBA. The proposed Land Use Re-designation is not significant enough to trigger a full Public Engagement meeting under the COVID-19 Pandemic Crisis Response. Under the City of Calgary website, they provide a Community Outreach Assessment Tool, which suggests a point system that determines the need for what type of engagement is necessary for Land Use Re-designation.

Direct Approach (1A, 1B):

"Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform stakeholders about your project details. Consider choosing 2-3 tactics suited for a targeted audience".

The Applicant will conduct the following steps to contact surrounding neighbors who may be affected by the land use change and related future potential development of 5 row town houses on the subject site.

This includes:

1. delivering notices to residents and stakeholders directly abutting the site and homes situated along 17A Street and 19 Avenue S.W
2. provide a Phone line and Voicemail for any interested persons to inquire about the land use change
3. include on-site signage
4. a website with email to provide information about the property.

4. Site Location and Description

The subject property is located at the south-west corner intersection of 17 A Street and 19 Avenue S.W. It comprises two adjoining lots pursuant to the legal description:

Plan 3076AB Block 7 Lots 1 &2.

The existing parcel contains one older bungalow house.

The parcel in a trapezoid shape with a frontage of 24.35m on 17A Street S.W. x 35.09m depth on 19 Avenue S.W. and 14.14m rear yard abutting a municipal lane comprising a total area of 0.064472 hectares.

See attachments:

1. Location Map
2. Real Property Report
3. Aerial Photos
4. Site Visual Photos and Streetscape.

5. Community Context

The subject property is adjacent to a RC-2 parcel to the south on 17 A Street S.W. within the same block face. The site abuts a grade level municipal Lane adjoining the west boundary. There Is a newly built 5 units town house development designated MC-G on the east side of 17A Street S.W. The subject property is located kitty corner to Nimmons Park and playground across 17A Street S.W.

There are three City bus stops situated on 17 Avenue and 17A Street S.W. within 100 meters of the site. The property is situated within close proximity to the Bow Trail SW transportation corridor providing convenient access to the Downtown core.

There is a fire hydrant less than 5 meters of the project.

Public water supply and sanitary serving infrastructure are situated within the adjacent public right-of-way. Development servicing will be determined at the development permit and pursuant to a Development Site Servicing Plan (DSSP) to be completed by a professional engineer. Geotechnical and structural engineering will be determined for the development at the development permit approval stage.

6. Site Development Concept

The Applicant prepared and assessed alternative housing form scenarios for the site. The goal of the design approach is to provide one building block of 5 row townhouse units as a modest footprint. The town houses will feature a front entrance connected by brick walkways to the existing public pedestrian streetscape and sidewalks fronting onto 19 Avenue and 17 A Street S.W. Each unit includes an Identifiable individual grade level private entrance and window scape presence to eyes onto the surrounding community. The conceptual design will animate and enhance the interface of the site with the surrounding character of the Bankview Community.

Each unit will include a private yard space facing south with a large setback to the adjacent property to the south.

The new housing concept will be compatible in scale and massing with the four-story townhouses located on 17A Street S.W and an existing three-story apartment building on the north side of 19 Avenue S.W.

It was felt that the new development should integrate with the community by having an "active living" streetscape presence on 19 Avenue S.W.

At the development permit stage, the subject site will be evaluated against the rules of the proposed M-CG District and will be reviewed in relation to height, massing, on-site resident vehicular parking, visitor street parking and landscaping. Other key factors that will be important to consider include, but are not limited to the following:

1. Ensure acceptable vehicular access to the site using the existing lane abutting the site.
2. Provision of a 1.2m side yard setback along the west boundary of the site abutting the Municipal laneway.
3. Mitigate any potential sun shading and views impacts on the property to the condominium property to north.
4. Articulate the building facades on all side elevations to add scale, aesthetic, and visual interest.
5. Ensure strong pedestrian sidewalk connections to 19 Avenue S.W. streetscapes as a prominent corner property into the community.
6. Integrate private landscaping and amenity spaces on the property.
7. Incorporate environmental and climate resiliency into the architectural design.

7. Municipal Development Plan (Statutory-2009)

The subject site is included within the Developed Residential Areas-Established Areas with the Municipal Development

Plan which supports modest redevelopment and new developments that incorporate appropriate densities, compatible land uses and appropriate densities and transition. Multi-residential housing types are encouraged as an efficient utilization of land use and to meet the diverse needs of present and future populations.

The land use amendment proposal is in keeping with all relevant MDP policies under the M-CG District. The latter allows for up to 12 meters in building height which is in keeping with most other existing residential forms located within walking distance of the site.

8. Other Planning Policies

The Bankview Community has an existing Area Redevelopment Plan. It is believed that the subject Land Use Amendment complies with the vision of the latter intent.

9. Climate Resilience Strategy (2018)

There are no specific measures being proposed as concept has not been fully developed. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

10. Location Criteria for Multi-Residential Infill (Non-Statutory-2016)

The proposed Land Use Amendment aligns with the Location Criteria for Multi-residential Infill. The subject site is:

a) On a corner land parcel
b) Adjacent to or across from an existing open space namely; Nimmons Park
c) Along or near an existing transit service on 17 A Street, 17 Avenue and Bow Trail S.W.
d) Less than 400 metres to a transit stop(s)
e) Adjacent to existing multi-unit development
f) Direct lane access
g) Within 600 metres of an existing transit stop.

These criteria provide a framework in which Administration evaluates a site's appropriateness for intensification. The subject site is an appropriate location for sensitive residential intensification.

11. Social, Environmental, Economic (External)

The Land Use Amendment will provide for a moderate increase in residential density in the specific locale within the overall Bankview Community. This will allow for a more efficient use of existing public infra-structure (without creating any traffic overflow impact on the street system). In addition, the proposal will encourage an increase in socio-economic diversity within the area by providing at-grade housing types that cater to families and couples and shared accommodation.

12. Financial Capacity

There are no know impacts to the current and future operating budgets currently. However, it is beneficial to the Municipal Capital and Operating Budget as the future development of the property will increase the tax base without costing the taxpayers any additional burden.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: Bankview On the Park

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)

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)
The Applicant completed discussions with the Bankview Community Assoc. over several weeks to learn about their preferences in relation to the proposal to redevelop the land.

The Applicant attended a pre-application meeting with the BCA Board. After hearing the Board's suggestions, the Applicant has submitted a Land Use Application based on those suggestions.

The Applicant has begun the Development Permit Drawings that take into account all items suggested and requested by the BCA; which included site planning to include a rear access of the garages to the units, eliminating front drives, animating the street-scape along 17 A Street demonstrating street friendly / pedestrian environment. The Applicant will be continuing to communicate with the BCA as the project evolves.

Stakeholders

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

The Applicant completed discussions with the Bankview Community Assoc. over several weeks to learn about their preferences in relation to the proposal to redevelop the land.

The Applicant attended a pre-application meeting with the BCA Board. After hearing the Board's suggestions, the Applicant has submitted a Land Use Application based on those suggestions.

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calgary.ca/planningoutreach

Community Outreach on 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 Applicant completed discussions with the BCA over several weeks to learn about their preferences in relation to the proposal to redevelop the land. The BCA was very positive about the proposed land use and were happy the Applicant provided a very in-depth presentation for the subject property.

The Applicant attended a pre-application meeting with the BCA Board. After hearing the Board's suggestions, the Applicant has submitted a Land Use Application based on those suggestions.

The Applicant has begun the Development Permit Drawings that take into account all items suggested and requested by the BCA; which included site planning to include a rear access of the garages to the units, eliminating front drives, animating the street-scape along 17 A Street demonstrating street friendly / pedestrian environment.

The Applicant will be continuing to communicate with the BCA as the project evolves.

Presently the Applicant has placed all required signage on site.

The Applicant has knocked on doors of neighbouring homes to the south and did not have any interaction with the residents.

The Applicant will to continue to interact with the community as the project moves forward to Development Permit Stage.

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.

The Applicant completed discussions with the BCA over several weeks to learn about their preferences in relation to the proposal to redevelop the land. The BCA was very positive about the proposed land use and were happy the Applicant provided a very in-depth presentation for the subject property.

The Applicant attended a pre-application meeting with the BCA Board. After hearing the Board's suggestions, the Applicant has submitted a Land Use Application based on those suggestions.

The Applicant has begun the Development Permit Drawings that take into account all items suggested and requested by the BCA; which included site planning to include a rear access of the garages to the units, eliminating front drives, animating the street-scape along 17 A Street demonstrating street friendly / pedestrian environment.

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calgary.ca/planningoutreach

Community Outreach on Planning & Development
Applicant-led Outreach Summary

The Applicant will continue to interact with the community as the project moves forward to 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)

The Applicant will to continue to interact with the community as the project moves forward to Development Permit Stage.

PROPOSED

CPC2022-0729
ATTACHMENT 5

BYLAW NUMBER 111D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0031/CPC2022-0729)

*** ***

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 _____

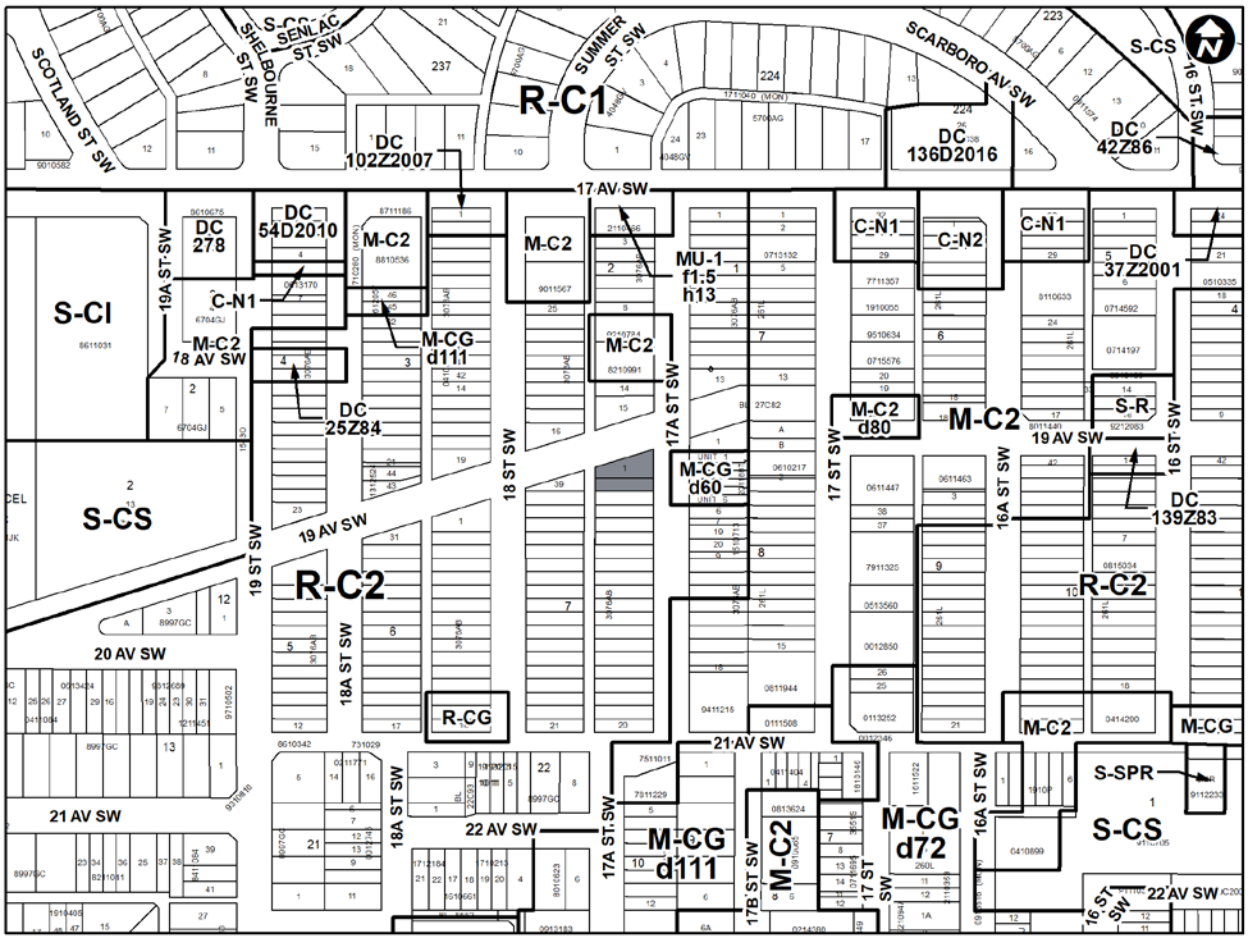
_____
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0031/CPC2022-0729
BYLAW NUMBER 111D2022

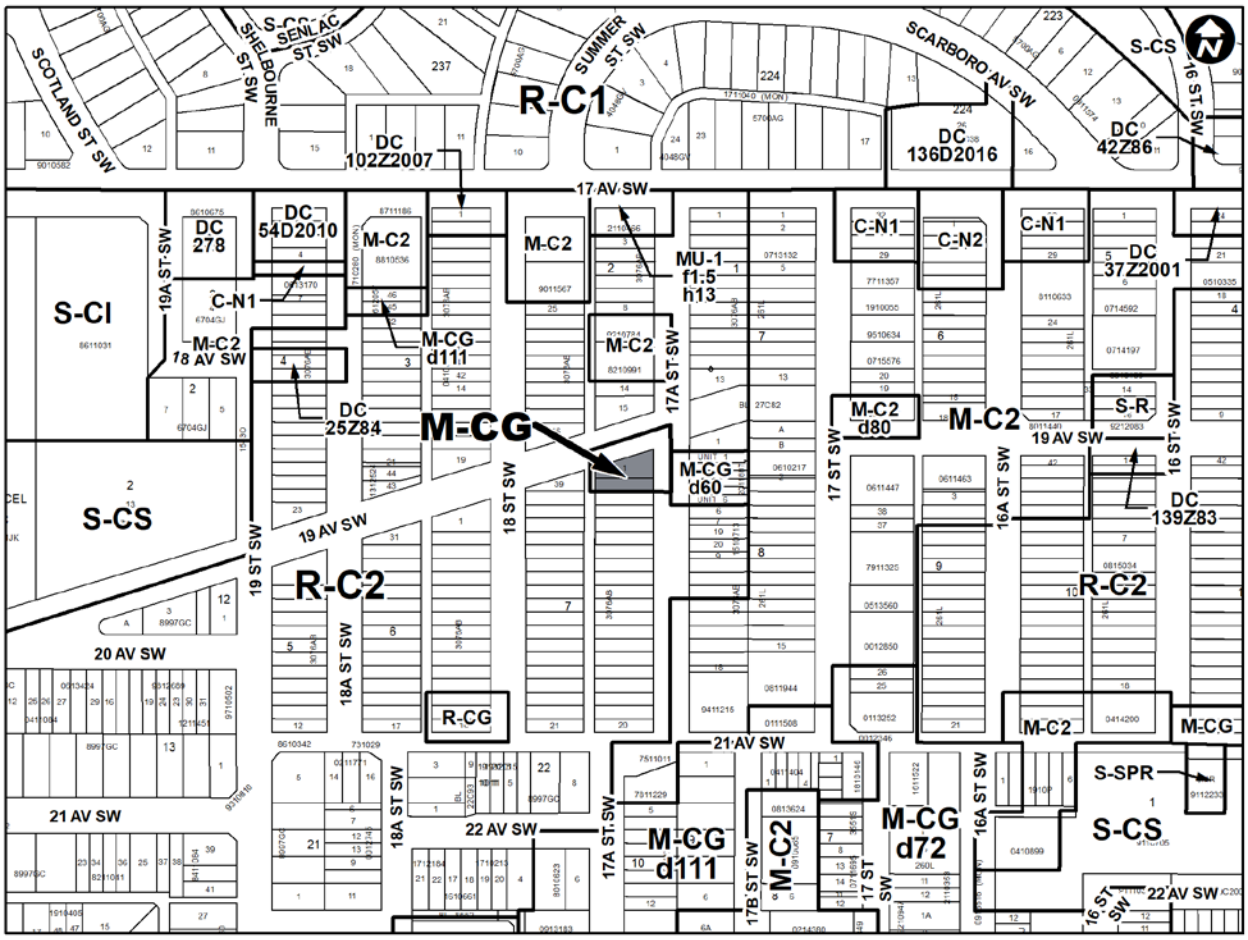
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0031/CPC2022-0729
BYLAW NUMBER 111D2022

SCHEDULE B



Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1603 – 38 Avenue SW, LOC2021-0163

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 ± (0.15 acres ±) located at 1603 – 38 Avenue SW (Plan 4890AG, Block A, Lots 25 and 26) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a rowhouse building, with guidelines (Attachment 3).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council:

1. Give three readings to **Proposed Bylaw 42P2022** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 115D2022** for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 1603 – 38 Avenue SW (Plan 4890AG, Block A, Lots 25 and 26) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a rowhouse building, with guidelines (Attachment 3).

HIGHLIGHTS

- This policy and land use amendment application seeks to enable a rowhouse building with a maximum density of 85 units per hectare.
- The proposal represents a modest increase in density, allowing for redevelopment that is compatible with the existing neighbourhood character, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Additional housing options in an inner-city community well served by transit may support a diverse range of Calgarians.
- Why does this matter? Encouraging residential growth in this location may promote appropriately-scaled intensification in Calgary's inner-city area and make efficient use of existing infrastructure.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy and land use amendment application was submitted by Horizon Land Surveys on behalf of the landowner, 2214254 Alberta Ltd. (Bill Truong), on 2021 October 13. In accordance

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1603 – 38 Avenue SW, LOC2021-0163

with the Applicant Submission (Attachment 4), the intent is to redesignate the subject site from the R-CG District to a DC District to accommodate a five-unit rowhouse building.

The existing R-CG District has a maximum density of 75 units per hectare which allows for up to four units on the subject parcel. The proposed DC District would allow for a Rowhouse Building with a maximum density of 85 units per hectare, accommodating an additional unit on the subject parcel for a total of five, plus up to five secondary suites.

To accommodate the proposed DC District, a map amendment to the *South Calgary/Altadore Area Redevelopment Plan* is required to change the land use policy for the subject site from Residential Low Density to Residential Medium Density (Attachment 2).

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant
☒ Public/Stakeholders 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 utilize the Application Outreach Toolkit to assess which level of outreach with public stakeholders and the community association was appropriate.

In response, the applicant used the assessment tool to determine that the project is likely to have a low impact to the community. The outreach included print materials that were delivered to households within 90 metres of the site and to the Marda Loop Communities Association. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach
In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published online, and notification letters were sent to adjacent landowners.

Administration received 23 letters of opposition from the public. The letters of opposition included the following areas of concern:

- lack of on-street parking available and increased traffic congestion on 38 Avenue SW;
- height and shadowing impacts;
- increased density and site coverage;
- privacy considerations; and
- waste management from the lane.

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

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1603 – 38 Avenue SW, LOC2021-0163

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

IMPLICATIONS

Social
The proposed land use would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering a more inclusive community.

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

Economic
The ability to moderately increase density in this location would make 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. **Proposed Bylaw 42P2022**
3. **Proposed Bylaw 115D2022**
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 Altadore at the southwest corner of 15A Street SW and 38 Avenue SW. The undeveloped parcel is approximately 0.06 hectares (0.15 acres) in size and is approximately 15 metres wide and 38 metres deep.

Lands directly to the north and south of the site consist of low-density residential development (single detached, semi-detached and duplex dwellings). Across the street to the east is a six-unit rowhouse development. West of the site across the lane is a five-unit rowhouse development. Northwest of the site is an undeveloped parcel that is located east of the Kiwanis Park that was recently redesignated.

Community Peak Population Table

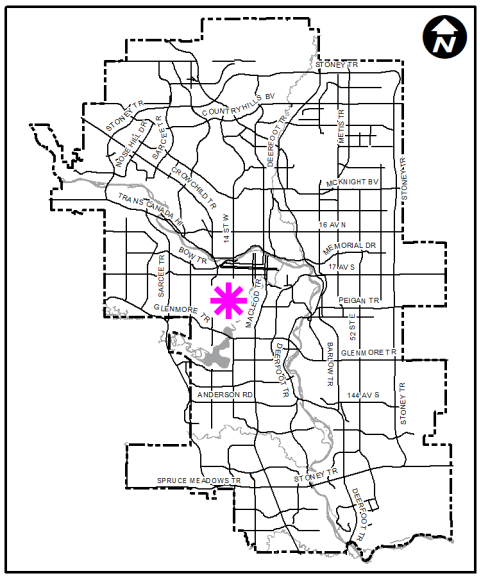
As identified below, the community of Altadore reached its peak population in 2019.

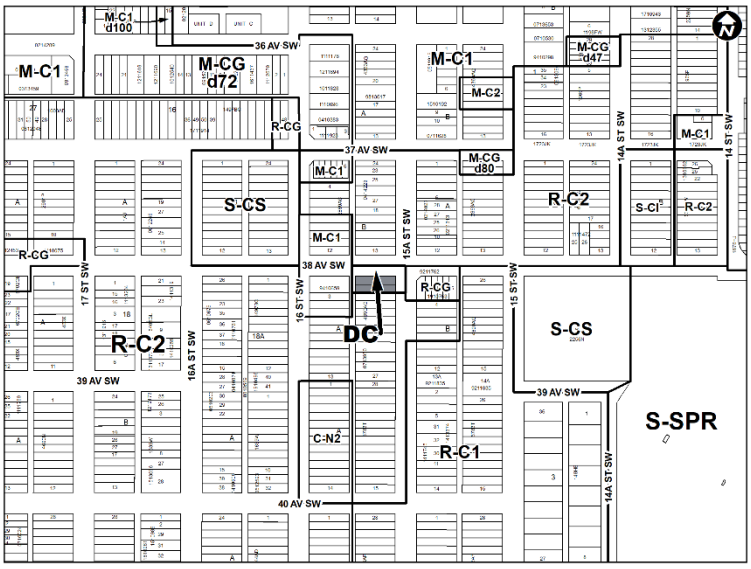
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

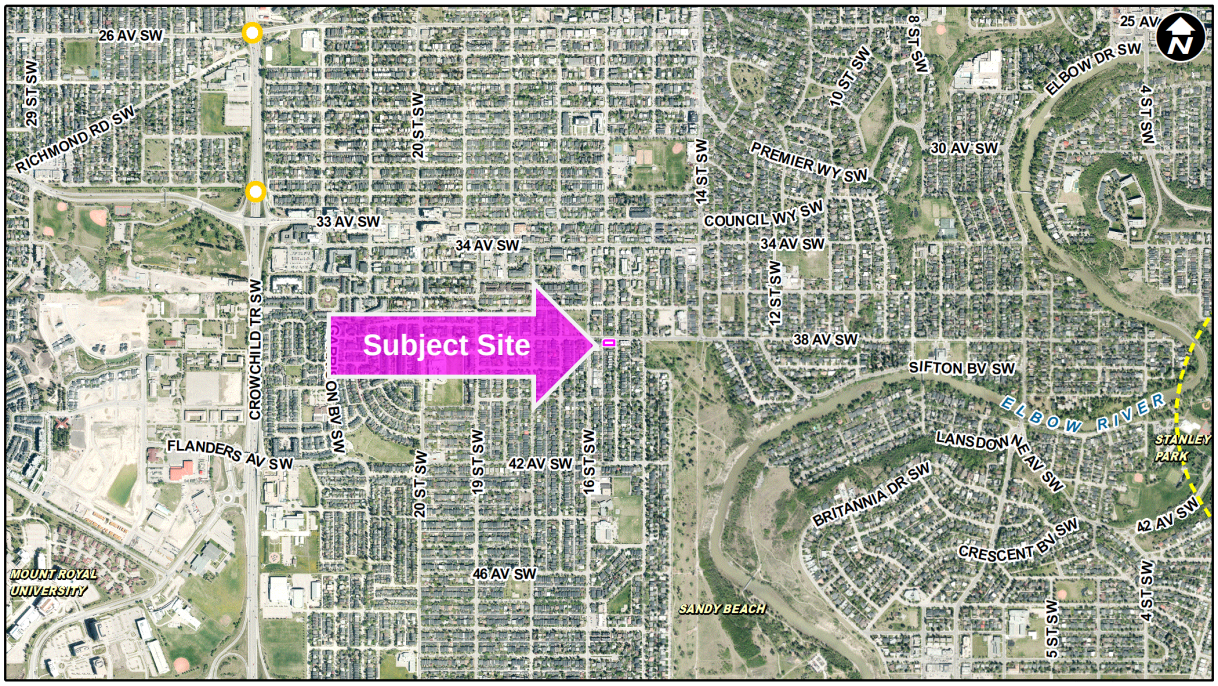
Source: *The City of Calgary 2019 Civic Census*

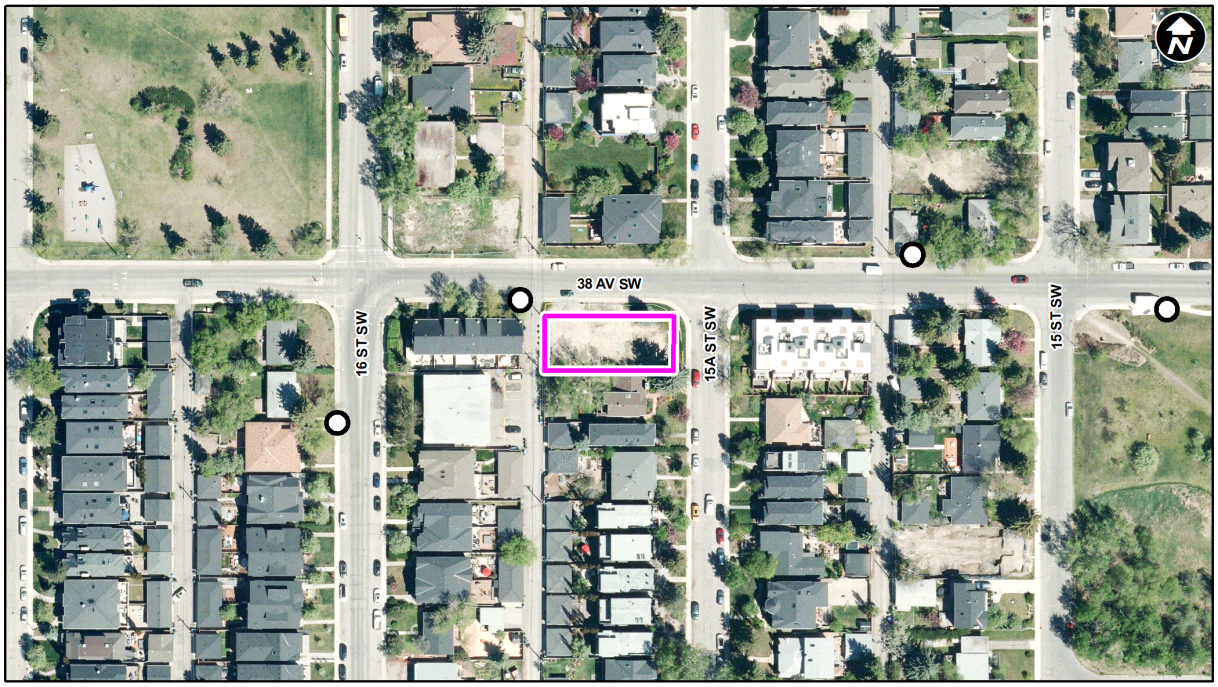
Additional demographic and socio-economic information may be obtained online through the Altadore Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District is a low-density residential district applied to developed areas and allows for single detached, semi-detached, duplex and rowhouse buildings. The District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare, plus secondary suites. Based on parcel area, this would allow for up to four dwelling units.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the 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 innovative ideas. This proposal allows for the applicant's intended five-unit rowhouse development with secondary suites, while maintaining the R-CG District base. 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, based on the R-CG District, proposes a slight increase to the base district's density regulation to a maximum to 85 units per hectare, allowing for the development of five units on subject parcel rather than four units under the current R-CG District. This is achieved by maintaining the overall height, parcel coverage and parking rules that align with the base R-CG District.

The proposed DC District includes rules (Section 10) that allow the Development Authority to relax Section 6 and 8 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC 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 rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

All other rules specific to the DC District, such as motor vehicle parking stall requirements (Section 9), are excluded from being able to be relaxed, as the minimums outlined in the DC District are important to the success of the development.

Development and Site Design
If approved by Council, the rules of the proposed DC District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. While a development permit has not been submitted, the intent is to develop a five-unit rowhouse building with secondary suites.

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:

- minimizing overlooking and privacy for both residents and neighbours;
- well-considered amenity space design;
- provision of trees and landscaping; and
- waste and recycling services.

Transportation
The area is well served by Calgary Transit as the subject site is located within 75 metres of Route 13 (Altadore) bus stops for both north and south-bound service. As per the Calgary Transportation Plan, 38 Avenue SW is identified as a collector road and 15A Street SW as a residential street. Vehicular access is from the paved lane only. There are no parking restrictions on 38 Avenue SW or 15A Street SW.

Neither a Transportation Impact Assessment (TIA) nor a Parking Study was required as part of the land use amendment application. Parking, access and mobility requirements will be reviewed and approved to the satisfaction of Administration during the review of the development permit.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, storm, and sanitary deep utilities are available for the subject site. Development servicing requirements will be determined at the future development permit and Development Site Servicing Plan stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use and policy amendments build on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)
The application is within the Inner City Area as identified on Map 1 of the *Municipal Development Plan* (MDP). The relevant MDP policies encourage such infill redevelopment and modest intensification of inner-city communities to optimize efficient use of existing infrastructure, public amenities, and transit, while delivering small and incremental benefits to climate resilience.

Intensification policies in the MDP support grade-oriented housing in developed residential areas but also encourage a range of densities and building forms that provide varied housing options for a diverse population. Policies also support enhancing and respecting the character of existing neighbourhoods, which in this case is achieved through the proposed grade-oriented built form.

Climate Resilience Strategy (2018)
Administration has reviewed this application in relation to the objectives of the *Climate Resilience Strategy* programs and actions. The applicant has indicated, if requested, that they will provide electric vehicle charging stations as part of a future development permit application. This supports Program 4: Electric and Low-Emissions Vehicles of the Climate Resilience Strategy. The applicant is also seeking LEED gold certification.

South Calgary/Altadore Area Redevelopment Plan (Statutory – 1986)
This subject site is within the Residential Low Density typology of the *South Calgary/Altadore Area Redevelopment Plan*, a local area plan approved prior to the MDP. The intent of this area is to restrict development to a maximum of 75 dwelling units per hectare and low-density development.

To facilitate this application, a minor map amendment is required to change the subject site to Residential Medium Density. The Residential Medium Density area is intended to offer flexibility in accommodating redevelopment and intensification while allowing for a logical transition of interfaces.

PROPOSED

CPC2022-0532
ATTACHMENT 2

BYLAW NUMBER 42P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86 (LOC2021-0163/CPC2022-0532)

* *

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:

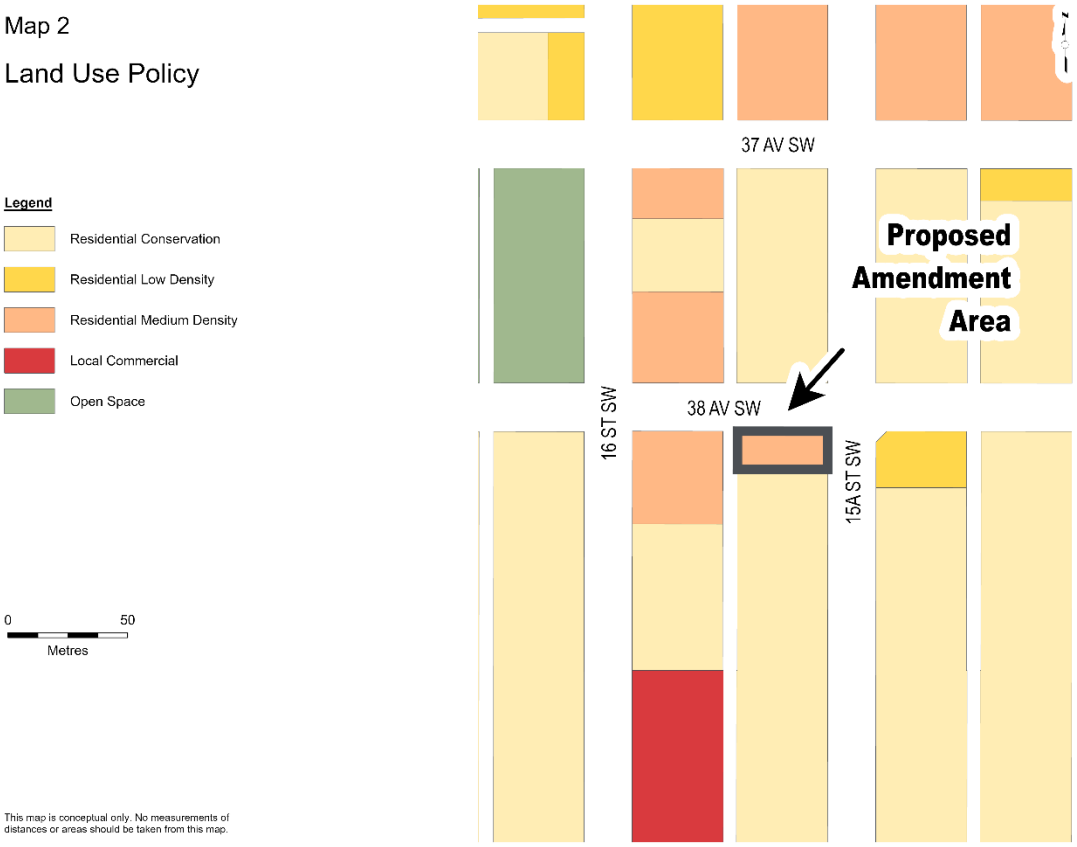
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 ± (0.15 acres ±) located at 1603 – 38 Avenue SW (Plan 4890AG, Block A, Lots 25 and 26) from 'Residential Low Density' to 'Residential Medium Density' as generally illustrated in the sketch below:

Map 2

Land Use Policy



PROPOSED

BYLAW NUMBER 42P2022

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

CPC2022-0532
ATTACHMENT 3

BYLAW NUMBER 115D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0163/CPC2022-0532)

*** ***

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 LOC2021-0163/CPC2022-0532
BYLAW NUMBER 115D2022

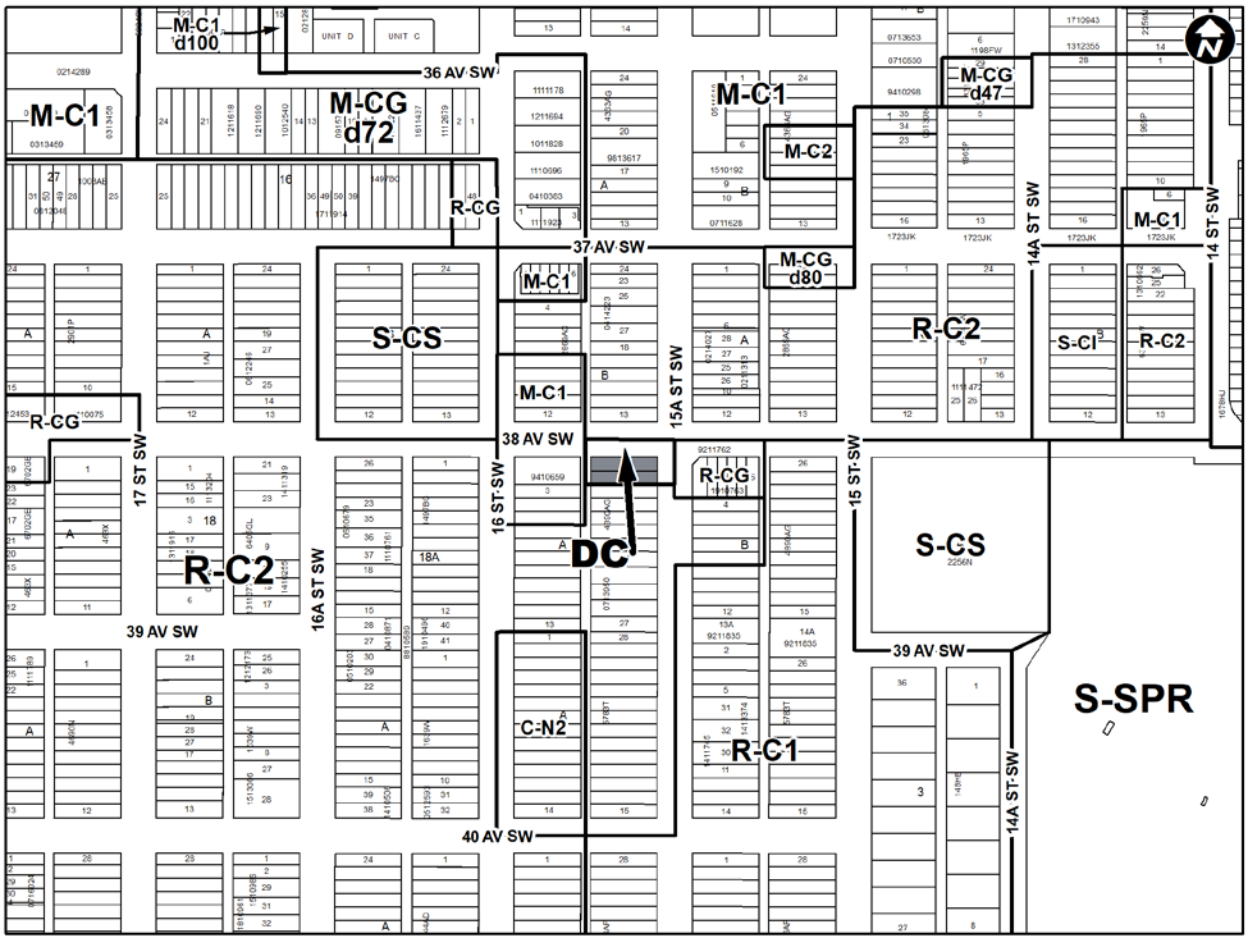
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0163/CPC2022-0532
BYLAW NUMBER 115D2022

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

(a) accommodate grade-oriented residential development of low height and medium density;

(b) accommodate secondary suites with reduced vehicle parking requirements; and

(b) provide for a sensitive transition to adjacent low-density residential development.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District 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 – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District:

Discretionary Uses

5 The ***discretionary uses*** of the Residential – Grade-Oriented Infill (R-CG) 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 Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Density

7 The maximum ***density*** on this ***parcel*** is 85 ***units*** per hectare.

Amenity Space

8 **(1)** For a **Rowhouse Building**, each ***unit*** must have access to a minimum ***amenity space*** of 7.5 square metres.

(2) For a **Secondary Suite**, each ***unit*** must have access to a minimum ***amenity space*** of 5.0 square metres.

(3) ***Private amenity space*** must:

(a) be provided outdoors;

(b) have direct access from each ***unit***;

(c) have a minimum area of 5.0 square metres; and

(d) have no dimension of less than 2.0 metres.

Motor Vehicle Parking Stalls

9 **(1)** Unless otherwise provided in subsection (2) the minimum number of ***motor vehicle parking stalls*** is 1.0 stall per ***unit***.

(2) The minimum number of ***motor vehicle parking stalls*** for **Secondary Suite** is reduced to zero where:

(a) the floor area of a **Secondary Suite** is 45.0 square metres or less; and

(b) space is provided in a ***building*** for the occupant of the **Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:

(i) is accessed directly from the exterior; and

(ii) has an area of at least 2.5 square metres or more for every **Secondary Suite** that is not provided with a ***motor vehicle parking stall***.

(3) ***Parcel coverage*** excludes the ***building coverage*** area required by subsection (2)(b).

Relaxations

10 The ***Development Authority*** may relax the rules contained in Sections 6 and 8 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

October 13, 2021

On behalf of the landowner, please accept this application to redesignate 1603 38 Ave SW from the current R-CG zoning to DC (R-CG) with slightly higher density factor to allow for:

- 5 Units row house developments instead of 4 under current zoning.
- A relaxation of parking requirements for basement suites and visitor parking
- Maximum density of 85 units per hectare
- Maximum height of 11 meters.
- Rowhouse to be permitted use
- The uses listed in the R-CG designation

The subject site is located in the Community of Altadore, the intersection between 15A Street and 38 Ave- a collector road as identified in the Calgary Transportation Plan (CPT). The site is approximately 100 meters from Kiwanis Park and 120 meters from Elbow River Park. The lot itself is surrounded by R-C2 lots to the north and south and low-profile multi-residential developments to the west. R-CG lot also exists cross 15A Street.

The site is currently developed with an older fourplex with rear lane access off of 38 Ave SW. The area is well served by Calgary Transit bus service with the closet bus stop simply cross the lane, servicing the #13 route, and offer service to the downtown core. Site is also located about 670 meters from the transit stop, servicing Route 7, also offering service to the downtown core.

Under the current zoning, the maximum number of units is calculated as 4.5. The proposed density of 85 units per hectare will allow 5 units, a slight increase. The maximum height and coverage of other R-CG rules stay the same.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

• Neighbourhood infill and Redevelopment policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites. The proposed zoning provides for development forms that may be sensitive to existing residential development in terms of height, built form and density. With the site closeness to bus transit, future homeowners can easily take public transit for work without owning a car thus cutting carbon emission.

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.

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. 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.

The site is also located in the Conservation/Infill Residential Area as identified on Map 2 of the South Calgary/ Altadore Area Redevelopment Plan (ARP). The Conservation and Infill Area policy of the ARP is intended to allow for protection and rehabilitation of existing dwellings, while encouraging infill development that is compatible in character and scale with existing dwellings.

To sum up, the proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan. The proposed land use was designated to be implemented in proximity to or adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighborhood. We wish council 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: 1603 38 Ave 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)

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 90 meters radius and also Ward Councilor Office.
On Aug. 10th, 2021, 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 spoke with community association multiple times for this project and have meet most of their demands such as maximum heigt, tree protection, coverage. etc.
We also discussed the project with Councilor's office through zoom. Councillor generally support the project, but encourga us to continue work with CA and local residents.

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

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 and community assocation 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.

The original proposal is DC based on M-CG. After meetings with local residents and community association, we have dropped this to DC (R-CG). The existing site is already under R-CG. With the lot size, the maximum number of units is 4.5. Under proposed DC (R-CG) with slighly heigher density factor of 85, the maximum number of units would be 5.

The rest incuding maximum height has been dropped from 12 meters under M-CG to 11 meters under R-CG. Lot coverage, setback rule, etc. will all stay the same as R-CG.

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 enage with Councillor office and community association.

calgary.ca/planningoutreach

Policy Amendment and Land Use Amendment in Erlton (Ward 8) at 29, 33 and 37 – 25 Avenue SW, LOC2021-0122

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 0.17 hectares ± (0.42 acres ±) located at 29, 33 and 37 – 25 Avenue SW (Plan 2865AC, Block 1, Lots 9 to14) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Low Profile Support Commercial (M-X1) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council:

1. Give three readings to **Proposed Bylaw 40P2022** for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 114D2022** for the redesignation of 0.17 hectares ± (0.42 acres ±) located at 29, 33 and 37 – 25 Avenue SW (Plan 2865AC, Block 1, Lots 9 to14) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Low Profile Support Commercial (M-X1) District.

HIGHLIGHTS

- This policy and land use amendment application seeks to redesignate the subject properties to allow for a mixed-use development with commercial and residential uses in the same building, up to 14 metres (four storeys) in height.
- The proposal would allow for an increase in density at a strategic location that is within walking distance to the Erlton Stampede LRT Station, and the proposal is in alignment with the policies of the *Municipal Development Plan* (MDP) and the *Erlton Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed mixed-use district would allow for commercial and residential development close to the Macleod Trail SE Urban Main Street and that is in close proximity to the Primary Transit Network as well as local services and amenities.
- Why does this matter? The proposal would allow for residential and employment intensification in a developed area of The City, promoting compact growth, efficient use of land, and utilization of existing infrastructure.
- An amendment to the *Erlton 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 regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

Policy Amendment and Land Use Amendment in Erlton (Ward 8) at 29, 33 and 37 – 25 Avenue SW, LOC2021-0122

DISCUSSION

This policy and land use amendment application was submitted on 2021 July 21 by Horizon Land Surveys on behalf of the landowners, Hossein Aghabarati and Reza Pasand. The mid-block site is made up of three parcels with the area of approximately 0.17 hectares (0.42 acres), located in the southwest community of Erlton, on the south side of 25 Avenue SW between Macleod Trail S and Erlton Street SW.

Two of the three parcels are currently developed with single detached dwellings with rear lane access. The other parcel is vacant. No development permit has been submitted at this time; however, as indicated in the Applicant Submission (Attachment 3), the applicant intends to redevelop the parcels with a mixed-use building with five commercial units and up to 25 residential units.

To accommodate the proposed Multi-Residential – Low Profile Support Commercial (M-X1) District, a map and text amendment to the *Erlton ARP* is required, changing the land use policy for the subject site from 'Low Density Residential' to 'Low to Medium Density Mixed-Use' (Attachment 2).

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant
☒ Public/Stakeholders 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 public stakeholders and respective community association was appropriate. In response, the applicant delivered postcards with details of the proposal and an email address/telephone number for the applicant to homes within a 90 metre radius. They have also held conversations with the Erlton Community Association and Councillor Walcott. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received eight letters of opposition and one letter of support from the public. The letter of support cited the location being ideal for higher density mixed-use and that Erlton is in need of some walkable retail spaces The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- lane is too narrow to cope with any additional traffic;

- safety concerns from increased traffic and pedestrian movements in the area;
- increased noise;
- out of character;
- loss of privacy and overlooking concerns;
- lack of engagement, and
- flooding concerns.

The Erlton Community Association provided a letter of opposition on 2021 September 29 (Attachment 5) identifying the following concerns:

- flooding impacts and reduced flood resiliency;
- increased density would be out of context with the character of Erlton;
- increased traffic and safety concerns – a traffic study should be provided;
- sightlines would be reduced;
- increased parking concerns; and
- reduced backyard enjoyment.

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

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

IMPLICATIONS

Social

The development of these parcels would allow for increased density in close proximity to the Erlton Stampede LRT Station, whilst enabling more efficient use of land and infrastructure and providing additional amenities for the community and greater area.

Environmental

This application does not include any specific actions that address the objectives of the *Climate Resilience Strategy*; however, the strategic location of the parcels close to Erlton Stampede LRT Station will enable increased use of public transit. Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

This application would provide employment opportunities, whilst the increased number of people may support local business.

Policy Amendment and Land Use Amendment in Erlton (Ward 8) at 29, 33 and 37 – 25 Avenue SW, LOC2021-0122

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 40P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 114D2022**

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 Erlton on the south side of 25 Avenue SW, between Macleod Trail SE and Erlton Street SW. The site is approximately 0.17 hectares in size and is 45 metres wide and 37 metres deep. Vehicular access to the site is provided from the rear lane.

Surrounding development is comprised of both single and semi-detached dwellings to the south and west, designated as Residential – Contextual One / Two Dwelling (R-C2) District, multi-residential development to the north designated as Multi-residential - Contextual Medium Profile (M-C2) District and a commercial parcel to the east designated as Commercial - Neighbourhood 2 (C-N2) District.

The site is ideally located, with the Erlton Stampede LRT Station located 200 metres to the north-east. There are bus stop locations for Routes 10 and 17 within 150 metres of the site on Macleod Trail SE and 25 Avenue SW respectively.

Community Peak Population Table

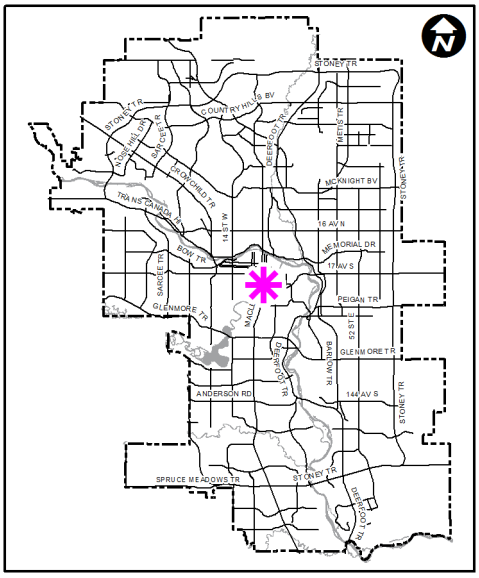
As identified below, the community of Erlton reached its peak population in 2017.

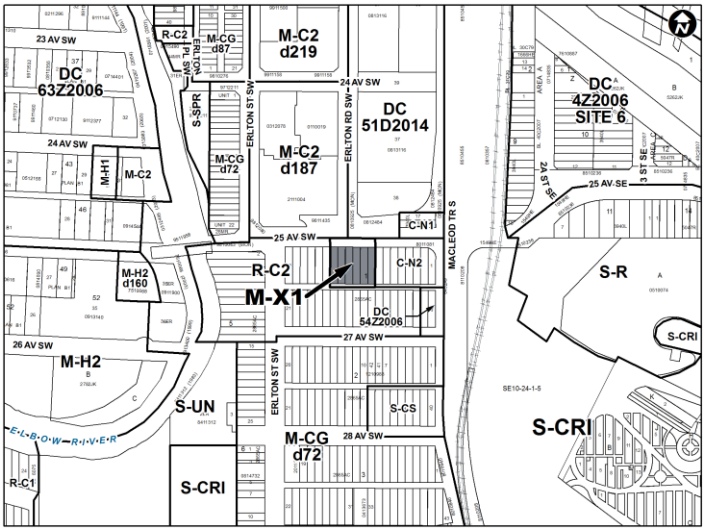
Erlton	
Peak Population Year	2017
Peak Population	1,307
2019 Current Population	1,270
Difference in Population (Number)	-37
Difference in Population (Percent)	-2.83%

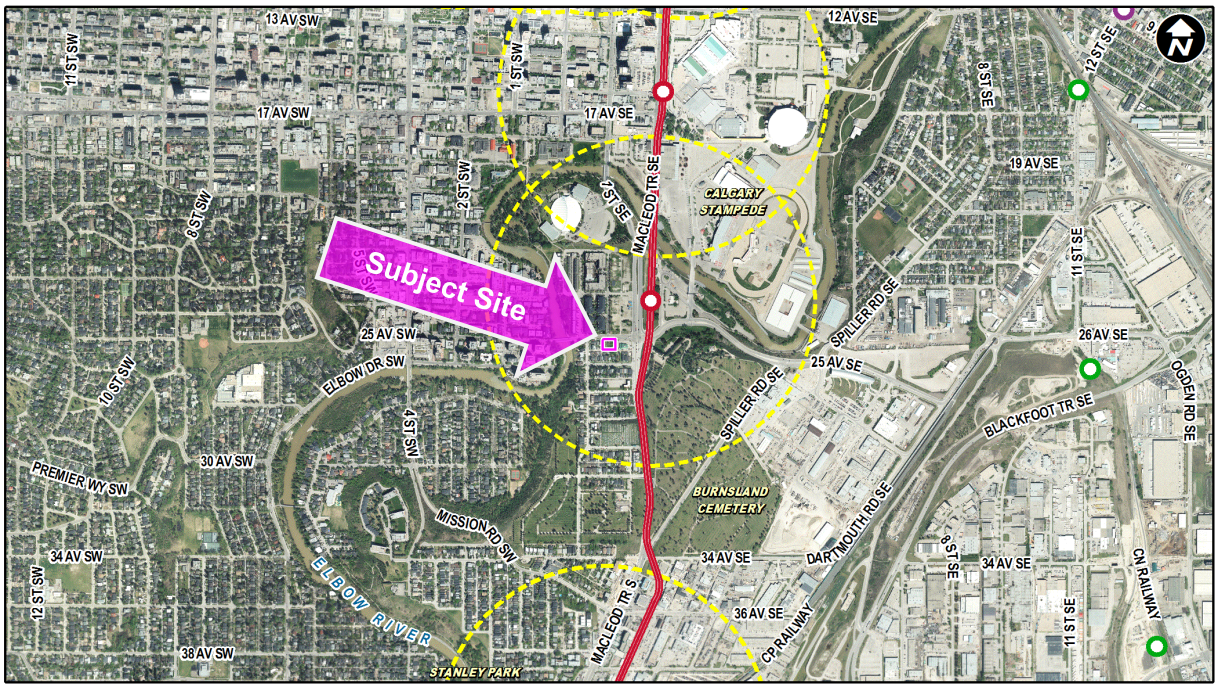
Source: *The City of Calgary 2019 Civic Census*

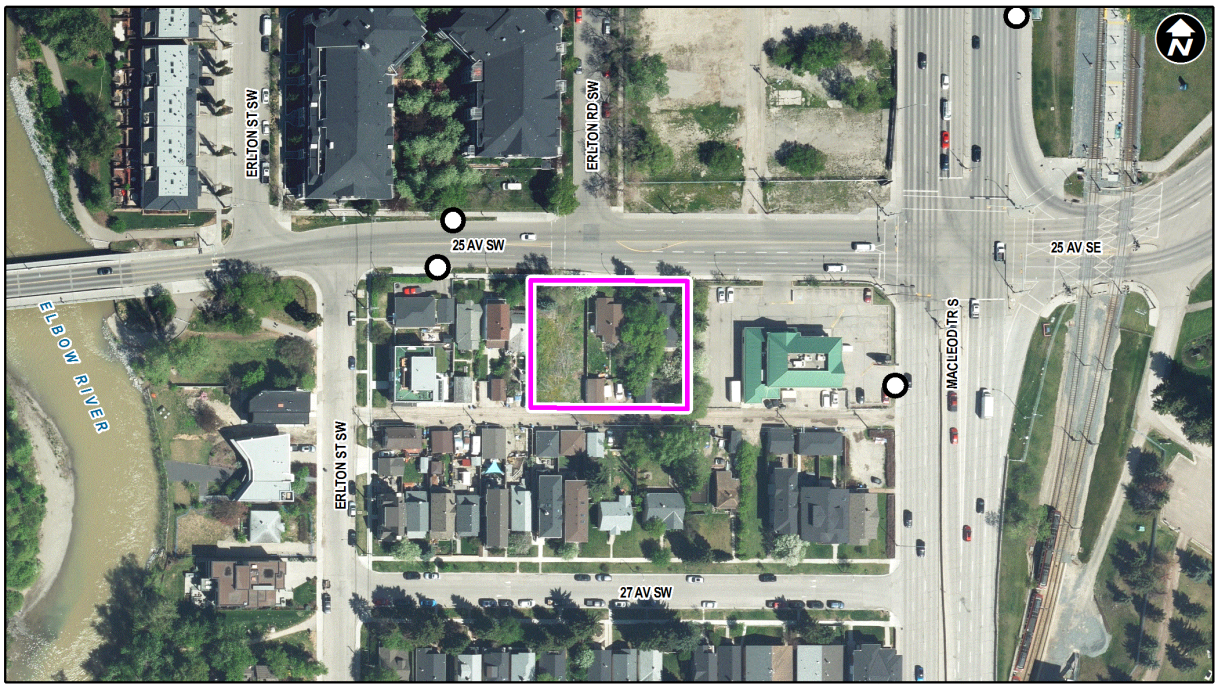
Additional demographic and socio-economic information may be obtained online through the Erlton Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing 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 and a maximum of two dwelling units for each parcel.

The proposed Multi-Residential – Low Profile Support Commercial (M-X1) District is intended to provide for multi-residential development in a variety of forms, with support commercial uses. The M-X1 District will allow for a maximum density of 148 units per hectare, equivalent to 25 dwelling units on the parcel. The M-X1 District will also allow for a maximum building height of 14.0 metres, varied building setbacks and landscaping requirements, along with rules for commercial multi-residential uses in order to provide a compatible transition with surrounding developments.

Other land use districts were considered, including Multi-Residential – Medium Profile Support Commercial (M-X2) District, Multi-Residential – High Density Low Rise (M-H1) District and Mixed Use - General (MU-1) District. After review, the applicants determined that the proximity of the parcel to single detached homes to the south, along with their desired concept lent itself to a development within the scope of the M-X1 District.

Development and Site Design
If approved by Council, the rules of the proposed M-X1 District would provide guidance for the redevelopment of the site including appropriate uses, building height and massing, access and parking. Given the specific context of this mid-block redevelopment site, additional items that will be considered through the development permit review process include, but are not limited to:

- minimizing overlooking, shadowing and privacy for both residents and neighbours;
- establishing well-considered landscaping and amenity space design; and
- reducing the visual impacts of waste/recycling/organic storage areas.

Transportation
Pedestrian access to the site is available via 25 Avenue SW and vehicular access is anticipated via the rear lane. The *Calgary Transportation Plan* classifies 25 Avenue SW as a Collector Street. The area is served by Calgary Transit Route 17 Renfrew / Ramsay with a bus stop 50 meters west of the site on 25 Avenue SW. This route provides service every 30 minutes during peak hours.

The site is located 200 meters walking distance to the Erlton Stampede LRT Station and is therefore in the Transit Oriented Development area. On street parking is prohibited in front of the site on 25 Avenue SW. A Transportation Impact Analysis was not required in support of the land use redesignation application, however further transportation analysis may be required at the development permit stage.

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, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use and policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)
The subject parcels are located within the Inner City Area typology as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). Policy 3.5.2 states that sites within the Inner City Area may intensify if the intensification is consistent and compatible with the

existing character of the neighborhood. It also states that at-grade retail is encouraged to provide continuous, transparent edges to all streets and public spaces.

The MDP's City-wide policies, Section 2 and specifically Section 2.2: Shaping a More Compact Urban Form, provides direction to encourage transit use, make optimal use of transit infrastructure, and improve the quality of the environment in communities. The intent of these policies is to direct future population growth and density in the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods. The site lies within 200 metres of the Erlton Stampede LRT Station and, as such, the proposed M-X1 District will allow for a mixed-use development and provide for better use of the existing transit infrastructure.

Overall, the proposal meets applicable policies of the MDP.

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 use of existing transit infrastructure, create mobility options for Calgarians, and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

Climate Resilience Strategy (2018)
Administration has reviewed this application in relation to the objectives of the *Climate Resilience Strategy* programs and actions. The applicant has committed to achieving LEED Gold certification, as well as providing electric vehicle charging equipment and solar panels. This supports Program 1: Energy Performance Standards, Program 3: Renewable and Low-Carbon Energy Systems and Program 4: Electric and Low-Emissions Vehicles of the *Climate Resilience Strategy*.

Erlton Area Redevelopment Plan (Statutory – 1985)
This application was reviewed against the applicable policies of the *Erlton Area Redevelopment Plan* (ARP), being the applicable local area plan. The Land Use Policy map of the ARP identifies the parcel as being "Low Density Residential." An ARP map and text amendment to change the classification to "Low to Medium Density Mixed-Use" is required to accommodate the proposed land use amendment. Given that the proposed redesignation is supported by the MDP, the associated ARP amendment is also supported by Administration.

PROPOSED

CPC2022-0736
ATTACHMENT 2

BYLAW NUMBER 40P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE ERLTON AREA REDEVELOPMENT PLAN BYLAW 15P84 (LOC2021-0122/CPC2022-0736)

*** ***

WHEREAS it is desirable to amend the Erlton Area Redevelopment Plan Bylaw 15P84, 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 Erlton Area Redevelopment Plan attached to and forming part of Bylaw 15P84, as amended, is hereby further amended as follows:

   (a) Delete the existing Map 2 entitled 'Land Use' and replace with the revised Map 2 entitled 'Land Use' as shown in Schedule A.

   (b) Add the following row to the end of the table entitled 'Land Use Recommendations':

"

Site	Existing Designation	Land Use	Density	Development Guidelines	Implementation
19*	R-C2	To be redesignated to M-X1 to allow for a mixed-use development	A maximum of 148 units per hectare (25 units)	M-X1 rules of 1P2007	Owner-initiated application for redesignation to M-X1. Development Permit applications to be evaluated against the rules of the M-X1 District of Land Use Bylaw 1P2007 and on the policies for floodway areas set out in Section 2.4.

"

   (c) In Note 1 of the table entitled 'Land Use Recommendations', delete the number "17".

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 _____

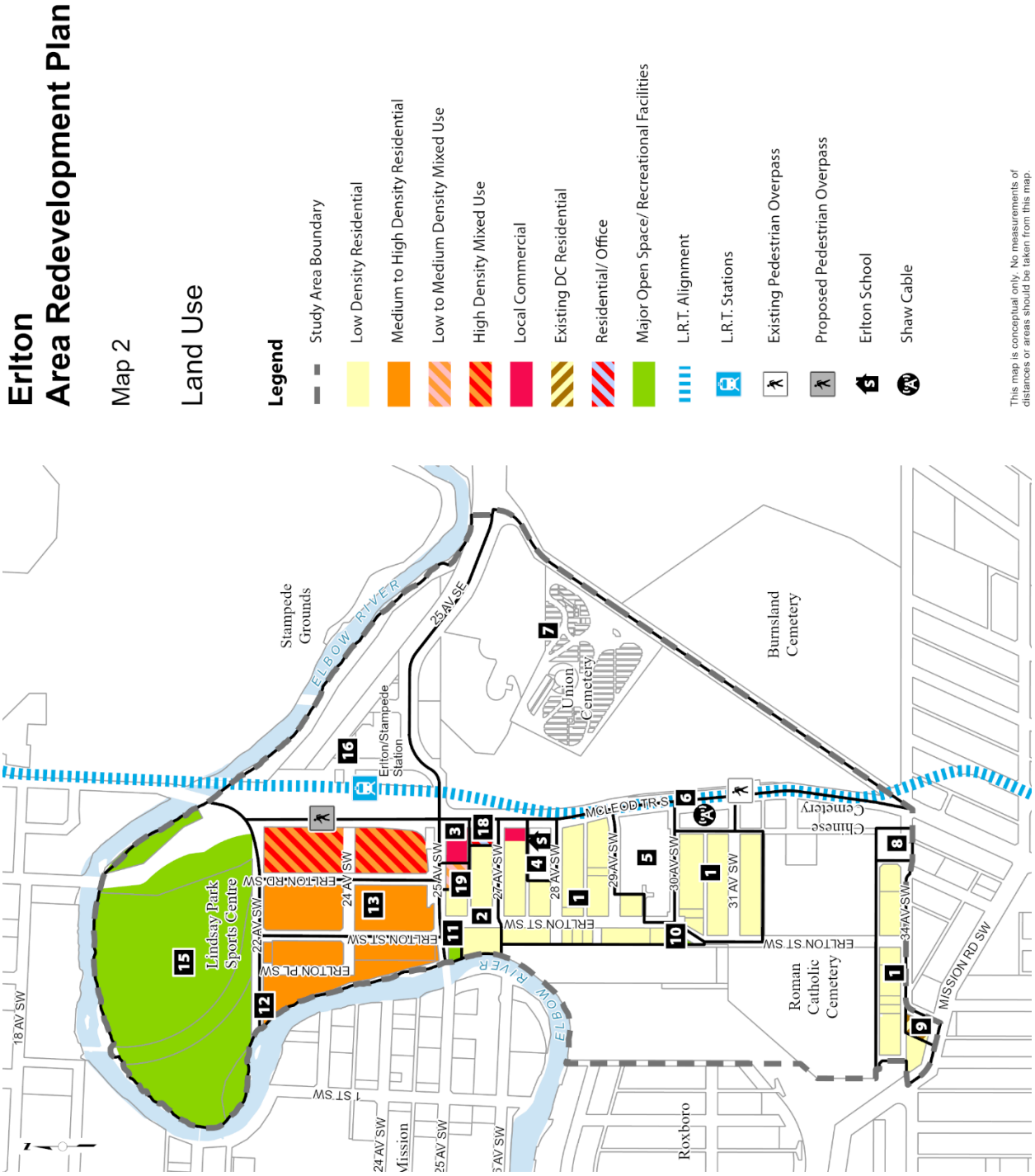
_____
CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 40P2022

SCHEDULE A



Applicant Submission

2022 May 23

On behalf of the landowner, please accept this application to re-designate three lots (29-37 25 Ave SW) in total of 0.17 hectares from R-C2 to M-X1d148 to accommodate multi-residential development with support commercial uses on the site. The intention is to have commercial use on the main floor and residential use upstairs to the maximum of 25 units.

The subject sites are mid-block located along 25 Ave SW, and west to Macleod Trail. Two single detached houses currently stands at two east lots with west lot sitting vacant. The house condition are deteriorating and needs extensive renovation to bring to function. The properties are currently zoned as R-C2 with mostly R-C2 lot in the same block to the west and south although a restaurant zoned as C-N2 is located immediately to the east of the site. To the north of 25 Ave are most high density developments with M-C2 and DC zoning.

The site is super close to Erlton Stampede C-Train Station and also has bus stops within 30 meters along 25 Ave SW. Close establishments include Calgary Stampede Grandstand, Reader Rock Garden, Erlton Park and many others.

Public Engagement

Before undertaking the project, our office completed the “Community Outreach Assessment”. The project’s impact score is “1B”. So we are implementing a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councillor Office.

On June 28th, 2021, 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.

In addition, we have also reached out to Erlton Community Association and Councillor’s office.

Summary

We believe the proposed multi-residential- low profile support commercial district is a much better use of the current lots. With the lot size, enough parking can be provided on the west and south bordering neighbor's low density lots. The floor ratio, maximum height and density factor proposed are mild increase to the current zoning. So we sincerely hope you can support this project.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 29-37 25 Ave 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)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1B". So we are implementing a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councilor Office.
On June 28th, 2021, 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.
Since Aug. 11th, 2021, a large sign was posted on site with the proposed use and contact info. Three phone calls with one support and two against was received. The opposition is focusing on increased traffic, shadowing effects, and increased height.

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

From July 20th, 2021 to Aug. 8th, 2021, we had email correspondences with chairman of planning and development of Erlton Community Association. The chair encourage us to further engage with local residents while express concerns over water mitigation. We committed to work closely with CA and city's water department to tackle concerns and provide as much information we have as possible to residents.
On Jan. 24th, 2022, we had online meeting with Councilor Courtney and his assistant Alicia. Councilor Courtney indicated that this is an interesting spot with its closeness to C-Train station, Stamped ground and many downtown establishments. He also encourage us to continue engage with local residents and community association.
On April 29th, 2022, we discussed the rezoning with new Erlton Planning Chair. Chair indicated that he has passed our conceptual drawing to interested memembers of the CA and received no comments yet.

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 and community assocation are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety, and flooding.

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.

Shadow studies were performed.
Buiding was designed more toward the NE of the lot to stay a bit away from lower density residential building.
Both underground and surface parking are designed to provide enough parking.
Flooding mitigation measures will be taken at DP 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 enage with local residents, Councillor office and community association.

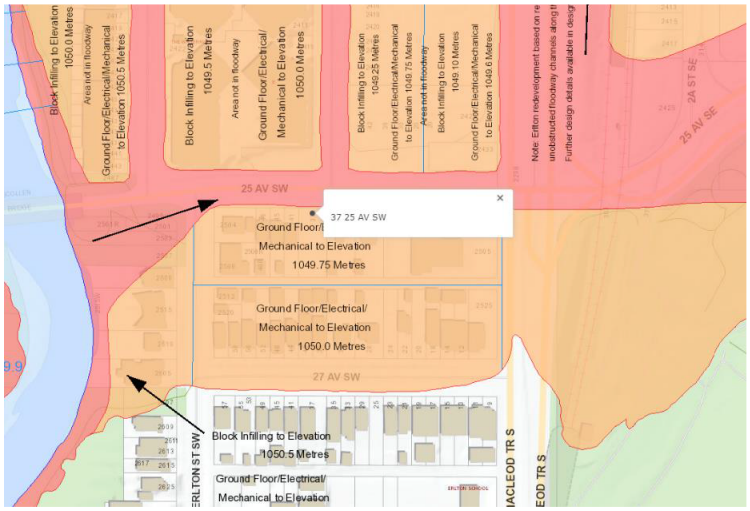
Community Association Response

September 29th, 2021

Dear Melanie Horkan -

Erlton Community Association (ECA) does not support the re-zoning due to the following community impacts:

Flood impact



Erlton was heavily impacted by the 2013 floods resulting in extensive damage to many homes. The 3 lots of the proposed re-zoning lie within the flood fringe and the increased lot coverage of the proposed re-zoning will reduce our flood resiliency. Please see the diagram above. We note that the flood fringe was determined using modeling that includes lot cover, soft landscaping, and drainage. If these lots are allowed to be re-zoned, lot coverage will be increased and a corresponding decrease in natural drainage will occur. The increased building footprint will displace floodwaters to other areas not included in the current flood model. Allowing this re-zoning will erode our community's and our City's ability to withstand future flood events.

Approving the application is in violation of the Erlton ARP updated and approved by council in 2007. We direct the DA to Page 11 of 62 of the Erlton Area Redevelopment Plan which states:

- *All properties within the floodway area north of 27th Avenue S.E. shall retain their current land use designations (i.e. City-initiated redesignations in this area are not being initiated). Applications for Development Permits and Land Use Amendments will be evaluated on the basis of Section 2.4.2. Bylaw 3P91*

Zoning

Members of the ECA do not support the re-zoning of these lots. Calgary City Council designated these 3 lots as R-C2 and it would be an overreach for the DA to circumvent Council's decisions.

Density

The ECA objects to the increased density of the proposed re-zoning. The allowed density of the 3 proposed lots under M-X1 is 25. This would be a density increase of over 4x compared to maximum allowable under R-C2. This increase in density does not represent a natural evolution of the neighborhood and does not constitute good stewardship.

Traffic

Members of the ECA and impacted neighbors are concerned with increased traffic and the safety impacts of additional points of conflict between commercial driveways and parking. It is within the Development Authority's purview to require a traffic study to assess the impacts of this development and the Erlton Community Association requests that they do so.

Neighbor impacts

-Sightlines

-Parking

-Backyard enjoyment

Land Use Bylaw Section 35(d)

Section 35(d) of the Land Use Bylaw states: "the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood"

The DA has chosen to ignore LUB 35(d) in recent decisions, however, we mention that a M-X1 re-zoning would allow a building that is out of context and disrespectful to the natural development of the Erlton Community.

Erlton Area Redevelopment Plan

Should the DA read and consider the Erlton ARP they will find that the re-zoning is not acceptable. Please refer to sections 2.1.2.1

Best Regards,

The Erlton Community Association Development Committee
Per: Andrew Maxwell
President Erlton Community Association

PROPOSED

CPC2022-0736
ATTACHMENT 6

BYLAW NUMBER 114D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0122/CPC2022-0736)

*** ***

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 _____

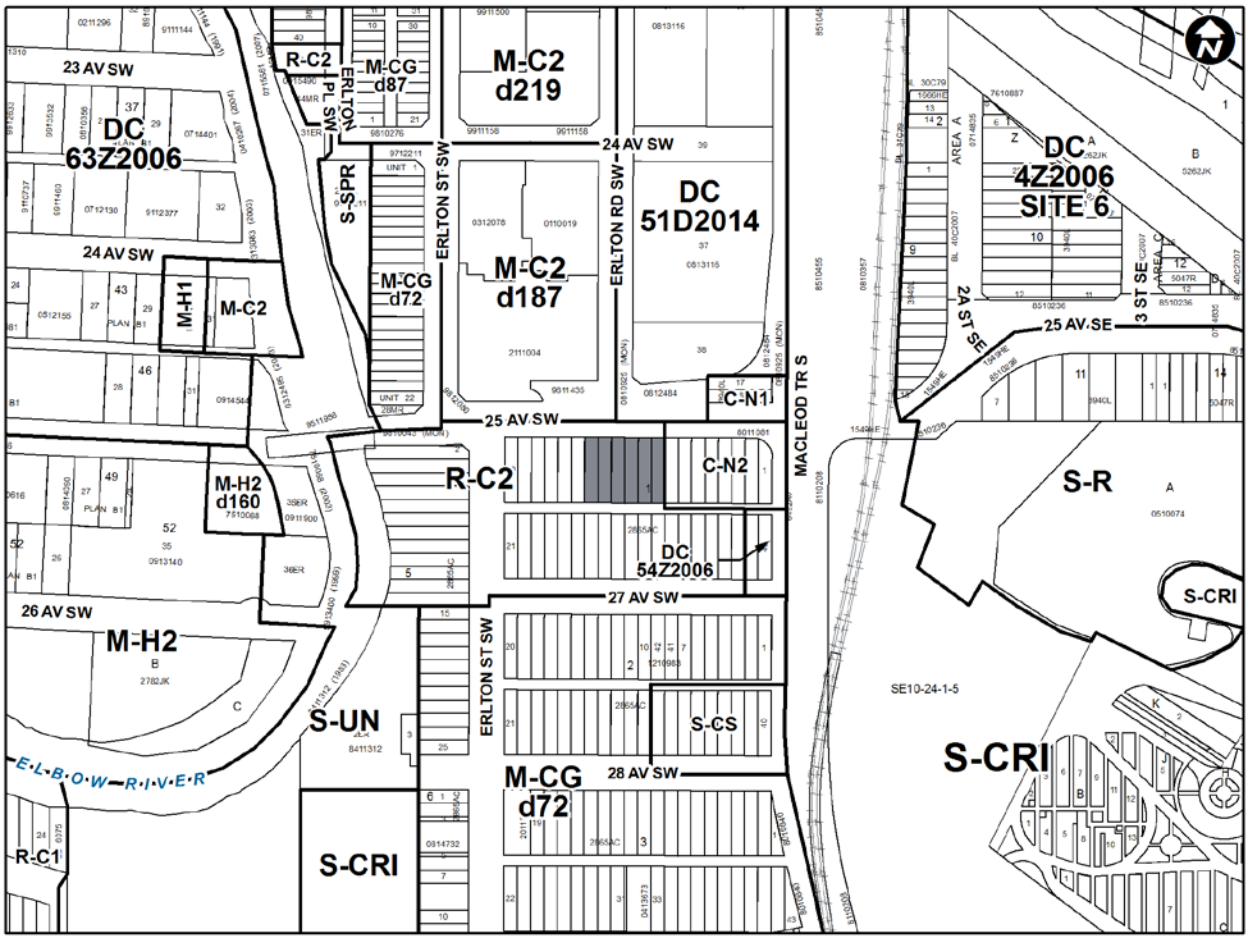
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CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0122/CPC2022-0736
BYLAW NUMBER 114D2022

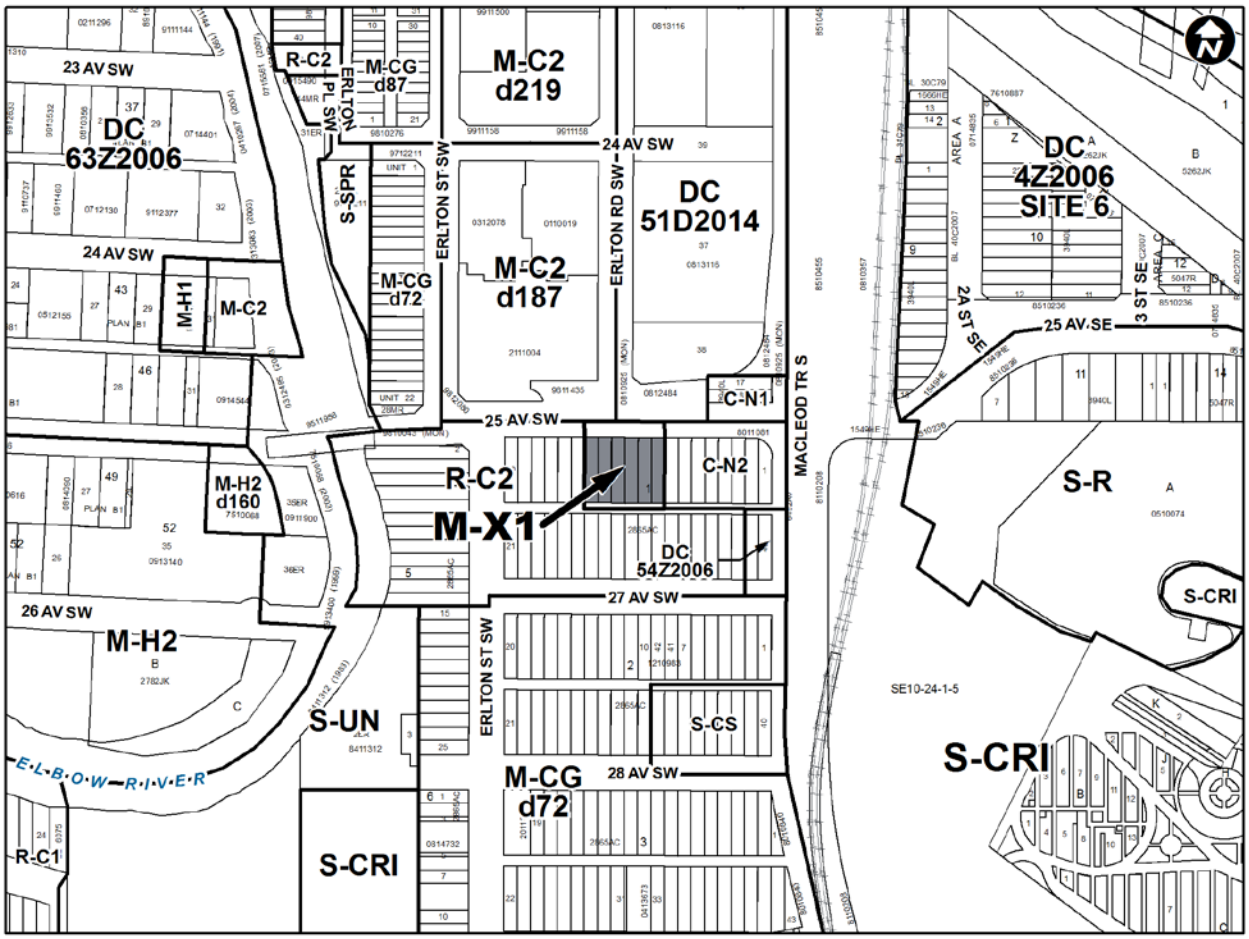
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0122/CPC2022-0736
BYLAW NUMBER 114D2022

SCHEDULE B



Land Use Amendment in Southview (Ward 9) at 2531 – 36 Street SE, LOC2021-0181

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2531 – 36 Street SE (Plan 2866GT, Block 4, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Commercial – Neighbourhood 1 (C-N1) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council give three readings to **Proposed Bylaw 113D2022** for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2531 – 36 Street SE (Plan 2866GT, Block 4, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Commercial – Neighbourhood 1 (C-N1) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for commercial uses up to 10 metres (approximately two storeys) in height.
- The proposal would allow for neighbourhood commercial uses adjacent to 36 Street SE and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use may provide more commercial opportunities at an existing commercial node.
- Why does this matter? The proposed land use may provide more opportunities for small scale commercial uses in proximity to transit.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

The land use amendment was submitted on 2021 November 02 by the landowner Noble Grounds Inc. No development permit application has been submitted at this time.

The 0.06 hectare (0.15 acre) parcel is located at the northwest corner of 36 Street SE and 26 Avenue SE. The parcel fronts onto 36 Street SE and is developed with a detached residential dwelling and associated accessory building. The adjacent parcels to the north and west are also developed with detached residential dwellings and associated accessory buildings. The parcels to south and east are developed with commercial strip plazas,

The proposed Commercial – Neighbourhood 1 (C-N1) District represents no change to the maximum allowable building height; however, would allow for a number of neighbourhood commercial related uses. The applicant intends to develop a small scale commercial development, as outlined in Attachment 2.

Land Use Amendment in Southview (Ward 9) at 2531 – 36 Street SE, LOC2021-0181

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant
☒ Public/Stakeholders 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 stakeholders and the respective community association was appropriate.

The applicant has indicated they engaged with the Ward Councillor and the Soutview Community Association during the application process. The applicant also indicated that they knocked on doors in the surrounding area. A detailed breakdown of the applicant's engagement efforts, including a summary of the engagement results, can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach
In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published online, and notification letters were sent to adjacent landowners.

Administration received four letters in opposition from the public. Reasons for opposition are summarized below:

- existing underutilized commercial units in the area;
- increased traffic and parking concerns;
- increased noise concerns;
- no development permit has been submitted to help visualize the proposal; and
- proximity to residential properties.

The Southview Community Association provided a letter of opposition on 2021 December 06 (Attachment 4) identifying that the proposal is premature and should wait until the completion of the Local Area Plan.

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

IMPLICATIONS

Social
The proposed land use district would allow for growth and redevelopment in an established areas promoting a walkable and mixed-use area. The development may enable a more efficient

use of land and infrastructure, support surrounding uses and amenities, provide for easy access to jobs, shopping and services with good transit service.

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

Economic
The ability to develop neighbourhood-related commercial is expected to bring additional people and jobs in close proximity to transit and make more efficient use of existing 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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 113D2022**

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 Southview at the northwest corner of 26 Avenue SE and 36 Street SE. The site is 0.06 hectares (0.15 acres) in size and is approximately 17 metres wide by 36 metres long. The parcel is developed with a single detached dwelling with a detached garage access from the rear lane.

Surrounding development is characterized by commercial, institutional, and low-density residential developments in the form of single detached dwellings. The adjacent parcels to the north and west are developed with low density residential that fall under R-C1 District and the adjacent parcels to the east and south are developed with single storey commercial developments, holding the Commercial – Neighbourhood 2 (C-N2) District and Commercial – Community 1 (C-C1) District, respectively. Holy Cross Elementary and Junior High Schools are located to the southeast and are designated the Special Purpose – Community Service (S-CS) District designation.

Community Peak Population Table

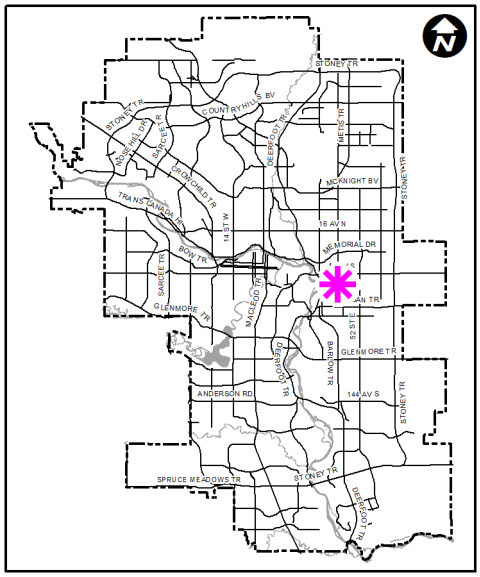
As identified below, the community of Southview reached its peak population in 1970.

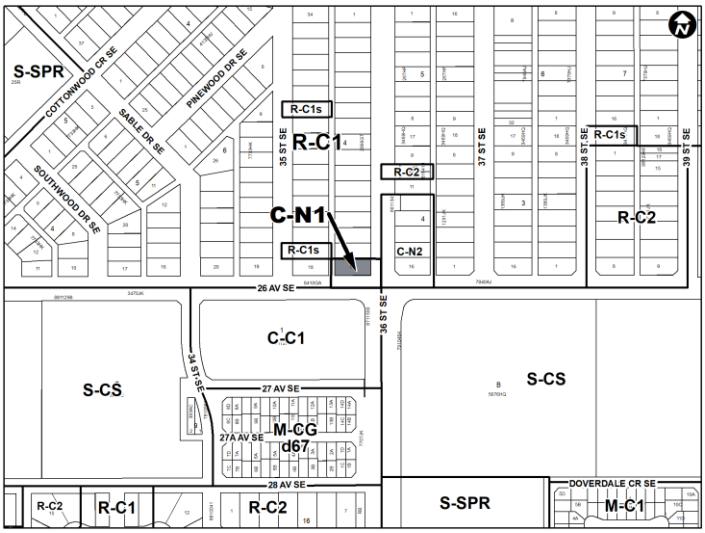
Southview	
Peak Population Year	1970
Peak Population	3,464
2019 Current Population	1,805
Difference in Population (Number)	-1,659
Difference in Population (Percent)	-47.89%

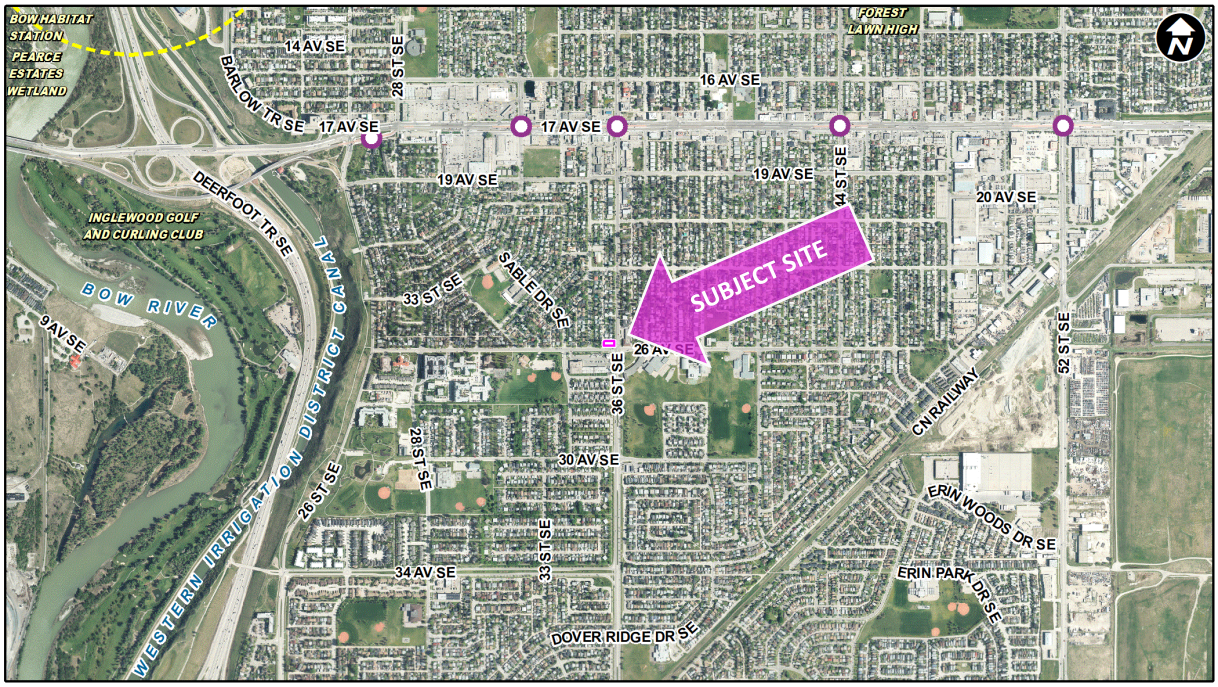
Source: *The City of Calgary 2019 Civic Census*

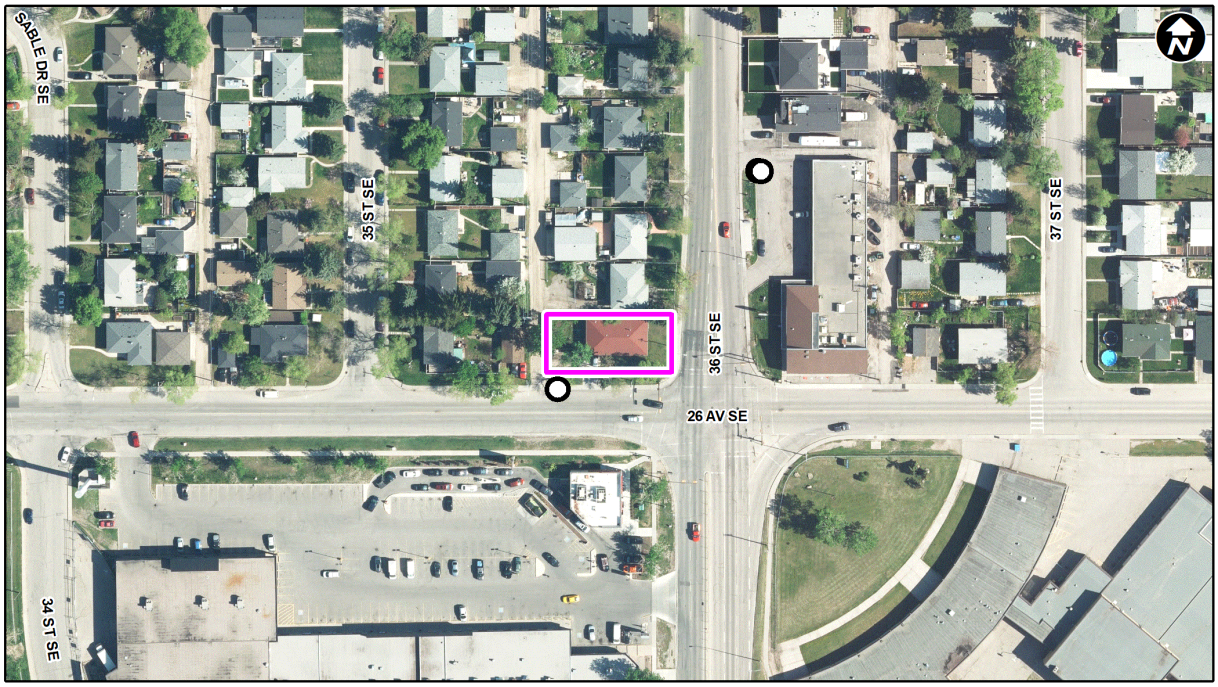
Additional demographic and socio-economic information may be obtained online through the Southview Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a residential designation characterized by low density residential development. It allows for a maximum building height of 10 metres and a maximum of one main residential building.

The proposed C-N1 District is intended to small scale commercial developments with buildings that are oriented towards the street and are close to the public sidewalk. The District is intended to complement the scale of nearby residential areas and has limited use sizes and types. The C-N1 District also provides opportunities for residential units to be located on the upper floors of buildings that contain commercial uses. The District allows for a maximum building height of 10 metres and a maximum FAR of 1.0.

Development and Site Design

If approved by Council, the applicable land use policies of the *Municipal Development Plan* (MDP) and the rules of the proposed C-N1 District would provide guidance for the future redevelopment of this site including appropriate uses, height, landscaping, and parking. Given the specific context of this site with frontage on 36 Street SE and the adjacent transit stops in the vicinity, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging front façade along 36 Street SE and 26 Avenue SE;

- ensuring building and site design address aesthetical opportunities associated with this highly visible location;
- improving pedestrian connections by ensuring vehicle access and parking is from the lane; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation
Pedestrian and vehicular access to the site is available 36 Street SE, 26 Avenue SE, and the rear lane to the west. 26 Avenue SE is classified as a collector road, and 36 Street SE is classified an arterial street and as part of the Primary Transit Network as per the *Calgary Transportation Plan*.

The area is serviced by Calgary Transit Routes 43 (McKnight – Westwinds Station/Chinook Station), 135 (Erin Woods/36 St SE), and 155 (West Dover/Forest Lawn). Route 43 provides service every 15 minutes during the peak hours and Routes 155 and 135 provide transit service every 30 minutes during the peak hours. The site is approximately 50 metres (1-minute walk) from a Calgary Transit stop on 36 Street SE (Routes 43, 135, and 155) and directly adjacent (1-minute walk) from a Calgary Transit stop on 26 Avenue SE (Route 155). On street parking is prohibited on 36 Street SE directly in front of the site, however on street parking is permitted on 26 Avenue SE.

A Transportation Impact Analysis (TIA) was not required in support of the land use redesignation application.

Environmental Site Considerations
At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing
Water and sanitary deep utilities are available. Public storm utilities are not immediately available. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered, and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP 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* (AVPA) identifies the subject site as being located outside of the 25–30 Noise Exposure Forecast (NEF), however still within the AVPA boundary. 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 Noise Exposure Forecast (NEF) areas. The proposed Commercial – Neighbourhood 1 (C-N1) District is generally allowable within the AVPA. 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 Developed Residential Established area on Map 1 of the *Municipal Development Plan* (MDP). Developed Residential Established areas encourage modest redevelopment, and a mix of land uses within a pedestrian-friendly environment with transit access. The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

Climate Resilience Strategy (2018)
This application does not include any specific actions that address the objectives of the *Climate and Resilience Strategy*. Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Local Area Plan
There is no Local Area Plan that currently exists for the subject lands; however, Administration is currently working on the *Greater Forest Lawn Communities Local Area Plan* (LAP) which includes Southview and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.

Applicant Submission

LAND USE AMMENDMENT 2531 36 STREET SE

The site consists of a 1500 square foot bungalow cornering 26 avenue and 36 street SE. Across all three corners are commercial strip mall type developments and a school. There are no immediate plans for development. I have approached both neighboring properties asking if they would entertain a sale so we could have a bigger footprint for development, nether was interested but do have our contact info and would let us know when ready to sell.

The site is feasible and can accommodate a small scale development under the CN-1 guidelines. All the requirements for CN-1 development can be achieved. It has street and lane access, fronts onto high traffic roads and controlled intersection. Street parking and onsite parking can easily be achieved that being said there are no requirements for parking under the CN-1 guidelines. The site as is could be converted and used under the CN-1 guidelines meeting all height, property setbacks and parking requirements. Floor area ratio is 1.0 with a maximum height of 10 metres. It would easily allow a small single or two storey development of 2000-4000 square feet that would be practical for a site of this size. There are no concept plans at the moment as we are still trying to acquire one or two of the neighboring properties, that being said the property on its own is still developable and feasible.

Najel Salem

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2531 36st 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)

I spoke with ward coucilor Gian Carlo and have his full support. I reached out to the Southview community association by phone and email on December 13 but no response, I tried again on Feb 3rd. I reached out to people in the community by door knocking between Nov 1st 2021 and Jan 20 2022.

Stakeholders

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

I knocked on 50 or so homes speaking with 23 and two businesses in Southview and all were pro develpment for the community.

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.

All were supportive and wanted to see development in the area. A few were concerned with what the property was going to be developed into and did not want a nightclub or pawnshop. I assured that this was not what we would be aiming for and that we would be looking at something that would benefit the community.

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.

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)

calgary.ca/planningoutreach

Community Association Response

From: President - SVCA <presidentsouthviewyyc@gmail.com>
Sent: Monday, December 6, 2021 5:10 PM
To: CPAG Circ
Cc: Carra, Gian-Carlo S.
Subject: [EXT] Re: LOC2021-0181-Circulation Package

Dear Jillian,

Southview Community Association strongly disagrees with amending the land use at 2531 36 St. SE. to allow for a small commercial development of **no specific designation.** It is premature and unnecessary to even consider a land use change at this time. It will require consultation with the larger community to determine what 36 St. SE will look like going forward. We anticipate an increase in density at some future date and time. We believe that significant changes that will affect the nature of the street and the area should not be approved prior to the completion of the Local Area Plan (Greater Forest Lawn) and the Neighbourhood Streets Project.

Our area has struggled to maintain and support good planning that will enhance the neighbourhood and contribute to vibrant, safe communities. Once a land use for commercial development has been granted there is no guarantee that the property will not be sold or that the development will indeed remain 'small in size' or be appropriate for a residential area. Further, changing the Land Use at this location has implications for everyone else on the street.

To reiterate, Southview Community Association, strongly disagrees with amending the land use at 2531 36 St. SE. to allow for small commercial development at this time.

Great Forest Lawn was slated to begin work on a Local Area Plan prior to the pandemic.

Kind regards,

Wendy Whitehouse
President
Southview Community Association
2020 33 St SE, Calgary, AB T2B 0T7
403-272-1407 Office
https://southviewyyc.com

PROPOSED

CPC2022-0683
ATTACHMENT 5

BYLAW NUMBER 113D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0181/CPC2022-0683)

*** ***

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 _____

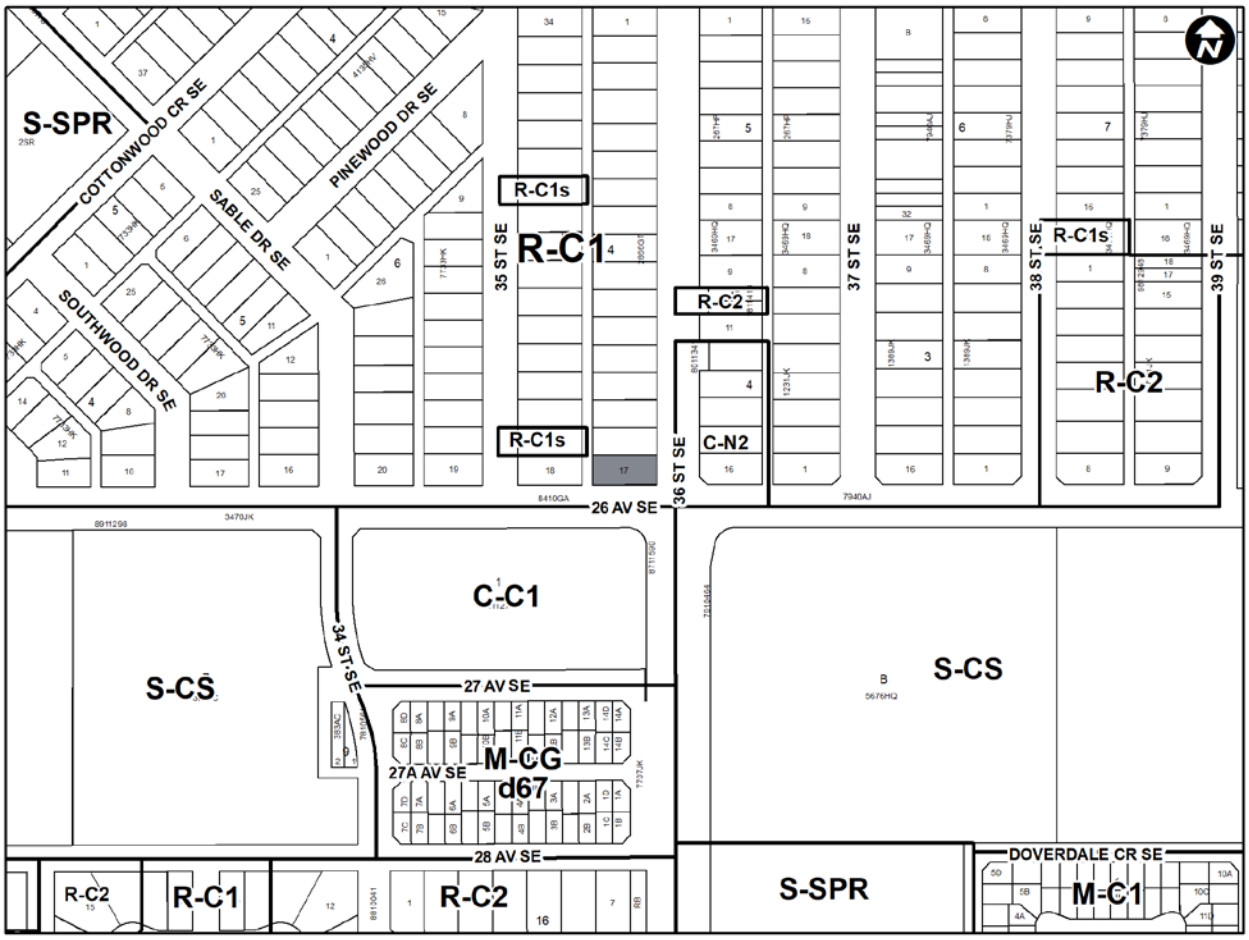
_____
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0181/CPC2022-0683
BYLAW NUMBER 113D2022

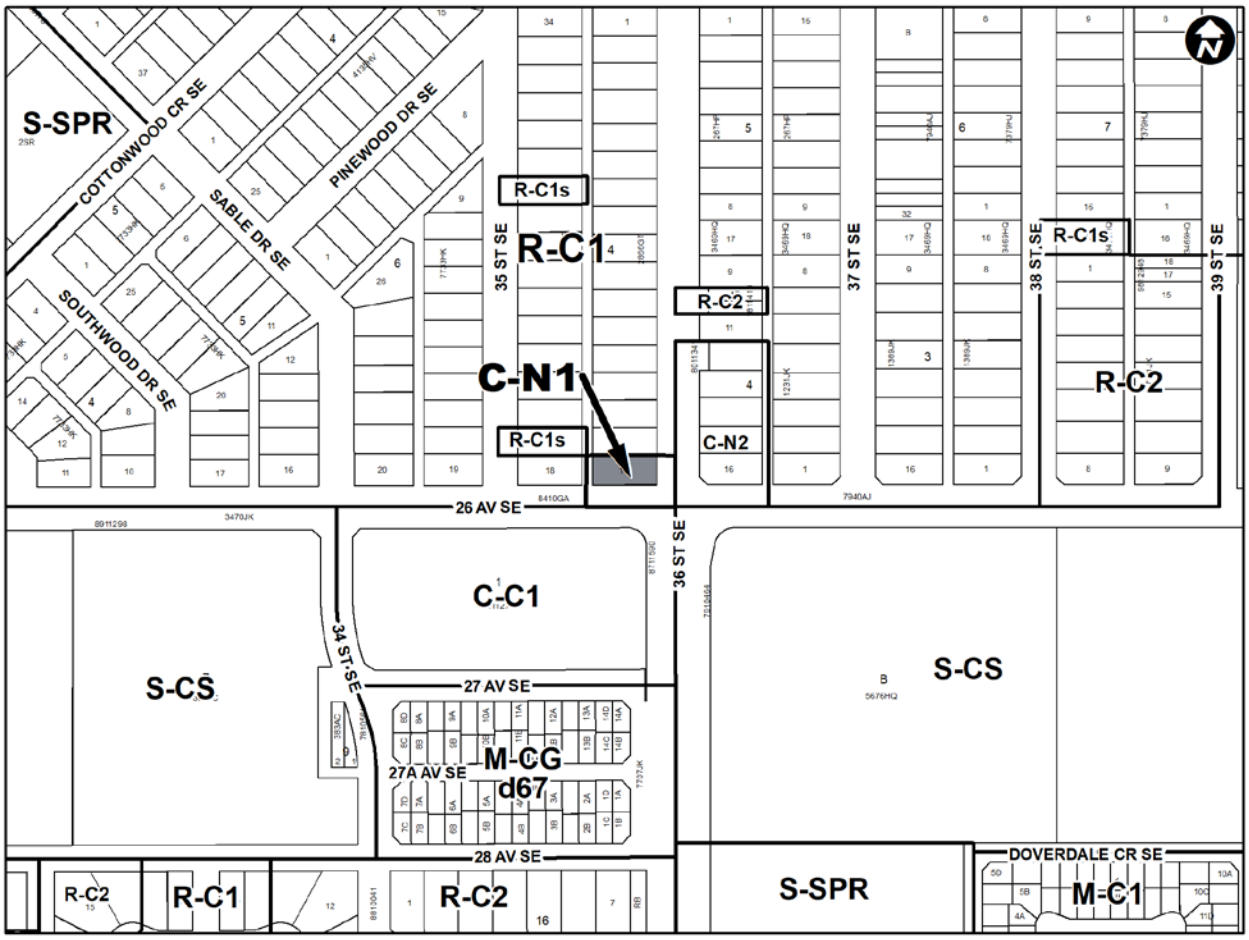
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0181/CPC2022-0683
BYLAW NUMBER 113D2022

SCHEDULE B



Land Use Amendment in Inglewood (Ward 9) at 2003 – 16 Street SE, LOC2022-0068

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.64 hectares ± (1.58 acres ±) located at 2003 – 16 Street SE (Plan 9311097, Block 12, Lot 1) from Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to Multi-Residential – Contextual Grade-Oriented (M-CGd33) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council give three readings to **Proposed Bylaw 107D2022** for the redesignation of 0.64 hectares ± (1.58 acres ±) located at 2003 – 16 Street SE (Plan 9311097, Block 12, Lot 1) from Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to Multi-Residential – Contextual Grade-Oriented (M-CGd33) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for two additional units to be added to the Sheriff King Critical Housing multi-residential development currently under construction.
- The proposal would allow for an appropriate increase in development intensity and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would provide more housing units in an inner-city location with access to alternative transportation modes and allows for more efficient use of existing infrastructure.
- Why does this matter? The proposal is intended to allow for affordable housing (under the Rapid Housing Initiative) that will assist women and children fleeing domestic violence.
- A development permit for 'Revision: Multi-Residential Development, Assisted Living (changes to DP2021-4232)' has been submitted and is under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application, located in the southeast community of Inglewood, was submitted by Gibbs Gage Architects on behalf of the Calgary Young Women's Christian Association and the landowner, The City of Calgary, on 2022 April 22.

Land Use Amendment in Inglewood (Ward 9) at 2003 – 16 Street SE, LOC2022-0068

A development permit for a 'Revision: Multi-Residential Development, Assisted Living (changes to DP2021-4232)' was submitted on 2022 May 31 and is under review. See Development Permit (DP2022-03736) Summary (Attachment 5) for additional information.

Council Priority P6 – 'Increase affordable and accessible housing options' has a key focus area to increase the availability of affordable housing units. Furthermore, the *Corporate Affordable Housing Strategy* defines a 10-year strategic direction for The City of Calgary to guide the creation of safe, affordable homes**.**

The Calgary Young Women's Christian Association (YWCA) is one of many non-profit organizations serving the citizens of Calgary by providing housing and collaborating with social service agencies to provide additional supports to residents. This land use amendment application would allow for an additional two residential units (making a total of 21) to be provided under the Rapid Housing Initiative 2.0 (RHI 2.0), which was announced on 2021 June 30 by the Government of Canada. RHI 2.0 is a program under the National Housing Strategy that is stewarded by Affordable Housing and funded by Canada Mortgage Housing Corporation (CMHC), who will provide capital contributions to expedite the delivery of affordable housing. This will be achieved by supporting the creation of new permanent affordable housing units and covering acquisition of land, construction costs and the conversion/rehabilitation of existing buildings to provide affordable housing. Under RHI 2.0 there is an obligation that accommodation will be ready for occupancy by 2022 December.

A detailed planning evaluation of this land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant
☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach
As part of the review of the land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with public stakeholders and the local community association was appropriate. In response, the applicant attended the Inglewood Community Association meeting on 2022 April 11 and discussed the project with Councillor Carra. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach
In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published online and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report. The Inglewood Community Association provided a letter in support on 2022 May 04 (Attachment 4).

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

Land Use Amendment in Inglewood (Ward 9) at 2003 – 16 Street SE, LOC2022-0068

IMPLICATIONS

Social
The proposed land use meets the vision of the *Municipal Development Plan* which is to provide development which accommodates the housing needs of different age groups, lifestyles and demographics.

Environmental
The applicant has indicated that they plan to pursue specific measures as part of the recently submitted development permit (DP2022-03736) which will align with The City's *Climate Resilience Strategy* (Program 4 – infrastructure has been added so that 6 parking stalls can be converted to EV charging stalls).

Economic
The ability to develop additional residential units on this parcel would allow for a more efficient use of land and existing services and leveraging of existing transit infrastructure in the area.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with the application.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Development Permit Summary
6. **Proposed Bylaw 107D2022**

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 Inglewood at the northwest corner of 20 Avenue SE and 16 Street SE. The site is approximately 0.64 hectares ± (1.58 acres ±) in size, with dimensions of approximately 118 metres in width and 87 metres in length.

The site is currently being developed to provide a multi-residential development and assisted living facility under DP2021-4232. Vehicular and pedestrian access to the site will be provided from both 20 Avenue SE and 16 Street SE following completion of the development.

Surrounding development consists of a mix of single detached dwellings and multi-residential developments to the south, west and east, whilst to the northeast on the corner of 9 Avenue SE and 16 Street SE is an autobody and paint shop.

The site is ideally located with a transit hub within 250 metres (a three-minute walk) of the parcel. In addition, the 9 Avenue SE Neighbourhood Main Street is located to the northwest of the parcel, with a variety of community services and retail opportunities within two kilometres (a 20-minute walk). The Bow River and Bow River Pathway lie within 600 metres to the east of the parcel, whilst the Inglewood Wildlands and Bird Sanctuary lie within a kilometre to the south-east of the parcel.

Community Peak Population Table

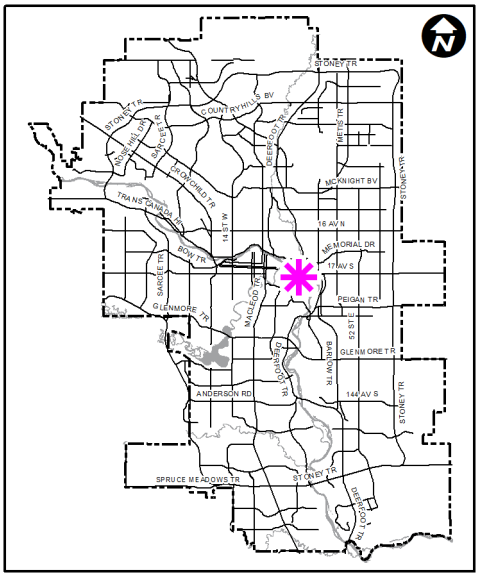
As identified below, the community of Inglewood reached its peak population in 2018.

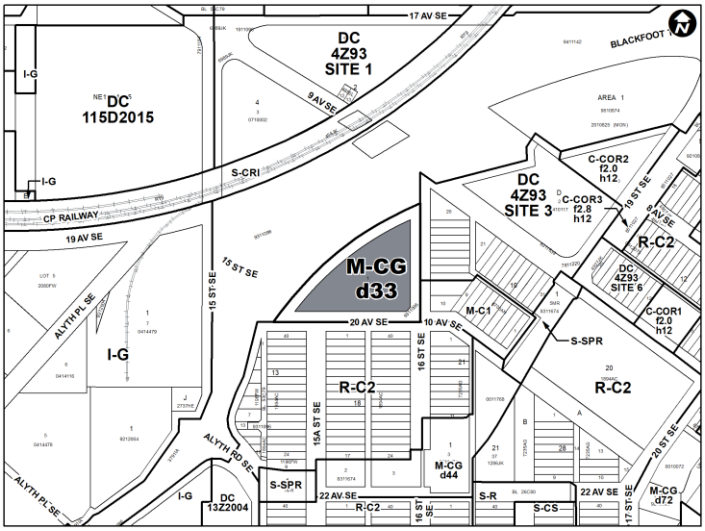
Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.18%

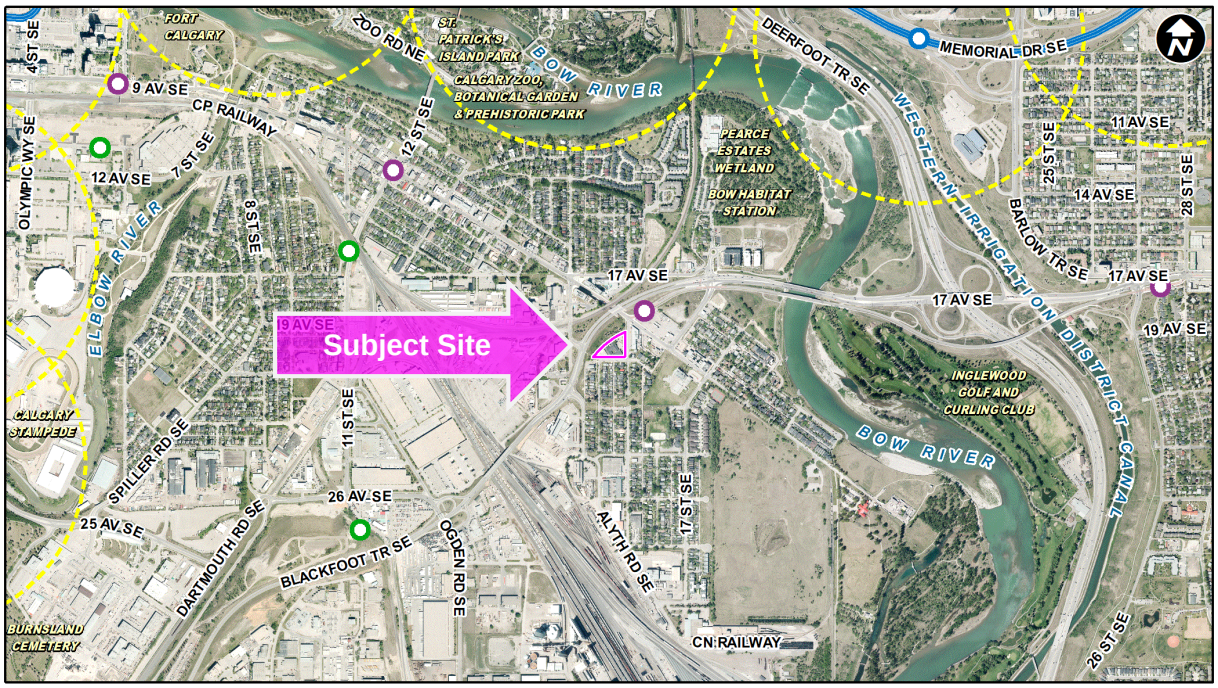
Source: *The City of Calgary 2019 Civic Census*

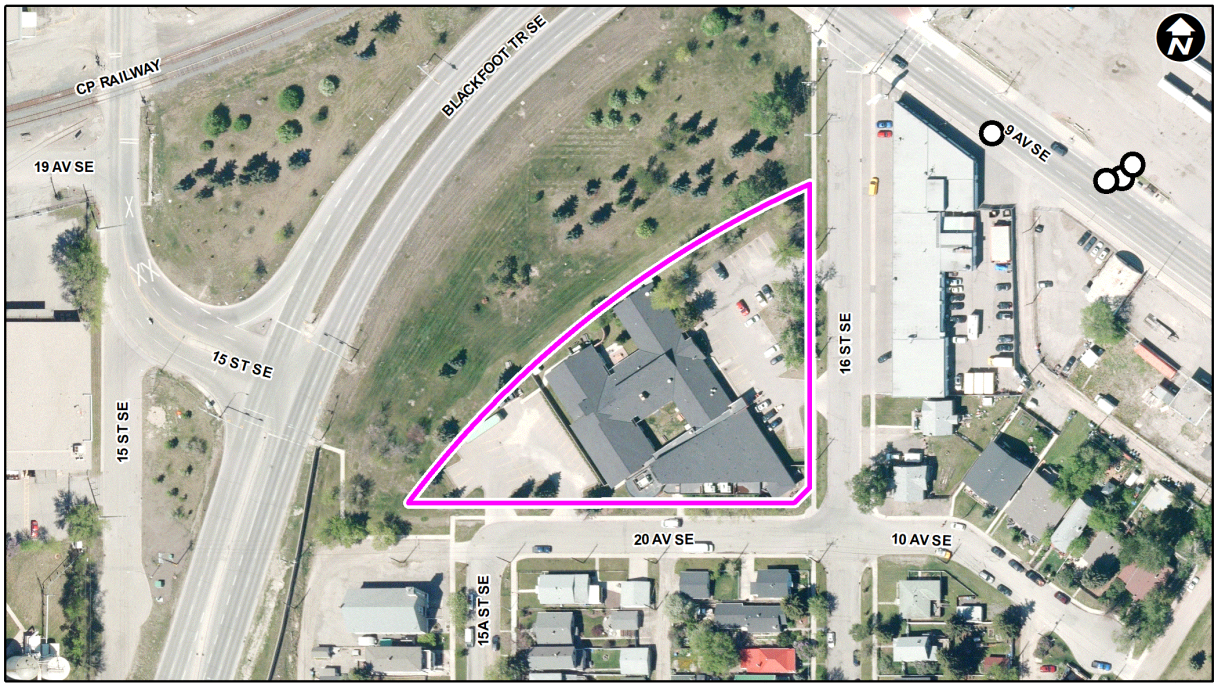
Additional demographic and socio-economic information may be obtained online through the Inglewood Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential Grade-Oriented (M-CGd30) District is a residential designation in developed areas that provides for multi-residential development in a variety of forms, of low height and low density. There is a current density modifier of 30 units per hectare on the parcel that equates to a maximum of 19 units that can be provided.

The proposed M-CGd33 District will increase the proposed density to a maximum of 33 dwellings per hectare. Based on the parcel area, this would allow a maximum of 21 dwellings units on site.

Development and Site Design

If this redesignation is approved by Council, the rules of the M-CG District will provide guidance for the future site development including appropriate uses, building massing, height, landscaping and parking.

Additional items to be considered through the development permit process will include, but are not limited to an assessment of any impacts of additional density on traffic and parking, and the quality of residential amenity spaces to be provided.

Transportation
Pedestrian and vehicular accesses are available via 16 Street SE and 20 Avenue SE. The site is located approximately 250 metres (a three-minute walk) from Transit stops, which includes stops for Routes 1, 101 and 307 (Max Purple BRT). There is on-street parking adjacent to the site.

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

Environmental Site Considerations
At this time, there are no known outstanding environmental contaminant issues associated with the site and/or proposal.

Utilities and Servicing
Public water, sanitary and storm (deep utilities) exist in proximity to the site for future development site servicing needs. Servicing requirements will be determined at the time of development, to the satisfaction of Water Resources.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has been considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP by promoting the 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* (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 Noise Exposure Forecast (NEF) areas. The proposed M-CGd33 District is an allowable use within 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 Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). Policy 3.5.2 states that sites within the inner-city area may intensify if the proposal is consistent and compatible with the existing character of the neighbourhood.

The MDP's city-wide 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 city-wide policies also encourage a full range of housing forms, tenures and affordability, along with community

services and facilities to help stabilize population declines and encourage personal growth, health and learning opportunities.

Overall, the proposed modest increase in density to this multi-residential land use district meets the applicable policies of the MDP.

Climate Resilience Strategy (2018)
Administration has reviewed this application in relation to the objectives of the *Climate Resilience Strategy* programs and actions. The applicant has proposed the following two climate resilience measures on the development permit application:

- the project will be seeking CMHC funding (RHI and Co investment) which requires surpassing NECB requirements. This will be achieved through improved wall and window performance as well as through mechanical systems. These actions will support Program 2: Energy Consumption Information, and
- the installation of an electric-vehicle-ready wiring/conduit to six stalls in line with the actions set out in Program 4: Electric and Low-Emissions Vehicles.

Inglewood Area Redevelopment Plan (Statutory – 1993)
The subject parcel is located within the 'Residential' area as identified on Map 6: Generalized Land Use – Future in the *Inglewood Area Redevelopment Plan* (ARP). Policy 2.3.6 states that to encourage a variety of housing types, medium-density (up to 40 units per acre), low-to-medium-profile residential projects may be considered on a limited basis, where unique site and edge conditions merit an alternate approach to the typical block-lot configuration. The proposed development meets the intent of this policy.

Applicant Submission

Company Name (if applicable):
Gibbs Gage Architects

LOC Number (office use only):

Applicant's Name:
Stephanie Yeung

Date:
May 23, 2022

The applicant is representing the YWCA for the Sheriff King Critical Housing and Shelter project located in Inglewood on 2003 16th Street SE. The YWCA has provided short-stay crisis shelter on this site for nearly 40 years, with an existing lease term on this parcel for another 60+ years. A new facility is required to meet community demand as well as modern-day standards, and as such, a new project is currently under construction on the same site, consisting of two buildings. The Shelter building is meant to provide emergency care, support and services to women and children fleeing violence. The Critical Housing building offers transitional housing for women and children who seek additional independence while still requiring a safe environment, support and resources. Both buildings provide urgent care to the community.

The proposed landuse application seeks a minor change to the density modifier of the existing M-CG zoning from M-CG d30 to M-CG d33. This would allow the Critical Housing building to convert two multi-purpose spaces into two additional residential units to better meet the demand for crisis housing in the community. The proposed change to the landuse density modifier would allow only for these two units to be constructed and would utilize all remaining adaptable space within the Critical Housing building. As such, it would not be possible to add additional units beyond the proposed two without a future landuse redesignation. No exterior changes would result from this landuse change. Parking would remain unaffected as the approved stall count is calculated for the entire site and requirements are met. In summary, this proposed landuse change would only affect the interior use of the Critical Housing building currently under construction.

We hope the City and community of Inglewood recognize the importance of providing care to as many families as possible, and understand the YWCA's desire to have minimal impact on surrounding properties with this proposed landuse change.

Applicant Outreach Summary

Gibbs Gage
ARCHITECTS

350, 140 10th Avenue SE
Calgary, AB T2G 0R1
P | 403.233.2000
F | 403.264.2077
info@gibbsgage.com
www.gibbsgage.com

PARTNERS

Douglas F.C. Gage*
Architect
AAA, SAA, MRAIC

Richard W. Lewis*
Architect
AAA, AIBC, SAA, MRAIC

Vincent F. Dods*
Architect
AAA, AIBC, SAA, MRAIC
LEED® AP

Stephen F. Mahler*
Architect
AAA, AIBC, SAA, MRAIC
LEED® AP

Chito Pabustan*
Architect
AAA, SAA, MRAIC, LEED® AP

Davidson J. Wittman*
Architect
AAA, SAA, MRAIC, LEED® AP

L. Wade Gibbs
Retired
*professional corporation

ASSOCIATES

Wade Wheeler
Managing Director, Production

Allen Deboer
Design Director

Dave Ackerman
Production Manager

DIRECTORS & MANAGERS

Keri Himmelreich
Director of Building Science

Todd van der Burgh
Director of Building Information Modeling

Clint Rivard
Managing Director, Projects

Jonny Hehr
Managing Director, Design

Eric Longchamp
Design Manager

Applicant Outreach Summary
LOC 2022-0068

May 23, 2022

On behalf of the Calgary Young Women's Christian Association (YW Calgary), Gibbs Gage Architects is applying for a landuse redesignation to the density modifier on the current YWCA Sheriff King Home site of 2003 16 Street SE.

Since 1910, the YW Calgary has led the community, adapting their programming to meet the changing needs of women and their families. Ever evolving, YW continues to empower women to focus on their mental wellness, achieve economic prosperity and live free from violence.

In 2019, the YW moved into a custom-built, trauma-informed Hub facility, YW's centre of operations providing administrative offices, emergency and transitional housing for single women, counselling services, economic supports and much more.

Their new strategic plan (2021-2025), approved by the YW Board of Directors, continues their journey of transforming their service delivery and commitment to support women and children to transform their lives. To this end we are redeveloping YW's Sheriff King Home crisis shelter and building a permanent, affordable, supportive housing apartment (together referred to as the Project). Both facilities, designed to support women and children fleeing domestic violence, are being built on the current Sheriff King Home site in Inglewood, leased from The City of Calgary.

In August 2021, YW submitted a Development Permit DP2021-4232 request, and no appeals were received following its advertisement on October 21, 2021. It was Released on November 16, 2021.

In our Land Use Redesignation submission, we are requesting to increase the density in the Affordable Housing facility from the current 19 to 21. These three-bedroom units will allow for two additional families of women and children fleeing domestic violence to have access to affordable housing. Throughout the course of the Project, YW has communicated with community members and provided opportunities to raise concerns, provide feedback and ask questions.

This includes regular engagement with the Inglewood Community Association, who are very enthusiastic to see the redevelopment of the crisis shelter and the development of affordable housing in their community. The YW advised them on April 11, 2022, at their monthly meeting, that we are

preparing a Land Use submission and that they can expect to see this circulated for comments in the coming weeks. Ward 9 has also been notified of the upcoming landuse and are supportive of our proposal.

As well, the YW has created a Project newsletter for subscribers, which goes out intermittently and will increase in frequency as the Project progresses. There also is a webpage dedicated to the Project: https://www.ywcalgary.ca/sheriffking/ that is updated regularly.

Please let us know if you require anything further. Thank you for your attention,



Stephanie Yeung
Studio Lead
Gibbs Gage Architects

Gibbs Gage ARCHITECTS

Community Association Response

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

May 4, 2022

Melanie Horkan
Per email: Melanie.Horkan@calgary.ca
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Melanie Horkan:

Re: LOC2022-0068, 2003 16 St. SE

The Planning Committee (PC) has reviewed the application regarding
Land Use Amendment to accommodate M-CG

We are in support of the Land use amendment; however, we would like to get more information:

- We would like to receive a sketch that shows the proposed change compared to the previous submission.

If you have any questions, you can reach me at design@icacalgary.com.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

Juliana Morar, Chair

Cc:

Carla Link
Director, Communications & Community Relations
YW CALGARY
CLink@ywcalgary.ca

Development Permit (DP2022-03736) Summary

A development permit application (DP2022-03736) was submitted by Gibbs Gage Architects on 2022 May 31. The development permit application proposes revisions to a multi-residential development, assisted living, following the approval of DP2021-4232. These revisions include two additional dwelling units and exterior renovations. The following excerpts (Figures 1, 2 & 3) from the development permit submission provide an overview of the proposal and are included for information purposes only.

Administration's review of the development permit will determine the suitability of the additional two units and site layout details such as parking, landscaping and amenity space provision. No decision will be made on the development permit application until Council has made a decision on this land use redesignation.

Figure 1: Rendering

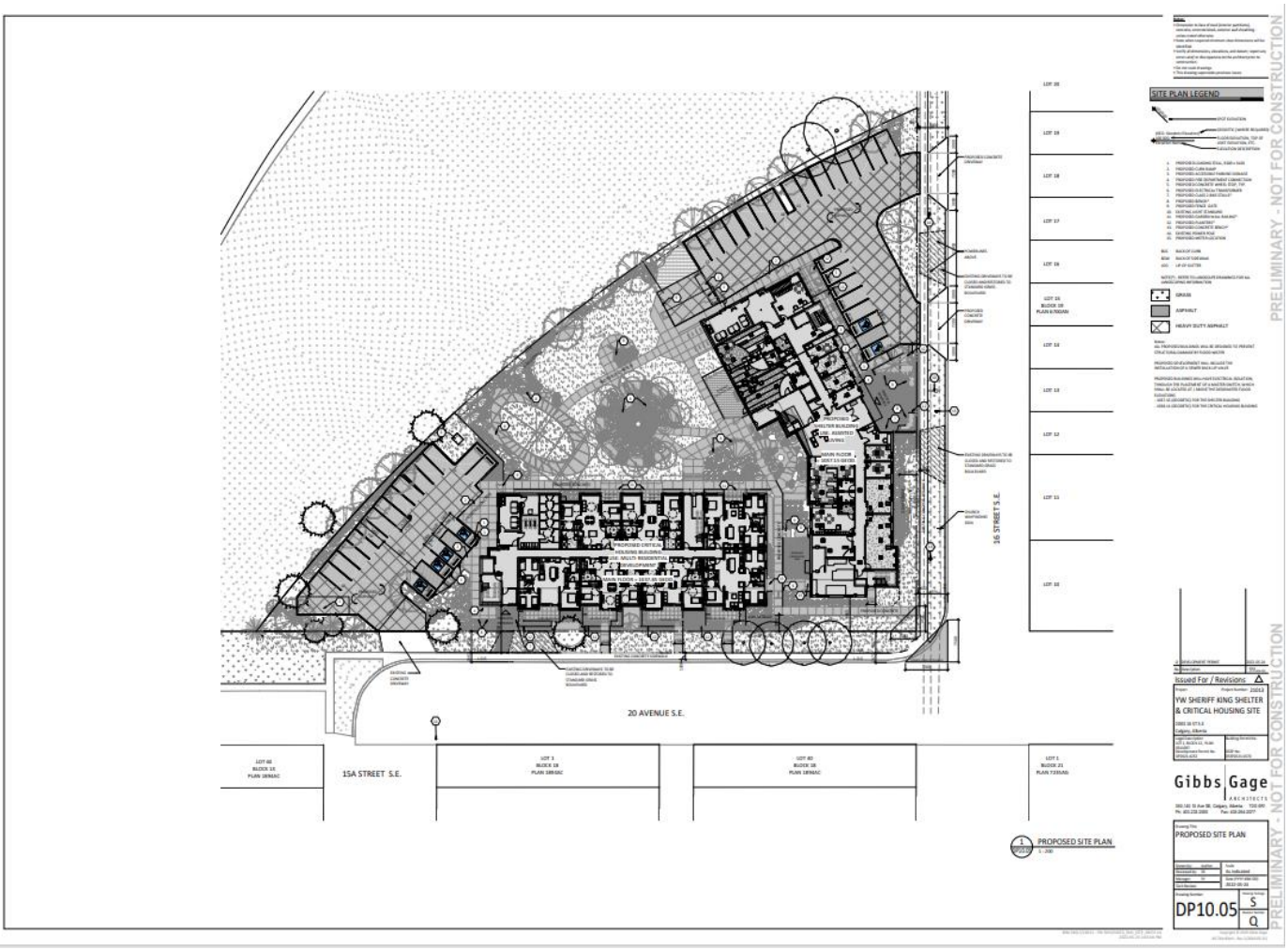


Figure 2: Elevations of the Critical Housing building





Figure 3: Site Plan



PROPOSED

CPC2022-0733
ATTACHMENT 6

BYLAW NUMBER 107D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0068/CPC2022-0733)

*** ***

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 _____

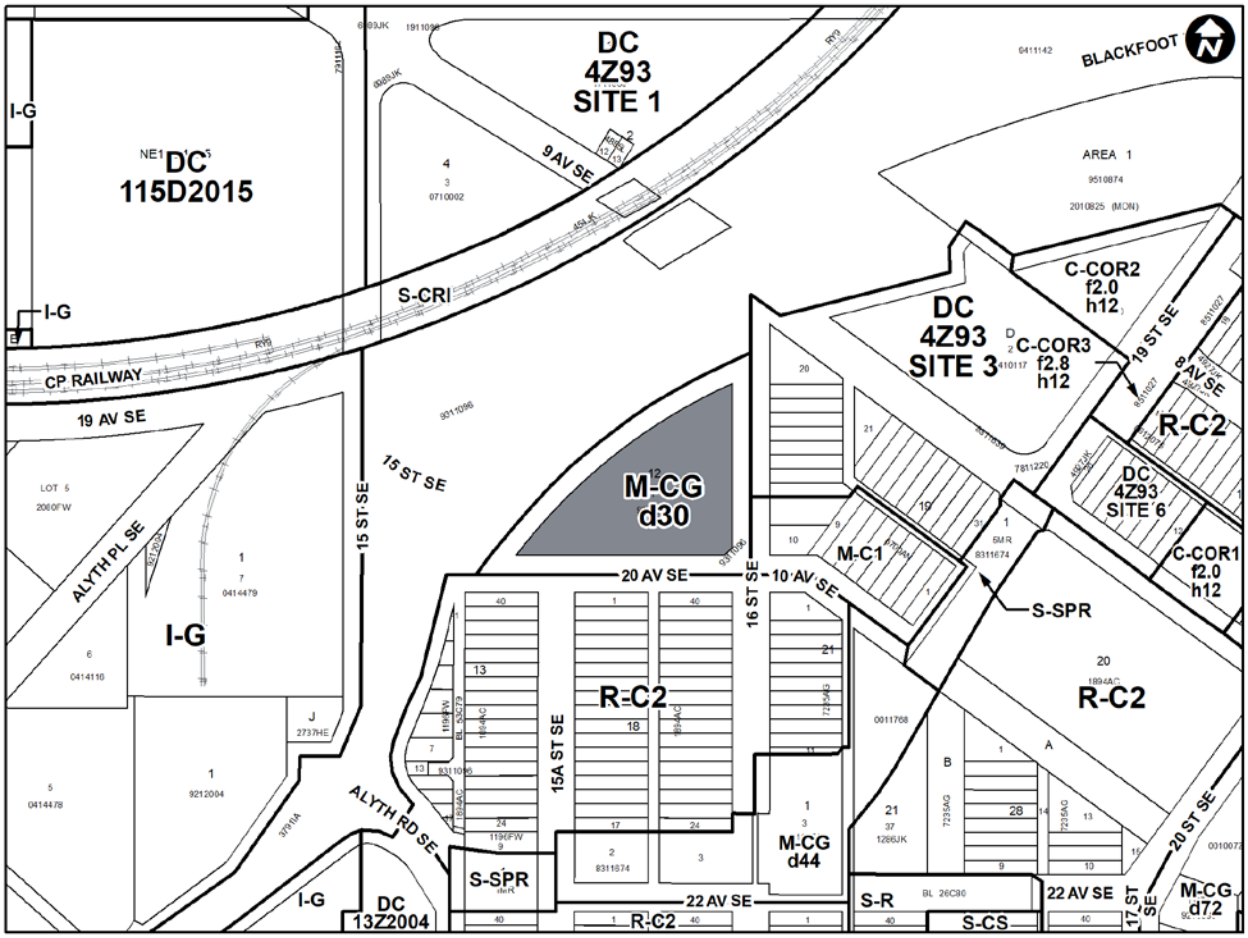
_____
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0068/CPC2022-0733
BYLAW NUMBER 107D2022

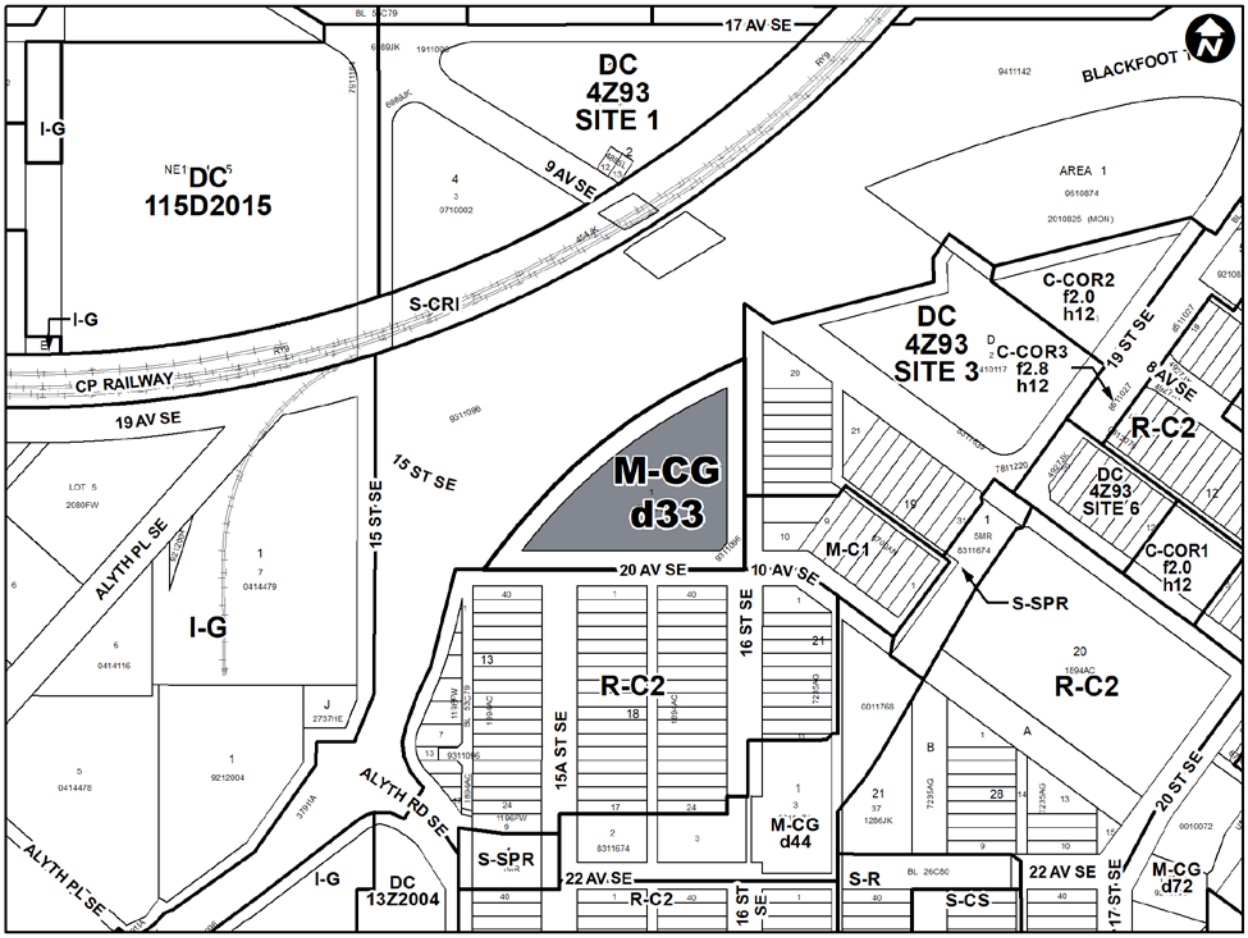
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0068/CPC2022-0733
BYLAW NUMBER 107D2022

SCHEDULE B



Land Use Amendment in Capitol Hill (Ward 7) at 1502 and 1508 – 22 Avenue NW, LOC2022-0004

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.12 hectares ± (0.30 acres ±) located at 1502 and 1508 – 22 Ave NW (Plan 2864AF, Block 7, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 2:

That Council give three readings to **Proposed Bylaw 105D2022** for the redesignation of 0.12 hectares ± (0.30 acres ±) located at 1502 and 1508 – 22 **Avenue** NW (Plan 2864AF, Block 7, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

Excerpt from the Minutes of the Calgary Planning Commission, dated 2022 June 02:

"A clerical correction was noted in the Recommendation of Report CPC2022-0487, by deleting the word "Ave" following the words "proposed bylaw for the redesignation of 0.12 hectares ± (0.30 acres ±) located at 1502 and 1508 – 22", and substituting with the word "Avenue"."

HIGHLIGHTS

- This application seeks to redesignate the site to allow for multi-residential development in addition to the building types already allowed (e.g. duplex and semi-detached dwellings).
- The proposal would allow for an appropriate increase in building height and development intensity providing for redevelopment that integrates with the existing neighbourhood and aligns 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? This application represents a modest increase in density in close proximity to established transit routes in an inner-city neighbourhood.
- Why does this matter? This proposal allows for more choice in the types of housing available in the neighbourhood and promotes more efficient use of existing infrastructure.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2022 January 12 by Tom Hong on behalf of the landowners, Dennis Kwan, Emily Yin Leung and Tamson Development. No development permit has been submitted at this time.

Land Use Amendment in Capitol Hill (Ward 7) at 1502 and 1508 – 22 Avenue NW, LOC2022-0004

The subject site is located in the northwest community of Capitol Hill, west of 14 Street NW and north of 22 Avenue NW. The site consists of two parcels and is approximately 0.11 hectares (0.28 acres) with rear lane access from the northern property line.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant

☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the Applicant Outreach toolkit to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant wrote and delivered a letter on 2022 January 21 to all surrounding neighbouring properties. The applicant has received one letter of support. The applicant also contacted the community association of Capitol Hill on 2022 February 2 and supplied the same letter sent to neighbours. No response from the Community Association has been received.

The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of opposition from the public. They included the following areas of concern:

- loss of community character;
- decrease in property value for surrounding properties;
- on street parking;
- number of units/density;
- lot coverage;
- setbacks; and
- shadowing.

Administration also received two letters of support from the public - one of them sent directly from the member of the public, and the other one sent through the applicant. The letters of support included the following:

- supported having more neighbours;
- application is supportive of MDP goals to achieve a compact city and manage growth;
- potential to transform the streetscape in a positive way;

- 14 Street SW is capable of handling more building massing and higher development; and
- suggested main floor commercial uses.

The Capitol Hill Community Association has been circulated, but has not provided any comments.

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 the Public Hearing of Council regarding the land use amendment application will be posted on-site and mailed to adjacent landowners. In addition, Commissions' recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social
The proposed land use meets the vision of the MDP which is to provide development that accommodates the housing needs of different age groups, lifestyles and demographics.

Environmental
This land use submission does not include any specific actions that address objectives of the *Climate Resilience Strategy*. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent develop approval stages.

Economic
The ability to create a multi-residential development would allow for a more efficient use of land and existing services and leveraging of existing transit infrastructure in the 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 105D2022**

Land Use Amendment in Capitol Hill (Ward 7) at 1502 and 1508 – 22 Avenue NW, LOC2022-0004

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Capitol Hill, at the northwest corner of 14 Street NW and 22 Avenue NW. The site is approximately 0.11 hectares (0.28 acres) in size, with dimensions of approximately 30 metres in width and 37 metres in length. The two parcels that make up the site are currently each developed with a single detached dwelling. Rear lane access is provided along the north side of the site.

Surrounding development is characterized by low density residential development, but multi-residential land use districts are being actively introduced into the area. Two corner parcels located to the north of the subject site are designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District. One parcel to the south is designated as Mixed Use – General (MU-1 f2.0 h12) District.

The Capitol Hill Community Association facilities are approximately 260 metres (3-minute walk) directly south of the subject site and include a playground, baseball diamond, and community garden. The Capitol Hill Elementary School is 700 metres (9-minute walk) west of the site. Confederation Park is 300 metres (4-minute walk) north of the site, and 16 Avenue NW is located 1,100 metres (14-minute walk) south of the site, providing a variety of services and retail opportunities.

Community Peak Population Table

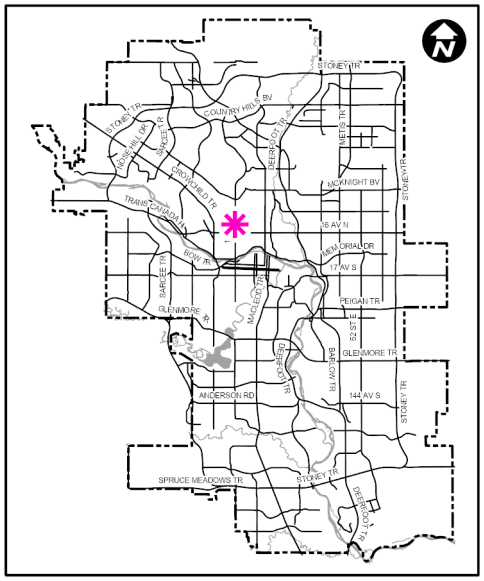
As identified below, the community of Capitol Hill reached its peak population in 2019.

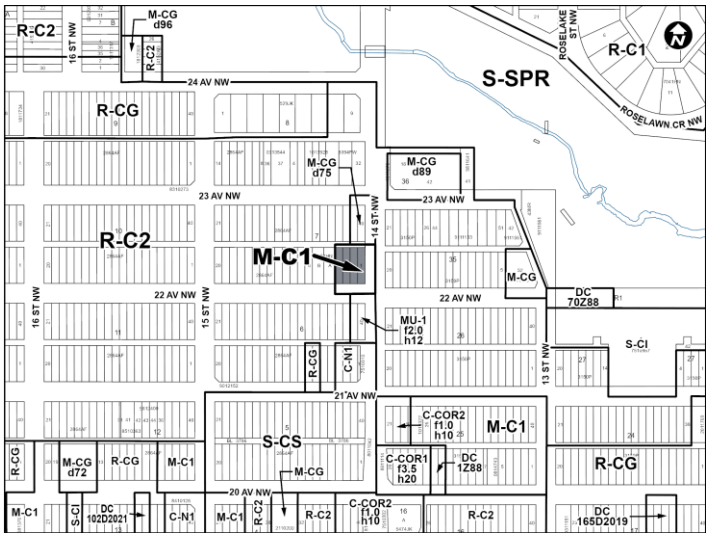
Capitol Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

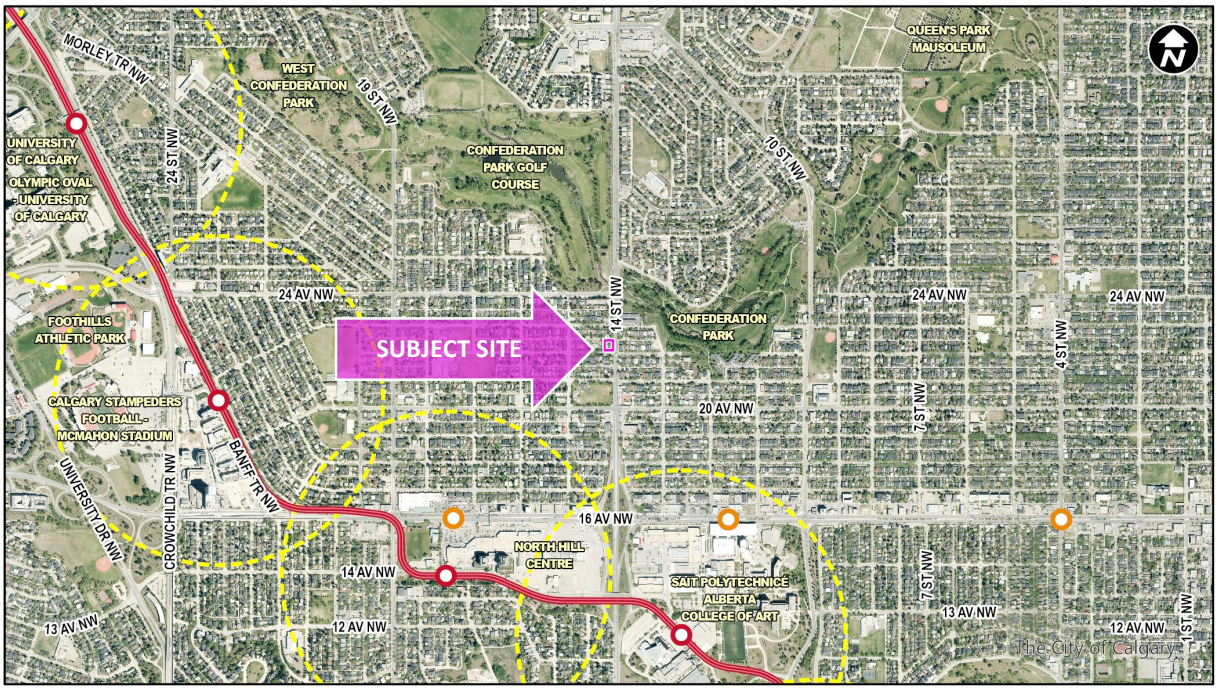
Source: *The City of Calgary 2019 Civic Census*

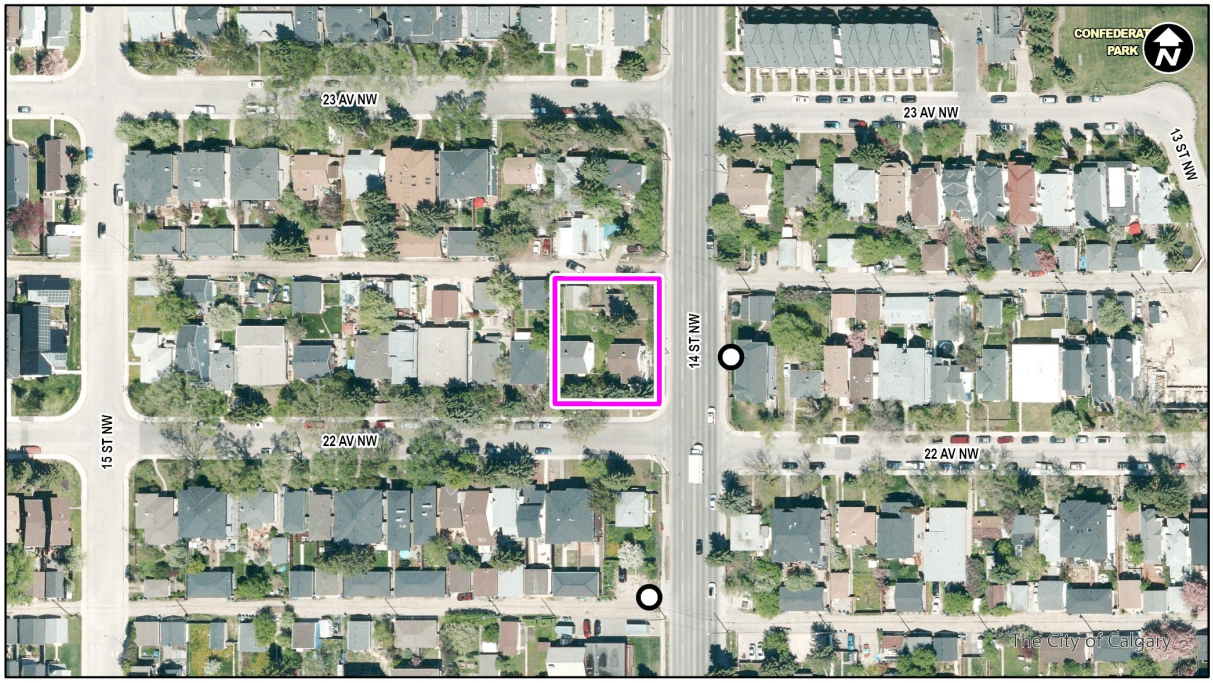
Additional demographic and socio-economic information may be obtained online through the Capitol Hill Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed Multi Residential – Contextual Low Profile (M-C1) District is intended for multi-residential development of low height and medium density in a variety of forms, and is intended to be in close proximity to low density development. The maximum height is 14 metres and the maximum density is 148 units per hectare, which would allow for up to 16 units on the subject site.

Development and Site Design

The applicable policies of the *North Hill Communities Local Area Plan* and the rules of the proposed M-C1 District will provide guidance for the future redevelopment of this site including appropriate uses, height, building massing, landscaping, and parking. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring a pedestrian oriented interface along 14 Street NW and 22 Avenue NW;
- accommodating the 5.182 metres public realm setback from 14 Street NW required by Section 53.1 of the Land Use Bylaw;

- improving pedestrian connections by ensuring that vehicle access to the site is from the rear lane, and that parking is located on the northern portion of the site near the lane; and
- ensuring proposed buildings are compatible with the adjacent residential development.

Transportation
A Transportation Impact Assessment was not required for this proposal. Pedestrian access is available from the existing sidewalks on 14 Street NW and 22 Avenue NW. Vehicular access to the site will be provided from the existing rear lane. Street parking is available on 22 Avenue NW, but is not available on 14 Street NW due to the width of the road and volume of traffic

The subject site is located along the Primary Transit Network on 14 Street NW and is well served by Calgary Transit bus service, including two stops located on 14 Street NW located within 60 metres of the site (one-minute walk).

The site is subject to a public realm setback of 5.182 metres from 14 Street NW. No plans for the setback have been identified at this time. As part of the North Central Mobility Study, further review of 14 Street NW for multi-modal enhancements has been recommended in the future as part of the medium-term mobility recommendations (5-10 years).

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water and sanitary sewer are available to service the subject site. Storm sewers are unavailable. 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)
The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP 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 Residential - Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP polices 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 relevant MDP policies as the M-C1 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.

Climate Resilience Strategy (2018)
This application does not include any specific actions that address the objectives of the *Climate Resilience Strategy*. Further opportunities to align development of this site with 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 subject site within the Neighbourhood Connector urban form category, with a Low scale modifier (up to 6 storeys). The LAP describes Neighborhood Connector areas as being characterized by a broad range of housing types along higher activity, predominantly residential streets. The proposed land use amendment is in alignment with applicable policies of the LAP.

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:
419219 Alberta Ltd.
Date:
January 6, 2022

The Applicant is submitting a application for a landuse designation application. The land use application is to amend the current rc-2 zoning to a proposed M-C1.

The application meets the visions of the North Hill Communities Local Area Plan regarding residential use. Proposed housing provides for adequate onsite parking and amenity space and would be an improvement from the existing improvements.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Capitol Hill Lofts - 1508 & 1502 22 Avenue 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)

We wrote a letter and dropped off the letter January 21, 2022 to those surrounding neighbouring properties to all quadrants from the property. We received one letter of support as a result of the letter drops.

The community association of Capitol Hill was contacted on February 2, 2022 and supplied with the same rezoning letter that was dropped off to neighbours. The community association did not respond to the email.

A rezone application sign was installed on the corner of 14th Street and 22 Avenue NW

Stakeholders

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

Neighbouring properties and the community association.

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 one letter in support of the rezone 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.

We received one letter of support, therefore we are continuing forward with the MC-1 rezone 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)

We have not yet reached out to the stakeholder who provided support. Once we move forward with the application we intend on providing them with an update of our application.

calgary.ca/planningoutreach

PROPOSED

CPC2022-0487
ATTACHMENT 4

BYLAW NUMBER 105D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0004/CPC2022-0487)

*** ***

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 _____

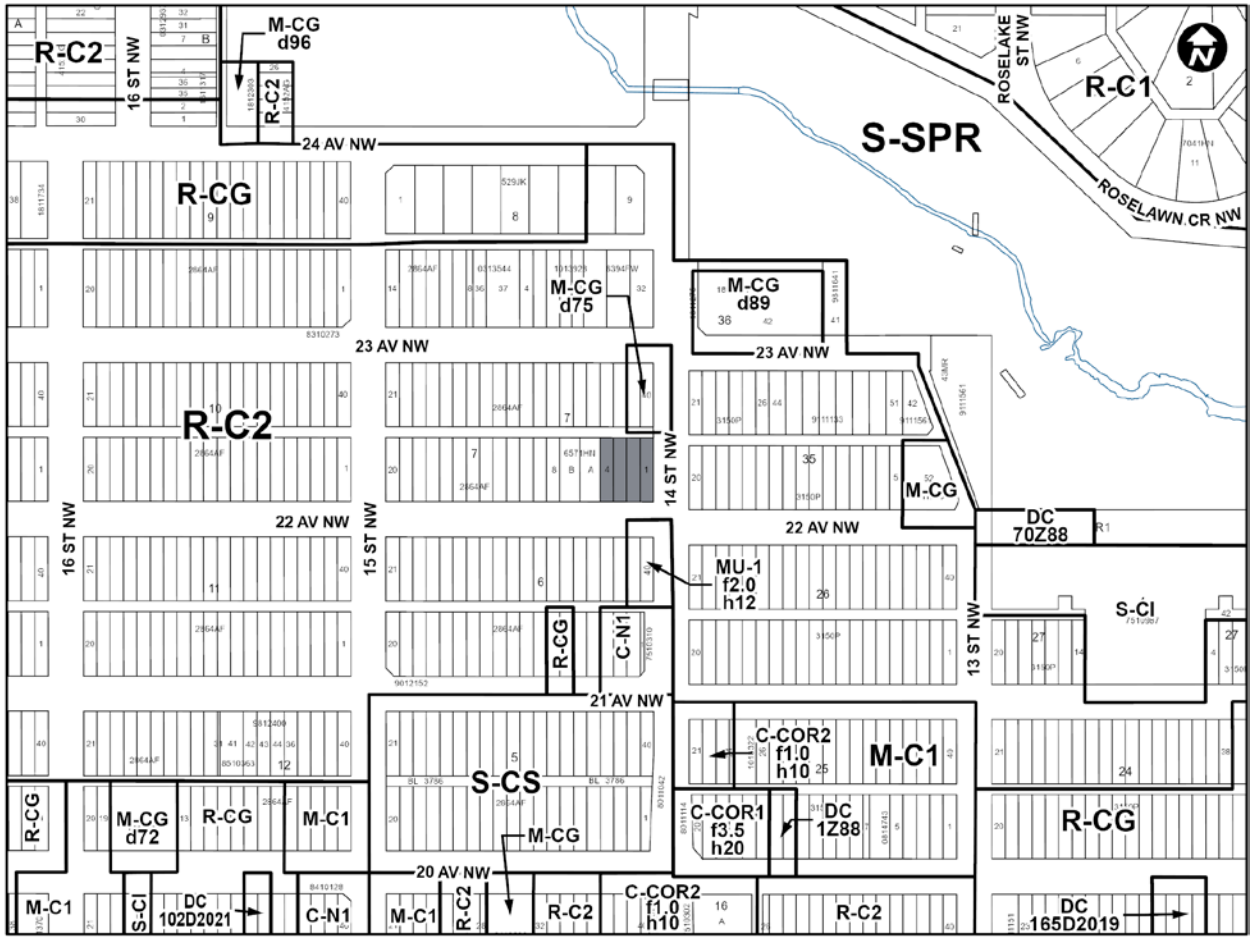
_____
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0004/CPC2022-0487
BYLAW NUMBER 105D2022

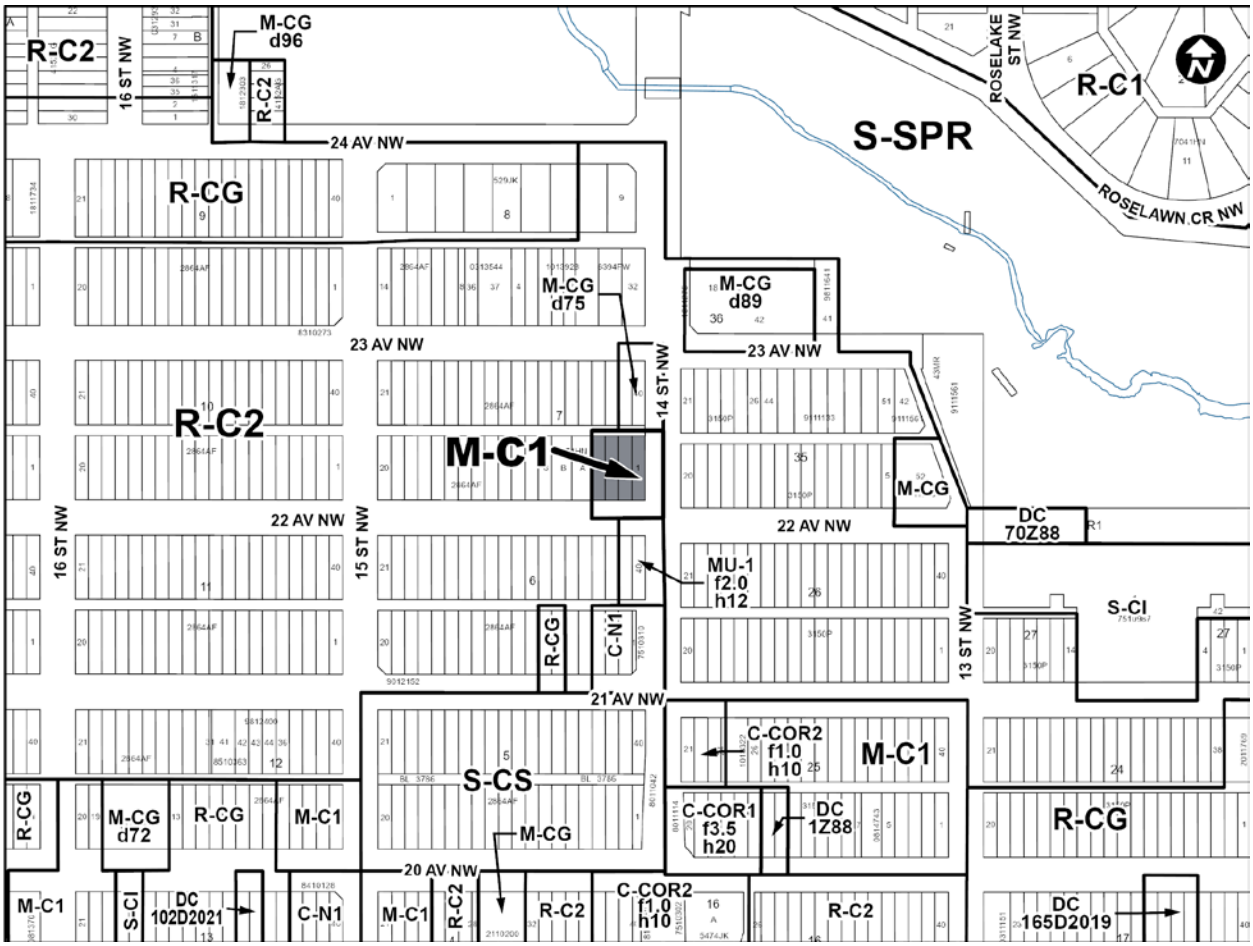
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0004/CPC2022-0487
BYLAW NUMBER 105D2022

SCHEDULE B



Policy and Land Use Amendment in Aspen Woods (Ward 6) at 7111 – 14 Avenue SW, LOC2021-0143

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the East Springbank Area Structure Plan (Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 0.50 hectares ± (1.23 acres ±) located at 7111 – 14 Avenue SW (Plan 9410843, Block A, Lot 13) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-storey building, with guidelines (Attachment 3).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council:

1. Give three readings to **Proposed Bylaw 43P2022** for the amendment to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 116D2022** for the redesignation of 0.50 hectares ± (1.23 acres ±) located at 7111 – 14 Avenue SW (Plan 9410843, Block A, Lot 13) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-storey building, with guidelines (Attachment 3).

Excerpt from the Minutes of the Calgary Planning Commission, dated 2022 June 16:

"Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-0544.
Commissioner Palmiere left the meeting at 7:21 p.m. and returned at 7:26 p.m. after the vote was declared."

HIGHLIGHTS

- The application seeks to redesignate the subject site to a Direct Control (DC) District based on the Multi-Residential – Medium Profile (M-2) District to allow for a multi-storey development with contextual stepbacks.
- The proposal would allow for an appropriate increase in height and density with rules to ensure future development is compatible with the existing community and is in keeping with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed DC District would allow for a greater variety of housing options within the community and more efficient use of land, existing infrastructure, and nearby amenities.
- Why does this matter? Greater housing options may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A site-specific amendment to the *East Springbank Area Structure Plan* (ASP) is required to accommodate the proposed land use amendment.
- There is no previous Council direction related to this proposal.

Policy and Land Use Amendment in Aspen Woods (Ward 6) at 7111 – 14 Avenue SW, LOC2021-0143

- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by O2 Planning and Design on behalf of the landowners, Willock Equities Limited, on 2021 September 16. The subject site is in the southwest community of Aspen Woods and has direct access from 14 Avenue SW. The site is currently designated as a DC District, which is intended for rural residential development, and contains a single detached dwelling.

The Applicant Submission (Attachment 4) indicates that the applicant is seeking to redesignate the site to develop an Assisted Living facility.

The applicant's initial land use submission proposed a redesignation to the Mixed Use - General (MU-1) District. However, after considering the community's response and discussions with Administration, the applicant amended their application on 2022 February 28 to a DC District (based on the M-2 District). This revision was undertaken to provide greater certainty to the local community on the future development (i.e., types of uses) and provide for a more contextually sensitive development that includes additional rules for stepbacks for portions of a building along the south property line. This DC District would also allow for the additional uses of Health Care Service, Outdoor Café and Restaurant: Licensed when located in a building containing Residential Care or Assisted Living.

A site-specific amendment to the ASP (under Section 2.2.3 Policies) is required to allow a maximum floor area ratio of 3.0 and a maximum height of five storeys. Further, additional design considerations are included within the amendment.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant

☒ Public/Stakeholders 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 stakeholders and the community association was appropriate. In response, the applicant conducted extensive engagement with community stakeholders that included a project website (launched on 2021 November 7) that provided information on the proposal and the City of Calgary file manager's email address for feedback, attended a Community Association meeting on 2021 November 17 to present on the proposal and answer questions, held online meetings with residents on 2021 November 25 (40 attendees), 2022 January 27 (82 attendees) and 2022 March 17 (61 attendees) to share information and updates on the application, and met with the Ward Councillor and community leaders on 2022 February 23 to discuss the application.

Policy and Land Use Amendment in Aspen Woods (Ward 6) at 7111 – 14 Avenue SW, LOC2021-0143

The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach
In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published online, and notification letters were sent to adjacent landowners.

Administration received 85 letters in opposition from the public in response to the initial submission (which proposed a redesignation to the MU-1 District). Reasons for the opposition are summarized below:

- inappropriate location for a mixed-use development inside the community;
- community is already served with commercial/retail in the appropriate locations and do not need more;
- negative impacts on parking, vehicular traffic and pedestrian safety;
- negative impacts on privacy and community safety;
- proposed height, density and built form do not fit within the neighbourhood;
- negative impact on local wildlife and existing vegetation;
- land should be used as park space given the City's statement on a climate emergency;
- there should be a comprehensive plan for development which include the adjacent properties;
- a concurrent development permit was not submitted;
- lack of community outreach from the City on the proposal;
- minimal consultation by the applicant on the proposal;
- will set a precedent for similar redesignations;
- proposal is not respecting the current Direct Control zoning for the area; and
- proposal does not comply with ASP policies.

In response to the community's concerns with the initial proposal, Administration worked with the applicant to revise the application from the MU-1 District to a DC District with a residential base district. The purpose of this was to provide greater certainty on future uses, limit commercial development opportunities and include setback and stepback rules at the southern property line to provide a more contextually sensitive development. The revised application was re-circulated to stakeholders, notice posted on-site, published online, and notification letters were re-sent to adjacent landowners

Administration received 17 letters in opposition from the public in response to the current proposal. Reasons for the opposition are summarized below:

- proposed density is not in alignment with the applicable ASP policies;
- DC would allow the applicant not to comply with ASP policies;
- negative impacts on parking, traffic and pedestrian safety;
- proposed height and built form does not fit within the existing character of the neighbourhood;
- inappropriate location for commercial/retail uses;
- location for higher height and density should be adjacent to an LRT Station;

- lack of transparency by the applicant has through community outreach activities;
- lack of details from the applicant on project information (e.g., traffic studies);
- the property should an open space due to the City declaring a climate emergency; and
- lack of a comprehensive plan for the area.

The Strathcona, Christie, Aspen Community Association provided a letter of opposition on 2022 May 11 (Attachment 6) in response to the current proposal. Reasons for the opposition are summarized below:

- the applicant has failed to provide a commitment as to precisely what they will be constructing and what density they are proposing on the property;
- the proposed height is above the three-storey maximum provided in the ASP;
- concerns with a lack of comprehensive planning with the adjacent property to the south (which proposes a land use redesignation and outline plan);
- negative impact on parking and traffic; and
- higher density residential should be located in closer proximity to an LRT station.

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

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

IMPLICATIONS

Social
The proposed DC District would allow for a wider range of housing types than is allowed in the current DC District, which may better meet the diverse needs of present and future populations in this community.

Environmental
This application proposes to increase the on-site density in proximity to local transit (LRT and buses). Further opportunities to align future development on this site with applicable climate resilience 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.

Policy and Land Use Amendment in Aspen Woods (Ward 6) at 7111 – 14 Avenue SW, LOC2021-0143

RISK
There are no known risks with this application.

ATTACHMENTS
1. Background and Planning Evaluation
2. **Proposed Bylaw 43P2022**
3. **Proposed Bylaw 116D2022**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Submission

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 Aspen Woods on the south side of 14 Avenue SW and west of 69 Street SW. The site is approximately 0.50 hectares (1.23 acres) in size and is approximately 63 metres wide by 79 metres deep. The subject site contains a single detached dwelling with an attached garage and is accessed from 14 Avenue SW.

The subject site is predominantly surrounded by low density residential development (single detached dwellings) to the north designated as Residential – One Dwelling (R-1) District and DC District to the east, south and west. Directly to the east of the site is a place of worship (The First Korean Presbyterian Church of Calgary) which also fall under the same DC District. Also, to the south of the site at 1459 – 69 Street SW is a proposal for a land use and outline plan (LOC2021-0196) which seeks to redesignate the site to the Residential – Low Density Mixed Housing (R-G) District to facilitate a 33-parcel low density residential development.

The site is in proximity to several amenities including the Strathcona Ravine to the east, the 69 Street LRT Station to the south (on 17 Avenue SW) and Strathcona Square commercial plaza to the north (on the north west corner of Strathcona Drive SW and Strathcona Boulevard SW).

Community Peak Population Table

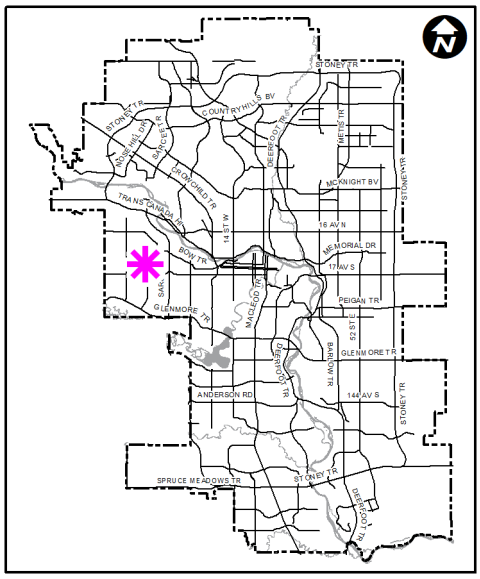
As identified below, the community of Aspen Woods reached its peak population in 2019.

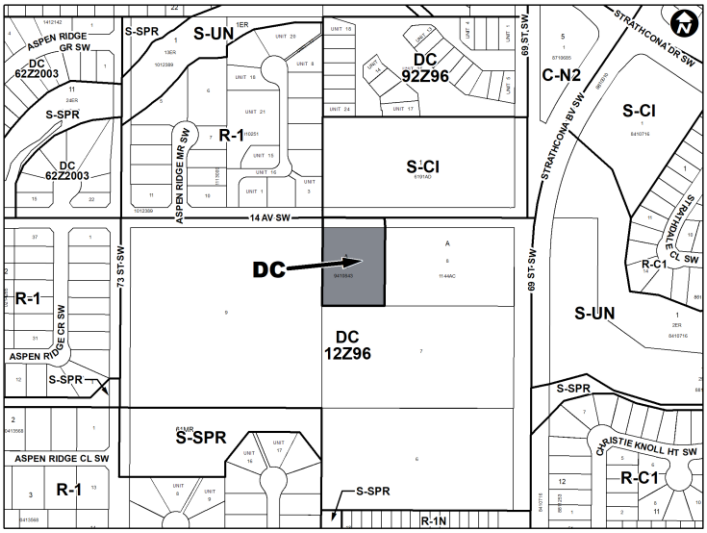
Aspen Woods	
Peak Population Year	2019
Peak Population	9,446
2019 Current Population	9,446
Difference in Population (Number)	0
Difference in Population (Percent)	0.00

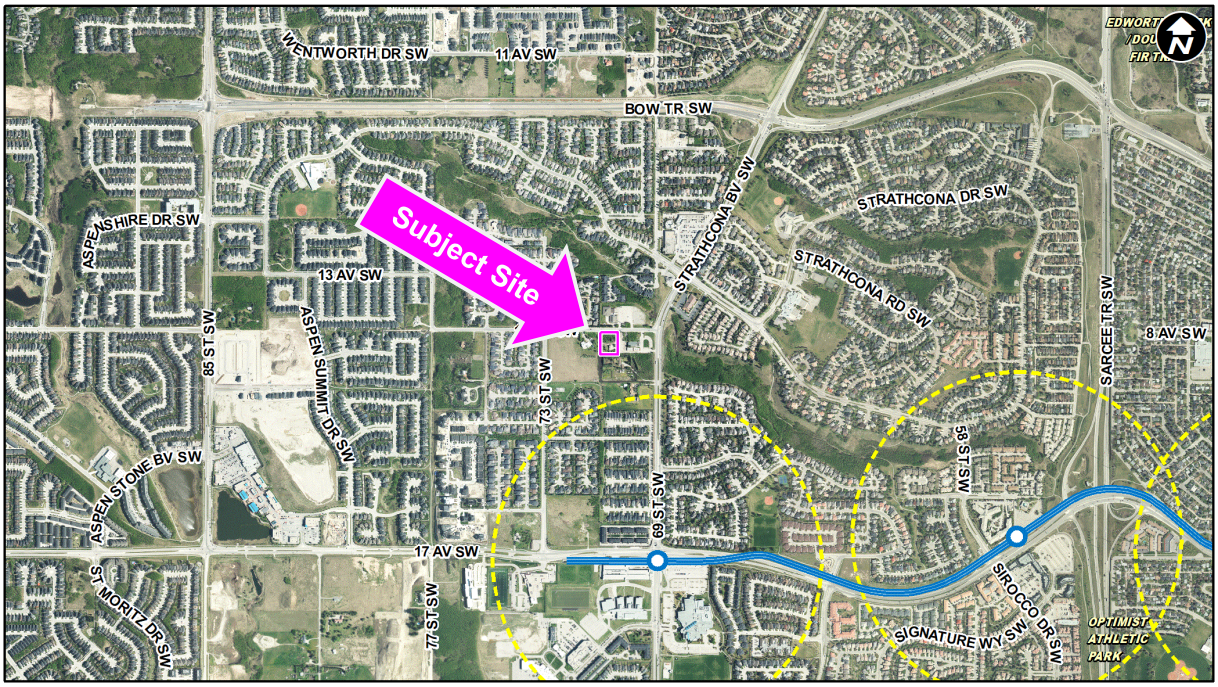
Source: *The City of Calgary 2019 Civic Census*

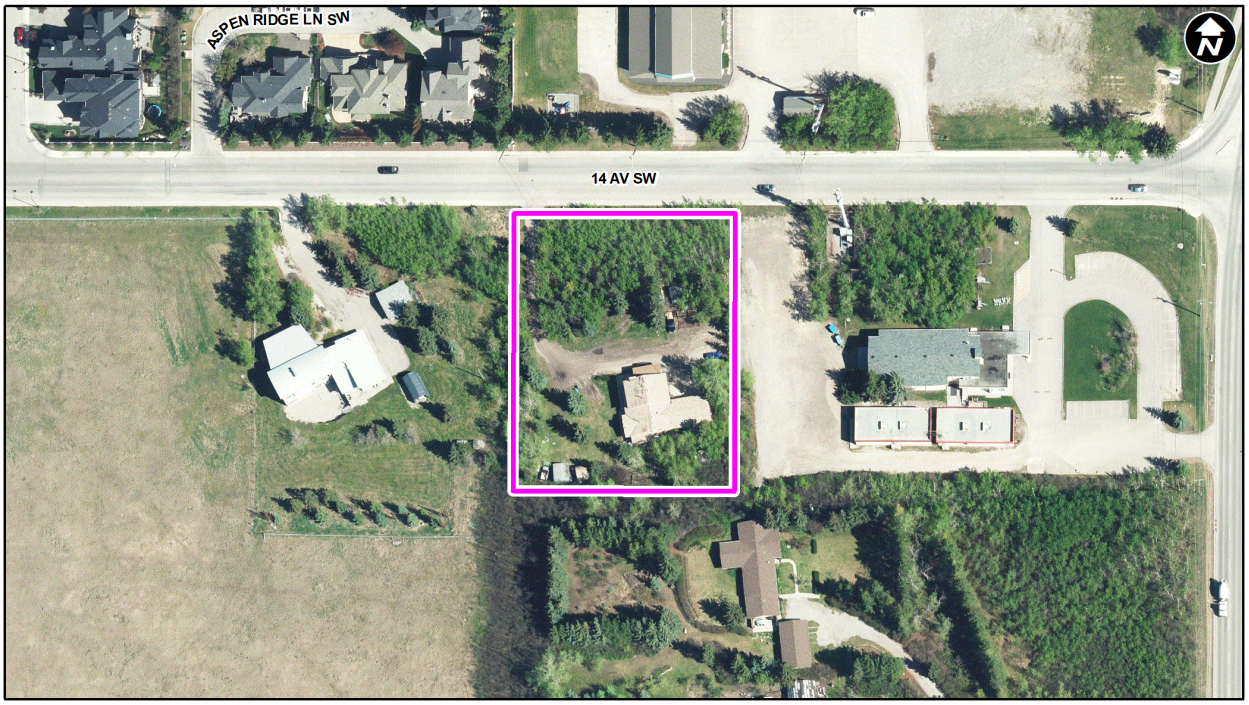
Additional demographic and socio-economic information may be obtained online through the Aspen Woods Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (DC 12Z96) is intended for rural residential and based on the Special Districts contained in Section 48 of the Land Use Bylaw 2P80. The maximum building height is 10.0 metres and the minimum parcel size is 0.2 hectares (0.5 acres). Based on area, a maximum of two single detached homes on separate parcels can be achieved.

The proposed DC District is intended to provide for a multi-storey building with supporting commercial uses. The proposal is based on the M-2 District and maintains the district rules, including a maximum height of 16.0 metres. The proposed DC District includes provisions to facilitate a multi-storey building with support commercial uses that provides:

- additional uses such as Health Care Services, Outdoor Café, and Restaurant: Licensed which can only be contained within a development that includes Assisted Living or Residential Care;
- a building setback of 6.0 metres from the southern property to provide additional separation from the existing residential development to the south; and,
- step backs of any portion of the building above three storeys and four storeys to facilitate a contextually sensitive transition to future low density residential development to the south.

In addition, the proposed DC District has included the opportunity for relaxations for Sections 6 of the DC District, which includes, but is not limited to rules related to landscaping, amenity

spaces and parking. The intent of including this DC section in the relaxation clause is to allow for flexibility should minor bylaw relaxations be identified during the development permit review, similarly to if this were to be developed under any stock district. Any relaxations granted would still have to meet the test for relaxation included in the Land Use Bylaw 1P2007.

Development and Site Design
If approved by Council, the rules of the proposed DC District will provide guidance for future site development including appropriate uses, building massing, height, 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:

- ensuring a building design that compliments and integrates with the existing community;
- provision of trees and landscaping; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation
Pedestrian access to the subject site is available from existing sidewalks along 14 Avenue SW, which connect to a pathway network to the north along 69 Street SW. Improvements to the boulevard space on 14 Avenue SW along the subject site will be pursued in association with the development permit. Direct vehicular access to the subject site is to come from 14 Avenue SW, providing a connection to the greater transportation network via 69 Street SW. The subject site is served by Calgary Transit, with a southbound transit stop serving Route 93 (Coach Hill/Westbrook Station) located on 69 Street SW, approximately 350 metres to the northeast of the subject site. The 69 Street LRT Station is located approximately 1.1 km to the south of the subject site, on 17 Avenue SW. Cycling infrastructure, including a bicycle lane, is located along Strathcona Drive SW to the northeast of the site, providing a connection to the greater network including the Rotary/Mattamy Greenway along Sarcee Trail SW. Parking is currently permitted along the site on 14 Avenue SW. All parking provisions will be further reviewed through the development permit application.

A Transportation study was provided in support of the application to evaluate the impact of traffic generated by the proposal on surrounding infrastructure. Traffic impacts and signalization requirements will be further evaluated at the development permit stage, pending the ultimate development proposal.

Environmental Site Considerations
A Phase I Environmental Site Assessment (ESA I) will be reviewed to the satisfaction of Environmental & Safety Management at the development permit stage.

Utilities and Servicing
Water and storm sewer mains are available for tie-in and can accommodate the proposed application. For sanitary servicing, the developer will be required to fund and construct a sanitary main extension to the intersection of 14 Avenue SW and 73 Street SW. On-site development servicing will be reviewed in further detail at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP 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 Developing Residential – Planned Greenfield with Area Structure Plan area as identified on Map 1: Urban Structure 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.

Climate Resilience Strategy (2018)
The *Climate Resilience Strategy* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet the 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 permit stages.

East Springbank Area Structure Plan (Statutory – 1997)
The subject site currently falls within the Standard Density Infill Development area on Map 2: Land Use in the *East Springbank Area Structure Plan* (ASP) which is intended to provide for all types of residential dwellings. The policy states that higher density forms of multi-family housing should be restricted to locations which are appropriately separated or buffered from existing dwellings and lower-density land use policy areas. Multi-family dwellings greater than three storeys in height should not be permitted.

Given that the above noted policy specifically mentions a maximum height of three storeys, Administration determined that a site-specific amendment to the ASP would be required. The proposed amendment within Section 2.2.3 Policies, would allow a maximum floor area ratio of 3.0 and a maximum height of five storeys (which are the same requirements for the proposed land use redesignation) within the subject site. Further, the following design considerations are to be included within the amendment:

- orient buildings to 14 Avenue SW by siting buildings along this frontage and including building entrances;
- design buildings to limit the impact on neighbouring parcels through the reduction of building massing and scale and minimizing shadowing; and
- provide common amenity spaces that allow for social and communal activities.

The proposed redesignation is in alignment with this policy amendment as it would facilitate a five-story development and would not exceed the prescribed maximum floor area ratio.

PROPOSED

CPC2022-0544
ATTACHMENT 2

BYLAW NUMBER 43P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE EAST SPRINGBANK AREA STRUCTURE PLAN BYLAW 13P97 (LOC2021-0143/CPC2022-0544)

*** ***

WHEREAS it is desirable to amend the East Springbank Area Structure Plan Bylaw 13P97, 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 East Springbank Area Structure Plan attached to and forming part of Bylaw 13P97, as amended, is hereby further amended as follows:

    (a) In Section 2.2.3 Policies, delete policy a) and replace it with the following:

        "a) Standard Density Infill Development Areas are shown in Map 2. All types of residential dwellings should be permitted in Standard Density Infill Development Areas. Higher density forms of multi-family housing should be restricted to locations which are appropriately separated or buffered from existing dwellings and lower-density land use policy areas. Multi-family dwellings greater than 3 storeys in height should not be permitted, except at the following locations:

            i. For the site at 7111 - 14 Avenue SW, development should have a maximum floor area ratio of 3.0 and a maximum height of 5 storeys.

            Development on the site should:

            a. Orient buildings to 14 Avenue SW by siting buildings and including building entrances along this frontage;

            b. Limit the impact on neighbouring parcels through the reduction of building massing and scale, and minimizing shadowing; and

            c. Provide common amenity spaces that allow for social and communal activities."

PROPOSED

BYLAW NUMBER 43P2022

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

CPC2022-0544
ATTACHMENT 3

BYLAW NUMBER 116D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0143/CPC2022-0544)

*** ***

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by 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 _____

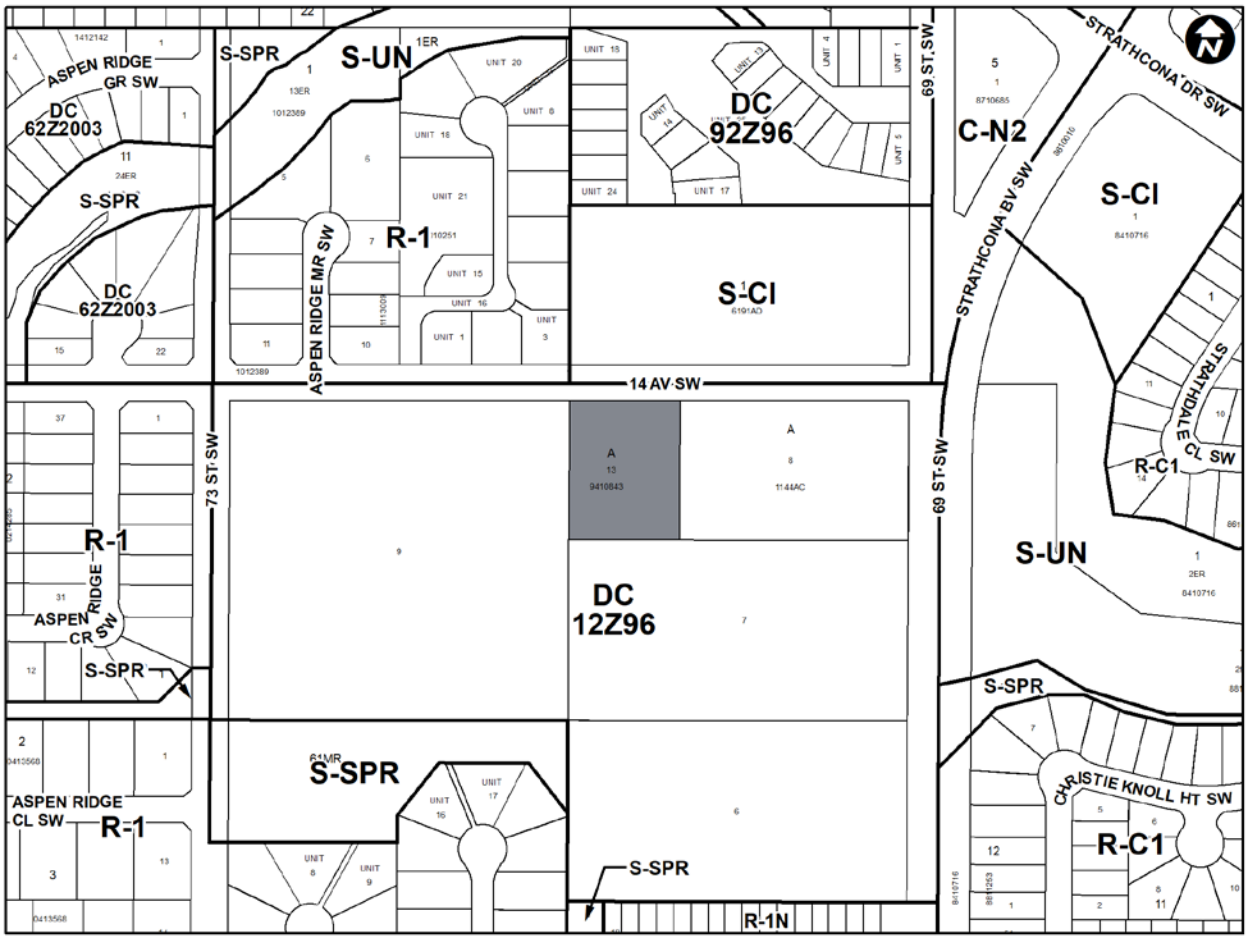
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CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0143/CPC2022-0544
BYLAW NUMBER 116D2022

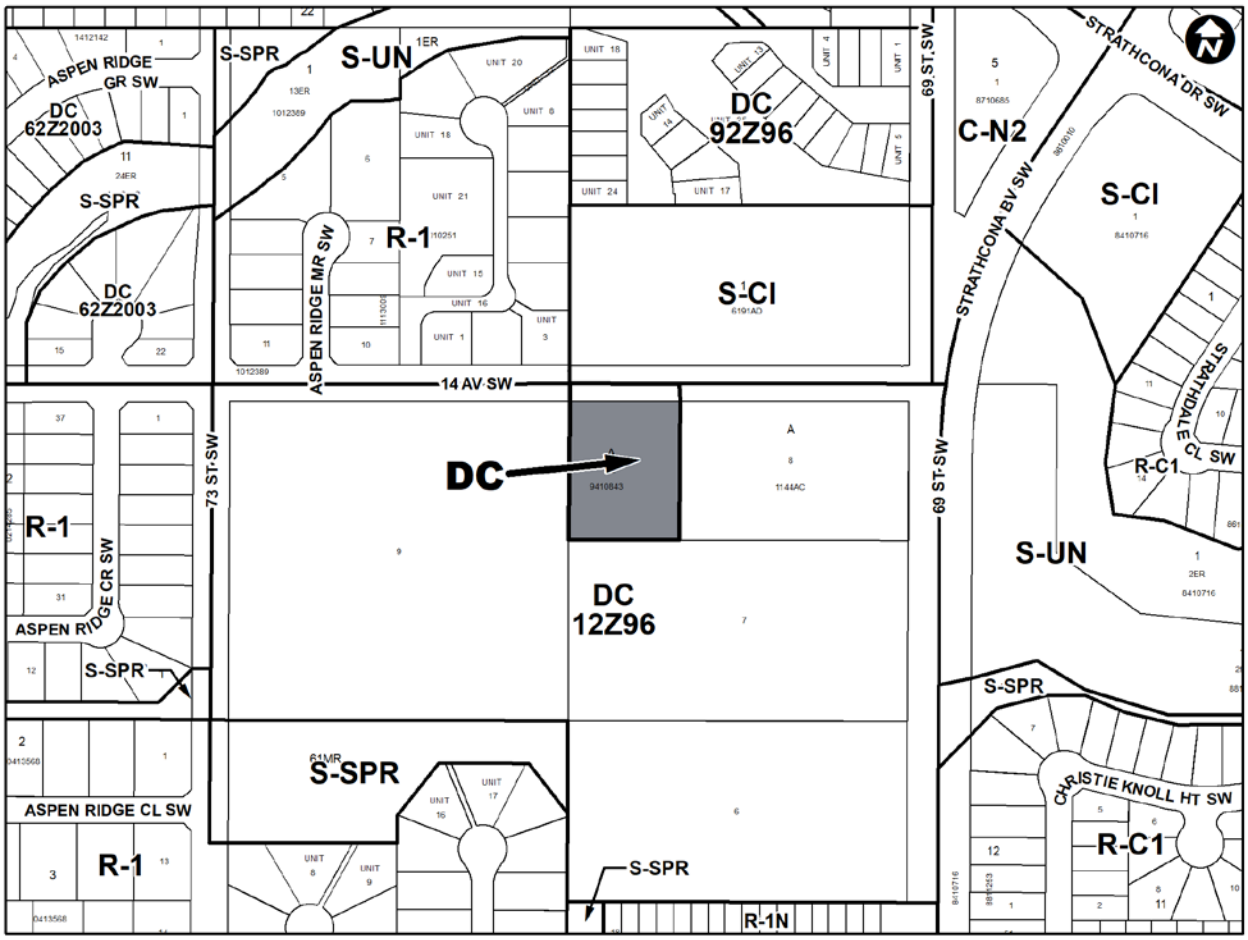
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0143/CPC2022-0544
BYLAW NUMBER 116D2022

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to provide for a multi-storey building that may contain support commercial uses.

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 Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Health Care Service**;
(b) **Outdoor Café**; and
(c) **Restaurant: Licensed**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Additional Discretionary Uses

7 **Health Care Service**, **Outdoor Café** and **Restaurant: Licensed** must be located in a ***building*** containing **Assisted Living** or **Residential Care**.

Additional Building Setbacks

8 Notwithstanding the ***building setbacks*** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007, the minimum ***building setback*** from the south ***property line*** is 6.0 metres.

Building Stepbacks

9 **(1)** Any portion of a ***building*** above three ***storeys*** must be set back a minimum of 9.0 metres from the south ***property line***.

(2) Any portion of a ***building*** above four ***storeys*** must be set back a minimum of 12.0 metres from the south ***property line***.

Use Area

10 The maximum ***public area*** for **Restaurant: Licensed** is 150.0 square metres.

Relaxations

11 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

May 25, 2022

O2

On behalf of Live Well Communities, O2 is submitting this application to redesignate the parcel located at 7111 14 Ave SW in the community of Aspen Woods from Direct Control (DC 12Z96) to a revised Direct Control (DC) designation based on Multi-Residential - Medium Profile (M-2) district. The proposed DC will permit the stock M-2 maximum density of 3.0 FAR and maximum height of 16m. This redesignation will also define specific additional permitted discretionary uses and provide maximum use areas for these specific uses. The intention of the proposed DC is to accommodate a new senior's retirement development with the potential for supporting commercial uses while providing certainty and clarity to the public around what forms of development will be enabled by the land use redesignation. The proposed development takes advantage of the site's strategic location in close proximity to transit, major arterial roadways, several educational institutions, parks and open space, and community amenities. The site provides an excellent opportunity to introduce new development to this evolving part of the city and to support the City's infill and intensification targets.

The site is currently designated Direct Control (DC 12Z96), which, at the time of its adoption, intended to provide for rural residential development. However, over the past several years Aspen Woods has experienced a significant amount of new development and municipal infrastructure investment. As a result, DC 12Z96 is no longer relevant and a new land use designation is required to allow the site to achieve its potential.

The surrounding Aspen Woods area is characterized by under-developed, future residential lands to the west and south, low-density residential neighbourhoods to the north-west, and two churches, one to the north and one to the east. Adjacent parcels share the same outdated Direct Control land use designation as the subject site. Approximately 800 metres to the south is the 69 Street LRT Station, while the Strathcona Park Shopping Centre is approximately 250 metres to the northeast. 69 Street is due east of the site, and 17 Avenue is due south. Both of these streets are classified as arterial, a classification that reflects the vehicle-oriented nature of this part of the city. Despite this, the City has invested heavily in expanding high-order transit and transit-oriented forms of development to the area. Recognizing this substantial investment, the proposed development will contribute to the evolution of both arterial roadways from car-dominated towards a more balanced, multi-modal corridor. Additionally, as the site is located directly adjacent to the existing linear park system, the subject site stands to contribute to added use and enjoyment of this well-loved community asset.

The redesignation to a Direct Control (DC) designation based on Multi-Residential - Medium Profile (M-2) district is required to accommodate a new seniors’ development with potential for the addition of supporting commercial uses while addressing public concerns about the final form of development. This designation will enable the redevelopment of these underutilized lands adjacent to the City’s arterial road network and investments in higher-order transit and transit hubs. Increasing density and intensity in this location aligns the proposal with the

Municipal Development Plan and the Calgary Transportation Plan. The proposed DC is an appropriate land use designation as it allows for flexibility if supporting commercial uses are pursued while ensuring uses remain ancillary and related to the intended senior's retirement residence. This allows the development to grow organically with market demand without requiring further land use applications.

The East Springbank ASP, originally approved in 1997, regulates the subject site. The ASP designates the site as a Standard Density Infill Development area, which is intended to accommodate "all types of residential dwellings" and fully serviced infill development at urban density levels of 3-5 units per gross developable acre in existing rural residential neighbourhoods. This designation partially allows for the proposed development vision, but requires an ASP amendment to clarify the permitted maximum height and floor area ratio. Given the City's current context and the policy objectives of the Municipal Development Plan, Calgary Transportation Plan, and Route Ahead Strategic Plan, we have worked with administration to prepare an appropriate ASP amendment that reflects the evolving nature of the Aspen Woods community and surrounding area, and that establishes building design expectations. At the same time, the proposed ASP amendment does not broaden entitlements in the entire ASP area beyond this application, respecting the necessity for a future comprehensive review of local area planning in this part of the City.

In summary the DC based on M-2 designation will enable a multi-residential development with the following key attributes:

- **Seniors Living:** As Calgary's population continues to age the proposed land use district will allow the subject lands to function as a much-needed multi-residential senior's living facility.

- **Transit-Oriented Development:** The proposed development provides walkable housing options for future residents near transit, employment, entertainment, and green spaces. The development will support growth around the City's primary transit network and facilitate Aspen Wood's ongoing evolution into a complete community.

- **Residential Growth:** The proposed land use change accommodates infill residential development, supporting the efficient and economic use of existing City infrastructure.

- **Sensitive Intensification:** The proposed land use contemplates the neighbourhood character of the Aspen Woods community and is intentionally located adjacent to other future infill and intensification sites near to major transportation corridors through the community.

Throughout the application process, Live Well Communities along with O2 will work collaboratively with officials at the City of Calgary, representatives from the local Councillor's office and residents of Aspen Woods to ensure concerns are being addressed and the appropriate levels of communication with all involved are maintained. O2 will conduct public engagement with area neighbours as part of this land use redesignation application process in order to ensure local concerns are heard and responded to.



7111 14 Avenue SW
Land Use Redesignation

Engagement Summary

LOC2021-0143

Engagement Summary

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Summary of Community Input 8

What Has Changed 10



Figure 1. 7111 14 Avenue SW, Site Context

Project Background

Live Well Communities intends to develop the parcel located at 7111 14 Avenue SW into a 5-storey senior's housing building. As the first step in the approval process, O2 submitted a land use amendment (rezoning) application to redesignate the parcel from the existing Direct Control (DC 12Z96) land use district to the Mixed Use - General (MU-1) district with a maximum density of 3 FAR and maximum height of 16m (MU-1f3h16). The redesignation was designed to enable potential commercial uses supportive of the core senior's housing use.

Based on comments received from the community, O2 submitted a revised application to a Direct Control (DC) based on the M-2 District. A proposed amendment to the East Springbank Area Structure Plan (ASP) was also submitted. The proposed revision to the land use redesignation maintains the height of 16m and FAR of 3.0 but responds to community concerns by proposing setbacks from the south property line at the fourth and fifth storeys, clarifying the purpose and intent of the redesignation, and limiting the types and scale of ancillary commercial uses permitted. The associated ASP amendment enables the proposed development in alignment with City-wide policy while ensuring future similar development proposals in the community are still required to go through a public review process.

A total of five engagement meetings were held with members of the community. A preliminary discussion with the Strathcona, Christie, Aspen Community Association occurred in November 2021, a Local Councillor and Community Leaders Meeting took place in February 2022, and Nearby Neighbours Meetings were held in November 2021, January 2022, and March 2022. In addition to these "live" engagement events the project team also maintained a project website through the duration of the application that allowed residents to provide feedback on the project from the comfort of their home and at their convenience.

The project team gained critical insight into the values and concerns shared by the community throughout this process and directly responded to these concerns by revising the land use redesignation to ensure the permitted uses of the property limit future development to those stated throughout engagement, by establishing setbacks from future development to the south that responds to concerns about development massing, and by limiting discretionary commercial uses to a specific list, limited in scale.

Highlights

» **Multi-Residential Seniors Living:** As Calgary's population continues to age the proposed land use district will allow the subject lands to function as a much-needed multi-residential senior's living facility.

» **Transit-Oriented Development:** The proposed development provides walkable housing options for future residents near transit, employment, entertainment, and green spaces. The development will support ongoing intensification around the City's primary transit network and facilitate Aspen Wood's ongoing evolution into a complete community.

» **Residential Growth:** The proposed land use change accommodates infill residential development, supporting the efficient and economic use of existing City infrastructure.

» **Sensitive Intensification:** The proposed land use contemplates the neighbourhood character of the Aspen Woods community and is intentionally located adjacent to other future infill and intensification sites near to major transportation corridors through the community.

Project Timeline

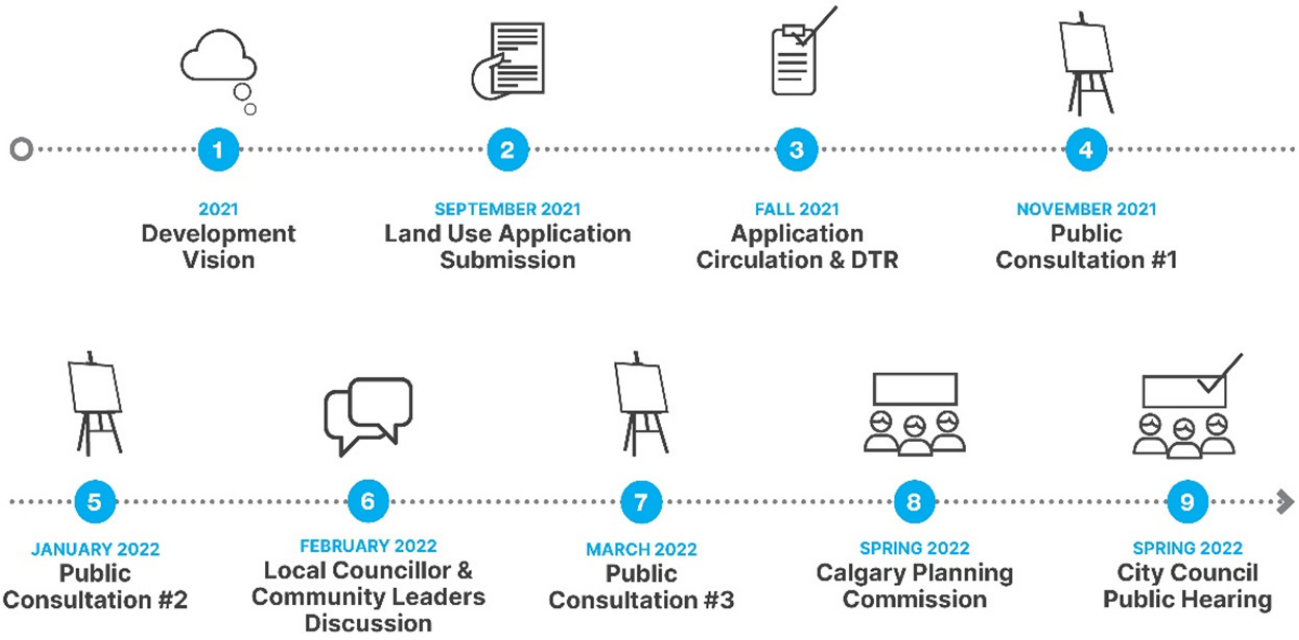


Figure 2. Project Timeline

Engagement Strategy

To keep nearby neighbours informed about the project and to provide opportunities for feedback, the project team engaged with the community at key points throughout the application process. As previously discussed, engagement activities included three nearby neighbour virtual open houses, outreach to the Strathcona, Aspen, Christie Community Association, and ongoing dialogue with the local area Councillor and Community Leaders, including one meeting with both. The following five key objectives framed the focus guiding engagement:

1. **Educate.** Help community members understand the application as it evolves, including reporting back on changes made to the application since previous meetings.

2. **Explain.** Frame the application within the City's overarching planning policy context, providing a base level understanding for how it aligns with the overall direction of growth and development across Calgary.

3. **Understand.** Listen to community concerns related to the land use redesignation and seek to address them through revisions to the application.

Website Goals:
» Discuss the preliminary development proposal.
» Gain comments, concerns, and feedback from the public to enhance the proposal moving forward.

Meeting Goals:
» Discuss the preliminary development proposal with the SCACA.
» Gain initial feedback, anticipated community comments, and recommendations for engagement moving forward.

Engagement Overview

Project Website
Live November 2021

A project website was prepared to present the applications to the public in a Covid-friendly manner. The website included a form through which feedback could be provided directly to the project team or contact the City's file manager. By allowing residents to provide feedback on the project from the comfort of their home and at their convenience, project websites foster greater opportunity for a wider range of the public's opinions to be heard when projects are compelling enough to warrant comment. The project website was viewed over 600 times by the public, and 17 comments were received through the website.

What We Heard
» The proposed development does not fit in with the neighbourhood.
» The area should be developed with only single detached houses.
» The proposed development will create too much traffic.

Strathcona, Christie, Aspen Community Association Meeting
November 17, 2021

The project team held a meeting with the Strathcona, Christie, Aspen Community Association (SCACA) to discuss the application. The project team presented a summary of the site context and community outreach plan. The team then presented the land use proposal, emphasizing the intended alignment with City policy while incorporating design sensitivity to the existing community context while meeting local assisted living demand. The meeting concluded with a discussion regarding the CA's initial feedback and comments they anticipated to hear from the community. It was recommended that the project team reach out directly to Aspen Woods community members as a next step.

What We Heard
» Additional senior's housing in the community is a welcome addition.
» Engagement moving forward should focus on nearby neighbours in the Aspen Woods community.

Community Meeting #1

November 25, 2021

The project team distributed project postcard to surrounding nearby neighbours with a focus on informing those nearby about an upcoming virtual community meeting and to drive traffic to the project website. In addition to postcards, the City also distributed a public notice about the application.

At the meeting it was determined that the City's circulation did not reach many residents as there were not that many properties within the circulation radius, and it was felt by the community that the entire Aspen Woods neighbourhood should have been notified.

Despite this, approximately 40 residents attended and learned about the project vision, proposed development, and specifics about the land use redesignation and ASP context. The project team took questions from the community, seeking to address concerns related to the land use redesignation application. The meeting ended with a commitment to conduct an additional nearby neighbours meeting that local community leaders would circulate to the entire neighbourhood.

What We Heard

- Concern around how the public could be certain a senior's housing facility would be developed.
- Concerns around why commercial uses are necessary in the building.
- Concern around the proposed height of the building.
- Concerns around potential traffic impacts at 14th Ave and 69 St.
- Concerns around why the entire community was not notified.
- Perception that all members of the community are directly impacted by the proposed development.

Meeting Goals:

- Provide community members with information about the proposed development.
- Discuss the development proposal with directly impacted adjacent neighbours.
- Gain comments, concerns, and feedback from neighbours to further enhance the proposal moving forward.

Community Meeting #2

January 27, 2022

For this meeting the project team circulated the meeting notice to community leaders in Aspen Woods who ensured the notice was sent to all community Homeowners Associations, while postcards were again hand-delivered to homes in closest proximity to 7111 14 Ave.

In this meeting the project team introduced further detail about the proposed ASP amendment as well as proposed changes to the land use redesignation. This included an overview of the process the project team was currently negotiating with City Administration to move to a Direct Control land use. The purpose of this shift was to provide greater certainty to the community around the types of uses that would be permitted on the site, in keeping with comments and concerns heard in the previous meeting. Once confirmed, the text of the revised DC would be shared with the community.

Meeting Goals:

- Provide community members with information about the proposed development.
- Discuss the revised development proposal with the Aspen Woods community.
- Demonstrate responsiveness to project concerns.
- Gain comments, concerns, and feedback from neighbours to further enhance the proposal moving forward.

The project team also used this meeting as an opportunity to directly address several of the central concerns that were heard throughout the website, previous meeting, and submissions to the City. These included the scale of the development, traffic concerns, ASP alignment, the potential for commercial uses, and perceived lack of development certainty. Finally, the project team took questions from the community, seeking to address concerns related to the land use redesignation application.

What We Heard

» Interest in seeing the specific text of the revised DC prior to providing further comment.
» Concerns about the height of the proposed development.
» Concerns about traffic and parking.
» The majority of concerns expressed focused on issues outside the purview of the land use redesignation and ASP amendment.
» General perceived "negative impact" of the development.
» Concerns about low-income renters.
» Questions about what happens if the business fails.

Local Councillor & Community Leaders Meeting

February 23, 2022

Meeting Goals:

» Identify outstanding areas of concern.
» Determine a way forward to best address community concerns.

Following the second community virtual open house a meeting was coordinated by the local area Councillor's office between the project team, Administration, and local community leaders. A resolution to itemize planning-related concerns of the community and commit to providing a follow-up community meeting were made.

What We Heard

» Further engagement with the community is required to provide updates on the revised DC application and respond to community concerns.

Community Meeting #3

March 17, 2022

Meeting Goals:

» Provide community members with information about the proposed development.
» Discuss the revised development proposal with the Aspen Woods community.
» Demonstrate responsiveness to project concerns.
» Gain comments, concerns, and feedback from neighbours to further enhance the proposal moving forward.

A final community meeting was held in March, with the project team again circulating the meeting notice to community leaders in Aspen Woods who ensured all community Homeowners Associations were in turn notified.

In this meeting the project team presented the text of the DC developed in conjunction with Administration, as well as the proposed ASP amendment text. The project team then took questions from the community, seeking to address concerns related to the land use redesignation application.

What We Heard

» Opposition to the proposed height and density.
» As with previous meetings the majority of concerns expressed focused on issues outside the purview of the land use redesignation and ASP amendment.
» General opposition to the proposed development.
» Concerns about the proposed business model and viability of the senior's housing.
» Belief that the proposed development is not needed in the community.

Summary of Community Input

Over the course of engagement the project team interacted with dozens of community members and gained insights into the values and concerns those community members have regarding the proposed rezoning. Notes were taken by the project team during all discussions and meetings, while public submissions to the City and dialogue with City Administration about these submissions were also used to inform further revisions to the application.

Common themes arose from these engagements and touch-points with the public, and these are summarized in the table below:

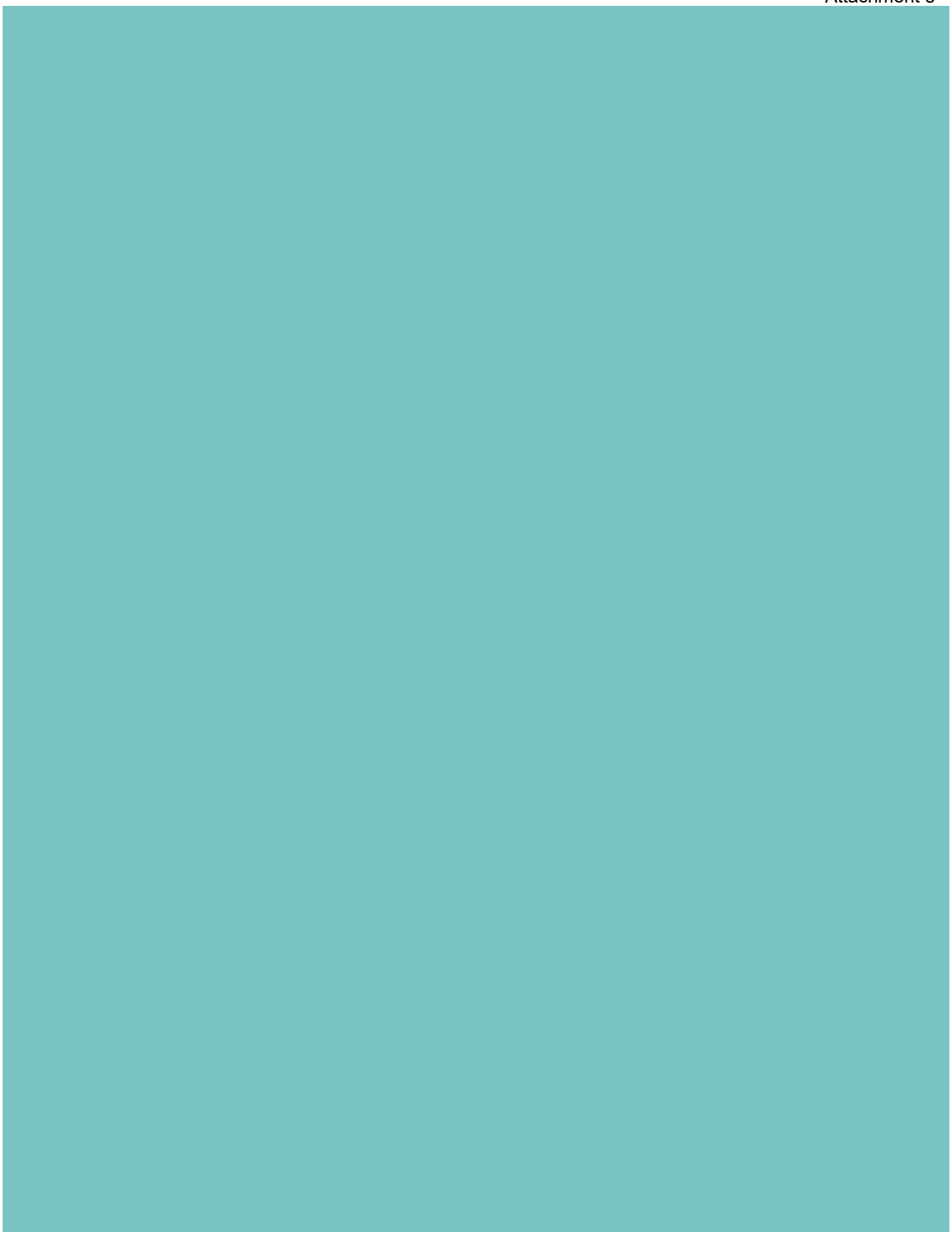
Theme	What We Heard	Project Team Response
Height	» Concern about loss of views.	Primary views in the Aspen Woods community are to the west and south. The proposal is located on a lot that will not negatively impact the western and southern views of existing residential development in the area.
	» Would rather not have to see the building.	Given the proposed development's location neighbouring institutional and vacant lands, few properties on the road will have any direct line of site to future development. Additionally, the proposal is located on a lot that does not negatively impact the western and southern Rocky Mountain views of the community. The proposed DC bylaw also directly addresses concerns about neighbourhood transition and the visual influence of any future development by incorporating stepback elements above the third floor to the south, mitigating visual impact of this development to the south. Additional landscaping around the property will further contribute to screening the development from neighbouring properties.
Land Use	» Uncertainty about what will actually be built.	The project team has responded to this concern by transitioning from the originally proposed MU-1 designation to a custom Direct Control (DC) district based on M-2. This move to a DC has enabled the project team to create a customized land use designation that responds directly to community concerns surrounding potential future uses on the site, floor space dedicated to commercial uses, building height, and building stepbacks.
	» The Direct Control land use is inappropriate.	The project team switched from a stock City land use district to the Direct Control (DC) district as a direct response to concerns from the community around development certainty.
Commercial uses are not appropriate	» The proposed location is inappropriate for any kind of commercial use.	The proposed development reflects a built-form and operating model similar to that of several other senior's developments in Calgary that leverage their building amenities into broader community assets. Under this framework amenities that are provided to residents regardless (such as health care and food services) are extended to area residents for their use, providing new, contextual, sensitive commercial uses appropriately sited on a main neighbourhood arterial.
Renters	» Perception that it is not desirable to have renters in the neighbourhood.	Land use decisions in the City of Calgary are made independent of the type of user contemplated.

Theme	What We Heard	Project Team Response
Opposition to development in this location	» Opposed to development of any kind in this location. » Opposed to the proposal. » Belief that the development is unprecedented.	The proposed development is a direct response to the overall policy framework of the City and reflects the ever-evolving nature of Calgary. The rationale for why the proposed development appropriately located is directly informed by the City of Calgary's Municipal Development Plan, Calgary Transportation Plan, Guide for Local Area Planning, Climate Change Program, and many other policy initiatives and directives that support continued diversification of housing options, the efficient use of existing City infrastructure investments, and support for seniors-friendly development. Aspen Woods itself is a community that has constantly evolved, changing over the past century from ranchlands to smaller farms to country residential to estate residential forms of development. Recent changes to the surrounding community, including other similar senior's-oriented projects, makes it difficult to rationalize how such a proposal is unprecedented. The proposed development represents only a continuation of this newest iteration of the broader area's evolving character.
No market demand for this form of development	» Belief that there is no market imperative to warrant this development.	It is not the City's role in processing land use redesignation applications to presuppose what forms of development are or are not financially viable. The applicant has, based on their own market research and information, made the decision to invest substantial capital in the belief that this development is warranted and viable in the proposed location.
Inadequate public engagement	» Concern that the timing of public engagement was not ideal near the holidays. » Belief of poor notice for public consultations.	While it is acknowledged that the initial neighbours meeting was not widely circulated, and that late November is not ideal for public engagement, the project team believes that the adjacent neighbor meeting #1 was held early enough (November 25) to avoid significant holiday conflicts and that the overall scope of public engagement for this application provided substantial opportunity for community concerns and input to be shared with the project team through a variety of different mediums. Directly adjacent neighbours were invited to the first two nearby neighbours meetings via an invitation mail drop to homes and buildings immediately surrounding the subject property. Community members were also notified of the meetings via local community leaders who distributed invitations to Aspen Woods homeowners associations. By employing an entire-community approach to the second and third community meetings, the scope of outreach for this application is substantially higher than would traditionally occur for land use redesignations.
Traffic	» The proposed development will make traffic at the 69 St. SW and 14 Ave. SW intersection worse. » The road network in the area is unsafe.	As part of this application the project team completed a Traffic Analysis for the 69 St. SW and 14 Ave. SW intersection. This study found that the proposed development has minimal impact on intersection operations. This study was prepared in coordination with the City's Transportation Development Services branch, was stamped by an independent professional engineer, and was reviewed by the City's engineers with its findings accepted by the City.
Does not follow ASP	» Concerned that the density proposed does not respect the ASP.	An ASP amendment is proposed as part of this land use redesignation application to ensure future development on the site complies with the ASP. The East Springbank ASP broadly enables this form of development, with only minor text amendments necessary. In addition to this, the proposed development is directly supported by the City of Calgary's Municipal Development Plan, Calgary Transportation Plan, Guide for Local Area Planning, Climate Change Program, and many other policy initiatives and directives that support continued diversification of housing options, the efficient use of existing City infrastructure investments, and support for seniors-friendly development.

What Has Changed

Through three community meetings, the community association meeting, local area Councillor and community leaders meeting, and project website the public has been afforded many opportunities to iteratively review and provide input to this application. In response to the concerns brought to light throughout the application, the project team has explored the use of an alternate land use district and ASP amendment to address the community's land use concerns while still achieving the goals and objectives of City policy. In particular, the original application was revised from the stock MU-1 to a Direct Control designation incorporating specific commercial floor area and specific use regulations, stepback requirements, and setbacks that seek to address community concerns related to the land use, while the proposed ASP amendment makes only a site-specific change, ensuring future development in the neighbourhood will be required to go through a similar public process.

We believe the proposed development is a respectful, contextual project that will help positively shape the future of this changing community in a manner that is in keeping with the City's planning framework, MDP, CTP, and best practices of design and planning.



Community Association Submission

SCA COMMUNITY ASSOCIATION
Serving Strathcona, Christie & Aspen

277 Strathcona Drive SW
Calgary, AB
T3H 2A4

Phone: (403) 249-1138
Fax: (403) 249-7811
Email: info@scacalgary.ca

SCA CA response to CP&D re: LOC2021-0143

May 11, 2022

TO:
Jarred Friedman jarred.friedman@calgary.ca
Calgary Planning & Development

CC:
Maureen Smith [redacted]
Strathcona Christie Aspen Community Association President

FROM:
Strathcona Christie Aspen Community Association

RE: File LOC2021-0143 Application for Land Use Change at 7111-14 Avenue SW

Dear Mr. Friedman,

We write in response to the above Land Use Change application by Live Well Communities, Inc. ("**LWC**"), through its agent, O2 Planning & Design ("**O2**"). This response is reflective of comments received and summarizes key major areas of concern of the Aspen Woods residents we represent.
Our feedback is consistent and aligned with previous submissions from Aspen Estates Condominium and HOA boards of directors.

There are at least two primary concerns why local neighbours object to the Application:

1. First, further to the East Springbank Area Structure Plan ("**ASP**"), the maximum density allowed in the area is three to five units per acre ("**UPA**"). LWC/O2 has failed and refused to provide a commitment as to precisely what density they are actually proposing for the Lot, however to date what has been suggested is that the density they propose may be in the range of 50 UPA or more. This is a material change to the ASP, as a legally binding document governing development in the area. It is also a material change to an area of Aspen Woods that is otherwise developed solely through single-family homes, semi-detached and multi-dwelling residential homes.

2. Second, the Built Form (as defined in the ASP) of all residential structures in the area is required to be not more than ten meters high, which corresponds to a maximum of three storeys above ground level. The Built Form is also required to be harmonious with the surrounding structures. LWC/O2 have provided no meaningful detail of the built form proposed, other than it will be 16 meters tall, which means five storeys above ground level. Once again, this is a material change to the ASP as well as the area of Aspen at issue. For example, the entire existing neighbourhood is within the current Built Form, including the multi-dwelling, 3-storey, 'Lofts in Aspen Estates' located on the northwest corner of 17th Ave SW and 69th St. SW.

SCA COMMUNITY ASSOCIATION
Serving Strathcona, Christie & Aspen

277 Strathcona Drive SW
Calgary, AB
T3H 2A4

Phone: (403) 249-1138
Fax: (403) 249-7811
Email: info@scacalgary.ca

ADDITIONAL CONCERNS

To be clear, the residents of Aspen Estates in Aspen Woods object firstly to amending the ASP, and secondly to amending the current zoning, based on the Application as currently framed to construct the proposed five storey (16m, 52.5 ft), multi unit 'Seniors' rental-housing building with Commercial/Retail and parking at grade. As noted above, among other things, LWC/O2 has failed and refused to make a binding commitment that this is what they will construct, as well as what the built form and density will be, and also that residency will be restricted to senior citizens (e.g., those who are at least 65 years old).

Additional concerns include the following:

(A) Lack of Comprehensive Planning

Aspen Estates in Aspen Woods is a mature, well-planned residential area and therefore any development proposal should be assessed as a whole to ensure its appropriateness within the existing context of the neighbourhood. The ASP states that:

1. *An Outline Plan/Land Use Amendment should, whenever practical, comprise an entire neighbourhood area.*

2. *Where (1) is not achieved, the Developer may be required to demonstrate through a conceptual design of a logical planning cell, that these areas can be developed in a logical and comprehensive manner*.

The Application has not addressed, let alone met, this requirement. The Lot, at 1.23 acres, is the smallest in a grouping of surrounding acreages (5 acre + 5 acre + 10 acre) and no conceptual design has been provided.
This is especially important in light of another application (LOC2021-0196) submitted for the adjacent development proposal on 5 acres. Both applications have been made independent of each other with a divergent vision on scope, scale, design and function with no coordination for road access, traffic safety design, parking, water main/sanitary sewer/storm sewer design and natural tree stand retention/conservation design principles.

(B) Other Issues Yet Unaddressed

There are additional areas where lack of information and/or misalignment with City policy is evident. For example, and without limitation:

(i) *Traffic, Parking and Pedestrian Safety*: High density on a small land parcel (1.23 acre) that is the Lot will yield significant traffic & parking issues including retail & commercial facilities drawing commercial vehicles into a residential area.

(ii) *Lack of Synergy With Existing Community*: LWC/O2 have provided no information or details regarding a transition zone between the proposed development and surrounding single-family dwellings. The community is comprised of single-detached, semi-detached and multi-dwelling residential homes with definitive Architectural Controls. The construction of a 5-storey rental

SCA COMMUNITY ASSOCIATION
Serving Strathcona, Christie & Aspen
277 Strathcona Drive SW
Calgary, AB
T3H 2A4
Phone: (403) 249-1138
Fax: (403) 249-7811
Email: info@scacalgary.ca

apartment building adjacent to the nearby homes in Aspen Estates does not allow for an adequate transition zone.

(iii) *Densification Away From LRT Station*: The Application for a proposed multi-residential 5-storey development of uncertain character is also not aligned with the City's Standard Density Infill Development Area policies which mandate that *"Higher density residential and commercial development is encouraged to occur within the 450 m radius of an LRT station"*. The Lot at issue in the Application is located approximately 800 meters from the 69th Street LRT station.

CONCLUSION

Residents of Aspen Estates in Aspen Woods wish to be clear that they are not against development or reasonable increases to densification within the ASP guidelines but they do expect a logical, detailed and clear proposal to assess.
Therefore, the residents of Aspen Estates in Aspen Woods strongly oppose the Application in its current form.

Thank you.

Sincerely,

SCA Community Association

Land Use Amendment and Outline Plan in Aspen Woods (Ward 6) at 1459 – 69 Street SW, LOC2021-0196

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1459 – 69 Street SW (Plan 1144AC, Block A, Lot 7) to subdivide 1.99 hectares ± (4.92 acres ±), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.99 hectares ± (4.92 acres ±) located at 1459 – 69 Street SW (Plan 1144AC, Block A, Lot 7) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council give three readings to **Proposed Bylaw 117D2022** for the redesignation of 1.99 hectares ± (4.92 acres ±) located at 1459 – 69 Street SW (Plan 1144AC, Block A, Lot 7) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Excerpt from the Minutes of the Calgary Planning Commission, dated 2022 June 16:

"Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2022-0614.

Commissioner Palmiere left the meeting at 7:27 p.m. and returned at 7:42 p.m. after the vote was declared.

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-0614, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 1459 – 69 Street SW (Plan 1144AC, Block A, Lot 7) to subdivide 1.99 hectares ± (4.92 acres ±), with conditions (Attachment 2).

….

For: (6): Director Fromherz, Councillor Dhaliwal, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Tiedemann

MOTION CARRIED"

Land Use Amendment and Outline Plan in Aspen Woods (Ward 6) at 1459 – 69 Street SW, LOC2021-0196

HIGHLIGHTS

- This application seeks to establish a new subdivision design and land use redesignation to allow for the provision of low density housing options in the community of Aspen Woods.
- The proposal would accommodate a range of low density housing types including single and semi-detached dwellings and rowhouse buildings. The application also proposes a park and pathway system within the Municipal Reserve (MR) lands.
- This application is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *East Springbank Area Structure Plan* (ASP).
- What does this mean to Calgarians? Approval of this application would provide additional low density housing stock in alignment with the character and vision of the area.
- Why does this matter? The proposed low density housing in this location would maintain a similar form and intensity as is established in the community.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted on 2021 November 23 by IBI Group on behalf of the landowners, Stanley Thomas Bakgaard, Wendy Evelyn Bakgaard and Timothy Patrick Blumenschein. The approximately 1.99-hectare site is located in the community of Aspen Woods, south of 14 Avenue SW and west of 69 Street SW. The site is mostly surrounded by lands designated for low density development, with areas further to the south and southwest built out with single detached dwellings.

The current land use for the subject site is a Direct Control (DC) District (DC 12Z96) - which is intended for rural residential development. As referenced in the Applicant Submission (Attachment 3), the proposed land use districts and subdivision layout would facilitate development that is consistent with the existing community.

The vision for the proposed outline plan (Attachment 4) and associated land use amendment (Attachment 5) is to redesignate most of the site to accommodate a mix of low density housing. The anticipated/maximum number of units is approximately 33. All the roads within the development are to be developed at a residential standard. As shown in the outline plan data sheet (Attachment 6), the application proposes to dedicate approximately 0.19 hectares of the land as MR which is intended to preserve a key existing cluster of trees and provide park space and new pathway connection that will connect to existing and future adjacent pathways.

There are a number of underdeveloped parcels in the *East Springbank* ASP area with fragmented ownership, including a number of five-acre lots similar to this application. Given the small size of the parcel, there are limited options for how the parcel could redevelop. This proposal is in keeping with the local pattern of development, which is a low density built form consisting mostly of single and semi-detached housing. Further, the proposed land use is also

supported by ASP policies which speak to low density residential development in a variety of forms being the predominant use of land within the area.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant
☒ Public/Stakeholders 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 stakeholders and the community association was appropriate.

The applicant has indicated that the following community outreach activities were conducted: meeting with the Ward 6 Councillor (2021 December 10), presentation to the Strathcona, Christie, Aspen (SCA) Community Association (2022 January 19), and virtual open houses (two sessions on 2022 February 9 at 1pm and 7pm).

The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published online and notification letters were sent to adjacent landowners. Administration received one letter in opposition from the public in response to the application. Reasons for the opposition are summarized below:

- more public engagement was needed; and
- a comprehensive plan, with the adjacent property to the north, is needed in order to avoid development silos with no interconnectivity.

The proposal was circulated to the SCA Community Association for comments and Administration contacted them again prior to the file proceeding to Calgary Planning Commission: however, no comments were received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The applicant for the subject site and the applicant for the site to the north were encouraged by Administration to have conversations on their respective applications, and to discuss opportunities to improve pedestrian links through both sites. The appropriate uses, building and site design, on-site parking and other development details will be reviewed and determined at the development permit stage.

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

Land Use Amendment and Outline Plan in Aspen Woods (Ward 6) at 1459 – 69 Street SW, LOC2021-0196

IMPLICATIONS

Social
The proposal allows for a wider range of housing types than is currently allowed in the DC District, which may better meet the diverse needs of present and future populations in this community.

Environmental
The application proposes to increase the on-site density in proximity to local transit (LRT and buses) and provide an extension to the existing pathway system. Further opportunities to align future development on this site with applicable climate resilience 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 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. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. **Proposed Bylaw 117D2022**

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 Aspen Woods, south of 14 Avenue SW on the west side of 69 Street SW. The site is approximately 1.99 hectares (4.92 acres) in size and is approximately 103 metres wide by 193 metres deep. The subject site contains a single detached dwelling with a detached garage that is accessed from 69 Street SW.

The site is predominantly surrounded by parcels designated as Residential – Contextual One Dwelling (R-C1) District, Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District and DC District (DC 12Z96). There are two parcels adjacent to the site to the north. The eastern parcel contains a place of worship (The First Korean Presbyterian Church of Calgary) which also falls under the same DC District. The western parcel at 7111 - 14 Avenue SW has a current outline plan and land use re-designation application to facilitate a five-storey building.

Community Peak Population Table

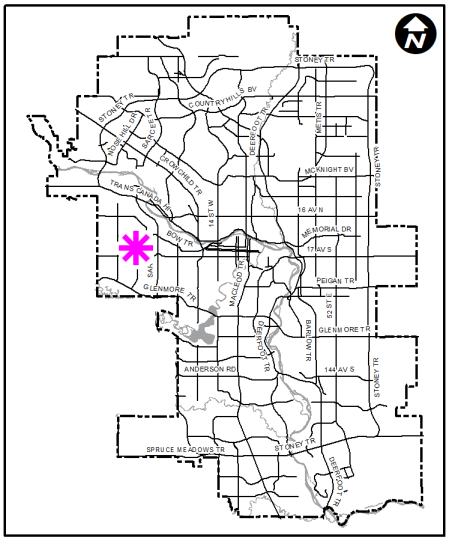
As identified below, the community of Aspen Woods reached its peak population in 2019.

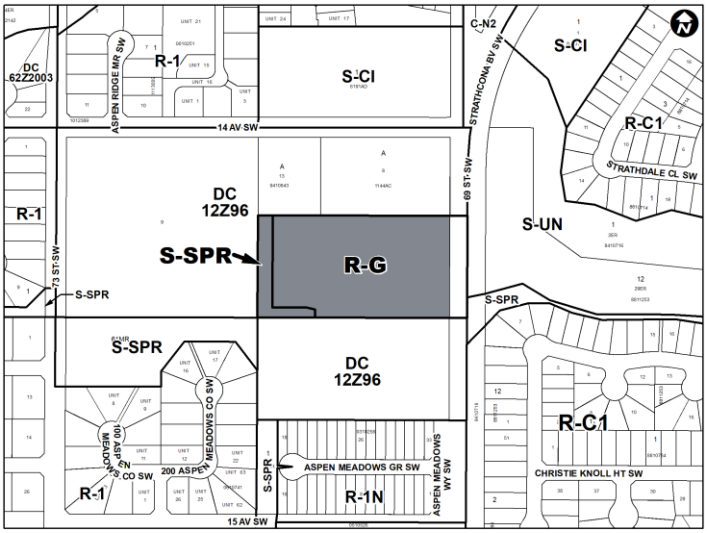
Aspen Woods	
Peak Population Year	2019
Peak Population	9,446
2019 Current Population	9,446
Difference in Population (Number)	0
Difference in Population (Percent)	0.00

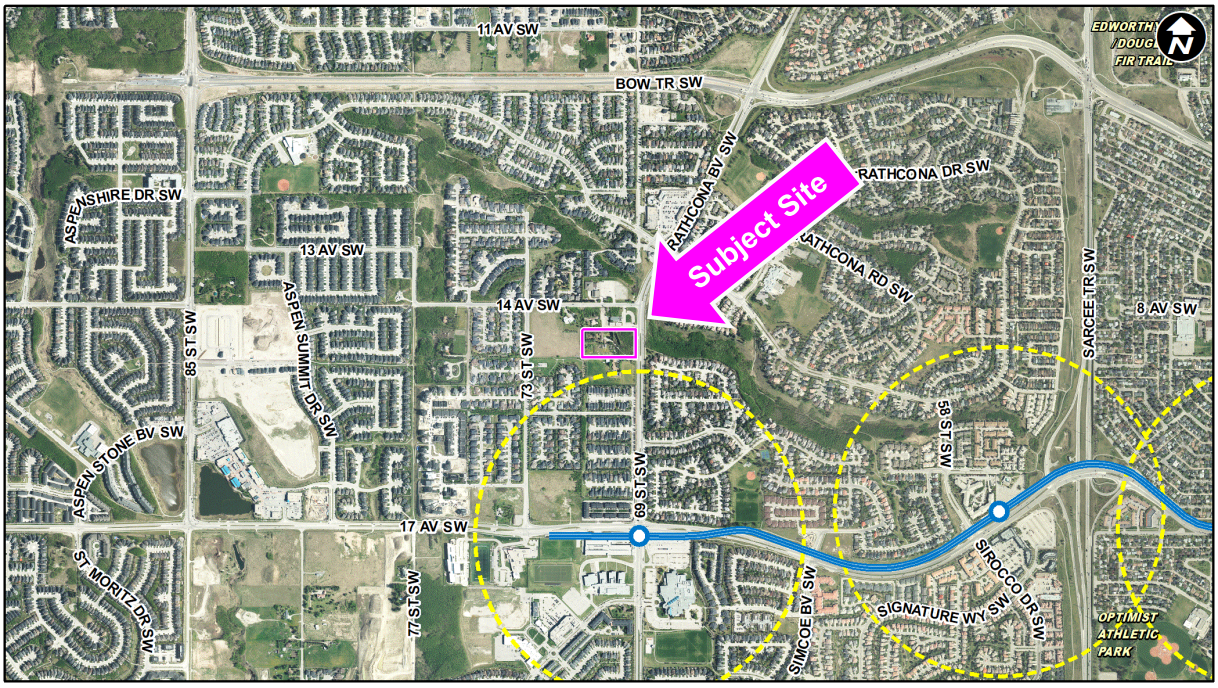
Source: *The City of Calgary 2019 Civic Census*

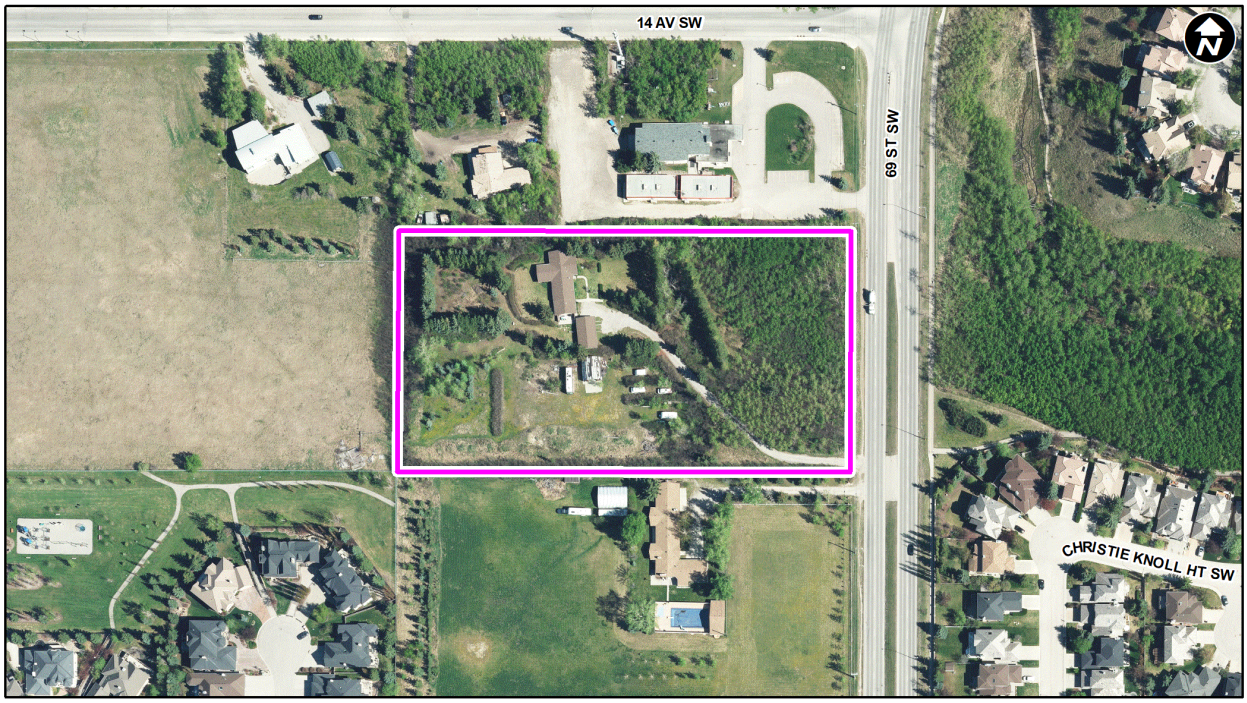
Additional demographic and socio-economic information may be obtained online through the Aspen Woods Community Profile.

Location Maps


STONEY TR
COUNTRYHILLS BV
MCKNIGHT BV
16 AV N
14 ST W
MEMORIAL DR
17 AV S
PEIGAN TR
52 ST
GLENMORE TR
144 AV S
ANDERSON RD
SPRUCE MEADOWS TR
BOW TR
GLENMORE TR


DC 62Z2003
R-1
S-CI
ASPEN RIDGE MR SW
14 AV SW
C-N2
STRATHCONA BV SW
R-C1
STRATHDALE CL SW
DC 12Z96
S-SPR
R-G
S-UN
69 ST SW
73 ST SW
S-SPR
DC 12Z96
R-C1
CHRISTIE KNOLL HT SW
ASPEN MEADOWS GR SW
ASPEN MEADOWS WY SW
R-1N
15 AV SW


11 AV SW
BOW TR SW
EDWORTHY /DOUG FIR TRAIL
ASPENSHIRE DR SW
13 AV SW
ASPEN SUMMIT DR SW
85 ST SW
14 AV SW
73 ST SW
RATHCONA BV SW
RATHCONA DR SW
RATHCONA RD SW
Subject Site
8 AV SW
SARCEE TR SW
58 ST SW
ASPEN STONE BV SW
69 ST SW
17 AV SW
ST MORITZ DR SW
77 ST SW
SIMCOE BV SW
SIROCCO DR SW
SIGNATURE WY SW
OPTIMIST ATHLETIC PARK



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District is based on the Special Districts contained in Section 48 of the Land Use Bylaw 2P80 and is intended to accommodate rural residential development that is consistent with the existing rural area. The maximum building height is 10.0 metres and allows for single detached dwellings.

This application proposes to redesignate portions of the lands to the R-G District, compromising of approximately 1.79 hectares and the S-SPR District, compromising approximately 0.20 hectares.

The R-G District is intended to accommodate low density development in the form of cottage housing clusters, duplexes, rowhouse buildings, semi-detached and single detached dwellings. The maximum building height is 12.0 metres, with a maximum of one main residential building per parcel and secondary suites listed as a permitted use. It is noted that under Land Use Bylaw 1P2007, secondary suites do not count towards the density calculations for units per hectare.

The S-SPR District is intended to provide for schools, parks, open space and recreational facilities on parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as School Reserve or other forms of MR pursuant to the *Municipal Government Act*.

Subdivision Design
The proposed Outline Plan consists of approximately 1.99 hectares (4.92 acres) of land. The development vision is to accommodate up to 33 single family lots (designated as R-G) and a park (S-SPR).

Road Network
Site access would be from 69 Street SW through a proposed right-in, right-out intersection. The access road, to be called Aspen Woods Gate, tapers from a modified collector at the entrance to a residential road internal to the site. Two residential roads connect to Aspen Woods Gate and end in a cul-de-sac. These internal roads provide access to the proposed residential lots in a safe and efficient configuration.

Environmental Reserve
There are no applicable environmental reserves on this site.

Open Space
Approximately 0.19 hectares (0.47 acres) of S-SPR land will be designated as Municipal Reserve (MR), which meets the 10 percent MGA requirement for the net developable area.

A proposed linear park runs along the west and southwest boundary of the site and will provide passive recreational opportunities including walking paths and benches. The design is intended to expand upon and provide connections to complete the open space and pathway network in the community. The proposed configuration of the park also facilitates the ability to preserve a cluster of large existing coniferous trees.

The Outline Plan includes a plan that demonstrates future potential development to the south, which incorporates a park that mirrors the park on the subject site and the potential to share access to 69 Street SW. This illustrates a future opportunity to expand the proposed park and connect to the existing pathway network further south and west. It should be noted that no proposal or commitment to such development has been demonstrated by the adjacent landowner at this time.

Pathways
A 3.0-metre Regional Pathway is proposed along the west side of 69 Street SW and seeks to expand upon the partially developed regional pathway network. The proposed internal residential road, Aspen Woods Gate, will provide a connection from the Regional Pathway along 69 Street SW to the proposed park on the west side of the parcel, as well as connect to the existing pathway system to the southwest of the site.

Density
With a total site area of approximately 1.99 gross developable hectares (4.92 acres), the subject area is expected to have a maximum density of 33 units. The proposed development could achieve a maximum density of 16.61 units per hectare (6.71 units per acre).

The proposal is slightly above the density range identified within the *East Springbank* ASP. This site is within the Standard Density Infill Development Area that has a density range of three to five units per acre. However, Policy 2.3.3(c) in the ASP states that consideration may be given to individual proposals at densities that are below or above this range should the proposal be consistent with the intent of the plan and otherwise considered appropriate by the Approval Authority.

Administration has determined that the proposal is appropriate and in keeping with the character of the surrounding neighbourhood which is predominantly low density development compromised of single and semi-detached housing.

Transportation
Pedestrian access to the subject site would be available from a proposed 3.0 metre pathway along 69 Street SW that would be provided in association with this development, as well as sidewalks provided throughout the outline plan area. The proposed pathway along 69 Street SW will ultimately connect to the existing pathway system to the north and connect to a bicycle lane along Strathcona Drive SW to the northeast of the site. The bike lanes on Strathcona Drive SW provide connection to the greater cycling network including the Rotary/Mattamy Greenway along Sarcee Trail SW. Additionally, a pathway connection is provided on the west side of the site, connecting to existing pathways through the area that extend to the south, leading to the 69 Street LRT Station.

Direct vehicular access to the subject site will be from 69 Street SW via a proposed right-in/right-out access, providing connection to the greater transportation network via 69 Street SW. The subject site is served by Calgary Transit, with a southbound transit stop serving Route 93 (Coach Hill/Westbrook Station) located on 69 Street SW, approximately 300 metres north of the subject site. The 69 Street LRT Station is located approximately 700 metres to the south of the subject site, on 17 Avenue SW. Parking will be permitted along the proposed residential streets within the outline plan area.
All parking provisions will be further reviewed through future development permit applications.

Environmental Site Considerations
A Phase I Environmental Site Assessment was conducted by the applicant and reviewed by the City's Environmental and Safety Management group. There are no environmental concerns to note and no requirement for further investigation.

Utilities and Servicing
The area utilities have capacity for the proposed development. The applicant is responsible for the construction of on-site infrastructure and the extension of off-site sanitary and storm infrastructure required to service the proposed development. Servicing requirements will be further reviewed through the Subdivision and Construction Drawing phase.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP 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 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 ensures future development provides appropriate transitions in building forms with existing low and medium density areas to the south.

Climate Resilience Strategy (2018)
The *Climate Resilience Strategy* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet the 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 permit stages.

East Springbank Area Structure Plan (Statutory – 1997)
The subject site currently falls within the Standard Density Infill Development area on Map 2: Land Use in the *East Springbank Area Structure Plan* (ASP) which is intended to provide for a range of residential dwellings. While this area has a suggested range of three to five units per acre, consideration may be given to proposals at a higher density if they are deemed to be consistent with the intent 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.

If this Application is approved, 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 $1.00.

3. Existing buildings that are to be removed are to be removed prior to endorsement of the instrument for where the building is located.

4. 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.

5. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developers expense.

6. Prior to Stripping and Grading and during all phases of construction, the developer shall install and maintain a temporary construction fence to protect the existing tree stand to be retained within the proposed MR. Contact the Parks' Development Inspector Rob May at Robert.May@calgary.ca or (403) 804-9417 to: (1) approve the location of the fencing prior to its installation, and (2) review the fencing.

7. 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 the future Municipal Reserve (MR) to protect the existing stand of trees located within the MR.

8. 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.

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;

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- 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.; and
- 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 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 Parks Coordinator - Development Nathan Grimson at Nathan.Grimson@calgary.ca or (403) 681-2718 for review and approval .

11. At Development Permit/Building Permit, the applicant is to investigate planting trees within the City Road Rights-of-Way (boulevard) along 69 ST SW, subject to proposed servicing and driveway/walkway/pathway locations and gaining line assignment approval for the proposed planting. Please contact 3-1-1 to initiate this request. Tree species recommended are: American Elm, Green Ash, Bur Oak, and Dropmore Linden.

Utility Engineering

12. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):

    - Slope Stability Assessment Revision 1, prepared by E2K Engineering Ltd. (File No 2021-6424), dated April 18, 2022; and
    - Geotechnical Investigation, prepared by E2K Engineering Ltd. (File No 2021-6424), dated November 9, 2021.

13. Concurrent with the registration of the final instrument, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor prior to endorsement of the final instrument. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.

14. Servicing arrangements shall be to the satisfaction of the Manager of Infrastructure Planning, Water Resources.

15. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).

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16. Prior to endorsement of any Tentative Plan, execute a Development Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-8223 or email Deborah.meili@calgary.ca.

    NOTE: Prior to the execution of Development Agreement, Construction Drawing approval is required for proposed public infrastructure / building grade plans.

17. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-8223 or email Deborah.meili@calgary.ca

18. Make repayment arrangements with the City of Calgary for part cost of the surface improvements in 69 ST SW adjacent to the site, which was installed by QuinnCorp holdings through their Aspen Woods, Phase 1,2 &3, DA2002-0056 and financed by (Calgary Roads - Program 204 project number 432540).

    Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-8223 or email deborah.meili@calgary.ca

19. Prior to approval of the tentaive plan, submit an electronic version of a Deep Fills Report to the Development Engineering Generalist. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads. The report is to identify lots to be developed on fills in excess of 2.0m above original elevations within the Plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.

    OR

    If the proposed development will not have any fills in excess of 2.0m, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

    If required, a Development and Geotechnical Covenant must be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Deep Fills Report.

20. In conjunction with the initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for the roads located in the outline plan area.

Mobility Engineering

21. In conjunction with the applicable Tentative Plan, the applicant shall provide cross-sections, drawn to scale and dimensioned from property line and lip-of-gutter showing existing, interim and ultimate grades for 69 St SW. Cross-sections shall indicate and provide dimensions for any proposed road widening.

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22. In conjunction with the applicable Tentative Plan, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Directors, Roads and Transportation Planning for:

    a. Aspen Wood Gates;
    b. Median closure along 69 ST;
    c. At grade intersection of Aspen Woods Gates (Right in Right out only); and
    d. All remaining intersections and roads within the Plan area and boundary roads where appropriate.

    All intersections shall be designed to appropriate City standards, complete with appropriate corner cuts, channelization, tapers, etc. and to the satisfaction of Roads.

23. In conjunction with the applicable Tentative Plan, provide a proposed Design Standards sheet for each proposed custom cross-section. The Design Standards sheet shall be stamped by a Registered Professional Engineer registered to practice in the Province of Alberta.

    For each proposed custom cross-section, provide individual sheets with the following details:

    a. The base (standard) cross-section(s) used to develop the proposed custom cross-section extracted from The City of Calgary 2020 Design Guidelines for Subdivision Servicing. The intent is to identify, compare, and confirm the location, size, or standards of the custom elements within the proposed road right-of-way (or within easements, where required);

    b. Immediately below the standard cross-section, include the proposed custom cross-section, aligned on centre line to the standard for review;

    c. The proposed custom cross-section elements shall comply with applicable City standard and policies, including Complete Streets Policy. Applicant is to demonstrate on each sheet how the proposed custom cross-section meets or exceeds the Complete Streets policy and provide rationale for its use. A custom cross-section is a design exception to the standard and is to be used where standard sections cannot be made to work in a specific context; and

    d. Each individual sheet shall be stamped by a Registered Professional Engineer registered to practice in the Province of Alberta providing confirmation of the above.

    Further comments may follow upon completion of the review. Additional work may be required including direction to use the Complete Streets standard cross-sections.

24. In conjunction with the applicable Tentative Plan, graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.

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Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the Developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.

25. In conjunction with the applicable Tentative Plan or Development Permit, phasing plans shall be submitted as a component of the Tentative Plan or Development Permit submission package to the satisfaction of Transportation Planning and Roads, for the staged development of Collector standard and above roadways, inclusive of the staged development of intersections to the satisfaction of the Director, Transportation Planning and Roads.

26. Prior to the release of any permits or Permissions to Construct, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.

27. In conjunction with the applicable Tentative Plan, no direct vehicular access shall be permitted to or from 69 St SW and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect

28. In conjunction with the applicable Tentative Plan, access to 69 St SW from Aspen Woods Gate SW 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

29. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study for the residential adjacent to 69 St SW 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 2020 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.

30. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.

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31. In conjunction with the applicable Tentative Plan, collector standard streets (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.

APPROVED BY CPC

Applicant Submission

May 27, 2022

IBI GROUP

This application proposes to redesignate the subject lands from DC 12Z96 to R-G and S-SPR to accommodate up to 33 single family residential lots with a municipal reserve park. A Land Use and Outline Plan application have been submitted concurrently to support this development application.

The site is approximately 1.99 ha (4.92 ac) and is located in the community of Aspen Woods in Southwest Calgary. The parcel is municipally known as 1459 69 St SW and legally as Plan 1144AC, Block A, Lot 7. The site is bordered by 69th St SW to the east and a church to the north that fronts onto 14th St SW. To the south and west are historical country residential homes that likely existed prior to this area being annexed by the City. Surrounding land uses are primarily R-1, S-SPR, R-C1 and DC 12Z96.

This site falls within the East Spring Bank Area Structure Plan (ASP). The ASP indicates the intended future land use for the site as "Standard Density Infill Development," to accommodate fully serviced infill development at urban densities of 3-5 units per gross developable acre in existing residential neighborhoods. The Municipal Development Plan (MDP) also sets out density and intensity targets for new communities at a minimum of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. This site is anticipated to have a residential density of 16.61 units per hectare (6.71 units per acre) and the anticipated intensity of 62.21 persons/jobs per gross developable hectare, meeting one of the MDP targets.

The R-G land use permits a range of low-density housing forms including single-family, duplex and rowhouse, providing the potential for higher density if desired in the future. However, this development proposes all single-family lots which are respectful of the existing low-density residential context and the character and intent of the existing ASP while at the same time providing a slight increase in density to align closer to the MDP policies. This proposal reflects a sensible balance between respecting the applicable ASP and the meeting the City's MDP targets.

Parks & Pathways

The proposed park runs along the west and southwest boundary of the site. The design is intended to expand upon the existing open space network in the area and to provide future connections to complete the open space and pathway network in the community.

A 3.0 m Regional pathway is proposed along the west side of 69th Street SW. The proposed internal residential road (Aspen Woods Gate) will provide a seamless connection from the regional pathway along 69th Street SW to the proposed park, as well as a connect to the existing pathway system to the southwest of the site. In addition, the park provides the potential for future connections to the south and northwest.

The Outline Plan includes a shadow plan indicating future development potential to the south which incorporates a park that mirrors the park on the subject site, providing the potential to augment the proposed park and connections to the existing pathway network further south.

Servicing

Water

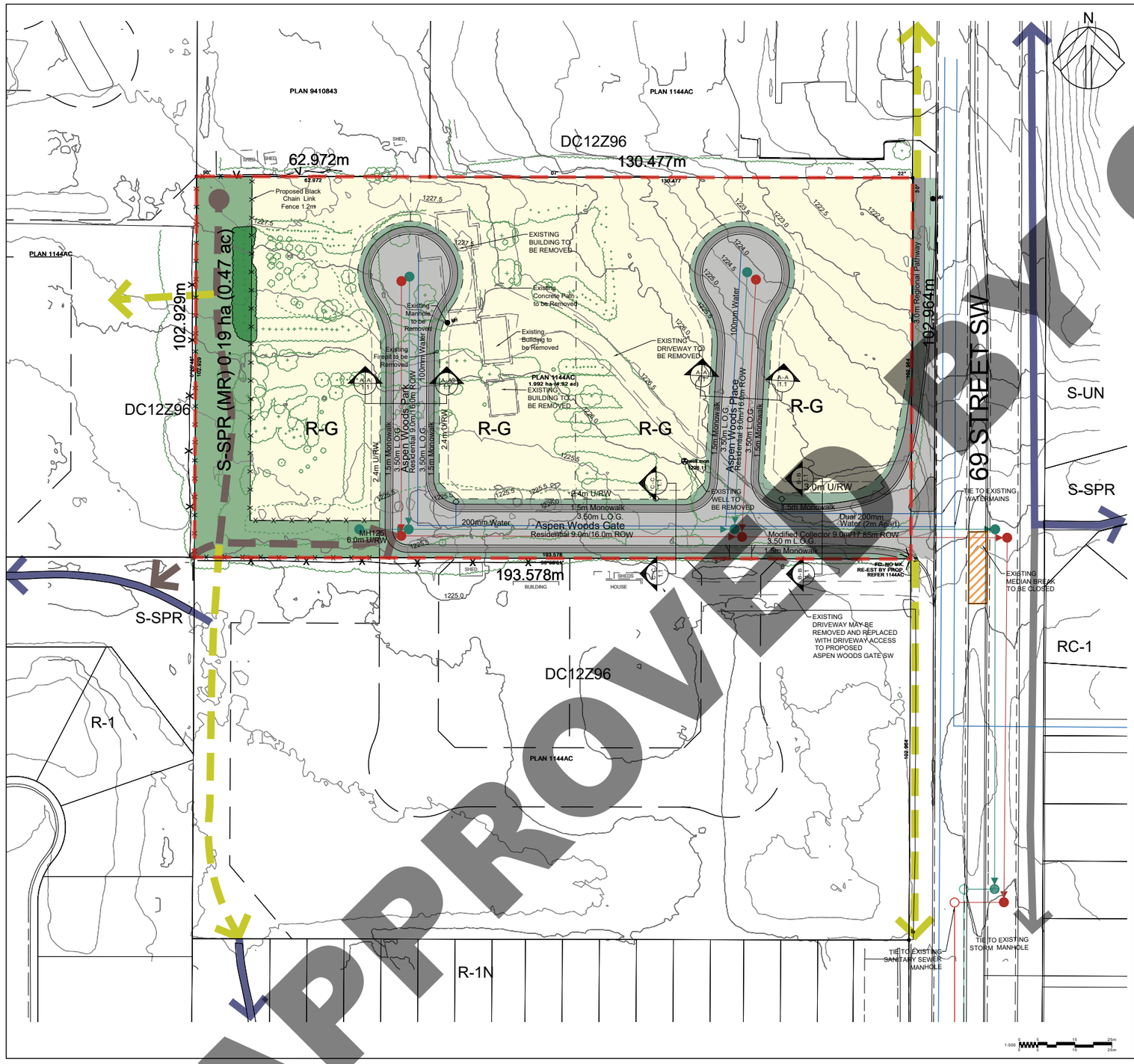
The proposed water servicing solution is to connect to the existing 300mm & 400mm mains located to the east of the proposed development in 69th Street SW. Internal watermain sizing is in accordance with

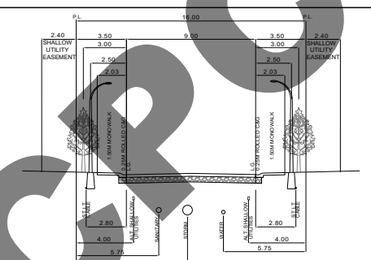
Sanitary Sewer

The proposed sanitary servicing solution is to connect to the existing MH84 (C-11588424) located to the south of the development on 69th Street SW. A new sanitary sewer main will be constructed between this manhole and the proposed development.

Storm Sewer

Approved Outline Plan





Outline Plan Statistics:

Gross Area:	±1.99 ha	±4.92ac	
Gross Developable:	±1.99 ha	±4.92 ac	100%
Residential			
R-G	±1.26 ha	±3.11 ac	63%
Park / Open Space			
S-SPR	±0.19 ha	±0.47 ac	10%
Roads			
Residential (8.5m/16.0m ROW)	±0.54 ha	±1.33 ac	27%

Density/Intensity:

Land Use	Area (ha)	Area (ac)	Building Type	Anticipated /Max Units	People per Unit	Home Based Jobs	People	Jobs & People	Intensity	Density (UPH)	Density (UPA)
R-G	1.26	3.11	Single-detached	33	3.63	4	120	124			
S-SPR	0.19	0.47	N/A								
Roads	0.54	1.33	N/A								
Total	1.99	4.92		33		4	120	124	62.21	16.61	6.71

** The intent is to build to the maximum allowable density.

Land Use Statistics:

Lands to be Redesignated

DC12Z96 to R-G	±1.79 ha	±4.43 ac
DC12Z96 to S-SPR	±0.20 ha	±0.49 ac
Total:	±1.99 ha	±4.92 ac

CLIENT
ELKAY DEVELOPMENTS LTD.

407, 2626 CROYDON DRIVE SOUTH
SURREY, BC V3Z 0S8

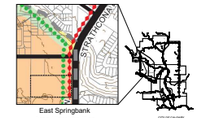
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REVISIONS

No.	DESCRIPTION	DATE
1	DTR- REVISIONS	2022-3-21
2	DTR-REVISIONS	2022-04-29
#	###	####
#	###	####
#	###	####
#	###	####
#	###	####
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LEGEND
- OUTLINE/LAND USE PLAN BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SIDEWALK
- 0.5m Contours
- EXISTING TREE STANDS
- EXISTING TREE STANDS TO REMAIN
- 1.2m BLACK CHAIN LINK FENCE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- PROPOSED HYDRANT
- R-1s EXISTING LAND USES
- R-G PROPOSED LAND USES
- Name EXISTING LANDOWNERS
- PROPOSED PATHWAY CONNECTIONS
- FUTURE PROPOSED PATHWAYS
- EXISTING PATHWAYS
- EXISTING SIDEWALK

KEY MAP


PRIME CONSULTANT
IBI GROUP
3rd Floor – 227 11 Avenue SW
Calgary AB T2R 1R9 Canada
tel 403 270 5600 fax 403 270 5610
ibigroup.com

PROJECT
WEST CALGARY
1459 69TH ST SW, CALGARY, AB
Plan 1144AC, Block A,Lot 7

PROJECT NO: 134933
DRAWN BY: CP
CHECKED BY: BL/AP
PROJECT MGR: BL
APPROVED BY:

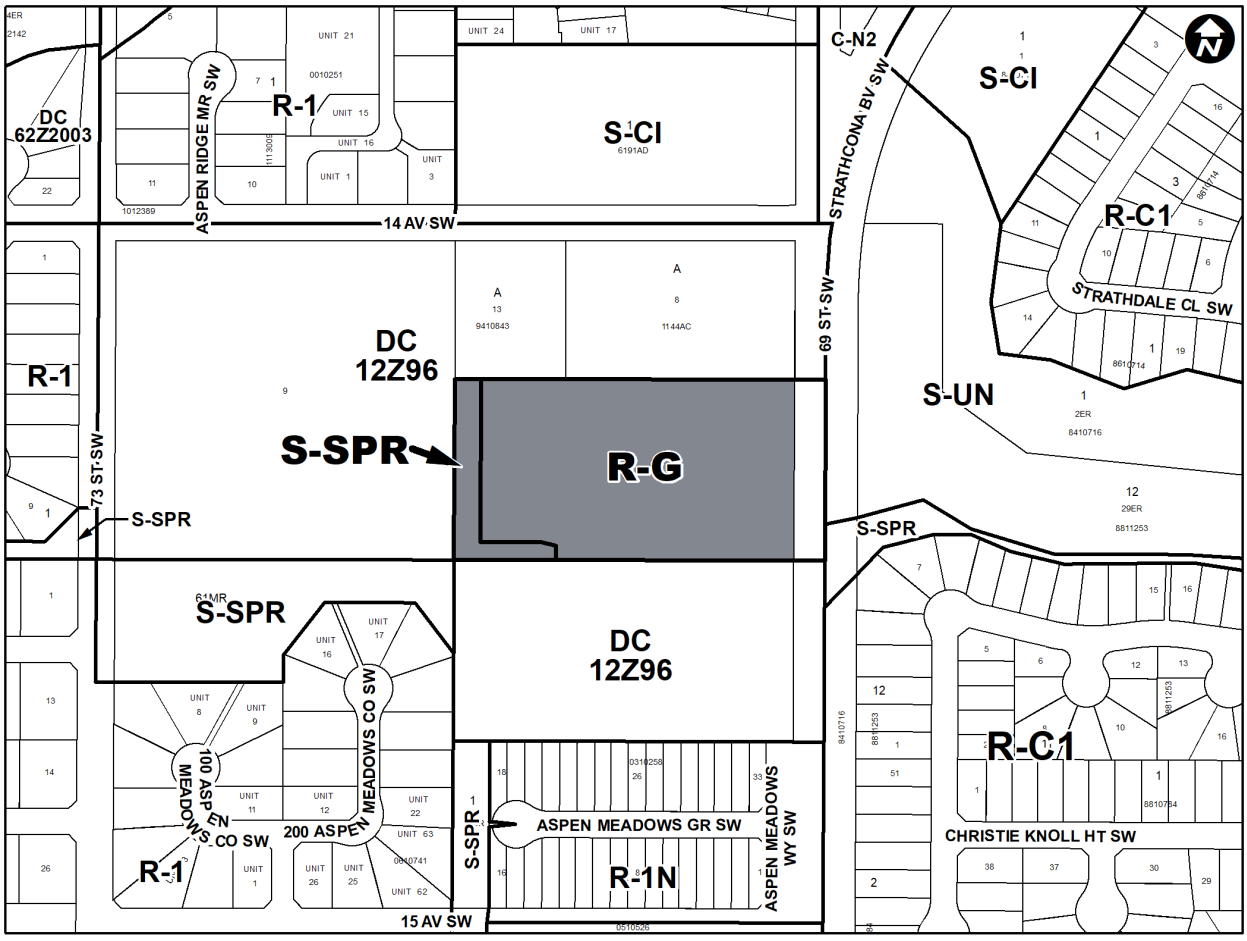
SHEET TITLE
LAND USE & OUTLINE PLAN

SHEET NUMBER
7.0

File Location: J:\134933_West_Calg\10_Production\7.00_Design\17_Planning\Concept (Base)\134933-OP-18.DWG Last Saved: June 6, 2022 by Carla Pereira Plotted: Wednesday, March 20, 2019 3:58:48 PM by Carla Pereira

APPROVED
CPC

Proposed Land Use District Map



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	1.99	4.92
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	1.99	4.92

LAND USE (Residential)	HECTARES	ACRES	ANTIPCATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	1.26	3.11	33	
Total Residential	1.26	3.11	33	

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.54	1.33	27%
PUBLIC UTILITY LOT (S-CRI)			

Reserves	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	0.19	0.47	10%
MR Non-Credit (S-SPR)	0	0	0%

APPROVED BY CPC

Applicant Outreach Summary

Outreach Strategy

The following engagement initiatives were undertaken for this application:

- Meeting with the Councilor (Richard Pootmans) - Dec 10, 2021
  - No questions or concerns were provided by the Councillor;
- Presentation to the Community Association (CA) – Jan 19, 2022
  - No questions or feedback was provided by the CA in regards to the plans. However the CA did offer to help advertise the virtual open house;
- Virtual Open House (two sessions @1pm and 7pm)– Feb 9, 2022;
  - A total of 8 community members participated in the two open house sessions; and
- Individual follow up discussions with interested community members on a as-need basis.

Stakeholders

- Strathcona Christie Aspen Community Association;
- Ward 6 Councilor;
- Adjacent landowners; and
- Aspen Woods community members.

What We Heard

- There were some concerns with how future residents would access north bound 69th ST;
- There was a desire for a comprehensive plan for the remaining undeveloped acreages. However, there was an understanding that the Developer cannot develop the lands they do not own and that our plans show consideration for future connection points (both vehicular and bike/pedestrian) to the adjacent lands; and
- There was concern with the 5-storey building proposed on the lands to the north and the impact it may have on the proposed single family.

How Did Stakeholder Input Influence Decisions?

- The all turns access proposed on 69th Street was removed and revised to a right-in, right-out access; and
- The shadow plan was expanded to include the lands to the west to indicate how the adjacent lands could develop in the future.

How was the Loop Closed With Stakeholders?

- Participants asked for a copy of the open house presentation materials so they could review in further detail and provide additional comments. The presentation was shared with those who requested it;
- The revised plans will also be shared with the participants of the open house, the Community Association and the area Councillor; and
- A number of interested community members wanted to discuss the proposal individually, so our team received their request openly and were able to provide clarifications that we believe were to their satisfaction.

PROPOSED

CPC2022-0614
ATTACHMENT 8

BYLAW NUMBER 117D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0196/CPC2022-0614)

*** ***

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 _____

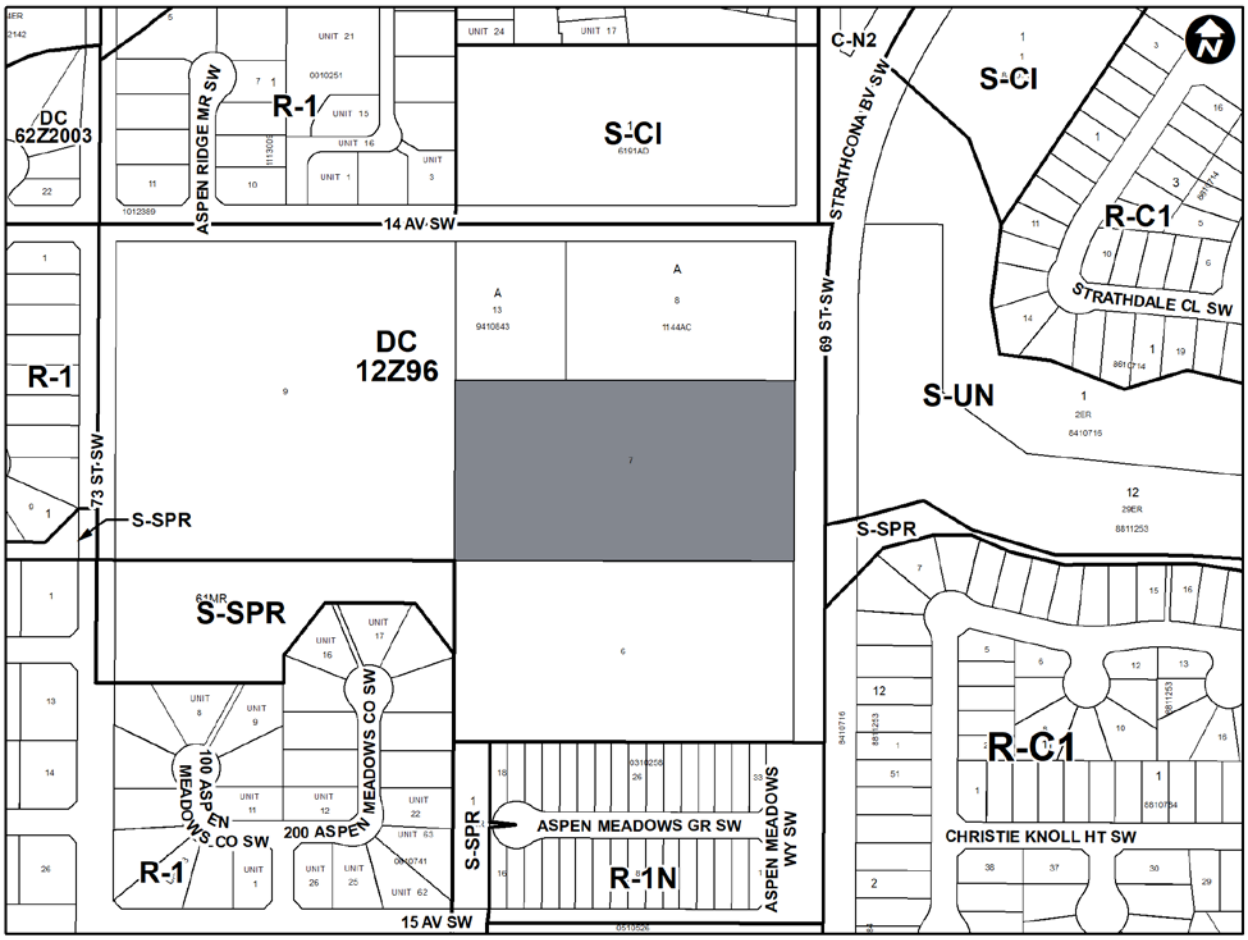
_____
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0196/CPC2022-0614
BYLAW NUMBER 117D2022

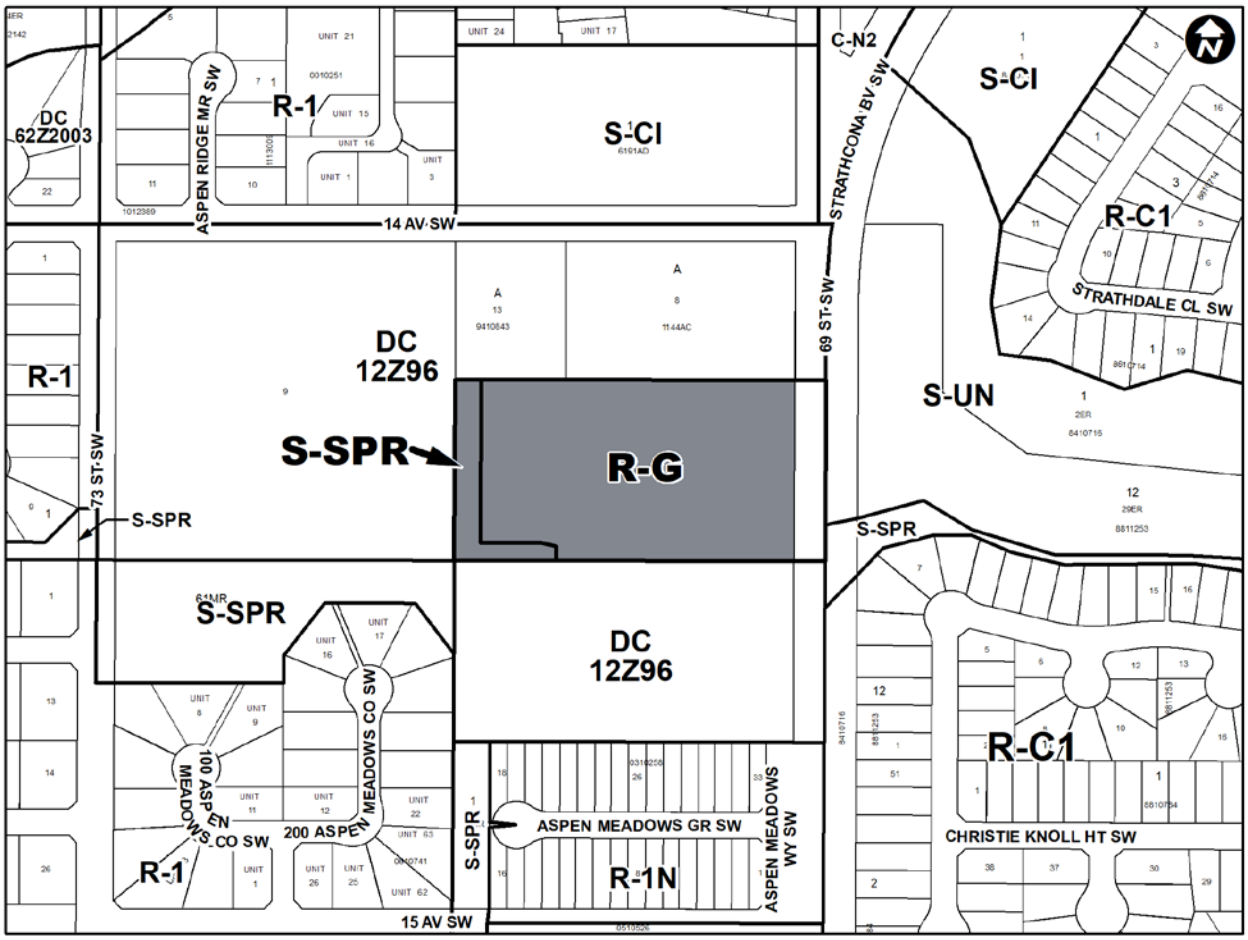
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0196/CPC2022-0614
BYLAW NUMBER 117D2022

SCHEDULE B



Land Use Amendment in Fairview Industrial (Ward 11) at 510 – 77 Avenue SE, LOC2022-0034

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 3.94 hectares ± (9.74 acres ±) located at 510 – 77 Avenue SE (Plan 2175JK, Block 1) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Direct Control (DC) District to accommodate the additional use of School – Private, with guidelines (Attachment 3).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council give three readings of **Proposed Bylaw 112D2022** for the redesignation of 3.94 hectares ± (9.74 acres ±) located at 510 – 77 Avenue SE (Plan 2175JK, Block 1) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Direct Control (DC) District to accommodate the additional use of School – Private, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject property to a Direct Control (DC) District to allow for the additional discretionary use of School - Private.
- The proposal allows for an additional use that is appropriate within the context, enables an increase in capacity of an existing educational institution, and is keeping with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will increase the provision and diversity of available educational opportunities for students in Calgary.
- Why does this matter? The proposal will attract and retain various forms of educational services that ensure life-long learning opportunities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city

DISCUSSION

This application in the southeast community of Fairview Industrial was submitted by Opus Corporation on behalf of the landowner, 10460010 Canada Inc (Craig Shein), on 2022 March 02.

The 3.94-hectare (9.74-acre) site is near the intersection of Heritage Drive SE and 77 Avenue SE. The site is currently occupied by a one-storey commercial building that includes the Calgary Farmers Market South and instructional facilities.

The proposed Direct Control (DC) District (Attachment 3) is based on the site's existing Commercial – Corridor 3 (C-COR3) District and would allow for the additional discretionary use of School – Private. As indicated in the Applicant Submission (Attachment 2), this would enable the expansion of an existing private school that offers a standard junior high and high school

curriculum as well as specialized institute programs in the field of business, health sciences, engineering, arts, and international culture. No development permit application has been submitted at this time.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☐ Outreach was undertaken by the Applicant
☒ Public/Stakeholders 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 stakeholders and the community association was appropriate. The applicant provided confirmation that the existing tenants are amenable to the proposed application and no impacts will be made to their existing business operations. The applicant determined that no additional outreach would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 4, for rationale why outreach was not conducted.

City-Led Outreach

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

No public comments were received by Administration.

Following Calgary Planning Commission, notifications for 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 would allow for an additional use that may better accommodate the educational needs of different age groups and help to foster a more inclusive community.

Environmental

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

Economic

The proposal could support additional employment and educational opportunities for prospective staff and students enrolled in the various school programs. Part of the proposed DC

Land Use Amendment in Fairview Industrial (Ward 11) at 510 – 77 Avenue SE, LOC2022-0034

District will encourage opportunities for increased investment into public realm improvements for the 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. **Proposed Bylaw 112D2022**
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 community of Fairview Industrial and sits on the western edge of the Deerfoot Meadows regional shopping centre. Access is provided on the east, south, and west by 5 Street SE, 77 Avenue SE, and Blackfoot Trail SE, respectively. The portion of the parcel that faces Blackfoot Trail has a one-way southbound street that provides two access points to the site. This one-way street is also called Blackfoot Trail, and it is a small branch off the main roadway. The parcel is 3.94 hectares (9.74 acres) is size and contains the Calgary Farmers Market South.

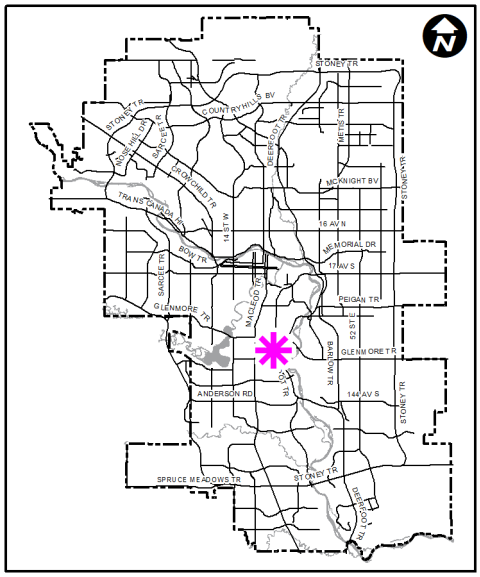
Surrounding development is characterized by a mix of institutional, industrial, commercial and residential uses. The parcels adjacent to the subject site are industrial in nature and contain businesses such as furniture manufacturing and sales, art studios, specialty food stores, and offices. East across Heritage Drive SE is the regional shopping centre, and directly across Blackfoot Trail SE is the residential portion of Fairview with primarily low-density residential dwellings. Directly to the north of the site is a Special Purpose – Community Institution (S-CI) District that contains a private school called West Island College.

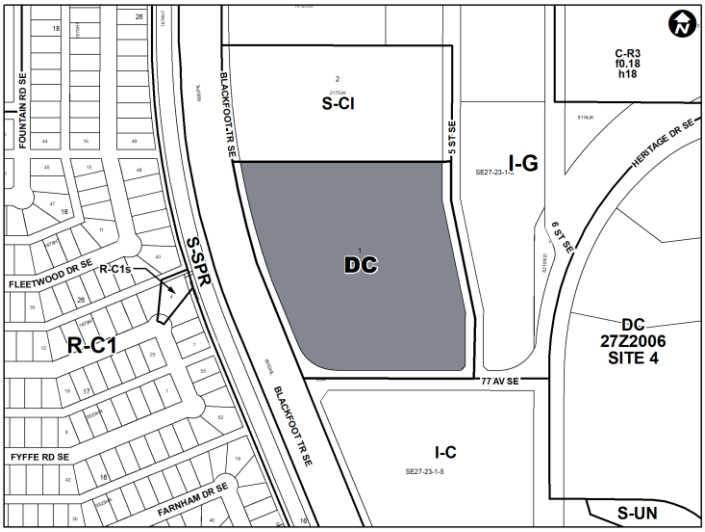
West Island College was founded in 1982 and provides education for nearly 600 students from grades 7-12. The proposed land use amendment would accommodate the expansion of additional classroom space for West Island College into the subject site. There is no direct vehicular access between the subject parcel and the private school and there is one access point for pedestrians at the midpoint between the two parcels.

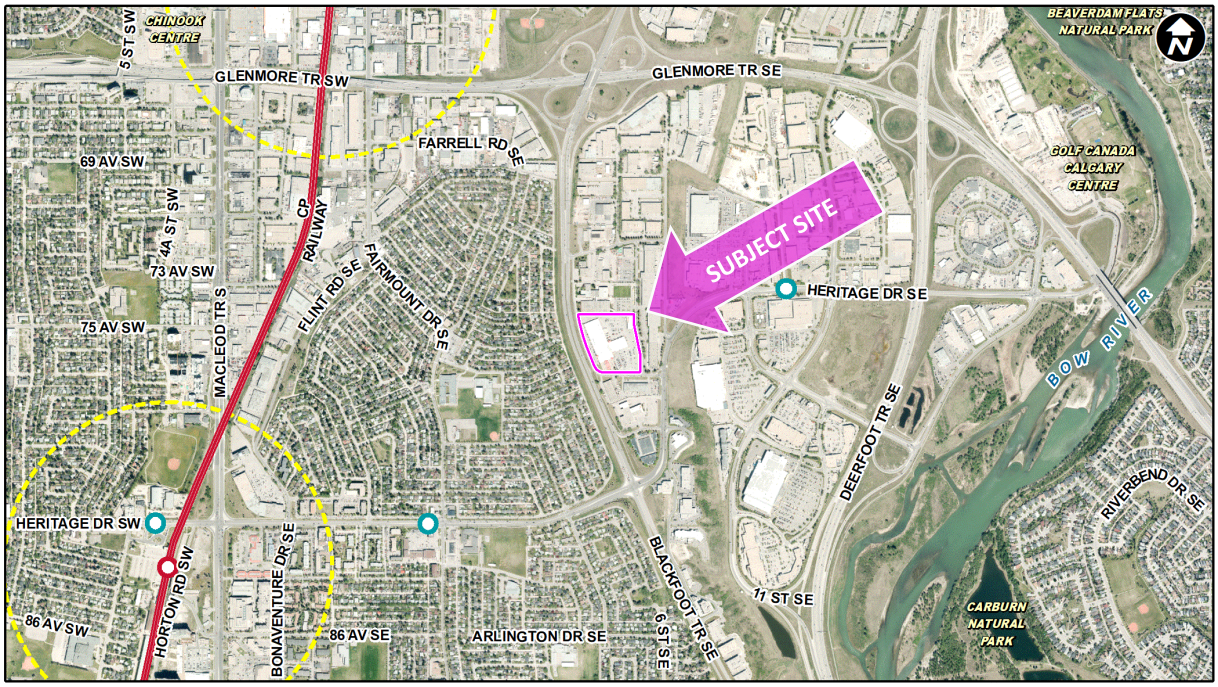
Community Peak Population Table

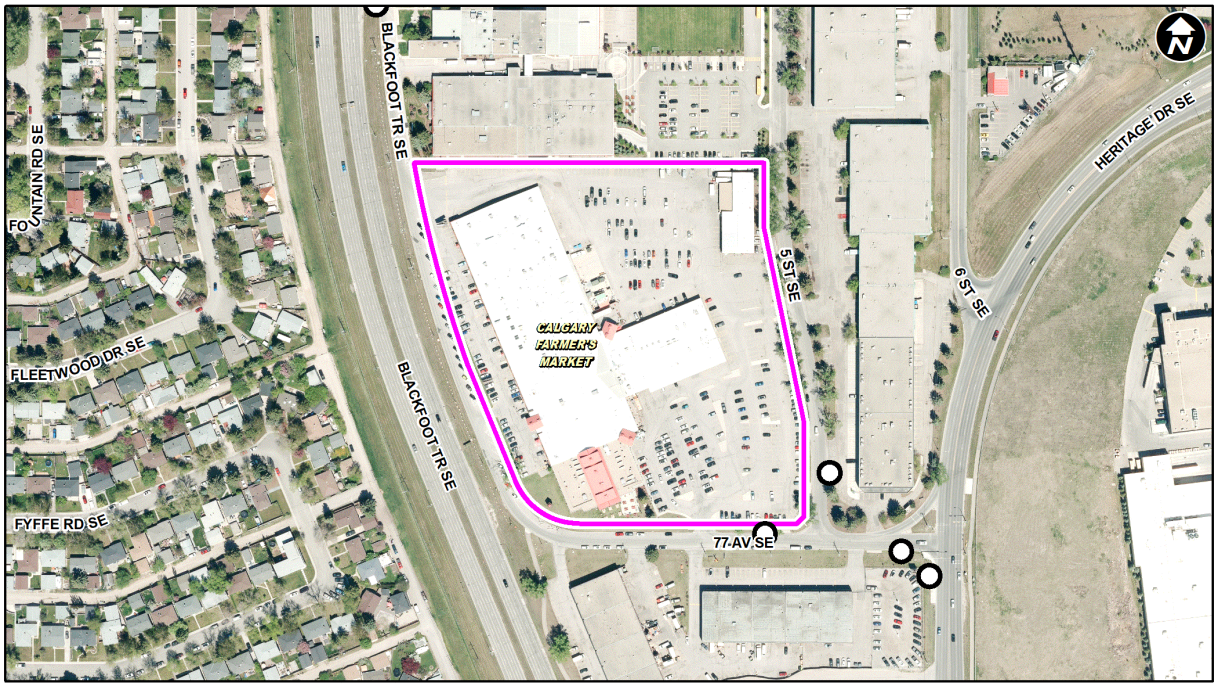
Not available because the subject area is in an industrial area with no population statistics.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing C-COR3f1.0h12 District allows for commercial development with uses of various sizes, limited large retail uses, but does not accommodate School – Private. The C-COR3f1.0h12 Districts has a maximum floor area ratio of 1.0 and a maximum building height of 12 metres.

The proposed DC District (Attachment 3) is based on the C-COR3 District with the additional discretionary use of School – Private to accommodate the expansion of West Island College into the existing building on the subject site. The application does not propose any changes to the existing rules of the base district or remove any existing uses from the district.

The DC District proposes a new general definition and an additional rule for the School – Private to enhance pedestrian connections between the subject parcel and West Island College. These were included based on the intent of the future development for the site having a direct relation with West Island College to the north. The general definition was created for “direct pedestrian connection” to give the applicant flexibility in achieving an appropriate outcome for pedestrian movement and safety between the adjacent sites. Through Administration’s review it was deemed appropriate to include a rule that ensure students can travel safely between sites.

The DC is required to ensure that no uses would become non-conforming on the subject site if the land use amendment were to be approved. The inclusion of School – Private as a

discretionary use is deemed appropriate as it is compatible with existing uses that are already allowed in the C-COR3 District, which include Child Care Service, Instructional Facility and Post-Secondary Institution.

The proposed DC District includes a relaxation rule that allows the Development Authority to relax Section 7 of the DC Bylaw. These are rules of standard districts and can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC relaxation rule is to ensure such rules that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district. Any relaxation granted must meet the test for relaxation as provided by Bylaw 1P2007.

Development and Site Design
If the application is approved by Council, the rules of the proposed DC District will provide guidance for future site development. At this time, no significant changes are being proposed to the existing building footprint or the exterior of the building. A development permit would be required to approve the use of School – Private on the subject site. At the time of a future development permit, Administration will review pedestrian access between the two sites and details such as parking, landscaping, and site access.

Transportation
A Transportation Impact Assessment was not required for this proposal. Pedestrian and vehicular access to the site is available via 5 Street SE, 77 Avenue SE and Blackfoot Trail SE. Blackfoot Trail is classified as an Arterial Street and both 77 Avenue SE and 5 Street SE are classified as Industrial Streets as per the *Calgary Transportation Plan* (CTP). On-street parking adjacent to the site on 5 Street SE is regulated to a maximum of two hours during Saturday and Sunday and is not regulated during regular weekdays. No on-street parking is allowed on 77 Ave SE. A regional pathway is available on Heritage Drive approximately 100 metres (a two-minute walk) from the subject parcel.

The area is served by Calgary Transit Route 149 (Point Trotter Industrial and Heritage Station) with a bus stop adjacent to the subject site along 5 Street SE and provides transit service every 30 minutes during peak hours. The area is also serviced by Calgary Transit Route 106 (Deerfoot Meadows) with a bus stop along Heritage Drive within 100 metres (a two-minute walk) that provides services every 40 minutes during peak hours.

Environmental Site Considerations
At this time there are no known environmental concerns associated with the site and/or proposal.

Utilities and Servicing
Water, sanitary and storm deep utilities exist and are available to the subject site. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)
The proposed site is located within the Standard – Industrial typology as per Map 1: Urban Structure of the *Municipal Development Plan* (MDP). Standard – Industrial areas consist of planned industrial lands with varying intensities and are intended for a broad range of industrial uses.

There are no Main or Supporting Goods Movement Corridors adjacent to the subject site and minimal conflict is expected with the surrounding industrial nature of the region. Future development for this site and West Island College should consider a consolidated approach with the S-CI parcel to the north that forms an integrated planning approach to the area.

Climate Resilience Strategy (2018)
This application does not include any specific actions that address the objectives of the *Climate Resilience Strategy*. Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Heritage Communities Local Area Plan (LAP) Project
There is no existing local area policy for this site. Administration is currently working on the *Heritage Communities Local Area Plan (LAP) project* which includes Fairview Industrial and surrounding communities. Planning applications are being accepted for processing during the area plan process.

Applicant Submission

March 02, 2022

Company Name (if applicable):
Opus Corporation

LOC Number (office use only):
LOC2022-0034

Applicant's Name:
Ray Spiteri

Date:
10 Feb.'2022

West Island College is expanding into an existing building on the adjacent site. They will take over the most northerly 2 units. All adjacent tenants are commercial uses. The WIC site to the south is designated as S-CI, other surrounding sites are I-C and IG This LOC is to allow a private school on a site that has an C-COR 3 land use designation. The landlord and other existing tenants are amenable to this land use change.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

PROPOSED

CPC2022-0596
ATTACHMENT 3

BYLAW NUMBER 112D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0034/CPC2022-0596)

*** ***

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by 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 _____

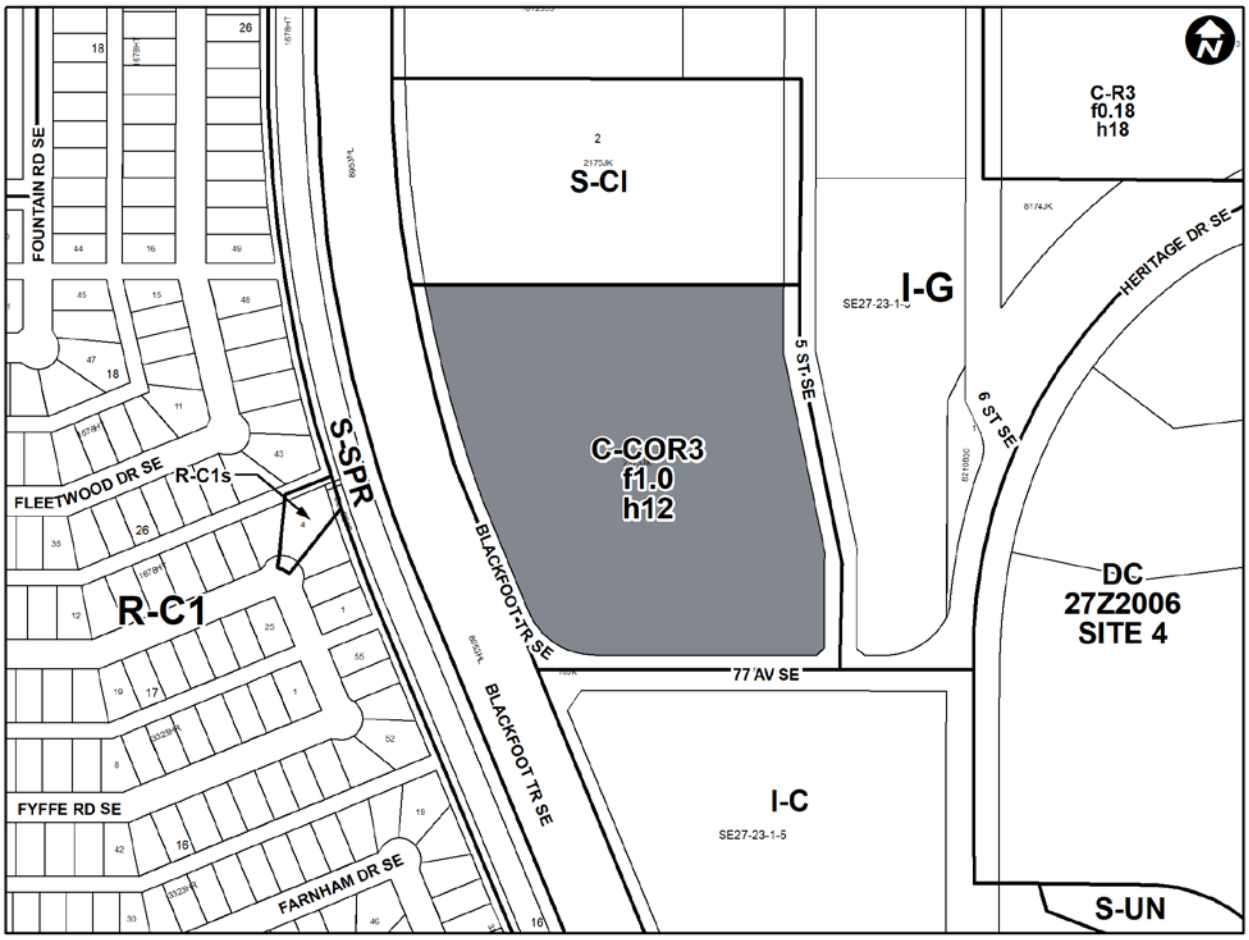
_____
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0034/CPC2022-0596
BYLAW NUMBER 112D2022

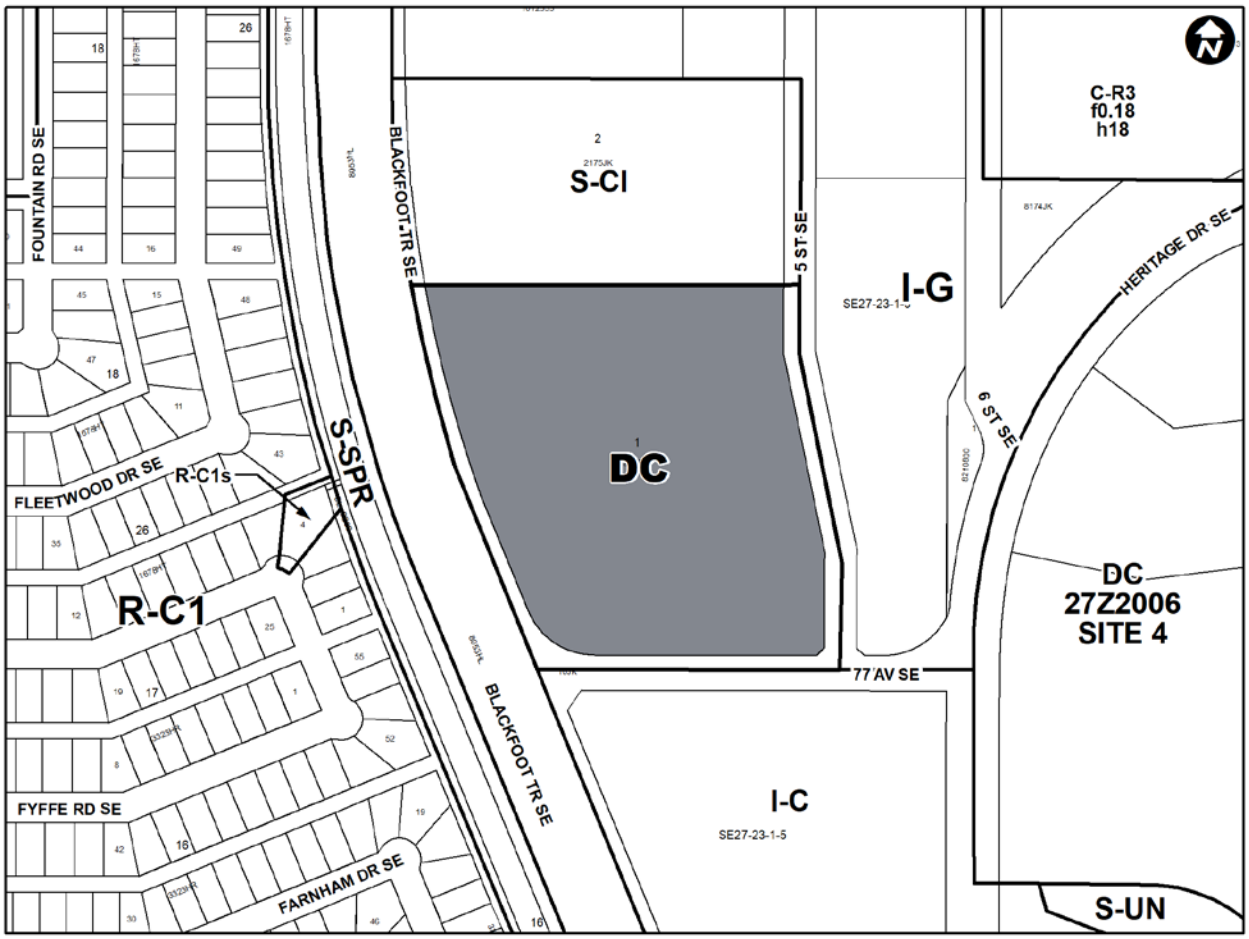
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0034/CPC2022-0596
BYLAW NUMBER 112D2022

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

(a) allow for the additional use of school - private; and

(b) achieve a direct pedestrian connection to the adjacent site at 7530 Blackfoot Trail SE.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

General Definitions

4 In this Direct Control District Bylaw:

(a) "***direct pedestrian connection***" means a clearly defined connection that is designated for pedestrian use which may include, but is not limited to, sidewalks, raised crosswalks, painted lines, textured concrete or brick surface, and coloured surface materials.

Permitted Uses

5 The ***permitted uses*** of the Commercial – Corridor 3 (C-COR3) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Commercial – Corridor 3 (C-COR3) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **School – Private**.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Corridor 3 (C-COR3) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum ***floor area ratio*** is 1.0.

Building Height

9 The maximum ***building height*** is 12.0 metres.

Rules for School – Private

10 A **School – Private** must provide a ***direct pedestrian connection*** between its primary entrance and the ***adjacent parcel*** at 7530 Blackfoot Trail SE.

Relaxations

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

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.

West Island College is expanding into an existing building on the adjacent site. They will take over the most northerly 2 units. All adjacent tenants are commercial uses. The WIC site to the south is designated as S-CI, other surrounding sites are I-C and IG This LOC is to allow a private school on a site that has an C-COR 3 land use designation.
The landlord and other existing tenants are amenable to this land use change.

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)

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

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 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.

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)

calgary.ca/planningoutreach

Land Use Amendment in Belmont (Ward 13) at 150 Belmont Street SW - LOC2022-0029

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.01 hectares ± (2.5 acres ±) located at 150 Belmont Street SW (Plan 1912050, Block 9, Lot 2) from Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – At Grade Housing (M-G) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council give three readings to **Proposed bylaw 110D2022** for the redesignation of 1.01 hectares ± (2.5 acres ±) located at 150 Belmont Street SW (Plan 1912050, Block 9, Lot 2) from Residential – Low Density Multiple Dwelling (R-2M) District to Multi-Residential – At Grade Housing (M-G) District.

HIGHLIGHTS

- This application seeks to redesignate the site to allow for townhouse development at a higher density than the existing district allows.
- The proposal allows for compatible residential uses that align with the *Municipal Development Plan* (MDP) and support the goals and objectives of the *West Macleod Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to a future Neighbourhood Node, public open space, and within 600 metres of a future LRT station.
- Why does this matter? This proposal allows for more density near an activity centre and promotes more efficient use of transit infrastructure.
- A development permit application for a 68-unit townhouse development has been submitted and is under review.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted by Tricor Design Group on 2022 February 24 on behalf of the landowner United Acquisition II Corp. The subject site is located at 150 Belmont Street SW in the developing community of Belmont. The site has an approximate area of 1.01 hectares (2.5 acres) and is currently undeveloped. The Applicant Submission (Attachment 2) indicates the owner's intention to develop townhouses on the site.

A development permit application for a 68-unit townhouse development has been submitted and is under review. See Development Permit (DP2022-03088) Summary (Attachment 3) for additional information.

Land Use Amendment in Belmont (Ward 13) at 150 Belmont Street SW - LOC2022-0029

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☐ Outreach was undertaken by the Applicant

☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

The applicant was encouraged to review and utilize the Applicant Outreach Toolkit. The applicant did not undertake any further public engagement; however, they received a letter of support from the Master Developer (Anthem United) for the proposed application. Because the application is within a greenfield area with very little development near the subject site, and adjacent areas are still under construction, no outreach was undertaken.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site with two large signs, published online, and notification letters were sent to adjacent landowners.

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

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 packing will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for 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

This proposal offers a positive social gain by helping to shape a more compact urban form and provide greater housing density that supports transit function and promotes the viability of a Neighbourhood Node. Increased density provides additional housing that may accommodate the housing needs of a diverse population, including different age groups, lifestyles, and demographics.

Environmental

This land use submission does not include any specific actions that address objectives of the Climate Resilience Strategy. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Land Use Amendment in Belmont (Ward 13) at 150 Belmont Street SW - LOC2022-0029

Economic
Multi-residential development would allow for a more efficient use of land and services and leverage future transit infrastructure in the 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. Development Permit (DP2022-03088) Summary
4. **Proposed Bylaw 110D2022**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located within the developing southwest community of Belmont, south of 194 Avenue SW and directly east of Belmont Street SW. The site is approximately 1.01 hectares (2.5 acres) in size and is currently undeveloped.

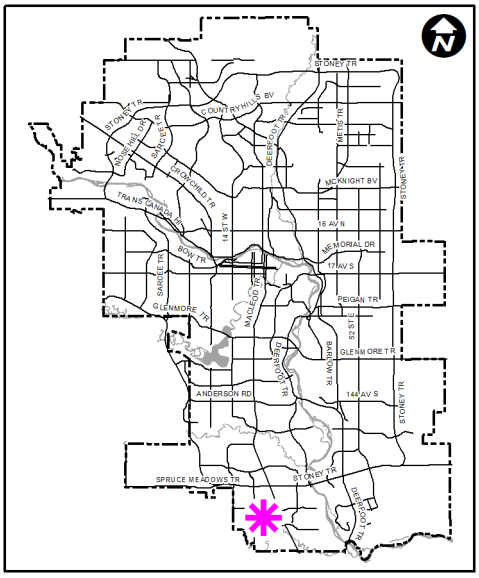
The site is located at one of the north entrances to the community, off 194 Avenue SW, and is adjacent to a stormwater pond and pathways that are situated east of the site. Surrounding land uses include Residential - Low Density Multiple Dwelling (R-2M) District and Multi-Residential - Low Profile (M-1) District. The only existing development in proximity to the subject site is located west of the site (on the west side of Belmont Street SW) and consists of predominantly semi-detached dwellings.

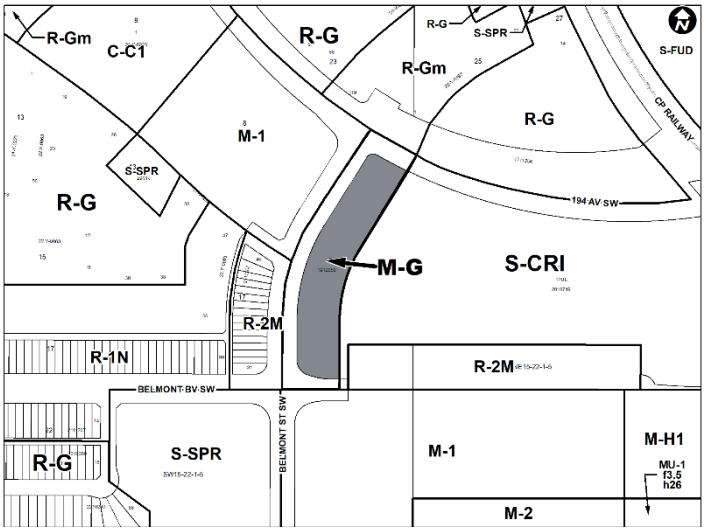
The subject site is adjacent to a future Neighbourhood Node as identified in the *West Macleod Area Structure Plan* (ASP) and is approximately 600 metres from a future LRT station.

Community Peak Population Table

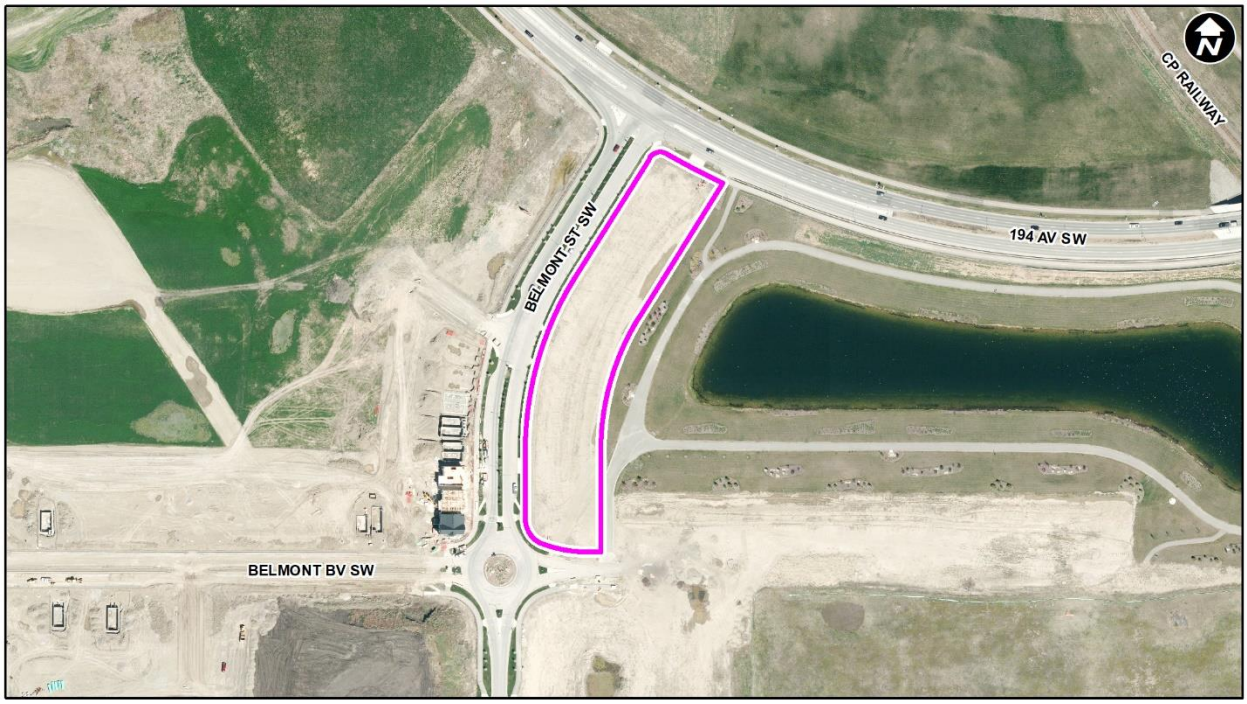
The community of Belmont has yet to reach its peak population as it is an actively developing community. No census data is available to date for this community.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential - Low Density Multiple-Dwelling (R-2M) District is intended to primarily accommodate comprehensively designed low-density residential development in the form of duplex dwellings, rowhouse buildings, semi-detached dwellings and townhouses in the developing area. The maximum density for parcels is 50 units per hectare for rowhouses and townhouses when all buildings face a street, and 38 units per hectare for townhouses in all other cases. This would allow for a maximum of 38 to 50 units on the subject site, depending on site design. The maximum building height is 11 metres.

The proposed Multi-Residential – At Grade Housing (M-G) District allows for multi-residential development that typically has a higher number of dwelling units and traffic generation than lower-density development. Multi-residential development in this district is intended to be of low height and low density, and all units must have pedestrian access at grade. The maximum density for parcels is 80 units per hectare and the maximum height is 13 metres. The maximum density would allow 80 units on the subject site, however the development permit application under review (DP2022-03088) proposes 68 units.

Development and Site Design

The applicable policies of the ASP and the rules of the M-G District will provide guidance for the future development of this site including appropriate uses, height, building massing, landscaping, and parking. Additional items that will be considered through the review of the development permit (DP2022-03088) include, but are not limited to:

- appropriate and attractive design interface between proposed buildings and the stormwater pond/pathway;
- appropriate noise mitigation with 194 Avenue SW; and
- pedestrian-oriented and attractive interface with Belmont Street SW.

Transportation
A Transportation Impact Assessment was not required for this proposal. Pedestrian access to the site is available from the existing sidewalks along Belmont Street SW and Belmont Boulevard SW. An off-street local pathway is located on the east side of site (adjacent to stormwater pond).

Vehicular access to the site will be from an access point off Belmont Street SW. No access to the site is available from 194 Avenue SW. A noise attenuation study for residential adjacent to 194 Avenue SW shall be submitted and reviewed with the development permit.

Currently, no public transit serves the subject site, however, a future bus route is proposed along Belmont Street SW and a bus stop is proposed adjacent to the site.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, sanitary, and stormwater utilities are available to service the site. A Sanitary Servicing Memo was provided in support of this application to confirm that the flow from the proposed development does not increase more than the allowed 1 litre per second due to the land use change. Details of site servicing will be considered and reviewed as part of a development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed land use amendment builds on the principles of the IGP 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 Developing Residential - Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The *West Macleod Area Structure Plan* (ASP) was developed to align with the policies of the MDP and provide direction for the development of the community. The proposal is in alignment with the overall objectives of the MDP, shaping a more compact urban form that fosters a more efficient use of land, optimizes infrastructure, and creates complete communities.

Climate Resilience Strategy (2018)
This application does not include any specific actions that address the objectives of the *Climate Resilience Strategy*. Further opportunities to align development of this site with applicable climate resilience 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 as 'Residential Area' and on the edge of the 'Transit Station Planning Area'. The Residential Area provides for a diversity of housing options that are pedestrian-oriented and create a sense of community. The 'Transit Station Planning Area' supports higher residential densities, direct and convenient pedestrian routes to the LRT station and a built form that complements and supports the transit function. The proposal supports the policies within the ASP by providing a density increase for a parcel close to the LRT station, providing higher-density residential development adjacent to park space, and providing a pedestrian-friendly environment with grade-oriented development.

APPLICANT SUBMISSION

Company Name (if applicable):
150 BELMONT ST SW
Applicant's Name:
TRICOR DESIGN GROUP
Date:
Feb. 23, 2022

LOC Number (office use only):

We are looking to rezone a parcel of land in Belmont. The lot location is 150 Belmont Street SW and is part of the West Macleod Area Structure Plan. The lot is currently zoned R-2M. The lot is surrounded by high density zones of M-1 and R-2M and S-SPR.

Our proposal is to rezone the lot to "M-G". The proposed Town-homes units are designed for family living, attached garages, 2 and 3 bedroom designs and with parking contained on site. This is in line with the WMASP.

The site is located on 3 collector roads, those being Belmont Street and 194th Ave, plus a traffic circle and another collector road being Belmont Blvd. 194th Ave is a major collector road. The site also backs on to a collection pond, connects to a regional pathway and is close to a neighborhood node.

The current zoning only allows for a maximum of 50 units but under M-G allows 85 units. Our proposal is for 70 units, a modest increase to the density, but not to the maximum allowed under M-G. We also feel this is a better use of the land considering it is not adjacent to any other residential or commercial projects and has access to public transit and a planned LRT station that is very close to being within 600m. It also aligns with MDP policies of greater density where allowed.

The location of this site is reasonable for higher density and the land use rezone is supported by the land owners (Anthem United). The support letter is part of the application.

The WMASP density outline, (page 47) indicates that this property is designated as a 98.8 uph area, and 70 units falls within this policy.

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Development Permit (DP2022-03088) Summary

A development permit application (DP2022-03088) has been submitted by Tricor Design Group on 2022 May 5. The application is currently being reviewed by Administration. The development permit application is for 68 Townhouse units about 10 metres in height. 38 units include a double-car garage, and 30 units include a single-car garage.

The following figures from the development permit submission provide an overview of the proposal and are included for information purposes only and are subject to change through the development review. Administration's review of the development permit will determine the final building design, and site layout details such as parking, landscaping and site access.

Figure 1: Site Plan

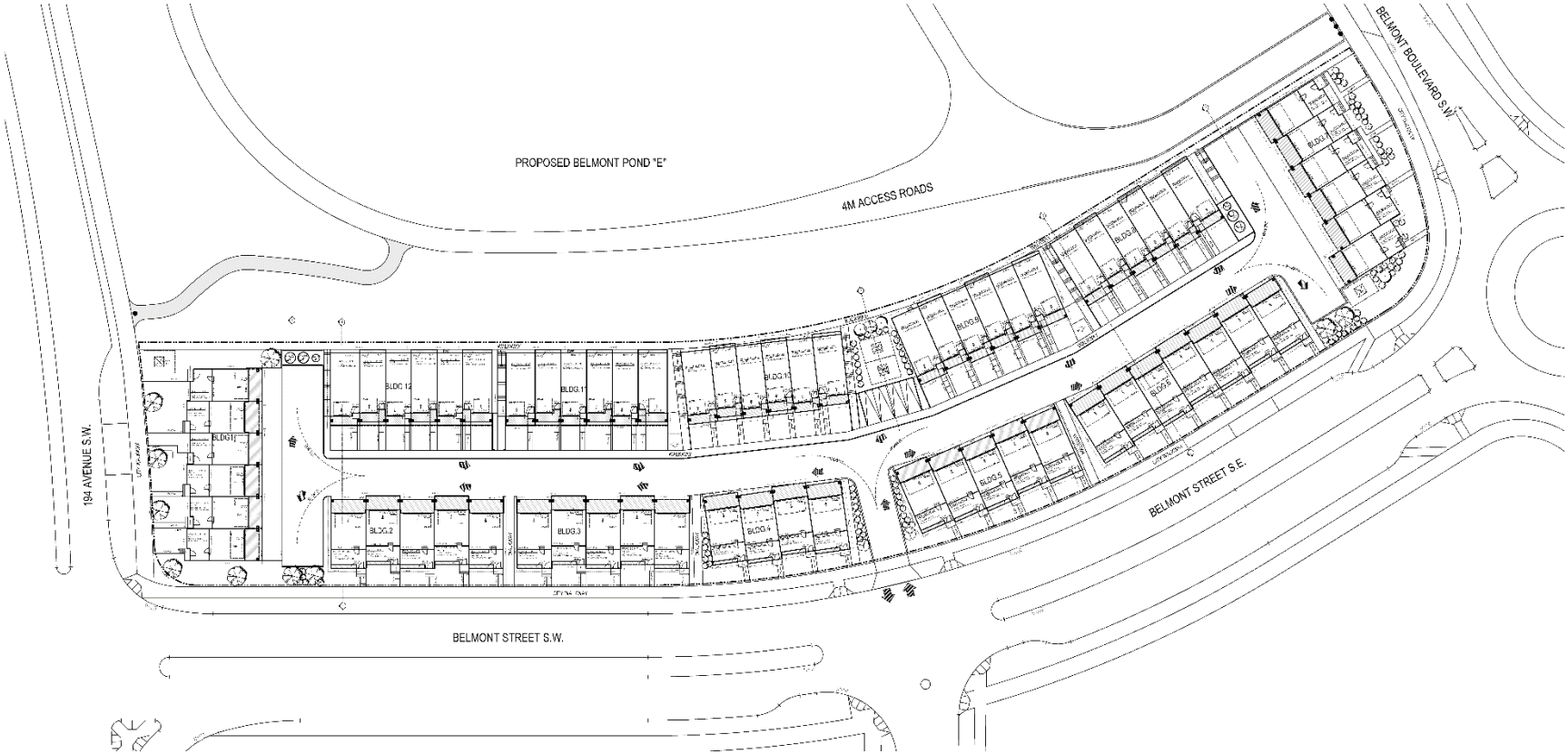


Figure 2: Front and Rear Elevation – Double Car Garage

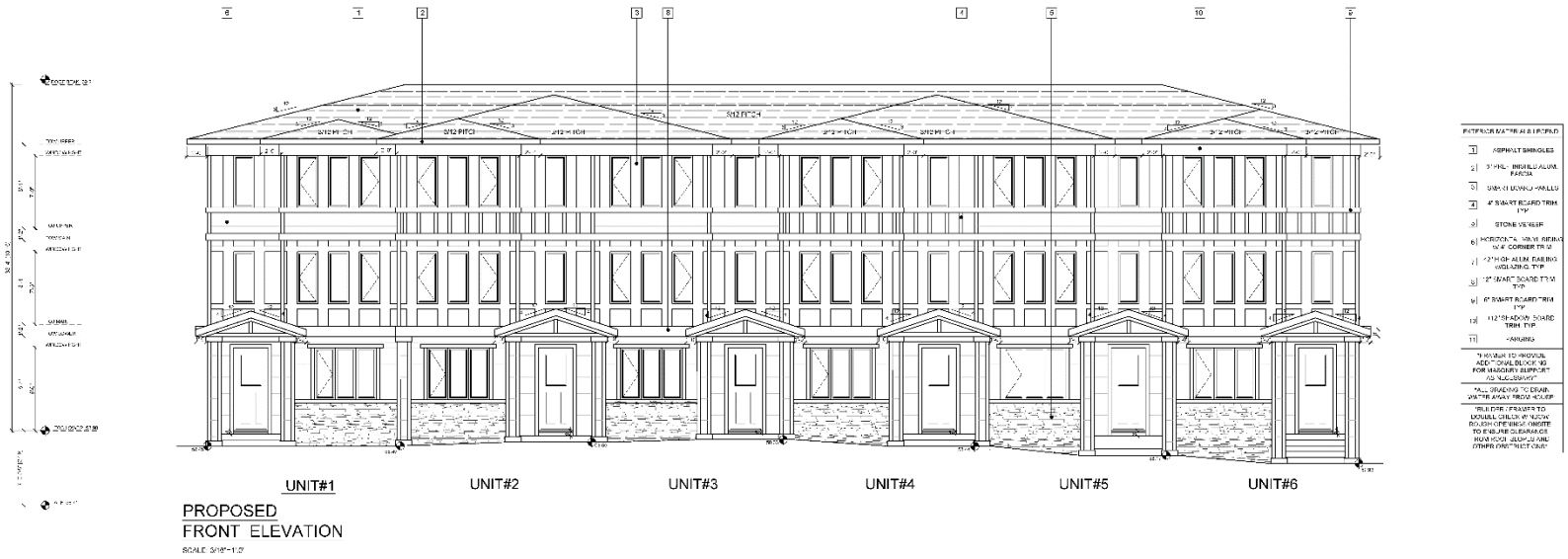


Figure 3: Front and Rear Elevation – Single Car Garage



PROPOSED

CPC2022-0732
ATTACHMENT 4

BYLAW NUMBER 110D2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0029/CPC2022-0732)

*** ***

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 _____

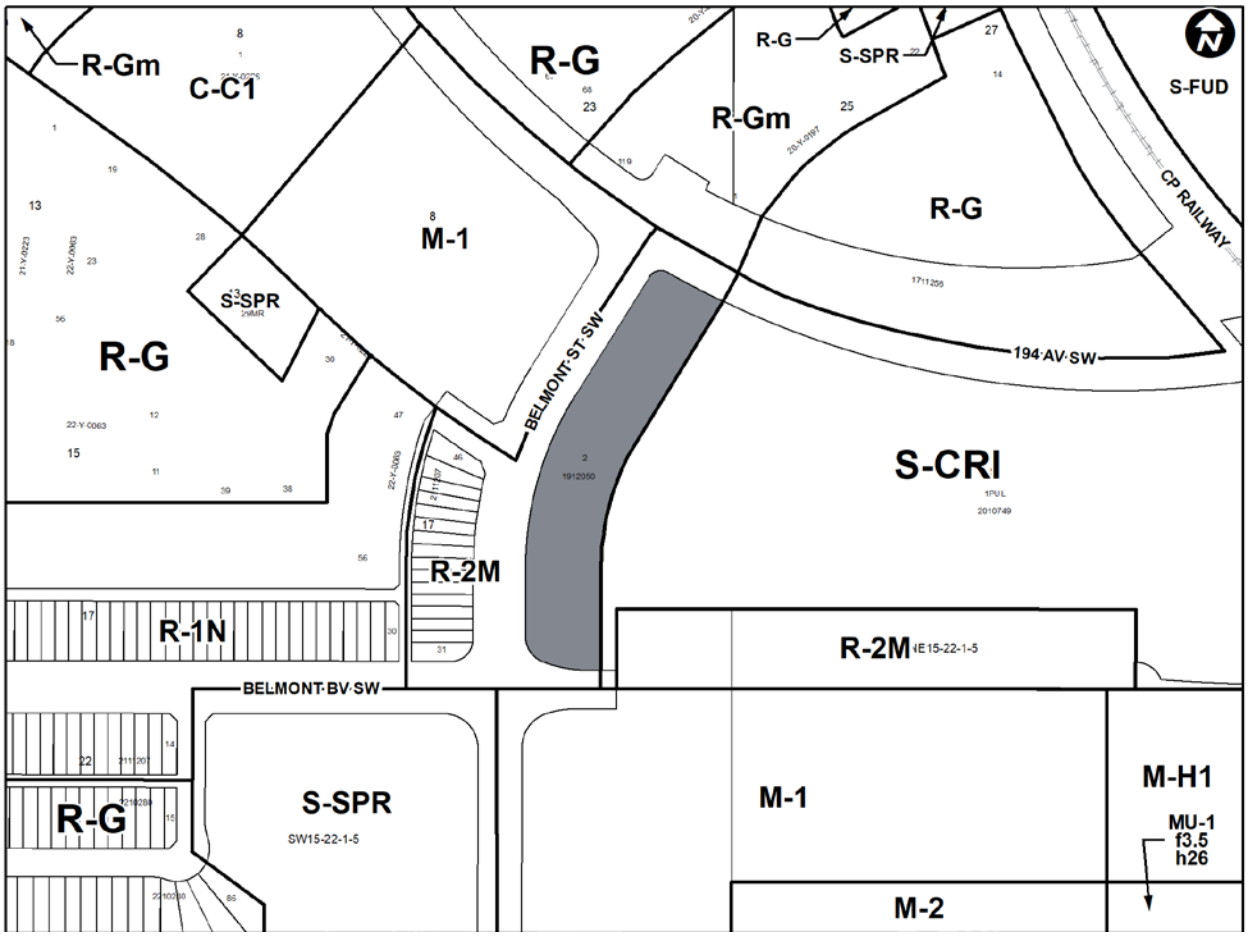
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CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0029/CPC2022-0732
BYLAW NUMBER 110D2022

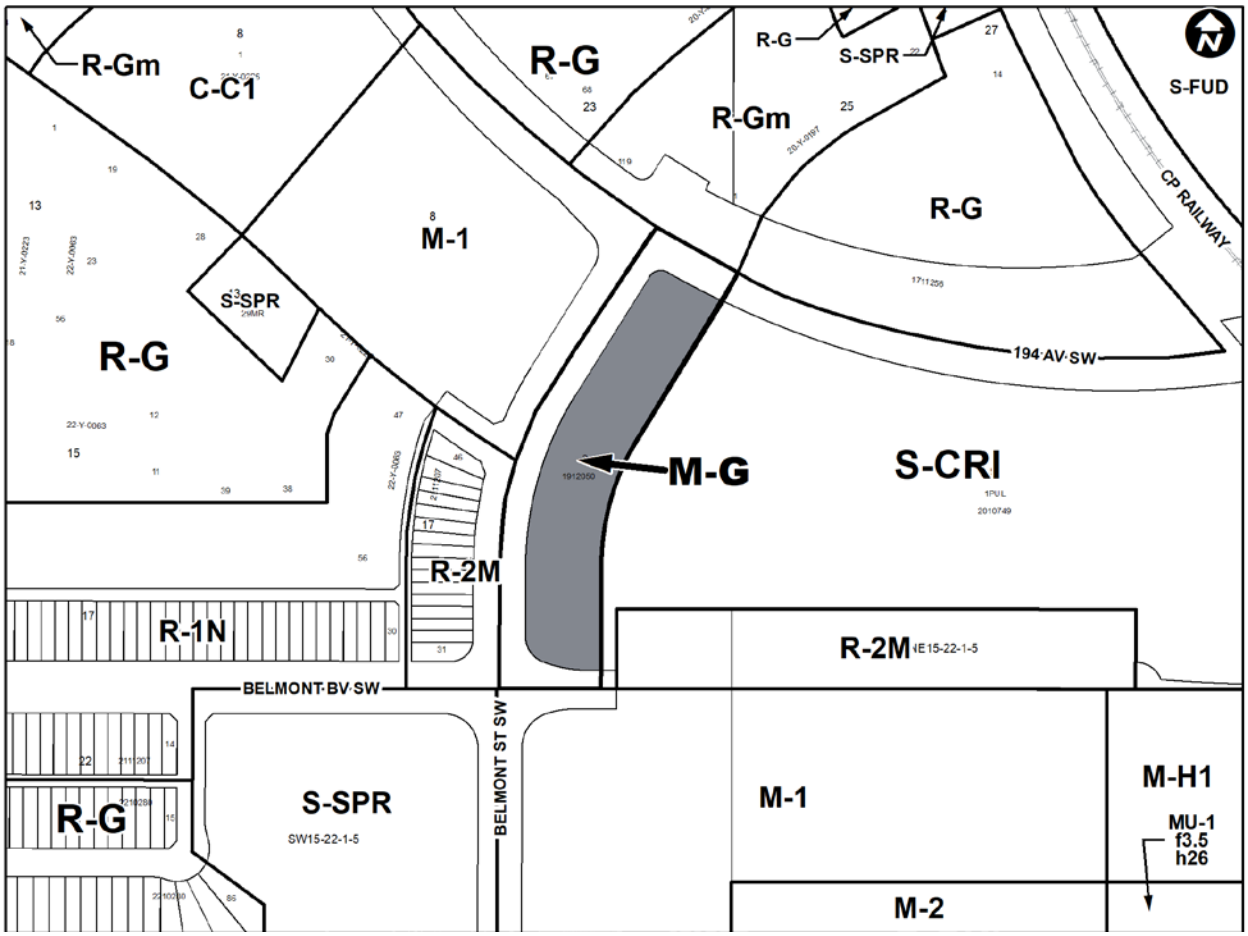
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0029/CPC2022-0732
BYLAW NUMBER 110D2022

SCHEDULE B



Policy Amendment in Mission (Ward 8) at 211 – 25 Avenue SW, LOC2022-0023

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council give three readings to **Proposed Bylaw 41P2022** for the amendment to the Mission Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application proposes an amendment to the *Mission Area Redevelopment Plan* (ARP) to increase the maximum residential density allowed over the site.
- The proposal aligns with the existing land use district, the Multi-Residential – High Density Medium Rise (M-H2) District, which does not limit residential density for the number of units, and aligns with the *Municipal Development Plan* (MDP) as it represents a modest increase in density.
- What does this mean to Calgarians? Additional housing units in an inner-city community well-served by transit would support a broader number of Calgarians.
- Why does this matter? Allowing for more housing opportunities in inner-city areas would allow for more efficient use of land and existing infrastructure, and accommodate a more diverse population.
- An amendment to the *Mission ARP* is required to accommodate the increase in density.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy amendment application was submitted by Manu Chugh Architect on behalf of the landowner, Devine Custom Homes Ltd, on 2022 February 09. The approximately 0.08 hectare (0.20 acre) mid-block site in Mission is located on the south side of 25 Avenue SW between 1 Street SW and 2 Street SW. The site, which is currently vacant, has no rear lane and therefore access can only come from the street.

As outlined in the Applicant Submission (Attachment 3), this application seeks to address a technical inconsistency between the site's existing land use designation of Multi-Residential – High Density Medium Rise (M-H2) District, and the policies in the *Mission Area Redevelopment Plan* (ARP) that relate to this site. The M-H2 District regulates the site's density with a floor area ratio (FAR) of 5.0, while the *Mission ARP* regulates density by the number of units, which is 395 units per hectare, resulting in a maximum of 31 units allowed for this site. In response to this inconsistency, this application proposes an amendment to the *Mission ARP* (Attachment 2) to

allow for an increase in density from 395 units per hectare to 485 units per hectare, which would allow up to 39 units on the site. The increase to 39 units can be accommodated under the M-H2 District's maximum density of 5.0 FAR.

The applicant submitted a development permit for a 39-unit multi-residential development on 2021 March 24. As the proposed number of units exceeded the maximum allowed for the site in the *Mission ARP* and the applicant chose not to pursue a policy amendment at that time, the applicant reduced the number of units to 31 in order to comply with ARP policy. The development permit was approved on 2021 October 5 for 31 units. No new development permit for the increase in units has been submitted at this time, however, the applicant intends on submitting a new development permit in the near future.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Outreach was undertaken by the Applicant
☒ Public/Stakeholders 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 stakeholders and respective community association was appropriate. In response, the applicant contacted the Councillor Walcott and the Cliff Bungalow-Mission 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 stakeholders, notice posted on-site, and notification letters were sent to adjacent landowners.

Administration received four letters of opposition from the public, identifying the following areas of concern:

- increased parking issues; and
- building would be too large for the lot size.

The Cliff Bungalow-Mission Community Association submitted a letter stating that they have no objection to the proposal (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to parking, building size and other relevant factors will be reviewed at the development permit stage.

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

Policy Amendment in Mission (Ward 8) at 211 – 25 Avenue SW, LOC2022-0023

IMPLICATIONS

Social
The proposed land use district would allow for redevelopment for an inner-city parcel. It may better accommodate housing needs of different age groups, lifestyles and demographics.

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

Economic
A moderate increase in residential density would allow for a more efficient use of land, existing infrastructure, services and amenities.

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 41P2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a mid-block parcel located in the community of Mission on 25 Avenue SW and within the plan area boundary of the *Mission ARP*. The site has an area of approximately 0.08 hectares (0.20 acres) and is approximately 20 metres wide by 40 metres deep. The site is currently vacant and has been for many years. There is no lane adjacent to this parcel so future access will need to come from 25 Avenue SW.

The surrounding area is primarily characterized by multi-residential development with building heights on the adjacent parcels of approximately three to four storeys. Approximately 25 metres west of the site is a 13-storey apartment building and 50 metres to the east is a nine-storey apartment building. The commercial area of 4 Street SW, which is a Council designated Neighbourhood Main Street, is located two blocks to the west, and the Erlton Stampede LRT Station is 700 metres (a 10-minute walk) to the east.

Community Peak Population Table

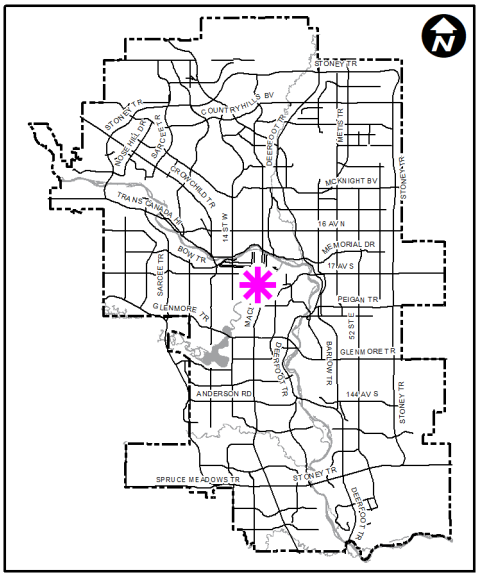
As identified below, the community of Mission reached its peak population in 2018.

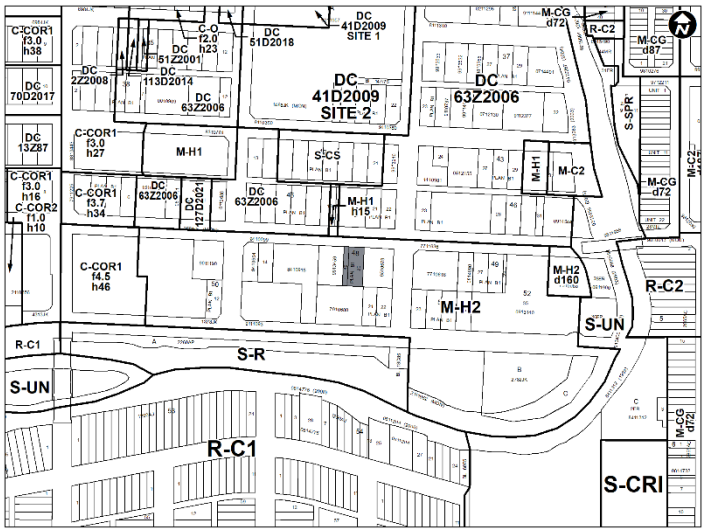
Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	- 75
Difference in Population (Percent)	- 1.60%

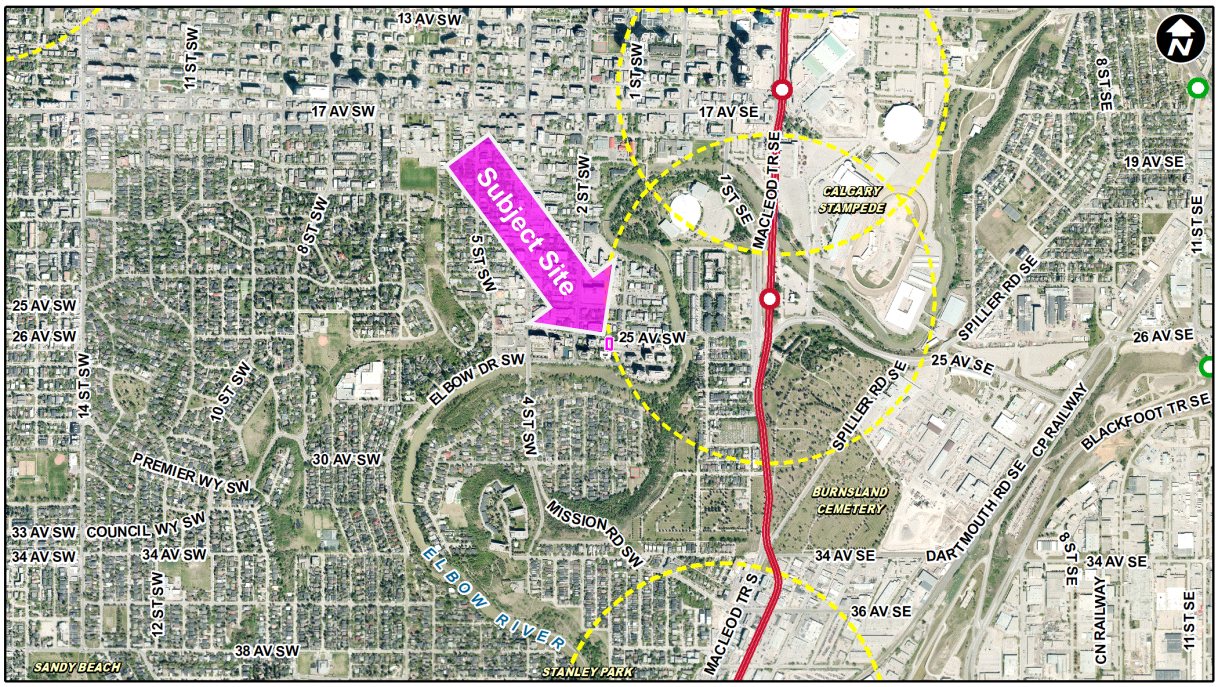
Source: *The City of Calgary 2019 Civic Census*

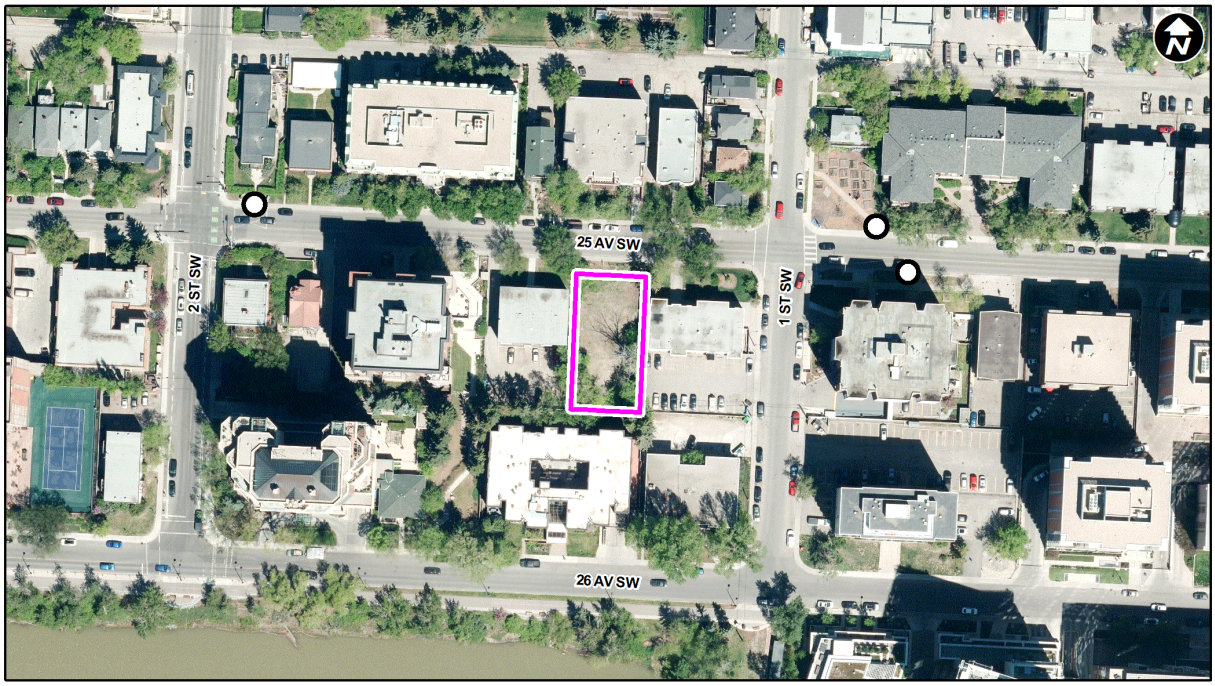
Additional demographic and socio-economic information may be obtained online through the Mission Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-H2 District is intended to provide for taller multi-residential development with intense development, higher density and higher numbers of dwelling units and traffic generation. The M-H2 District measures density by floor area ratio to provide flexibility in building form and dwelling unit size and number. The M-H2 District has a maximum floor area ratio of 5.0 FAR and maximum height of 50 metres, however there is no maximum density for the number of units, only a minimum density. As such, a land use amendment is not required, with only a policy amendment to the *Mission ARP* required to allow for an increase in the maximum number of units.

Development and Site Design

If this application is approved by Council, the rules of the M-H2 District and the applicable policies of the *Mission ARP* will provide guidance for future site development including appropriate uses, building massing, height, 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:

- an engaging built interface along 25 Avenue SW; and
- height, massing, parcel coverage, and privacy concerns in relation to the adjacent properties.

Transportation
As the site is laneless, future vehicular access will be from 25 Avenue SW. There is no on-street parking in front of the parcel, as a travel lane exists on the south side of 25 Avenue SW, along the site. Restricted two-hour parking is available on the north side of 25 Avenue SW. Pedestrian access to the site is available from existing sidewalks along 25 Avenue SW.

The site is well served by Calgary Transit with an eastbound transit stop serving Route 17 (Renfrew/Ramsay) located approximately 80 metres to the east along 25 Avenue SW. Calgary transit stops serving Routes 3 (Sandstone/Elbow DR) and Route 449 (Eau Claire/Parkhill) are located on 4 Street SW, approximately 300 metres to the west. The Erlton Stampede LRT Station is approximately 700 metres, or a 10-minute walk, to the east of the site along Macleod Trail SE.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water main and sanitary sewer connections are available to service the subject site. Storm sewers are not available for connection. A storm main extension is required for servicing. Further site servicing details will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to cities and towns and promotes the efficient use of land.

Interim Growth Plan (2018)
The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's *Interim Growth Plan* (IGP). The proposed policy amendment builds on the principles of the IGP by means of 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 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. Such development is intended to occur in a form and nature that respects the scale and character of neighbourhood context. The proposal is in keeping with relevant MDP policies as the proposed ARP policy amendment is in alignment with the existing land use district, M-H2, and provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Climate Resilience Strategy (2018)
This application does not include any specific actions that address the objectives of the *Climate Resilience Strategy*. Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Mission Area Redevelopment Plan (Statutory – 2004)
The subject site is located within the High Density Residential land use policy area of the *Mission Area Redevelopment Plan* (ARP), as identified in Map 4: Land Use Policy Plan. The High Density Residential policy area has a maximum density of 395 units per hectare. The proposed policy amendment would increase the density allowed under the ARP from 395 to 485 units per hectare, which represents an increase of 23%. The proposed amendment is supported as it is a modest increase in density and is an alignment with the existing land use district, M-H2, which does not have a maximum density regarding the number of units.

PROPOSED

CPC2022-0723
ATTACHMENT 2

BYLAW NUMBER 41P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MISSION AREA REDEVELOPMENT PLAN BYLAW 12P2004 (LOC2022-0023/CPC2022-0723)

*** ***

WHEREAS it is desirable to amend the Mission Area Redevelopment Plan Bylaw 12P2004, 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 Mission Area Redevelopment Plan attached to and forming part of Bylaw 12P2004, as amended, is hereby further amended as follows:

   (a) In Section 6.1.3 Policy, under policy 1., after the first sentence, add the following:

   "For the site at 211 – 25 Avenue SW, a maximum density of 485 units per hectare is allowed."

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

April 26, 2022

Background to our application for minor policy amendment to Mission Area Redevelopment Plan

This minor amendment is necessitated in order to address a minor **(technical)** inconsistency between the **A.R.P** and the (**M-H2**) Land Use District in Calgary Bylaw 1P2007. The Land Use District (**M-H2**) establishes the proposed density based on the F.A.R (5.0) whereas the **A**rea **R**edevelopment **P**lan (**A.R.P**) limits the maximum density based on the "number" of units (**395 units/hectares**) regardless of the size of the unit and the F.A.R (5.0). We had submitted our development permit application **DP 2021-1945** for **thirty-nine (39) units** in compliance with **M-H2** Land Use District and within the allowable F.A.R (5.0) and the building height (30.5 m).

As part of the approval process and as required, we went through the **U**rban **D**esign **R**eview **P**anel and **CBM** Community Association (Cliff Bungalow and Mission) and **no concerns with the proposed density** (**39 units**) were expressed and/or brought to our attention. As a matter of fact both the community association and Urban Design Review Panel were very supporting and the **UDRP** made some excellent suggestions with respect to street presence and landscaping etc., which were all accepted and incorporated in our Development Permit application (**DP 2021-1945**).

Planning and development (administration) though during the Development Permit approval process insisted on us reducing the total number of units from 39 units to **31 units** in accordance with the **A.R.P.** We did, not having any other choice, and without any major changes to the massing of the building and the F.A.R (5.0) revised our Development Permit application drawings for 31 units which **was then finally approved.**

Now, with the proposed minor amendment to the **ARP (Policy)**, we wish to be able to, again without any major change to the massing of the building and the F.A.R (**DP 2021-1945**) achieve a total density of **39 units** as per the existing (**M-H2**) Land Use Bylaw. The proposed minor amendment to the policy is shown below.

> *The proposed amendment is limited to the subject site only and NOT for the area bounded by 25 Avenue SW in the north, the elbow river in the east, and in the South and 4 Street SW commercial area in the West.*

The proposed amendment not only allows us to develop 39 units but is also considered appropriate and an excellent opportunity for the area which enables the site to achieve the density as envisioned by the Land Use District and city's goal for intensification of the area, but also, as the intended use and the form conforms to the **M-H2** Land Use District and the **Mission ARP**.

The proposal does not affect the overall vision for the development, and it remains loyal to both the original intent of the **Land Use District (M-H2)** and the **Mission ARP** in terms of height and massing of the development and also very satisfactorily provides diversity of housing choice and includes 1-bedroom units, 2- and 3-bedroom units as encouraged by ARP policy.

We again for the subject amendment contacted the Cliff Bungalow/Mission Community Association (Mr. Zak Tanzah) and were invited to their meeting (via zoom) on February 9th, 2022 and we were advised that the CBM community **did not see my issue and were supportive of our application and were pleased to see UDRP comments being incorporated in our revised/updated design for 39 units.**

In conclusion we request the administration, Calgary Planning Commission (CPC) and City Council's support and approval for the proposed Policy Amendment.

Applicant Outreach Summary

In keeping with my practice for any Development / Land Use Amendment application I had contacted the Ward Alderman and the Community Association's president and at his advise, I had contacted the Community Association and made a brief presentation (via Zoom) and was given to feel that they didn't see any problem with the proposal.

The Ward Alderman had given me the same understanding. No concerns were brought to our knowledge as a result of the initial notice posting.

Our DP application was in accordance with the Land Use Bylaw, for thirty-nine (39) units but the approving authorities had made us reduce the density to thirty-one (31) units based on Mission ARP (policy). Later, following the usual approval process, our DP 2021- 1945 was approved for thirty-one (31) units and there were no objections.

In order for us to increase our density from thirty-one (31) to thirty-nine (39) units as per our original DP application we were asked to apply for a DC Land Use Amendment to increase the density to thirty-nine (39) units with a minor amendment to Mission's ARP (policy).

I met with the Community Association, and I was advised that there is no need for any DC Land Use Amendment (as the Land Use Bylaw allowed the density requested) we just need to amend the policy and we had the Community Association support for the amendment and the density (39 units).

With that we were satisfied, and we did not see any reason to contact other stakeholders.

Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee
462, 1811 4 Street SW, Calgary Alberta, T2S 1W2
Community hall and office, 2201 Cliff Street SW
www.cliffbungalowmission.com
cbmca.development@gmail.com



April 18, 2022

City of Calgary
Planning and Development
Third floor, Municipal Building
800 Macleod Trail SE
Calgary, Alberta

Re: **LOC2022-0023,** 211 25 Avenue SW
Decision: **No Objection**[1]

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed the LOC application (LOC2022-0023). Based on our review, the CBMCA would not object to this LOC amendment. In the past, the CBMCA has supported both the approved 31-suite DP-Application and the proposed 39-suite DP Application. The CBMCA believes that both iterations achieve the objectives outlined within the Mission ARP with respect to diversification of dwelling types, massing, height, architecture and materiality.

We provide two comments below:

1. **The CBMCA would have No Objection to a proposed change to the allowable units per hectare outlined within the ARP in order to support the Applicant's proposed 39-unit residential structure at 211 25 Avenue SW.** Currently, the Mission ARP currently notes that, "The high density residential policy allowing a maximum density of 395 units per hectare (160 units per acre) and a maximum height of 17 storeys is maintained for the area bounded by 25 Avenue SW in the north, the Elbow River in the east and in the south and the 4 Street SW commercial area in the west."

   The CBMCA would have "No Objection" to modifying the ARP to allow a maximum density of 485 units per hectare (196 units per acre) for the parcel at 211 25 Avenue SW. Based on our understanding of the parcel size at 8,649 square-feet (0.08035 hectares), this change to the ARP would allow the Applicant to move forward with the 39-unit iteration of DP2021-1945, which the Community Association supported in May 2021.

[1] The CBMCA issues four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that that the Application has some discrepancies with respect to our ARP´s and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP's. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support.

2. **The CBMCA believes this is an immensely difficult site to develop due to lack of a rear laneway, the narrow width of the parcel and the parcel's proximity to the river. Another important factor to consider is that the land is currently fallow. The above context suggests the Applicant's requests for reasonable accommodations should be considered, in hopes that a developer can advance a quality project on this parcel.**

   The Community Association notes that both the 39-suite and 31-suite DP Applications earned the support of the CBMCA. Both iterations add density while also adding to the diversity of dwelling types within the community, while still conforming to the spirit of the ARP with respect to massing, height, architecture and materiality.

   The two tables below compare the suite-mix (Table 1) and average floor-area (Table 2) of the two proposed development iterations (the approved 31-suite iteration and the proposed 39-suite iteration) submitted by the Applicant.

Unit Type	31-Unit Development	39-Unit Development
1	11	19
2	14	20
3	6	0
Total	31	39

Table 1. Number of suites, by dwelling type for each proposed development

Unit Type	31-Unit Development	39-Unit Development
1	510	453
2	950	896
3	1,225	NA

Table 2. Average net-area by unit type (in square-feet) for each proposed development

   The 31-suite iteration proposes a mix of one-, two- and three-bedroom suites. This iteration would feature 19-suites (14 two-bedroom suites and six three-bedroom suites) that could accommodate small families. It would also feature 11 one-bedroom suites with an average size of 510 sf.

   In comparison, the 39-Suite iteration also proposes 20 suites (all two-bedrooms) that could also support small families. However, it also proposes 19 small, one-bedroom suites (averaging 450 sf) that could be attractive to singles, a growing demographic within the city.

   Ultimately, both proposals would allow for increased density and increased diversification of dwelling types within the community of Cliff Bungalow-Mission, while still conforming to the spirit of the ARP with respect to massing, height, architecture and materiality.

Zaakir Karim
Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

Enabling Business in Calgary's Industrial Sector

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed Bylaw to amend the Municipal Development Plan (Attachment 2); and
2. Give three readings to the proposed Bylaw to amend Land Use Bylaw 1P2007 (Attachment 4).

RECOMMENDATIONS OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2022 JUNE 10:

That Council:

1. Give three readings to **Proposed Bylaw 36P2022** to amend the Municipal Development Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 44P2022** to amend Land Use Bylaw 1P2007 (Attachment 4).

HIGHLIGHTS

- The proposed amendments to update the industrial policies in the Municipal Development Plan (MDP) and the industrial districts of the Land Use Bylaw (the Bylaw) address key actions of the 2022 Industrial Action Plan to support sustainable industrial growth in Calgary.
- *What does this mean for Calgarians?* The amendments will solidify Calgary's competitive advantage as a regional distribution hub and reduce planning and development barriers to make it easier for businesses to open and operate in Calgary's industrial areas.
- *Why does it matter*? The amendments allow Calgary to serve emerging industrial trends, facilitate the complete build-out of vibrant industrial areas, and promote the industrial sector as a critical pillar of Calgary's resilient and diversified economy.
- This report recommends amendments to the MDP and the Bylaw to:
    - streamline and update regulations to allow for a wider variety of industrial and supportive land uses in industrial districts;
    - encourage the retention of large industrial parcels;
    - promote the development of more complete industrial areas; and
    - incorporate City and Provincial requirements in the Bylaw and promote clarity for applicants and the public.
- On 2022 February 15, Council approved the Citywide Growth Strategy: Industrial Action Plan Update (IP2022-0080) to guide the work of the Citywide Growth Strategy. This report addresses two key actions of the Industrial Action Plan: update and strengthen industrial policies in the MDP to reinforce that industrial uses be the primary use within industrial areas; and update the industrial districts of the Land Use Bylaw to address development barriers.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city
- Background and Previous Council Direction is included as Attachment 1.

Enabling Business in Calgary's Industrial Sector

DISCUSSION

This report proposes targeted policy and regulation actions to address short-term challenges impacting the viability of Calgary's industrial sector. These amendments address priorities of industry members and Council. They align with the MDP and the strategic goals of the Citywide Growth Strategy: Industrial. More comprehensive changes to the industrial policies and land use districts will be considered through work on the renewal of the Land Use Bylaw and the creation of the Calgary Plan, which will combine the MDP and Calgary Transportation Plan into a single, user-friendly document.

The targeted amendments of this report focus on the Cushman and Wakefield Industrial Area Growth Strategy Consulting Report's recommendations to harmonize and simplify land uses allowed across similar districts and remove redundant rules that act as barriers to development. Recommendations to consolidate land use districts and further simplify uses will be better addressed in the Calgary Plan and the Bylaw renewal.

Recommendations to amend the MDP include updates to policies that encourage the retention of large industrial parcels. Explanations of the context and benefits of each MDP amendment are provided in Attachment 3.

Recommended amendments to the Land Use Bylaw are as follows:

Better Regulations for Waste Management and Storage Uses

1. Reduce barriers for recycling facilities to operate in industrial areas.
2. Streamline regulations for storage uses by consolidating multiple compatible uses.

Streamlining Development Processes

3. Permit a wider range of appropriate uses along major streets and expressways in the general industrial district.
4. Allow changes of uses for permitted uses in the business industrial, commercial industrial and general industrial districts without the need for a development permit.
5. Eliminate the maximum building height rule for most parcels in the general industrial district to align with emerging industry trends and reduce the need for relaxations.

Expanding Range of Listed Uses

6. Add General Industrial – Light as a permitted use in the business industrial district to address the limited range of industrial uses in the district and reduce the need for Land Use Amendments.
7. Add Vehicle Rental - Minor as a discretionary use in the general industrial and industrial redevelopment districts to align with compatible uses.

Housekeeping Amendments

8. Remove the reference to the Payday Loan use in the façade rules of the general mixed-use district, to reflect that this use is not allowed in the district.
9. Eliminate the requirement for separation distances between Cannabis Stores and Child Care Services.
10. Update references to the "School Act" to the current "Education Act" legislation to align with current Provincial legislation.

11. Eliminate a rule that creates obsolete landscaping requirements.

Explanations of the context and benefits for each amendment to the Bylaw are provided in Attachment 5.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

☒ Public Engagement was undertaken

☐ Public Communication or Engagement was not required

☒ Public/Stakeholders were informed

☒ Stakeholder dialogue/relations were undertaken

Administration engaged and collaborated with the following external groups and stakeholders:

- BILD Calgary Region
- NAIOP Calgary Chapter
- Calgary Economic Development (CED)

The proposed amendments were developed through ongoing engagement with two external groups, the Industrial Strategy Working Group and the Industrial Strategy Technical Advisory Committee. Consultation with internal groups such as Law, Community Planning, and Business Licensing was also conducted. Feedback from the Business Advisory Committee and the Calgary Planning Commission was also used to develop the final amendments.

Administration worked with the Industrial Strategy Working Group to review the Municipal Development Plan and Bylaw and identify amendments to help align policy and regulations with current industry standards and address development challenges. This relationship led to the creation of a pilot direct control land use district template for use by prospective applicants on specific industrial parcels. This pilot enables compatible land uses in specific locations and appropriate rules to be applied as a hybrid of three existing industrial land use districts (I-G, I-B and I-C), and is currently being used by applicants.

IMPLICATIONS

Social

Not Applicable

Environmental

Strengthening the retention polices for large industrial parcels will help to protect air quality by supporting more efficient movement of goods and reducing greenhouse gas emissions from transportation sources. Reducing planning and development barriers and providing more opportunities for certain types of recycling businesses to operate in industrial areas will help to reduce the amount of material going to landfills and help to advance The City's materials diversion goals.

Enabling Business in Calgary's Industrial Sector

Economic

Streamlining development processes and expanding the range of listed uses in districts will help to support business growth by reducing costs and time for applicants and by reducing the need for a variety of development permit applications and land use amendments. Reducing barriers and expanding industrial development opportunities to more types of land uses will promote the resiliency and diversification of Calgary's economy. The proposed Municipal Development Plan amendment will support economic resilience by ensuring industrial lands are able to meet current and future market trends.

Service and Financial Implications

No anticipated financial impact

Some of the proposed amendments, such as eliminating the need for development permits with certain change of use applications, will result in changes to applications and approvals processes. We will continue to coordinate with all partners in the planning and development continuum to ensure staff and applicants are implementing any updated processes correctly. Council's endorsement of the recommendations will not deprioritize other projects.

RISK

The amendments proposed in this report do not present significant risks. Through collaboration with internal groups and feedback from Calgary Planning Commission, concerns were raised related to how a general reduction in discretion or oversight would impact The City's ability to monitor servicing safety standards, and how consolidation of uses and relaxations of rules could contribute to unwanted impacts to neighbouring properties. We have continued to consult with groups on these issues and have indicated these concerns will be sufficiently managed by existing Bylaw regulations.

This work represents a commitment to the 2022 Industrial Action Plan and to stakeholders of Calgary's industrial sector. There is a reputational risk of not completing this work and not addressing City commitments on the Industrial Action Plan. Furthermore, by not addressing the challenges these amendments intend to relieve, The City will continue to suffer the undesired planning and development outcomes of poorly aligned regulation and policy.

ATTACHMENT(S)

1. Previous Council Direction, Background
2. **Proposed Bylaw 36P2022**
3. Rationale for Amendments to the Municipal Development Plan
4. **Proposed Bylaw 44P2022**
5. Rationale for Amendments to the Land Use Bylaw
6. Presentation IP2022-0503

Enabling Business in Calgary's Industrial Sector

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning and Development	Approve
Jill Floen	Law	Consult
Crystal Cote	Finance	Inform
Michael Thompson	UEP	Consult
Doug Morgan	Transportation	Consult
Debra Hamilton	Community Planning	Consult

Previous Council Direction, Background

Context

The industrial sector is a crucial pillar of Calgary's economy. From the competitive advantage in multi-modal logistics and distribution provided by the Calgary International Airport, to emerging waste diversion-and reduction businesses, Calgary's industrial sector plays an important role in supporting a resilient, diversified, and prosperous economy.

On 2021 March 22, Council directed Administration to take clear actions to support the industrial sector by approving the Industrial Action Plan as part of the Citywide Growth Strategy: Industrial (PUD2021-0150). With this work, specific actions were directed to streamline the Land Use Bylaw by prioritizing the review and update of industrial districts of the Land Use Bylaw (Action A.1), as well as to update and strengthen industrial policies in the Municipal Development Plan to reinforce that industrial uses remain the primary uses within industrial areas (Action A.2).

Previous Council Direction

The table below provides details of Council direction since 2021 that have guided Administration's work on the amendments to the Calgary Municipal Development Plan and the Land Use Bylaw proposed in this report.

Timeline of Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2022 February 03	IP2022-0080	Citywide Growth Strategy: Industrial Action Plan Update Council directed Administration to undertake the revised Industrial Action Plan and report back to Council through the Infrastructure and Planning Committee no later than Q2 2023. The revised Industrial Action Plan clarified how Administration will address MDP and Bylaw actions through a single report to the Infrastructure and Planning Committee no later than Q2 2022.
2021 March 22	PUD2021-0150	Citywide Growth Strategy: Industrial Action Plan Council directed Administration to undertake the Citywide Growth Strategy: Industrial Action Plan and report back to Council through Priorities and Finance Committee no later than 2022 February. The Industrial Action Plan directed Administration to address specific actions for the MDP and the Bylaw.

PROPOSED

IP2022-0503
ATTACHMENT 2

BYLAW NUMBER 36P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MUNICIPAL DEVELOPMENT PLAN BYLAW 24P2009 (IP2022-0503)

*** ***

WHEREAS it is desirable to amend the Municipal Development Plan Bylaw 24P2009, 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 Municipal Development Plan attached to and forming part of Bylaw 24P2009, as amended, is hereby further amended as follows:

   (a) In Section 3.7.1, Standard Industrial Area, Land Use Policies, Policy a., at the end of the first sentence, add “Additionally, to support large-scale industrial activities, land use redesignations of parcels five hectares or greater from industrial to non-industrial land uses is discouraged.”

   (b) In Section 3.7.2, Industrial-Employee Intensive, Land Use Policies, Policy b., at the end of the first sentence, add “Additionally, to support large-scale industrial activities, land use redesignations of parcels five hectares or greater from industrial to non-industrial land uses is discouraged.”

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 _____

Rationale for Amendments to the Municipal Development Plan

Topic	Rationale	Outcomes
Protect large industrial parcels by discouraging subdivision and conversion of large industrial parcels to non-industrial activities.	The 2022 Industrial Action Plan identified the need for The City to respond to current and future trends towards larger industrial operations such as manufacturing, warehousing, and regional distribution centres.	Protect large industrial parcels to meet current and future industrial land needs. Support Calgary's competitive advantage as a regional warehousing and distribution hub.

ISC:UNRESTRICTED

PROPOSED

IP2022-0503
ATTACHMENT 4

BYLAW NUMBER 44P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (IP2022-0503)

*** ***

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, 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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Delete subsection 6(2)(a) and replace with:

"**6(2)**(a) the distance from a **Cannabis Store** to a ***building*** containing a **School – Private** or **School Authority – School**, or a boundary of a ***parcel*** of land on which the ***building*** is located, as described in sections 160.3(i) and 40(k) of this Bylaw;"

(b) Amend subsection 6(2)(b) by deleting "." after the word "Bylaw" and insert "; and"

(c) Add a new subsection 6(2)(c) as follows:

"**6(2)**(c) there is no required separation distance from a **Cannabis Store** or a **Cannabis Facility** to a ***building*** containing a **Child Care Service**, whether or not such **Child Care Service** includes ***early childhood services***."

(d) Delete subsections 7(6.1) and (6.2) and replace with:

"**7(6.1)** "Education Act" means the *Education Act*, S.A. 2012.

7(6.2) "Highways Development and Protection Act" means the *Highways Development and Protection Act*, S.A. 2004.

7(6.3) "Historical Resources Act", means the *Historical Resources Act*, R.S.A. 2000."

(e) Delete subsection 7(13) in its entirety.

(f) Amend subsection 7(18) by deleting "20M2001" and replacing with "4M2020".

(g) Add a new subsection 13(57.4) as follows:

"**13(57.4)** "***early childhood services***" means an early childhood services program as defined in the *Education Act*;"

(h) Add a new subsection 13(73.1) as follows:

"**13(73.1)** "**hazardous waste**" means waste that has one or more specific properties considered to be hazardous under the *Alberta Waste Control Regulation*."

(i) Renumber subsection 13(119.1) to (119.2) and add a new subsection 13(119.1) as follows:

"**13(119.1)** "**recyclable**" means a substance or mixture of substances that can be reclaimed using established industry practices to create new materials or objects."

(j) Add a new subsection 13(142) as follows:

"**13(142)** "**waste**" means a solid or liquid material or product or combination of them that is disposed of or stored prior to transportation to the final disposal location. ***Waste*** that includes any amount of ***recyclables*** is considered ***waste***."

(k) Amend subsection 14(2)(c) by adding "and" after ";".

(l) Delete subsection 14(2)(d).

(m) Add new subsections 21(3)(f.1); (j.1); and (u.2) as follows:

"(f.1) **Hazardous Waste Management Facility**, when not operated by, or on behalf of, the ***City***;"

(j.1) **Landfill**, when not operated by, or on behalf of, the ***City***;

(u.2) **Waste Storage Site**, when not operated by, or on behalf of, the ***City***; and"

(n) Delete subsection 21(3)(u.1).

(o) Delete subsection 25(1)(p)(ii) and replace with:

"(ii) **Hazardous Waste Management Facility**, **Landfill**, **Sewage Treatment Plant**, **Utilities**, **Waste Storage Site,** and **Water Treatment Plant**;"

(p) Add a new subsection 25(2)(o) as follows:

"**25(2)**(o) a change of ***use*** for a ***building*** or portion of a ***building*** does not require a ***development permit*** if:

(i) it is located in the **I-G**, **I-B** or **I-C** districts;

(ii) it does not include additions, exterior alterations, or changes to site plans; and

(iii) unless otherwise referenced in subsection (iv), the proposed ***use*** is listed as a ***permitted use*** in the district; and

(iv) a ***development permit*** is required for a change of ***use*** for a ***building*** or portion of a ***building*** if the proposed ***use*** is one of the following ***uses***:

(A) **Brewery, Winery and Distillery**."

(q) Delete Section 25.3 in its entirety.

(r) Delete Maps 2.2, 2.3 and 2.4.

(s) Add new subsections 27(2)(c.2); (d.1); and (k.1) as follows:

"(c.2) **Hazardous Waste Management Facility**;

(d.1) **Landfill**;

(k.1) **Waste Storage Site**;"

(t) Delete subsection 27(2)(k).

(u) Amend Table 1.2 by deleting "**Waste Disposal and Treatment Facility** when not operated by, or on behalf of, the ***City***;" and adding the following to Group D of table 1.2, in alphabetical order: "**Hazardous Waste Management Facility** when not operated by, or on behalf of, the ***City***"; "**Landfill** when not operated by, or on behalf of, the ***City***"; and "**Waste Storage Site** when not operated by, or on behalf of, the ***City***".

(v) Add new subsections 123(6)(m.1); (m.2); and (kk.1) as follows:

"(m.1) **Hazardous Waste Management Facility**;

(m.2) **Landfill**;

(kk.1) **Waste Storage Site**; and;"

(w) Delete subsection 123(6)(kk).

(x) Amend subsection 134.1(1)(j) by deleting "and" after ";".

(y) Add a new subsection 134.1(1)(j.1) as follows:

"(j.1) **Specialized Industrial**; and"

(z) Amend subsection 134.1(3) by deleting "the I-B and S-URP Districts" and replacing with "the S-URP District".

(aa) Amend subsection 134.1(4)(e) by deleting "and" after ";".

(bb) Amend subsection 134.1(4)(f) by deleting "." and replace it with ";".

(cc) Add a new subsection 134.1(4)(g) as follows:

"**134.1(4)**(g) **Waste Disposal and Treatment Facility** is deemed to be the **Hazardous Waste Management Facility *use*** when ***hazardous waste*** that is produced off-site is collected, stored, treated, or disposed of;"

(dd) Add a new subsection 134.1(4)(h) as follows:

"**134.1(4)**(h) **Waste Disposal and Treatment Facility** is deemed to be the **Landfill *use*** when ***waste***, other than ***hazardous waste***, is disposed of by placing it on or in land;"

(ee) Add a new subsection 134.1(4)(i) as follows:

"**134.1(4)**(i) **Waste Disposal and Treatment Facility** is deemed to be the **Waste Storage Site *use*** when ***waste***, other than ***hazardous waste***, is stored in piles or inside ***buildings*** before being transported to another ***parcel*** for treatment or disposal; and"

(ff) Add a new subsection 134.1(4)(j) as follows:

"**134.1(4)**(j) **Equipment Yard** is deemed to be the **Storage Yard *use***."

(gg) Add a new subsection 134.1(13) as follows:

"**134.1(13)** In any ***development permit*** or Direct Control District approved after the effective date of this Bylaw, the following ***uses*** are deemed to be the **Vehicle Storage *use***:

(a) **Vehicle Storage – Large**;
(b) **Vehicle Storage – Passenger**; and
(c) **Vehicle Storage – Recreational**."

(hh) Add a new subsection 134.1(14) as follows:

"**134.1(14)** In any ***development permit*** or Direct Control District approved after the effective date of this Bylaw, the following ***uses*** are deemed to be the **General Industrial – Light *use*** when the use is

located in, or the Direct Control district references the I-B District:

(a) **Specialized Industrial**.

(ii) Amend subsections 155.1(c)(ii) and 155.1(d)(ii) by deleting “recyclable material” and replacing it with “***recyclables***”.

(jj) Delete subsection 165(a)(iii) and replace with:

“**165**(a)(iii) that includes day cares, pre-schools, out-of-school care, ***early childhood services*** and other programs where the primary purpose is the care of children;”

(kk) Delete section 190 in its entirety.

(ll) Delete subsection 199(a)(vi) and replace with:

“(vi) where goods being stored are not motor vehicles, equipment, ***hazardous waste***, or ***waste***;”

(mm) Delete subsection 203.1(a)(i)(C) and replace with:

“**203.1**(a)(i)(C) the crushing, dismantling, sorting or processing of collected materials that include ***recyclables***, where activities that involve chemicals or the application of heat are contained within a fully enclosed ***building***;”

(nn) Amend subsection 203.1(a)(iii) by deleting “and” after “;”.

(oo) Amend subsection 203.1(a)(iv) by adding “and” after “;”.

(pp) Add a new subsection 203.1(a)(v) as follows:

“**203.1**(a)(v) that may not include any of the following ***uses***:

(A) **Hazardous Waste Management Facility**;
(B) **Landfill**; or
(C) **Waste Storage Site**;”

(qq) Delete subsection 203.2(a)(i)(D) and replace with:

“**203.2**(a)(i)(D) the crushing, dismantling, sorting or processing of collected materials that include ***recyclables***, that may involve chemicals or the application of heat;”

(rr) Amend subsection 203.2(a)(iii) by deleting “and” after “;”.

(ss) Amend subsection 203.2(a)(iv) by adding “and” after “;”.

(tt) Add a new subsection 203.2(a)(v) as follows:

"**203.2**(a) (v) that may not include any of the following ***uses***:

(A) **Hazardous Waste Management Facility**;
(B) **Landfill**; or
(C) **Waste Storage Site**;"

(uu) Delete subsection 203.3(a)(i)(D) and replace with:

"**203.3**(a)(i)(D) the crushing, dismantling, sorting or processing of collected materials that include ***recyclables***, where activities that involve chemicals or the application of heat are contained within a fully enclosed ***building***;"

(vv) Amend subsection 203.3(a)(iii) by deleting "and" after ";".

(ww) Amend subsection 203.3(a)(iv) by adding "and" after ";".

(xx) Add a new subsection 203.3(a)(v) as follows:

"**203.3**(a)(v) that may not include any of the following ***uses***:

(A) **Hazardous Waste Management Facility**;
(B) **Landfill**; or
(C) **Waste Storage Site**;"

(yy) Add a new section 203.4 as follows:

"**203.4 "Hazardous Waste Management Facility"**

(a) means a ***use***:

(i) where ***hazardous waste*** that is produced off-site is collected, stored, treated, or disposed of;

(ii) where there may be a ***building*** for the administrative functions of the ***use***; and

(iii) that may be subject to specific setback requirements listed in a Provincial regulation;

(b) is a ***use*** within the Infrastructure Group in Schedule A to this Bylaw;

(c) requires a minimum number of ***motor vehicle parking stalls*** based on a parking study required at the time of land use redesignation application; and

(d) does not require ***bicycle parking stalls*** – ***class 1*** or ***class 2***."

(zz) Add a new section 220.1 as follows:

"**220.1 "Landfill"**

(a) means a ***use***:

(i) where ***waste***, other than ***hazardous waste***, is disposed of by placing it on or in land;

(ii) where ***waste***, other than ***hazardous waste***, may be treated in ***buildings*** and structures or areas open to the air;

(iii) where there may be a ***building*** for the administrative functions of the ***use***; and

(iv) that may be subject to specific setback requirements listed in a Provincial regulation;

(b) is a ***use*** within the Infrastructure Uses Group in Schedule A to this Bylaw;

(c) must be designed, operated and maintained according to Provincial regulations;

(d) does not require ***motor vehicle parking stalls***; and

(e) does not require ***bicycle parking stalls*** – ***class 1*** or ***class 2***."

(aaa) Delete subsection 274.1(a)(i) and replace with:

"**274.1**(a)(i) where collected materials that include ***recyclables*** from the construction of ***buildings*** on other ***parcels*** are stored prior to their removal and processing on a different ***parcel***;"

(bbb) Delete subsection 274.1(a)(iii) and replace with:

"(iii) that is not a **Hazardous Waste Management Facility**, **Landfill**, or **Waste Storage Site**;"

(ccc) Amend subsections 274.2(a)(ii) and (iii); 274.2(d)(i) and (ii); and 274.2(e)(ii) by deleting "recyclable material" and replacing it with "***recyclables***".

(ddd) Delete subsection 284(a)(iv) and replace with:

"(iv) that is not a **Hazardous Waste Management Facility**, **Landfill**, or **Waste Storage Site**; and"

(eee) Amend subsection 288(a)(i) by deleting "salvaged and recycled material" and replacing it with "salvaged materials and ***recyclables***".

(fff) Delete subsection 288(a)(ii) and replace with:

"(ii) that is not a **Hazardous Waste Management Facility**, **Landfill**, or **Waste Storage Site**;"

(ggg) Amend subsection 288.1(a)(i) by deleting the "and" after ":" and replace it with "or".

(hhh) Amend subsections 290(a)(i) and (iii) by deleting "*School Act*" and replacing it with "*Education Act*".

(iii) Amend subsection 291(a)(i) by deleting "*School Act*" and replacing it with "*Education Act*".

(jjj) Amend subsection 291(a)(iv) by deleting "and" after ";".

(kkk) Amend subsection 291(a)(v) by adding "and" after ";".

(lll) Add a new subsection 291(a)(vi) as follows:

"**291**(a)(vi) where other educational programs pursuant to the *Education Act* may be offered to students."

(mmm) Delete subsection 313(a)(iii) and replace with:

"**313**(a)(iii) where the goods, materials and supplies stored are not motor vehicles, ***recyclables*** or ***waste***;"

(nnn) Delete subsection 313(a)(iv) and replace with:

"**313**(a)(iv) where goods may be stored in a trailer, shipping container, Quonset hut or other moveable, non-permanent structure with a roof;"

(ooo) Amend subsection 313(a)(v) by deleting "and" after ";".

(ppp) Add a new subsection 313(a)(viii) as follows:

"**313**(a)(viii) where equipment used in road construction, building construction, agricultural operations, oil and gas operations or other similar industries may be stored, serviced, cleaned, tested, repaired or rented when they are not being used;"

(qqq) Add a new subsection 313(a)(ix) as follows:

"**313**(a)(ix) that may include the incidental sale of used equipment that were previously stored or rented on the ***parcel***;"

(rrr) Add a new subsection 313(a)(x) as follows:

"**313**(a)(x) that does not involve the storage of ***dilapidated vehicles***, derelict equipment or construction material; and"

(sss) Add a new subsection 313(a)(xi) as follows:

"**313**(a)(xi) that may not include or be combined with any of the following ***uses***:

(A) **Hazardous Waste Management Facility**;
(B) **Landfill**; or
(C) **Waste Storage Site**;"

(ttt) Delete section 327 in its entirety.

(uuu) Delete section 328 in its entirety.

(vvv) Delete section 329 in its entirety.

(www) Add a new section 329.1 as follows:

"**329.1 "Vehicle Storage"**

(a) means a ***use***:

(i) where vehicles or ***recreational vehicles*** are stored when they are not in use;

(ii) where the vehicles stored are not serviced, cleaned or repaired either in a ***building*** or outdoors;

(iii) that does not accommodate the storage of any equipment;

(iv) that does not accommodate the storage of any ***dilapidated vehicles***;

(v) that may have a ***building*** for administrative functions associated with the ***use***;

(vi) that does not involve the production, display or sale of vehicles as part of the ***use***; and

(vii) that may not include or be combined with any of the following ***uses***:

(A) **Hazardous Waste Management Facility**;
(B) **Landfill**; or
(C) **Waste Storage Site**;

(b) is a ***use*** within the Storage Group in Schedule A to this Bylaw;

(c) must provide 1.0 ***motor vehicle parking stalls*** for every vehicle stored on the ***parcel***; and

(d) does not require ***bicycle parking stalls – class 1*** or ***class 2***."

(xxx) Add a new section 332.1 as follows:

"**332.1 "Waste Storage Site"**

(a) means a ***use***:

(i) where ***waste***, other than ***hazardous waste***, that is produced off-site, is stored in piles or inside ***buildings*** before being transported to another ***parcel*** for treatment or disposal;

(ii) where ***waste***, other than ***hazardous waste***, may be sorted, compacted, shredded, ground or processed;

(iii) where there may be a ***building*** for the administrative functions of the ***use***;

(iv) that may be subject to specific setback requirements listed in a Provincial regulation;

(b) is a ***use*** within the Infrastructure Uses Group in Schedule A to this Bylaw;

(c) does not require ***motor vehicle parking stalls***; and

(d) does not require ***bicycle parking stalls – class 1*** or ***class 2***."

(yyy) Delete section 333 in its entirety.

(zzz) Amend subsection 365.1(15) by adding ", prior to collection," after "stored".

(aaaa) Amend subsection 503(1) by adding ", prior to collection," after "stored".

(bbbb) Amend subsection 523(1) by adding ", prior to collection," after "stored".

(cccc) Amend subsection 566(1) by adding ", prior to collection," after "stored".

(dddd) Amend subsection 697(1) by adding ", prior to collection," after "stored".

(eeee) Amend subsection 903(1) by adding ", prior to collection," after "stored".

(ffff) Add a new subsection 903(3) as follows:

"**903(3)**No materials shall be allowed to escape the ***parcel***."

(gggg) Delete subsection 906(c) in its entirety.

(hhhh) Delete subsection 908(1)(a).

(iiii) Add a new subsection 908(2)(dd.2) as follows:

"**908(2)** (dd.2) **Vehicle Rental – Minor**;"

(jjjj) Delete section 912 and replace with:

"**912** **(1)** Unless otherwise referenced in subsection (2), there is no maximum ***building height*** for a ***building*** located on a ***parcel*** in the Industrial – General District.

(2) Where the ***parcel*** shares a ***property line*** with a ***parcel*** in the S-SPR District or a ***residential district***, the maximum ***building height*** is 18.0 metres."

(kkkk) Add a new subsection 923(2)(e.1) as follows:

"**923(2)**(e.1) **General Industrial – Light**;"

(llll) Amend subsection 923(2)(n) by adding "and" after ";".

(mmmm) Amend subsection 923(o) by deleting "and".

(nnnn) Delete subsection 923(2)(p).

(oooo) Add a new subsection 969(ff.2) as follows:

"**969** (ff.2) **Vehicle Rental – Minor**;"

(pppp) Amend section 996 by adding ", prior to collection," after "stored".

(qqqq) Amend section 1009 by adding ", prior to collection," after "stored".

(rrrr) Amend subsection 1019(1) by adding ", prior to collection," after "stored".

(ssss) Add a new subsection 1019(3) as follows:

"**1019(3)** No materials shall be allowed to escape the ***parcel***."

(tttt) Add new subsections 1067(1)(d.1), (d.2), and (v.1) as follows:

"(d.1) **Hazardous Waste Management Facility**;

(d.2) **Landfill**;

(v.1) **Waste Storage Site**; and"

(uuuu) Delete subsection 1067(1)(v).

(vvvv) Amend section 1115 by adding ", prior to collection," after "stored".

(wwww) Amend section 1154 by adding ", prior to collection," after "stored".

(xxxx) Amend section 1240 by adding ", prior to collection," after "stored".

(yyyy) Amend section 1299 by adding ", prior to collection," after "stored".

(zzzz) Amend subsection 1358(1) by adding ", prior to collection," after "stored".

(aaaaa) Amend subsection 1373(3) by deleting "**Office**, or **Payday Loan**" and replacing with "or **Office**".

(bbbbb) Add a new row to the **"Commercial Offences"** section of the Minimum and Specified Penalties table in Schedule B as follows:

903, 1019	Fail to enclose garbage and materials	$500	$1000

(ccccc) Amend Schedule A, Storage Group, to delete the uses "**Equipment Yard**", "**Vehicle Storage – Large**", "**Vehicle Storage – Passenger**", and "**Vehicle Storage – Recreational**", and insert the use "**Vehicle Storage**".

2. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Add a new subsection 7(1.2) as follows:
"7(1.2) "Alberta Waste Control Regulation" means the *Alberta Waste Control Regulation*, A/R 192/96".

(b) Amend subsection 7(15) by deleting "*Subdivision and Development Regulation*, A/R 43/2002" and replacing with "*Matters Related to Subdivision and Development Regulation*, A/R 84/2022".

(c) Amend Table 1.2 by deleting "**Equipment Yard**", "**Vehicle Storage – Large**", **Vehicle Storage – Passenger**" and "**Vehicle Storage – Recreational**" and adding "**Vehicle Storage**" to Group D of Table 1.2.

(d) Amend subsection 907(2)(aa) by adding "and" after ";".

(e) Add a new subsection 907(2)(aa.1) as follows:

"**907(2)**(aa.1) ***Vehicle Storage***."

(f) Delete subsection 907(2)(bb).

(g) Delete subsection 907(2)(cc).

(h) Delete subsection 907(2)(dd).

(i) Delete subsection 908(2)(i).

(j) Amend subsection 968(cc) by adding “and” after “;”.

(k) Add a new subsection 968(cc.1) as follows:

“**968**(cc.1) ***Vehicle Storage***.”

(l) Delete subsection 968(dd).

(m) Delete subsection 968(ee).

(n) Delete subsection 968(ff).

(o) Delete subsection 969(i).

(p) Delete subsection 983(a).

(q) Amend subsection 983(i) by adding “and” after “;”.

(r) Add a new subsection 983(i.1) as follows:

“**983**(i.1) ***Vehicle Storage***.”

(s) Delete subsection 983(j).

(t) Delete subsection 983(k).

(u) Delete subsection 983(l).

(v) Add a new subsection 1067(1)(s.1) as follows:

“**1067(1)**(s.1) ***Vehicle Storage***;”

(w) Delete subsection 1067(1)(t).

(x) Delete subsection 1067(1)(u).

(y) Delete subsection 1068(1)(c).

(z) Renumber subsection 1068(m.1) to (m.2) and add a new subsection 1068(1)(m.1) as follows:

“**1068(1)**(m.1) ***Storage Yard***;”

(aa) Amend subsection 1087(1)(i) by adding “and” after “;”.

(bb) Add a new subsection 1087(1)(i.1) as follows:

"**1087(1)**(i.1) ***Vehicle Storage***."

(cc) Delete subsection 1087(1)(j).

(dd) Delete subsection 1087(1)(k).

(ee) Add a new subsection 1094(1)(h.1) as follows:

"**1094(1)**(h.1) ***Vehicle Storage***;"

(ff) Delete subsection 1094(1)(i).

(gg) Delete subsection 1094(1)(j).

(hh) Delete subsection 1094(1)(k).

(ii) Delete subsection 1094(2)(a).

(jj) Delete subsection 1098.1(3)(a).

(kk) Amend subsection 1098.1(3)(c) by adding "and" after ";".

(ll) Add a new subsection 1098.1(3)(c.1) as follows:

"**1098.1(3)**(c.1) ***Vehicle Storage***."

(mm) Delete subsection 1098.1(3)(d).

(nn) Delete subsection 1098.1(3)(e).

(oo) Delete subsection 1098.1(3)(f).

(pp) Amend Schedule A, Infrastructure Group, to delete the use "**Waste Disposal and Treatment Facility**" and insert the uses "**Hazardous Waste Management Facility**", "**Landfill**" and "**Waste Storage Site**".

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 _____

Rationale for Amendments to the Land Use Bylaw

Proposed Land Use Bylaw (LUB) Amendments for Industrial Action Plan: The following amendments to the Land Use Bylaw will address the 2022 Industrial Action Plan.

Topic	Rationale	Outcomes

Better regulations for recycling operators
 	
Amend the Bylaw to allow the processing of salvaged and recycled material using heat or the application of chemicals within a building under each of the **General Industrial – Heavy, General Industrial – Light, and General Industrial – Medium** uses.
	Challenge:
	
	Current LUB distinction between processing of recycled material using heat or application of chemicals is difficult to apply, creates challenges for compliance, and presents unnecessary barriers for the growth of recycling businesses.
	
	Currently, any land use that includes the processing of salvaged and recycled material using heat or the application of chemicals are only allowed on a parcel designated as a Direct Control District that specifically lists this use.
	
	This poses challenges for approval and compliance, while creating confusion and barriers for applicants and does not usefully manage the potential impacts of these operations.
	
	Proposed Solutions:
	
	• Allow the crushing, dismantling, sorting or processing of collected materials that include recyclables, where activities that involve chemicals or the application of heat are contained within a fully enclosed building in the following uses:
	  ○ **General Industrial – Heavy**
	  ○ **General Industrial – Light**
	  ○ **General Industrial – Medium**
	• Treat as a **Direct Control** use if any of the processing of recycled material occurs outside of a building.
		These changes would eliminate barriers for prospective recycling business applicants and better align regulations with the potential impacts of operations.
		
		The location of activities is a better indicator of the impact of the proposed operations and is easier to determine at the application stage than whether a recycling operation uses heat or chemicals in processing.
		
		In previous Council direction from 2009, the Calgary Fire Department (CFD) raised risks associated with the potential for bulk storage of flammable or otherwise dangerous chemicals. At this time, these risks predicated the need for these land uses to be excluded from industrial districts and be regulated with their own Direct Control Bylaw.
		
		In the 10-plus years since this direction, fire and safety codes have become more stringent, and CFD has more ability to regulate and enforce safety measures that safeguard against flammable and dangerous chemicals. Based on current Fire Code requirements enforced by CFD, the presence of industrial ovens or flammable chemicals are well-managed. The processing of recycled materials indoors is mitigated by existing business license

		approvals and building safety and fire inspections. This change supports low-carbon and circular economy goals outlined in Calgary's Climate Strategy and The Recycling Council of Alberta's Circular Cities Project.
Better Regulations for Waste Uses Amend the Bylaw to include three new definitions: • **Hazardous Waste** • **Recyclables** • **Waste** Amend the Bylaw to include three new uses: • **Hazardous Waste Management Facility** • **Landfill** • **Waste Storage Site**	**Challenge:** Misalignment between Provincial Legislation and The Bylaw creates challenges for The City to grant land use approval to certain waste facilities. Under the current Bylaw, certain types of business that are identified as waste facilities by Provincial Legislation can be approved as industrial land uses. As these businesses are subject to specific Provincial requirements that prohibit the operation of schools, hospitals, food uses or residences within close proximity, approving these as typical industrial uses causes impacts to many types of business that operate in industrial areas. **Proposed Solutions:** Adding new definitions and uses for specific waste uses.	These changes would help to clarify the distinction between waste uses and industrial uses, thereby streamlining the approval process for waste uses and reducing the likelihood of uses subject to Provincial setbacks being approved in industrial districts. These changes would also result in more coordination between compliance and approvals, ensuring appropriate operations of waste uses.
Streamline regulation of storage uses: Consolidate the **313 Storage Yard** and **190 Equipment Yard** uses into one updated use of **Storage Yard**. Consolidate the three uses of **327 Vehicle Storage – Large**, **328 Vehicle Storage – Passenger** and **329 Vehicle Storage**	**Challenge:** Current LUB distinctions between multiple storage uses are unclear, causing unnecessary complications for approval processes. Storage uses feature many of the same characteristics and are allowed in similar land use districts. Consolidating compatible uses can help to reduce complications with applications and clarify appropriate uses. **Proposed Solutions:** • Delete **Section 190 Equipment Yard**	**(Updated) Storage Yard would**: • Allow for storage of goods and materials outside. • Allow for storage, servicing, cleaning, repair, and rental of equipment when not in use. • Allow for storage of goods and materials within containers, provided the containers are not buildings or permanent structures. **(New) Vehicle Storage would**:

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– Recreational into one new use of **Vehicle Storage**	• Update **Section 313 Storage Yard** • Delete **Section 327 Vehicle Storage – Large** • Delete **Section 328 Vehicle Storage – Passenger** • Delete **Section 329 Vehicle Storage – Recreational** • Add New **Section 327 Vehicle Storage** • Update **134.1 Deemed Uses**	• Allow for the storage of all sizes of motor vehicles and recreational vehicles. • Not allow for storage of equipment. • Not allow for storage of salvage or freight
Streamline Development Process for Certain Industrial Developments: Eliminate a rule that turns permitted uses into discretionary uses on Major Streets and Expressways in the I-G district.	**Challenge:** Many permitted uses in the Industrial – General (I-G) district are currently subject to unnecessary discretionary review if the use is located on a major street or expressway, creating barriers while providing limited benefits. This rule was designed to ensure high standards of form and design by screening uses and activities from the view of major streets. In practice, it provides little value for form and design over existing screening and landscaping rules. This rule is the primary reason that over 60% of applications for General Industrial – Light developments in the I-G district have been processed as discretionary since the adoption of the current Bylaw. **Proposed Solutions:** • Eliminate **Section 908(1)(b)**, which currently treats a list of permitted uses in the I-G as discretionary uses where they are located on a major street or expressway.	With this change, most listed uses in the I-G district would be allowed as permitted uses. This will significantly streamline application processing, reducing cost and timelines to the benefit of both applicants and Administration. Developments affected by this change would continue to be subject to rules that require adequate site servicing as well as additional setback, screening, and landscaping requirements for developments is these higher visibility locations.
Streamline Development Process for Certain Industrial Developments:	**Challenge:** Reviews of numerous Development Permit applications for routine changes of use create administrative burden while	With this change, any change of use application in these districts would be exempt from a DP, if the proposed use is a permitted use within the district. This will significantly streamline

No longer require Development Permits (DPs) for change of use applications in the I-G, I-B and I-C districts, if the proposed use is a permitted use in the district.	providing limited value for regulating impacts. Change of use applications in these districts significantly outnumber those for new uses each year. Business turnover is a constant reality within Calgary's industrial districts, driven by the rapidly changing dynamics of the industrial sector. Many industrial developers deal with a constant cycle of small business turnovers as they manage the buildout and operations of their developments. **Proposed Solutions:** Add the following rules to **Section 25 (2) Exempt Developments**: a change of use for a building or portion of a building does not require a development permit if: (i) it is located in the I-G, I-B or I-C districts; (ii) it does not include additions, exterior alterations, or changes to site plans; (iii) the proposed use is listed as a permitted use in the district; and (iv) if the proposed use is not Brewery, Winery and Distillery.	application processing, reducing cost and timelines to the benefit of both applicants and Administration. This change would target specific uses in specific land use districts, and by only exempting permitted uses, risks associated with uses normally subject to discretionary review would be managed. Developments affected by this change would continue to be subject to rules that require adequate site servicing as well as any applicable Provincial regulations, such as the AVPA or SDR.
Streamline Development Process for Certain Industrial Developments: Amend Section **912**, to eliminate the building height rule in the I-G district, unless where the parcel shares a property line with an S-SPR district or any residential district.	**Challenge:** The Bylaw currently restricts budling height of any building in the I-G district to 16 metres. Multiple applications in the I-G district in the past year have sought relaxations to construct buildings taller that this current limit. These relaxations result in complicated and costly application processes. Increasing the current maximum height limits for buildings in I-G districts would help to modernize land use regulations for industrial uses and position Calgary to accommodate future industrial developments critical to our sustained economic resilience.	This change will allow buildings of any height to be constructed on I-G parcels, unless the parcel shares a property line with a parcel whose land use designation is S-SPR, or any residential district. Where building height restrictions do apply to an I-G parcel, the maximum building height is 18.0 metres. Restricting building height on parcels that border residential districts or S-SPR districts would help to mitigate any impacts to less-compatible uses.

	Proposed Solutions: Update **Section 912**: (1) Unless otherwise referenced in subsection (2), there is no maximum building height for a building located on a parcel in the Industrial – General (I-G) District: Where the parcel shares a property line with a parcel in the S-SPR District or a parcel designated as a residential district, the maximum building height is 18.0 metres.	Continuing to limit office uses in I-G would help to mitigate any issues arising from development of office towers on industrial lands. Warehouses over a certain size are currently subject to specific fire / building safety / business licensing requirements. These requirements should help to mitigate any risks of larger and more intensive warehouse operations.
Expanding Listed Uses in Certain Industrial Districts: Amend the listed uses in the I-B district to add **General Industrial – Light** as a permitted use.	**Challenge:** The limited range of low-intensity industrial uses allowed in the I-B districts poses barriers to applicants and restricts the long-term development potential of these areas. The I-B district was designed to promote prestige, high quality, manufacturing, research, and office employment centre style developments. In practice, I-B districts struggle to reach their full development potential due to the limited range of uses allowed and the lack of compatible uses between I-B and I-G districts. This results in a continual need for Land Use Amendments for compatible uses. **Proposed Solutions:** Update **Section 923 (2)** to add **General Industrial – Light** as a permitted use in the I-B district	This change will provide more flexibility for land use/tenant mix in I-B developments and reduce the need for Land Use Amendments between I-B and I-G districts. This will significantly streamline application processing, reducing cost and timelines to the benefit of both applicants and Administration. To align with the purpose of the I-B district and to mitigate issues of compatibility, all activities associated with **General Industrial – Light** uses, including storage, must be contained within buildings.
Expanding Listed Uses in Certain Industrial Districts: Amend the listed uses in the I-G and I-R districts to add **Vehicle Rental - Minor** as a discretionary use.	**Challenge:** While small-scale vehicle rental uses are allowed in the I-B and I-C districts, they are not allowed in the I-G or I-R districts. The I-C, I-G and I-R districts all allow small-scale vehicle sales uses. The **Vehicle Rental – Minor** and **Vehicle Sales – Minor** uses are very similar in nature, both being small-scale operations	This change will allow small-scale vehicle rental uses to operate in more industrial districts, reducing the need for Land Use Amendments between districts. This will significantly streamline application processing, reducing cost and timelines to the benefit

	that are ancillary activities to larger and more intensive activities. Treating these uses differently provides no obvious value in land use regulation, and only poses barriers for development. **Proposed Solutions:** • Update **Section 907** to add **Vehicle Rental – Minor** as a discretionary use in I-G Update **Section 969** to add **Vehicle Rental – Minor** as a discretionary use in I-R	of both applicants and Administration. Retaining the discretionary review consistent with vehicle sales uses in these districts would help to mitigate any issues with compatibility. Certain motor vehicle businesses would still be subject to Provincial business license approvals.

LUB Housekeeping Amendments: The following amendments to the Land Use Bylaw will address specific housekeeping items.

Topic	Rationale	Outcomes
Align regulations for Payday Loan in MU-1 District	**Issue:** Section 1373 (3) currently references Payday Loan use regarding rules for façade width for uses facing a street in the MU-1 district but Payday Loans is not a listed use in the MU-1 district. **Proposed Solutions:** Update section 1373 (2) to remove reference of Payday Loan	This change would align the listed uses with the rules of the district.
Resolve conflicts resulting from Cannabis Store separation distances to schools with locations for Child Care Services	**Issue:** The Province of Alberta requires separation distances for licensed cannabis stores from services that fall under the Provincial Education Act. The Child Care Service use includes opportunities to provide early childhood services, or kindergartens, within day care facilities. The conflict between these regulations limits the commercial locations where Child Care Services may be approved since the Cannabis Stores are often located in commercial centres that are also ideal locations for child care.	This change will make it more straightforward to approve Child Care Services in appropriate commercial locations by eliminating separation distances from Cannabis Stores allowed in similar commercial locations.

	Proposed Solutions: Add a subsection 6(2)(c) to the section that defines municipal variances of separation distances for Cannabis Stores to exclude Child Care Service from the requirement. Add a defined term of "*early childhood services"* to define and align the with the Education Act in reference to a kindergarten and update the definition of Child Care Service to include this more specific term.	
Update references to the "School Act" to the current "Education Act" legislation	**Issue:** The Province of Alberta has replaced the School Act with the Education Act and references in the Land Use Bylaw need to be aligned with this change. **Proposed Solutions:** Replace all references in the Land Use Bylaw to the "School Act" with "Education Act".	Aligns the Land Use Bylaw with Provincial legislation.
Eliminate a rule that creates obsolete landscaping calculation method.	**Issue:** Section 14 (2) was established to ease the calculation of landscape planting rates across different frontages. In practice, it is more straightforward, and results better outcomes, to calculate landscape areas and plantings based on actual frontage types. **Proposed Solutions:** Delete Section 14 (2)	With this change, applications would be subject to applicable screening and landscaping rules established within land use districts. The removal of this obsolete rule will streamline application processing.

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