

**CITY OF CALGARY
NOTICE OF 2023 APRIL 4
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, 2023 April 4, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items are available on the City of Calgary website www.calgary.ca/planningmatters. 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 its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not printed in the Council Agenda or shared with Members of Council. Only those submissions **received** by the City Clerk **not later than 12:00 p.m., Tuesday 2023 March 28**, 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

<p>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.</p>
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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, 2023 April 4 at 9:30 a.m.

* * * * *

PLANNING MATTERS FOR PUBLIC HEARING

- | | |
|---------|---|
| Item 1 | Policy and Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses, LOC2022-0172, CPC2023-0155
Proposed Bylaws 19P2023 & 47D2022 |
| Item 2 | Land Use Amendment in Bowness (Ward 1) at 7803 Bowcliffe Crescent NW, LOC2021-0186, CPC2023-0186
Proposed Bylaw 48D2022 |
| Item 3 | Land Use Amendment in Bowness (Ward 1) at 9400 – 48 Avenue NW, LOC2022-0183, CPC2023-0119
Proposed Bylaw 44D2022 |
| Item 4 | Land Use Amendment in Parkdale (Ward 7) at 805 – 27 Street NW, LOC2022-0182, CPC2023-0079
Proposed Bylaw 43D2022 |
| Item 5 | Policy and Land Use Amendment in Sunnyside (Ward 7) at 528 and 628 – 10 Street NW, LOC2022-0116, CPC2023-0185
Proposed Bylaws 20P2023 & 50D2022 |
| Item 6 | Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at multiple addresses, LOC2022-0153, CPC2023-0202
Proposed Bylaws 21P2023 & 51D2022 |
| Item 7 | Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131, CPC2022-1329
Proposed Bylaws 17P2023, 18P2023 & 45D2022 |
| Item 8 | Land Use Amendment in Currie Barracks (Ward 8) at 4230 Quesnay Wood Drive SW, LOC2022-0151, CPC2023-0214
Proposed Bylaw 54D2022 |
| Item 9 | Land Use Amendment in Ogden (Ward 9) at 7228 Ogden Road SE, LOC2022-0203, CPC2023-0118
Proposed Bylaw 37D2022 |
| Item 10 | Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 806 – 14 Street SE, LOC2022-0114, CPC2023-0069
Proposed Bylaws 22P2023 & 53D2022 |

Page 2
Agenda

- Item 11 Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses,
LOC2022-0082, CPC2022-1302
Proposed Bylaw 52D2022
- Item 12 Land Use Amendment in Franklin (Ward 10) at 1411 – 33 Street NE,
LOC2022-0184, CPC2023-0107
Proposed Bylaw 49D2022
- Item 13 Land Use Amendment in Greenview Industrial Park (Ward 4) at 207 – 36
Avenue NE, LOC2022-0094, CPC2023-0039
Proposed Bylaw 38D2022
- Item 14 Land Use Amendment in Castleridge (Ward 5) at 23 Castlebrook Mews NE,
LOC2022-0192, CPC2023-0159
Proposed Bylaw 46D2022
- Item 15 Land Use Amendment in Cornerstone (Ward 5) at multiple addresses,
LOC2022-0119, CPC2023-0092
Proposed Bylaw 39D2022
- Item 16 Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111
– 15 Street NE, LOC2022-0009, CPC2023-0117
Proposed Bylaws 40D2023, 41D2023 & 42D2022

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses,
LOC2022-0172**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.23 hectares (0.57 acres \pm) located at 1128, 1132, 1136 and 1140 – 38 Street SE (Plan 1902HI, Block 27, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council:

1. Give three readings to **Proposed Bylaw 19P2023** for the amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 47D2023** for the redesignation of 0.23 hectares (0.57 acres \pm) located at 1128, 1132, 1136 and 1140 – 38 Street SE (Plan 1902HI, Block 27, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Opposition to Recommendations: Councillor Chabot and Commissioner Weber

HIGHLIGHTS

- This application seeks to amend the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan and redesignate the subject site to allow for the additional building forms of townhouses and rowhouses that may include secondary suites.
- The proposal would allow for an appropriate height and density increase that is compatible with the existing residential character of the community and is in keeping with the applicable policies of the Municipal Development Plan (MDP).
- What does this mean to Calgarians? The proposed R-CG District would allow for additional housing options that will better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- Why does this matter? Additional residential density would allow for the more efficient use of existing infrastructure and nearby community institutions and amenities.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

The application, located in the southeast community of Forest Lawn, was submitted by New Century Design on behalf of the landowner Kara Tawfiqali (Attachment 3) on 2022 September

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses,
LOC2022-0172**

19. The application was submitted for a redesignation to the R-CG District last year and even after the approval of the Housing – Grade-Oriented (H-GO) District and amendments to the R-CG District, the Applicant confirmed that the R-CG District is the desired and appropriate land use district for the subject site.

The 0.23-hectare site contains 4 parcels on the northeast corner of the intersection between 38 Street SE and 12 Avenue SE and includes the corner lot. The 4 parcels are currently developed with one-storey single detached dwellings with vehicular access and parking from the rear lane to detached garages. The proposed R-CG District would allow for the development of either a rowhouse building/s or a townhouse development containing at maximum no more than seventeen dwelling units, which may further include secondary suites as a permitted use in the R-CG District. The R-CG District has a maximum height restriction of 11.0 metres and a residential density of 75 units per hectare.

The subject site is located between Memorial Drive E to the north and 17 Avenue SE (International Avenue) to the south, with many community institutions such as schools, places of worship, and aquatic and sports facilities surrounding the subject site. Commercial activities are centred along the main arterial and collector roads in the community.

A Development Permit has not been submitted or under review on this subject site. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate.

In response, the applicant hand-delivered 60 letters to residents in the direct vicinity of the subject site. The applicant also reached out to the Forest Lawn Community Association (CA) and the Ward 9 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received two letters in opposition to this application that cited the following concerns:

- the proposed density increase is not in alignment with the local ARP and the character of this street block;

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses,
LOC2022-0172**

- the proposal does not revise the community's transportation systems to ensure safe movement for pedestrians, cyclists, and disabled people; and
- an increase in traffic and a lack of parking for secondary suites is a concern.

The Forest Lawn Community Association (CA) did not provide comments on the initial application circulation. Administration reached out to the CA again in November 2022 and also in January 2023 regarding the ARP Amendment, but no comments have been received by 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. Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-CG land use district would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyle, and demographics towards fostering an inclusive community.

Environmental

The application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit application.

Economic

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure, community institutions 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 19P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 47D2023**

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 23**

**ISC: UNRESTRICTED
CPC2023-0155
Page 4 of 4**

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses,
LOC2022-0172**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Forest Lawn and consists of four contiguous parcels on the northeast corner of 38 Street SE and 12 Avenue SE. The site is approximately 0.23 hectares (0.56 acres) in size with a frontage of approximately 61 metres and a depth of approximately 38 metres. Existing development on the site comprises four single detached dwellings with rear detached garages. Vehicular access is gained from the rear lane.

Surrounding development is characterized by single detached and duplex dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. One block to the south, the lands transition to the Residential – Grade-Oriented Infill (R-CG) District and to the east are several large parcels designated as Multi-Residential – Contextual Low Profile (M-C1) District. Numerous individual parcels throughout the community have been redesignated to a range of residential densities from Residential – Contextual One Dwelling (R-C1s) District to allow for secondary suites to the Multi-Residential – Contextual Medium Profile (M-C2) District.

The site is centrally located and within walking distance of community institutions and amenities, places of worship and the primary transit network. Directly east of the subject site are several schools, a library, aquatic centre and local neighbourhood commercial. Large scale commercial is located 450 metres to the south along 17 Avenue SE, where the Primary Transit Network (PTN) is currently serviced by the MAX Purple Bus Rapid Transit (BRT) line. To the west of the subject site, 36 Street SE is also part of the PTN with several bus lines running north-south and connecting the Light Rail Transit (LRT) with the MAX Purple BRT.

Community Peak Population Table

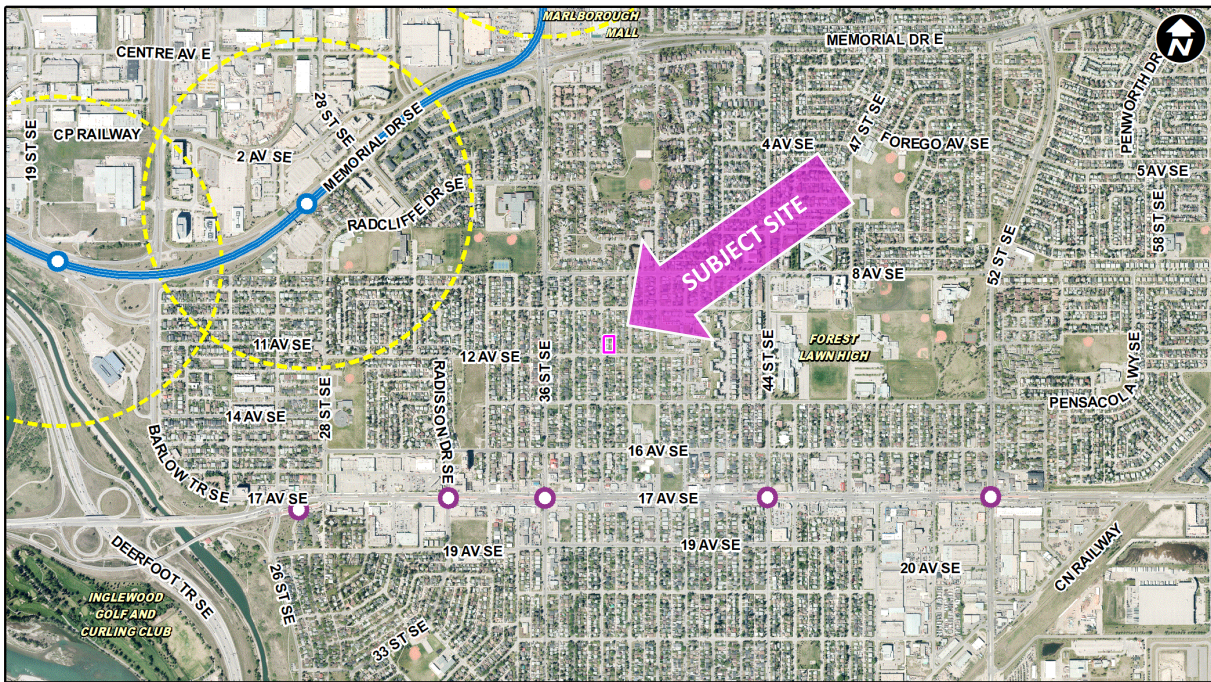
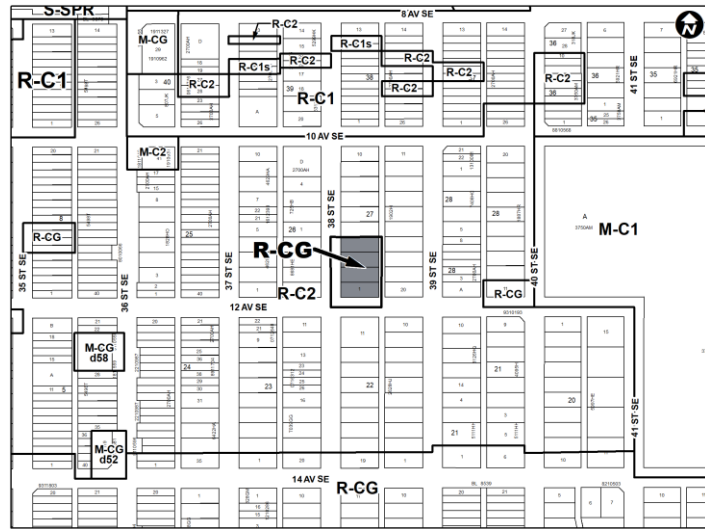
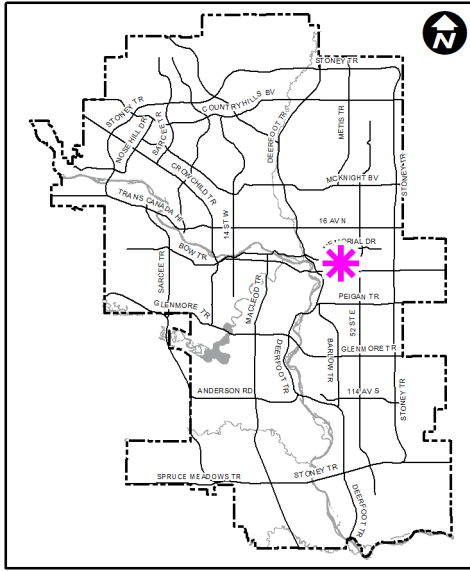
As identified below, the community of Forest Lawn reached its peak population in 1982, and the population has decreased since then.

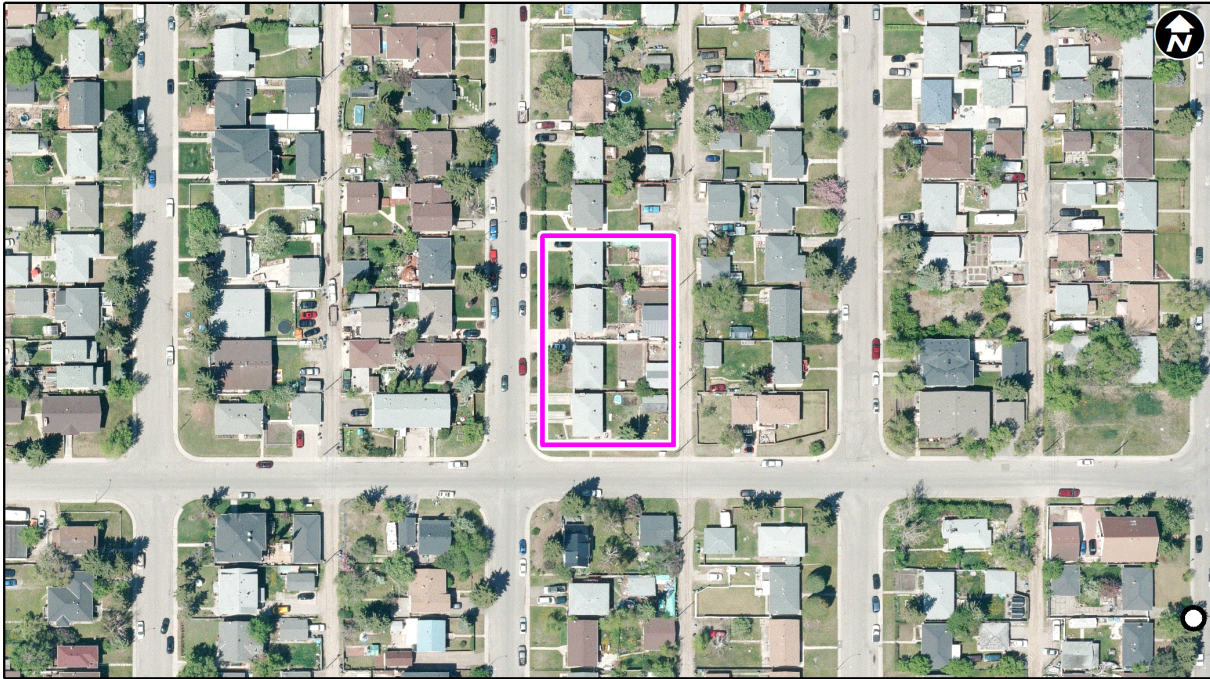
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

In addition to the residential uses allowed in the R-C2 District, the proposed R-CG District allows for the additional low-density housing forms of rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to seventeen dwelling units on the subject site. Secondary suites (one backyard suite or one secondary suite per dwelling unit) are allowed in the R-CG District as a permitted use, and do not count towards allowable density.

Development and Site Design

Future redevelopment of the site will be guided by the rules of the proposed R-CG District including the appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process included, but are not limited to:

- ensuring an engaging building interface along 38 Street SE and 12 Avenue SE; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Access to the subject site can be provided as follows:

- pedestrian access is available from existing sidewalks along 38 Street SE and 12 Avenue SE; and
- vehicular access will be required to come from the existing rear lane.

On-street parking is currently unrestricted along both 38 Street SE and 12 Avenue SE. The parcel is located near several cycling routes. On-street bike routes are proximate to the site along 40 Street SW and 8 Avenue SE and provide a low-traffic connections to the broader cycling network.

The area is well-served by Calgary Transit with route 307 (MAX Purple City Centre/East Hills) BRT and Route 1 (Bowness/Forest Lawn) approximately 500 metres (10-minute walk) directly south of the subject site. Approximately 200 metres (5-minute walk) to the west of the site along 36 Street SE, bus stops for Routes 43 (McKnight – Westwinds Station/Chinook Station), 87 (Applewood/17 Av SE) and 135 (Erin Woods/36 St SE) provide connections to the LRT and Max Purple BRT.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the subject site without the need for network upgrades at this time. Details of site servicing and storm water management 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification to allow for a variety of housing types to meet the diverse needs of present and future population and to make more efficient use of existing infrastructure, public amenities, and transit.

The proposal is in keeping with the relevant MDP policies as the provisions of the R-CG District allow for development that is compatible with existing low-density residential development in terms of height, built-form, and density.

Calgary Climate Strategy (2022)

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

Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Statutory – 1995)

[The Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan](#) (ARP) identifies the subject site as part of the Low Density Residential/Conservation area on Map 2 – Land Use Policy Areas. This land use area in the ARP is intended to facilitate a low density residential built form of single and semi-detached dwellings by means of the existing R-C2 land use district in Bylaw 1P2007.

To accommodate the redevelopment of the subject site with the proposed rowhouse built form using the R-CG land use district, an amendment is required to the next highest intensity land use area in the ARP of Low Density Multi-Dwelling. This land use area is still intended for low density residential development but allows for multi-residential dwellings beyond the existing semi-detached dwelling maximum. Although the ARP does not provide specific details for this land use area type, it is meant to be generally in alignment with the existing character and scale of the current R-C2 land use district.

The objectives in the general residential policies of the ARP, which are supported by the proposal in this application, are the following:

- to stabilize and improve the residential areas of Forest Lawn;
- to encourage home ownership; and,
- to encourage regular maintenance of properties and buildings.

To achieve these objectives, the ARP encourages the provision of a variety of housing types.

Greater Forest Lawn Communities Local Area Planning Project

Administration is currently working on the Greater Forest Lawn Communities Local Area Plan project which includes Forest Lawn. The project is a multi-community Local Area Plan that is being developed to create a future vision and policies for how land could be used and redeveloped within the Plan Area. The project is currently in Phase 2 – Explore. Planning applications are being accepted for processing throughout the local area planning process. The Greater Forest Lawn Communities Local Area Plan is anticipated to be finalized in Q4 2023.

PROPOSED

CPC2023-0155
ATTACHMENT 2

BYLAW NUMBER 19P2023

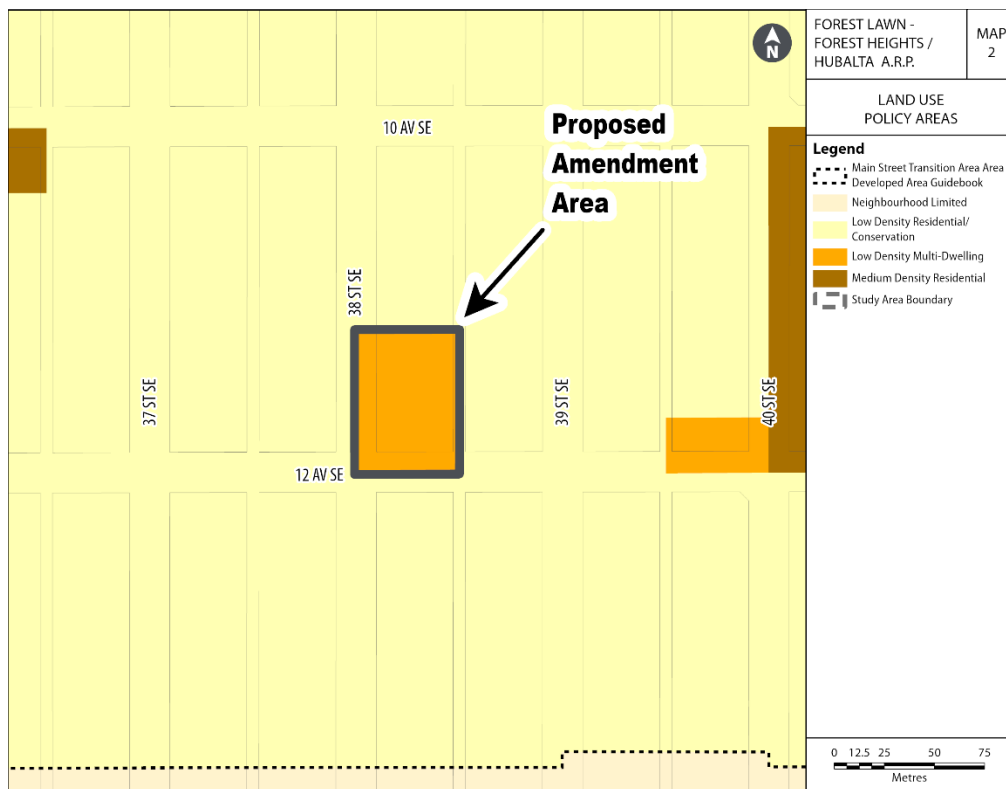
**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE FOREST LAWN-Forest
HEIGHTS/HUBALTA AREA REDEVELOPMENT
PLAN BYLAW 27P94
(LOC2022-0172/CPC2023-0155)**

WHEREAS it is desirable to amend the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan Bylaw 27P94, as amended;

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

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

1. The Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan attached to and forming part of Bylaw 27P94, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy Areas' by changing 0.23 hectares \pm (0.57 acres \pm) located at 1128, 1132, 1136 and 1140 – 38 Street SE (Plan 1902HI, Block 27, Lots 1 to 4) from 'Low Density Residential/Conservation' to 'Low Density Multi-Dwelling' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 19P2023

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

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

February 8, 2023

Re: 1128-1140 38th Street SE
Planning Justification in Support of Land-Use Application

New Century Design is making an application on behalf of Tawfiq Kara for the re-designation of 1128, 1132, 1136 and 1140 38th Street SE in the community of Forest Lawn. We are seeking re-designation from the currently existing R-C2 district to a proposed R-CG district (Residential – Grade-Oriented Infill).

1128 38th Street SE is a mid-block lot along 38th Street SE. The lot dimensions are 15.23m X 38.43m (50' x 126') and the lot is relatively flat with no distinct change in grade. The property currently hosts a single family home with a detached garage. There are few trees and minor landscaping elements.

1132 38th Street SE is a mid-block lot along 38th Street SE. The lot dimensions are 15.23m X 38.43m (50' x 126') and the lot is relatively flat with no distinct change in grade. The property currently hosts a single family home with a detached garage. There are few trees and minor landscaping elements.

1136 38th Street SE is a mid-block lot along 38th Street SE. The lot dimensions are 15.23m X 38.43m (50' x 126') and the lot is relatively flat with no distinct change in grade. The property currently hosts a single family home with a detached garage. There are several trees and minor landscaping elements.

1140 38th Street SE is a corner lot at the NE intersection of 38th Street SE and 12th Avenue SE. The lot dimensions are 15.24m X 38.46m (50' x 126') and the lot is relatively flat with no distinct change in grade. The property currently hosts a single family home with a detached garage. There are few trees and minor landscaping elements.

Surrounding context includes mostly R-C2 and R-C1 zoned lots to the North and West, a large number of M-C1 properties to the East, and mostly R-CG zoned lots to the South.

Should this re-designation be approved, the intention is to redevelop the property into street oriented multiple unit R-CG row houses with secondary suites, and detached garages. Based on public feedback and potential approval at CPC, our clients are considering producing concept plans or a concurrent development permit. This decision has yet to be made and will be decided upon receiving feedback from different parties throughout the LOC process.

1128, 1132, 1136 and 1140 38th Street SE are prime candidates for R-CG development for a number of reasons:

1. The property offers close proximity to frequent public transit

- 200 m to the #43 and #87 frequent bus service and the #135 bus route (along 36th Street SE),
- 300 m to the #49 and #155 frequent bus service (along 8th Avenue SE),
- 350 m to the #42 frequent bus service (along 8th Avenue SE),
- 400 m to the #87 bus route (along 36th Street SE),
- 500 m to the #135 bus route (along 36th Street SE) and,
- 1.2 km to the Franklin LRT Station

3. An abundance of parks within walking distance

Within a 1.0 km radius, 11 green spaces exist that serve a variety of uses – from outdoor sports to children's playgrounds. Most notably, the Radisson Heights park is within a 1km walk and boasts sports field, playgrounds, and outdoor fields that serve a variety of uses.

4. Conveniently located near schools

The site is well serviced by primary and secondary schools including Patrick Airlie School, Forest Lawn High School, Ernest Morrow School, Jack James High School, Radisson Park School, Father Lacombe High School, Bishop Kidd School. Each are within a reasonable walking or bicycling distance.

5. Close to work

The property is centrally located to a number of employment centres - Commercial storefronts along 17th Avenue SE, commercial storefronts along 52nd Street SE, the Northgate Village Shopping Centre, Marlborough Mall, and commercial storefronts along 36th Street SE.

6. Proximity to major road networks

If traveling by car, the property has quick and easy access to Memorial Drive via 36th Street SE, 17th Avenue SE, Deerfoot Trail via 17th Avenue SE, Barlow Trail SE via 17th Avenue SE. A drive into the downtown city centre would take approximately 10-13 minutes.

The abundance of nearby amenities makes this an ideal location for suited rowhousing. This type of development provides housing opportunities for the missing middle and supports the initiatives for planned and thoughtful growth through the Calgary Municipal Development Plan. Re-development of parcels adjacent to two streets is one of the primary objectives of the R-CG district. A rowhouse with street oriented units helps to ease density increases while providing sound and visual barriers from the busier 8th Avenue SE and 36th Street SE corridor to mid-block properties.

Applicant Outreach Summary

Applicant: Clay Israelson

New Century Design

01.06.23

Project name: LOC2022-0172

Did you conduct community outreach on your application?

Yes

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 have provided responses to all individuals or groups who have contacted us and provided information about the R-CG zoning, the Land Use Amendment process and Development Permit Process. We also direct individuals to our website where we provide general information about R-CG and FAQs.

Our outreach thus far has consisted of :

1. **October 3, 2022** Applied with original application of **R-CG**
2. **October 11, 2022** Contacted Councillor and Community Association
 - No response from Community Association
3. **October 24, 2022** Received query from community member regarding intended built-form
 - Responded to neighbour with description of R-CG built-forms
4. **October 28, 2022** Postcards drop to 60 surrounding residents
5. **January 3, 2023** Received Detailed Team Review 1
6. **January 6, 2023** Submitted response to DTR1

Stakeholders

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

- City of Calgary file manager
- Community Association
- Direct Neighbours within a 60m radius (mail drop)
- Ward Councillor

What did you hear?

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

Only one response was received regarding the intended built-form. As this is currently only a Land Use Amendment application we have not started design at this stage, but we referenced similar built-forms to provide the individual with an idea of the proposed developments massing.

Applicant: Clay Israelson

New Century Design

01.06.23

How did stakeholder input influence decisions?

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

At this point, stakeholder influence has not influenced our application. As we proceed through the application we will remain open to public and community feedback.

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 point we have not fully closed the loop. If we receive support for this application at CPC then we will head back out and reconnect with the Community Association and members of public who have contacted us directly.

Regards,

Clay Israelson AT,

Vaughn Makey AT,

Quinton Fediuk AT,

Shawn Jensen AT, Principal

New Century Design Inc. (Applicant)

PROPOSED

CPC2023-0155
ATTACHMENT 5

BYLAW NUMBER 47D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0172/CPC2023-0155)**

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 LOC2022-0172/CPC2023-0155
BYLAW NUMBER 47D2023

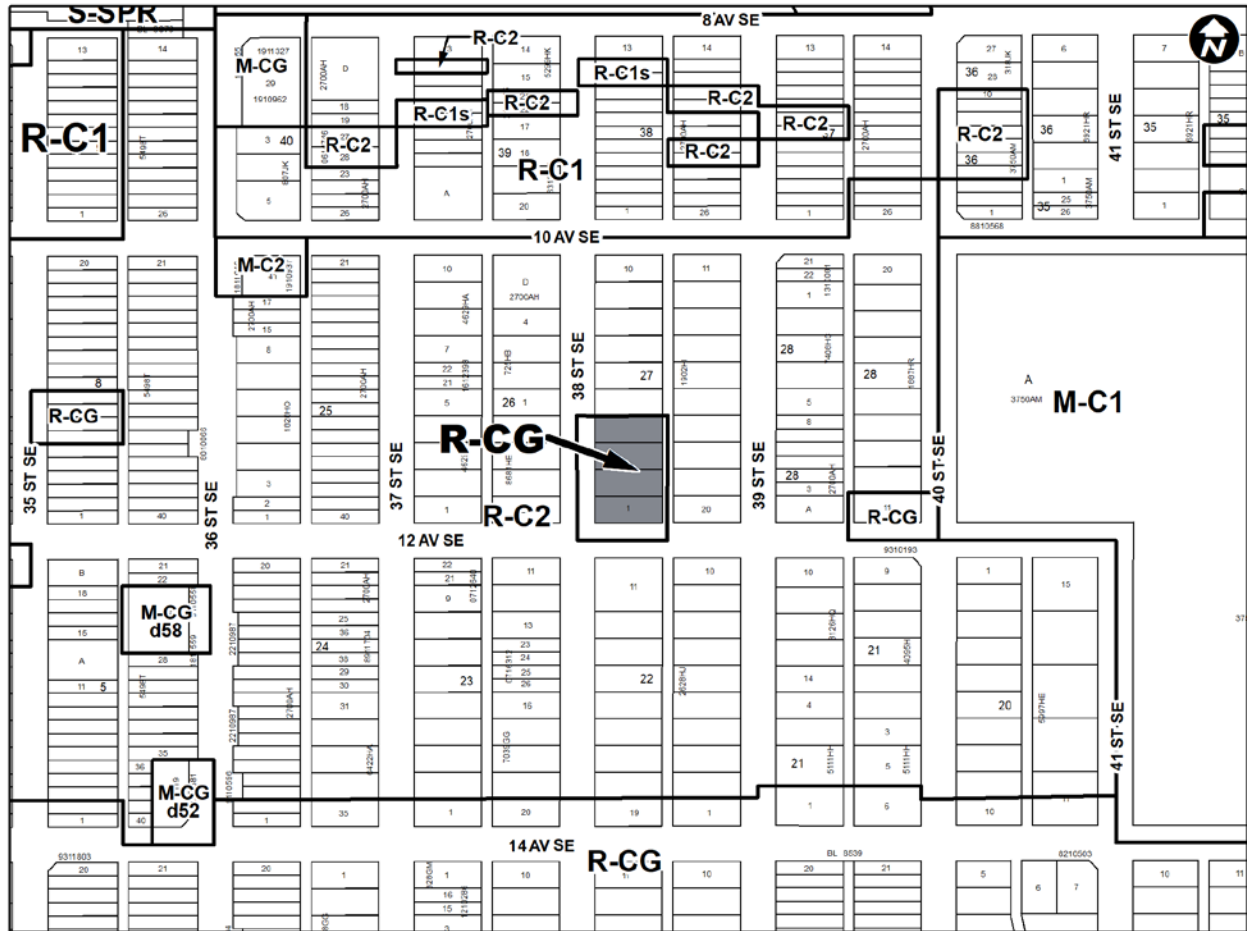
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0172/CPC2023-0155
BYLAW NUMBER 47D2023

SCHEDULE B



Land Use Amendment in Bowness (Ward 1) at 7803 Bowcliffe Crescent NW, LOC2021-0186

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 7803 Bowcliffe Crescent NW (Plan 9010848, Block 3, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council give three readings to **Proposed Bylaw 48D2023** for the redesignation of 0.09 hectares \pm (0.21 acres \pm) located at 7803 Bowcliffe Crescent NW (Plan 9010848, Block 3, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

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

DISCUSSION

This application, located in the northwest community of Bowness, was submitted on 2021 November 9 by AAA Design on behalf of the landowners, Ali Al Kenany and Shatha Majeed.

The subject site, which is approximately 0.09 hectares (0.21 acres) in size, is a pie-shaped lot located along Bowcliffe Crescent NW at the corner of a crescent bulb. The parcel is directly south of 77 Street SW and is abutted by a lane to the east. The site is currently developed with a semi-detached dwelling and has a single driveway which is accessed from the adjacent lane. No development permit application has been submitted at this time; however, the Applicant Submission (Attachment 2) indicates the intention to construct a four-unit rowhouse

Land Use Amendment in Bowness (Ward 1) at 7803 Bowcliffe Crescent NW, LOC2021-0186

development. No suites are contemplated at this time, however the applicant wishes to keep the option open.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the community association was appropriate. The applicant used the assessment tool to determine that the project is likely to have a low impact to the community. Outreach included contacting the Bowness Community Association, letters to surrounding neighbours and holding a virtual meeting with interested parties. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received three letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- loss of mature trees on site; and
- rowhouses do not fit the character of the community.

The application was circulated to the Bowness Community Association on 2021 December 17 and again on 2022 October 17, however, no comments were received by Administration.

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

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

Land Use Amendment in Bowness (Ward 1) at 7803 Bowcliffe Crescent NW, LOC2021-0186

IMPLICATIONS

Social

The proposed land use would allow for a wider range of housing types than the existing R-C1 District, and as such, the proposed land use may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 48D2023**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, located along Bowcliffe Crescent NW at the corner of a crescent bulb. The parcel is directly south of 77 Street SW and is abutted by a lane to the east. The site, which is a pie-shaped lot, has an area of approximately 0.09 hectares (0.21 acres) and has approximately 27 metres of frontage along the street. The site is currently developed with a semi-detached dwelling and has a single driveway which is accessed from the adjacent lane. The site also has a considerable change in grade from the highest point at the back of the property to the lowest point at the front along the street.

The surrounding lands are developed with a mix of single and semi-detached homes. A multi-use pathway is located behind the parcel, as is the Trans Canada Highway. The site also abuts the property of the Sentinel Storage – Calgary West at the rear of the parcel, which is designated as Industrial – Edge (I-E) District.

Community Peak Population Table

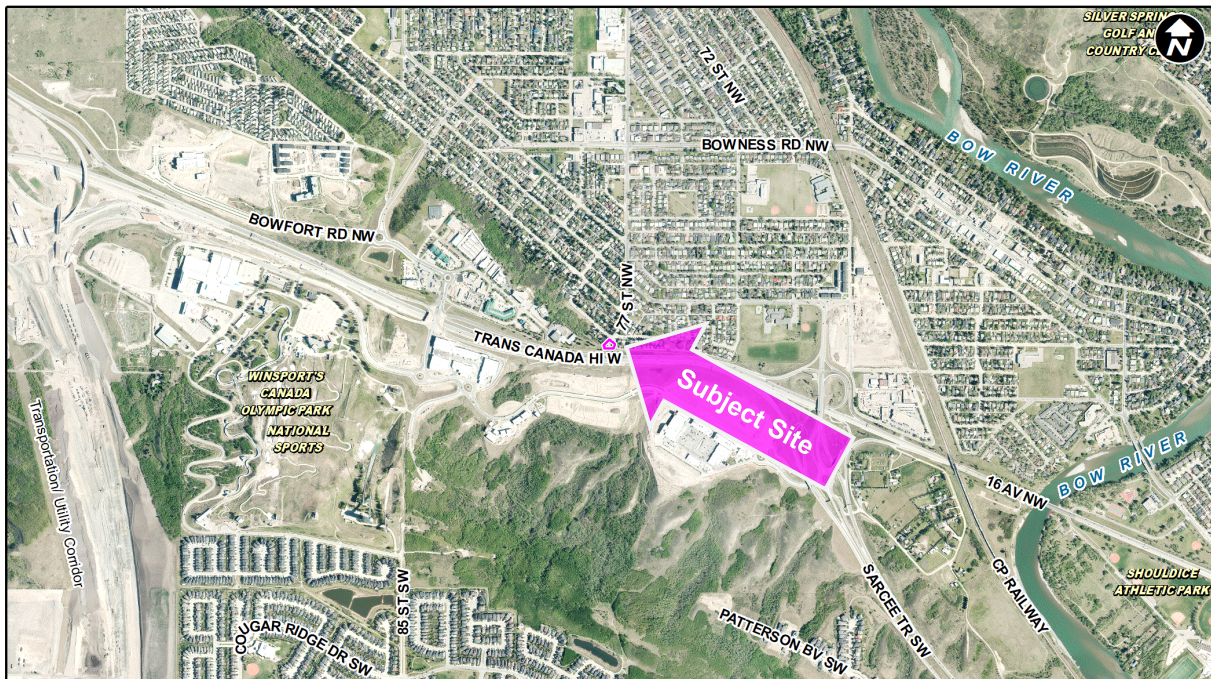
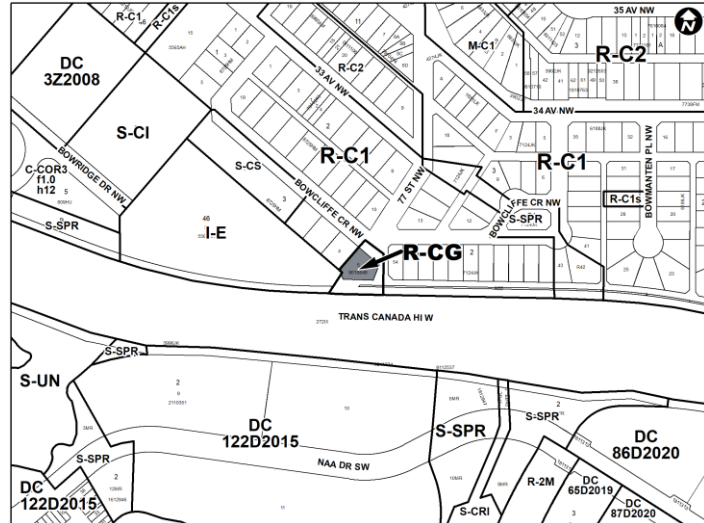
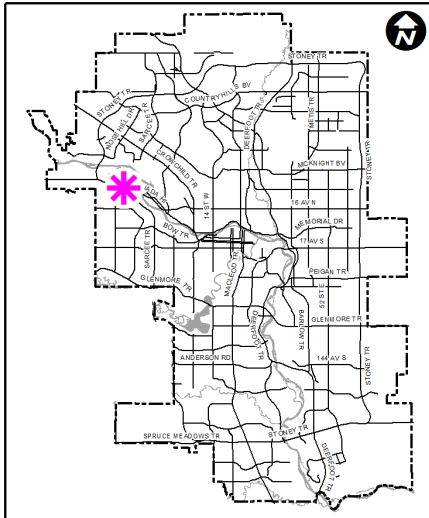
As identified below, the community of Bowness reached its peak population in 1982, and the population has decreased by 15 percent since then.

Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	± -1,984
Difference in Population (Percent)	-15%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings and secondary suites in the developed area. The maximum height is 10 metres and the maximum number of residential units is one dwelling. The current semi-detached dwelling on the property was built in 1949 and therefore is a legal-non-conforming use as it predates current land use rules.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The District allows for a maximum building height of 11 metres (three storeys) and a maximum density of 75 units per hectare, which would enable up to six dwelling units on the subject parcel.

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

Development and Site Design

If this application is approved by Council, the rules of the proposed R-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:

- ensuring an engaging built interface along the street frontage; and
- mitigating overlooking and privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along Bowcliffe Crescent NW. An existing multi-use pathway on the south side of the parcel provides connectivity to all active modes. The subject site is well-served by cycling infrastructure, which is nearby to the Bowness Road NW bicycle lanes.

The subject site is well-served by Calgary Transit. Bus stops routes #1, #53 and #305 (Bowness BRT) are located approximately 750 metres away (approximate 13-minute walk) on Bowness Road NW, which is part of the Primary Transit Network. A bus stop for Route #40 is located approximately 300 metres away (approximate 6-minute walk) on 34 Avenue NW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm 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 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

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

Calgary Climate Strategy (2022)

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

Bowness Area Redevelopment Plan (Statutory – 1995)

The subject parcel is located within the Residential: Low Density, Conservation & Infill area of Map 2: Land Use Policy Areas in the [Bowness Area Redevelopment Plan](#) (ARP). The ARP speaks to protecting the existing residential character and supporting sensitive infill development. The proposed land use amendment is in alignment with the applicable policies of the ARP.

Applicant Submission

2022 February 13

Letter for a Land use Redesignation Application from R-C1 to R-CG of 7803 Bowcliffe CR N.W., Calgary, Alberta. The proposed use of existing dwelling is to accommodate a Four Rowhouses, which includes 4 parking stalls.

We need more units due to the client has big family and grown up kids, and he wants to build for them attached houses, and the density allows it, as the Land Use Bylaw 1P2007 identifies R-CG and Rowhouses as low density residential.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Proposed Town Houses - 4 units

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)

Our Outreach Strategy for Stakeholder consultation and engagement followed a three-step process: notification, consultation, and participation. All information regarding the project was presented in a transparent way. The most suitable communication channels were selected; invitation emails, mail letters and a public invitation letter was posted in the community center to invite stakeholders for a virtual meeting on December 13.

Stakeholders

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

We connected with the stakeholders through invitation emails, mail letters, phone calls and a public invitation letter poster in the community center.

Our outreach focused on direct neighbors, community participants and parents.

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.

Parking: some concerns were raised regarding any additional 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.

Parking: New three parking stalls will be provided at the front and the rear of the property. The new proposal will accommodate the extra parking demand.

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)

Google maps and site plan were used to demonstrate how the proposal is meant to function with minimum impact on the stakeholders. A clear image in details was described to explain the circulation and transportation generated by the new dwellings. We are confident that all of the stakeholders concerns and questions were answered promptly and in a clear matter.

calgary.ca/planningoutreach

PROPOSED

CPC2023-0186
ATTACHMENT 4

BYLAW NUMBER 48D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0186/CPC2023-0186)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

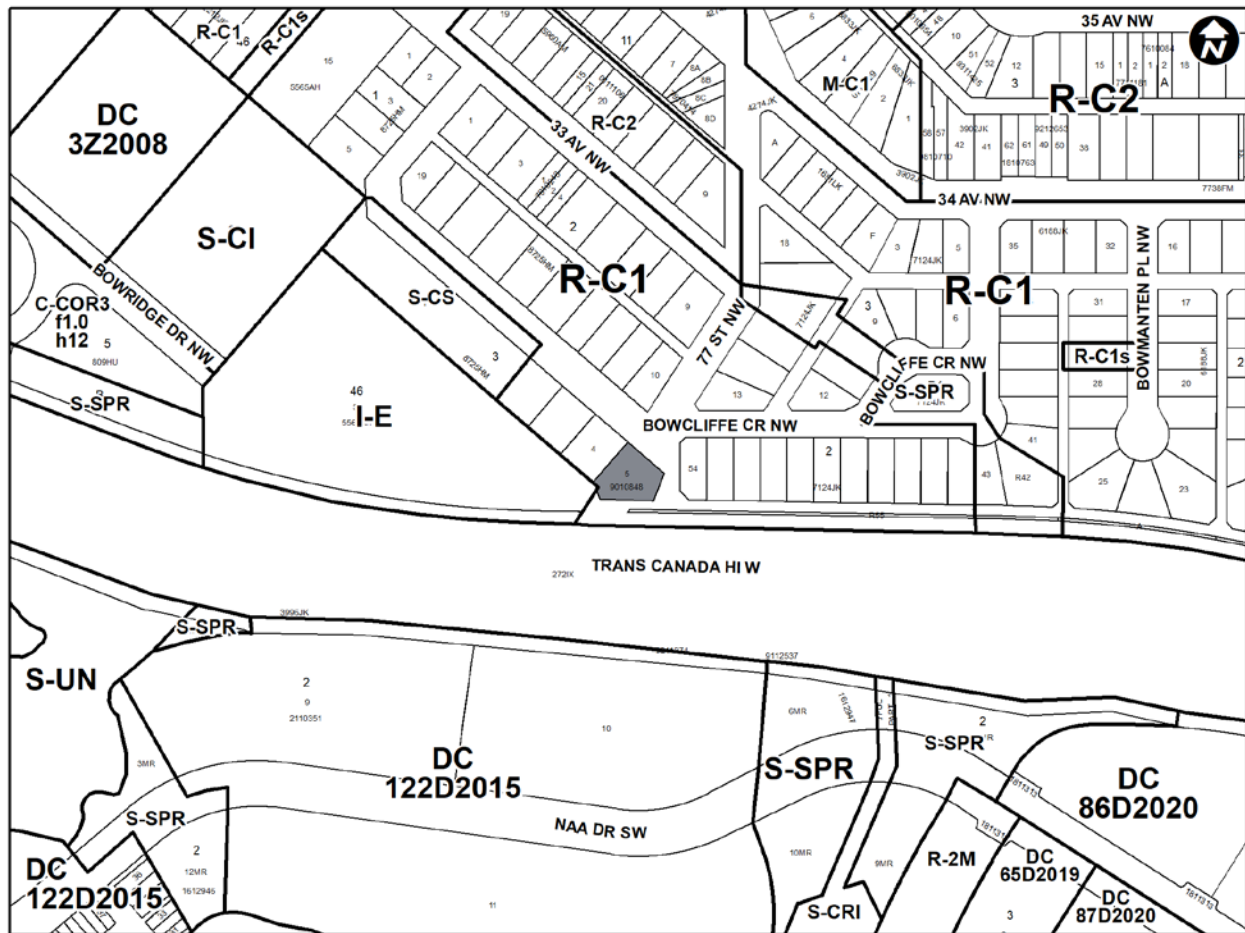
SIGNED ON _____

CITY CLERK

SIGNED ON _____

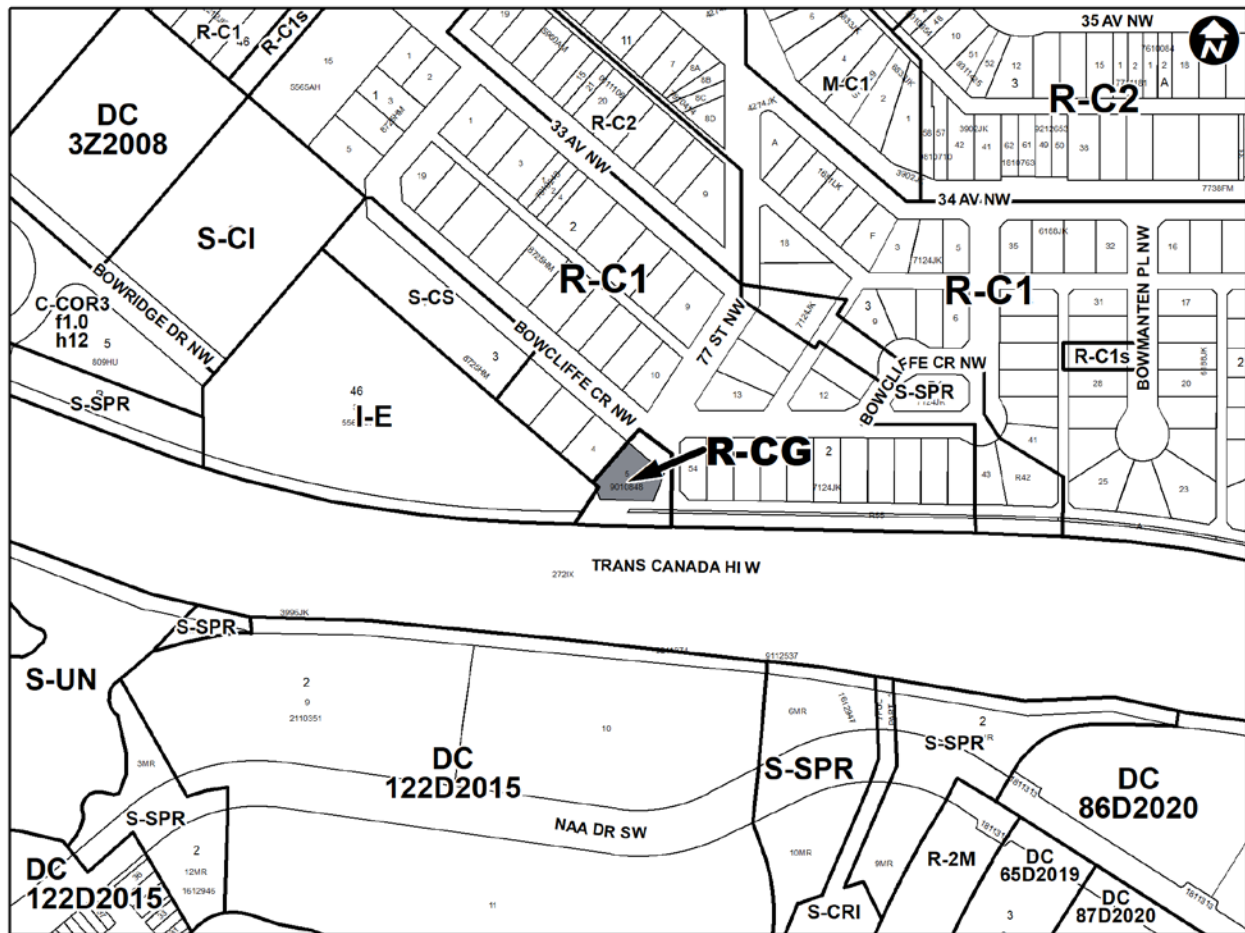
**AMENDMENT LOC2021-0186/CPC2023-0186
BYLAW NUMBER 48D2023**

SCHEDULE A



**AMENDMENT LOC2021-0186/CPC2023-0186
BYLAW NUMBER 48D2023**

SCHEDULE B



Land Use Amendment in Bowness (Ward 1) at 9400 – 48 Avenue NW, LOC2022-0183

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 13.14 hectares \pm (32.47 acres \pm) located at 9400 – 48 Avenue NW (Plan 8911515, Block 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Children's Health Centre with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 9:

That Council give three readings to **Proposed Bylaw 44D2023** for the redesignation of 13.14 hectares \pm (32.47 acres \pm) located at 9400 – 48 Avenue NW (Plan 8911515, Block 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Children's Health Centre with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for an increase in the number of residents on site.
- This proposal aligns with the *Municipal Development Plan* and the *Bowness Area Redevelopment Plan*.
- What does this mean to Calgarians? This application would allow for the expansion of the existing Children's Health Centre.
- Why does this matter? The proposal would enable the existing facility to respond to the growing demand for services.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This application, in the northwest community of Bowness, was submitted by O2 Planning and Design on behalf of the owner, Wood's Home Society on 2022 October 7. The Applicant Submission indicates that the owner intends to increase accommodations for children on site to a maximum of 40 residents (Attachment 3).

This 13.14 hectare site is located at the northwest corner of 33 Avenue NW and 48 Avenue NW. The site is currently developed as a Children's Health Centre, which is a campus-style development with 8 existing buildings. This includes four residential cottages (32 residential beds total), an administration building, a therapy building, a school building and a maintenance building. In the short term, the residential cottages will be replaced with two new cottages. In the long term, the existing school will be replaced. The existing DC District allows for a maximum of 32 residents and the proposed DC District would allow for an increase to 40 residents.

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

Land Use Amendment in Bowness (Ward 1) at 9400 – 48 Avenue NW, LOC2022-0183

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate. In response, the applicant provided a project website, conducted a postcard drop, and hosted two virtual information sessions. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

One letter of opposition was received regarding development of the Douglas Fir Sanctuary (Site 1 of the DC District). Under the existing and the proposed DC District, no development will be permitted on the Douglas Fir Sanctuary, which is identified as a provincial historic resource and is recognized as a significant natural area. Through the development review process the applicant has also been informed that the application will require Historical Resources Act approval. The proposed expansion and redevelopment of the Children's Health Centre will be fully contained within Site 2 of the DC District.

The Bowness Community Association replied to Administration's standard circulation form indicating they had no comments or concerns. The Community Association did not provide any additional response.

IMPLICATIONS

Social

The proposed application enables the expansion of an existing Children's Health Centre which will allow the facility to provide mental health services to more children in need of care.

Environmental

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

Economic

The proposed land use amendment supports the expansion of a local non-profit organization.

Service and Financial Implications

No anticipated financial impact.

Planning and Development Services Report to
Calgary Planning Commission
2023 February 09

ISC: UNRESTRICTED
CPC2023-0119
Page 3 of 3

Land Use Amendment in Bowness (Ward 1) at 9400 – 48 Avenue NW, LOC2022-0183

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 44D2023**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the northwest community of Bowness and is located at the northwest corner of 33 Avenue NW and 48 Avenue NW. The site is approximately 13.14 hectares (32.47 acres) in size and is currently developed with a Children's Health Centre in a campus-style form with eight low-rise buildings. This includes four buildings to house 32 residents in total, and four buildings for programming and administrative functions. Vehicle access to the site is provided from 48 Avenue NW.

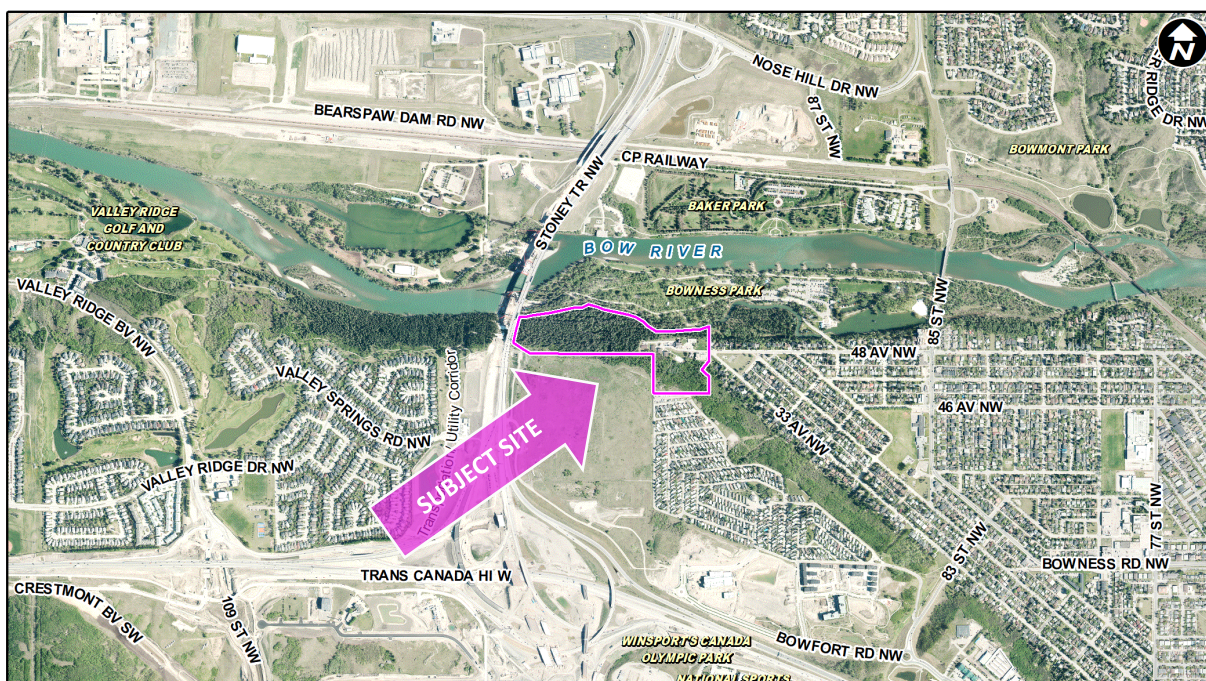
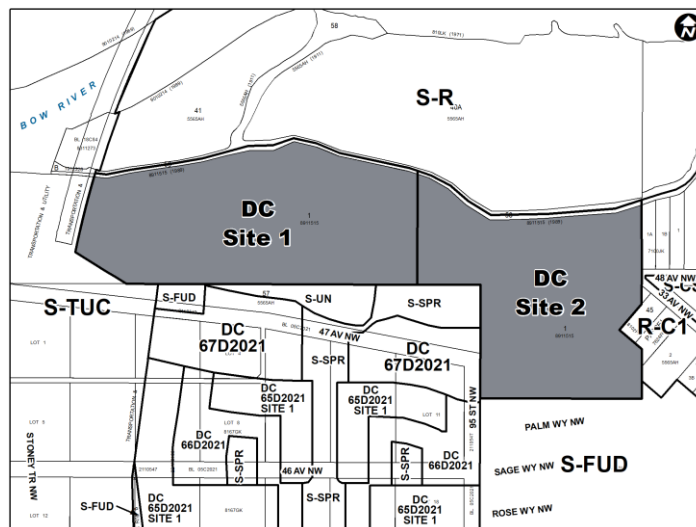
Low-density residential dwellings designated as the Residential – Contextual One Dwelling (R-C1) District are located east of the site. The site is buffered by undeveloped Special Purpose Districts to the south (Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District). The site is buffered by Special Purpose – Recreation (S-R) District lands known as Bowness Park to the north. The site identified as Direct Control (DC) Site 1 on the location maps comprises part of a provincial historic resource known as the Douglas Fir Sanctuary.

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

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

Source: *The City of Calgary 2019 Civic Census*

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





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw [367D2017](#)) is based on the Special Purpose – Urban Nature (S-UN) District (Site 1) and the Multi-Residential – Contextual Grade-Oriented (M-CG) District (Site 2) of Land Use Bylaw 1P2007 with the additional discretionary use of Children's Health Centre. The DC District limits the site to a maximum of 32 residents in the facility. The purpose of this application is to provide a new DC District to allow for additional residents on the site and facilitate future expansion and redevelopment of the site.

Site 1 of the proposed DC District is based on the rules of the S-UN District. This allows for development that respects and complies with the Alberta Ministerial Order pursuant to the Historical Resources Act protecting the trees, shrubs and vegetation on the western, undeveloped portion of the site. This is not proposed to change as part of the new DC District.

Site 2 of the proposed DC District is based on the rules of the M-CG District with the additional defined discretionary use of Children's Health Centre. The DC District is intended to:

- Define the Children's Health Centre use;
- Allow for the continued operation, redevelopment and expansion of the existing Children's Health Centre;
- Increase the maximum building height from 12m to 14m for Children's Health Centre;
- Increase the maximum of residents to 40;
- Provide minimum parking requirements; and

- Allow for multi-residential development of low height and low density if the Children's Health Centre ceases operations.

The proposed DC District includes Section 17 which is a rule that allows the Development Authority to relax Sections 12 through 15 of the DC District. Section 12 incorporates the rules of the M-CG District in Bylaw 1P2007 for Site 2, where the DC District does not provide for specific regulation. Sections 13 through 15 contains rules for the maximum number of residents, maximum height and the minimum number of motor vehicle parking stalls. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of Section 17 is to ensure that the rules of Bylaw 1P2007 that can normally be relaxed in a standard land use district can also be relaxed in the same way for this DC district.

Administration considered whether a base land use district and existing defined use in Land Use Bylaw 1P2007 could accommodate the proposal. While the Residential Care use could accommodate the proposal, it would also allow the site to provide services to adults, in addition to children, which could be seen as a more intense use. A more intense use is not the intent of this application and Administration was comfortable that the defined use of Children's Health Centre was appropriate in this circumstance.

Development and Site Design

The rules of the proposed DC District, including the rules of the S-UN and M-CG Districts, would provide guidance for the future expansion and redevelopment of the site including appropriate uses, building height, landscaping and parking. Other key factors that will be considered during the review of the development permit application include:

- Building massing, shadowing and the relationship of development with the S-R District lands (including the Bow River Pathway) to the north;
- A geotechnical assessment and biophysical impact assessment to assess drainage, slope stability, existing flora and considerations related to the physical impact of the proposal; and
- An accessible on-site loading and unloading area for Calgary Transit.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 33 Avenue NW. All required parking, as specified by the proposed DC District and Land Use Bylaw 1P2007, will be provided on site. The primary vehicle access to the site is from 48 Avenue NW and will be retained for any future expansion or redevelopment. A bus stop for Route 1 (Bowness/Forest Lawn) is located at the Bowness Terminal, 250 metres (a three-minute walk) east of the site.

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

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Climate Strategy (2022)

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

Bowness Area Redevelopment Plan (Statutory - 2019)

The [Bowness Area Redevelopment Plan](#) (ARP) contains policies related to the preservation and protection of the Wood's Douglas Fir Tree Sanctuary and Slopes. Section 9.3 of the ARP indicates that protection of this environmentally sensitive area will take precedence over any development or pedestrian trail, and that an environmental impact assessment with full public participation shall be undertaken prior to determining how the area will be managed.

Sites 1 and 2 of the DC District are shown as Institutional in the ARP's Map 2, Land Use Policy Areas. Section 11.3 of the ARP contains policies related to expansion and states that any expansion of an existing facility should be compatible with the neighbouring uses in terms of building character, scale and traffic generation. New or expanded institutional uses which would address identified community needs are encouraged (for example, needs of children, senior citizens, single parents).

Administration has determined that this proposal is compatible and in alignment with the policies of the ARP.

PROPOSED

CPC2023-0119
ATTACHMENT 2

BYLAW NUMBER 44D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0183/CPC2023-0119)**

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 _____

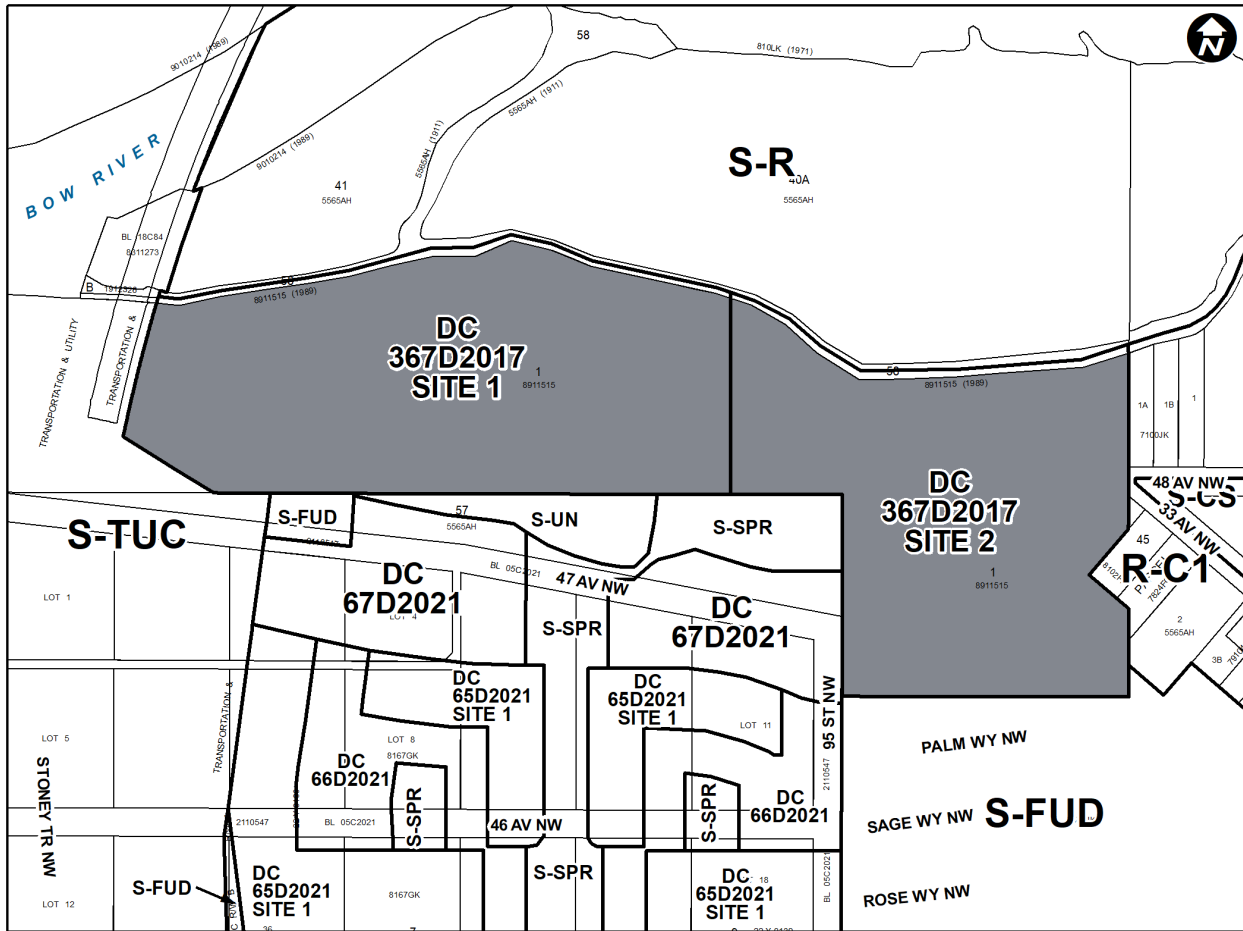
CITY CLERK

SIGNED ON _____

PROPOSED

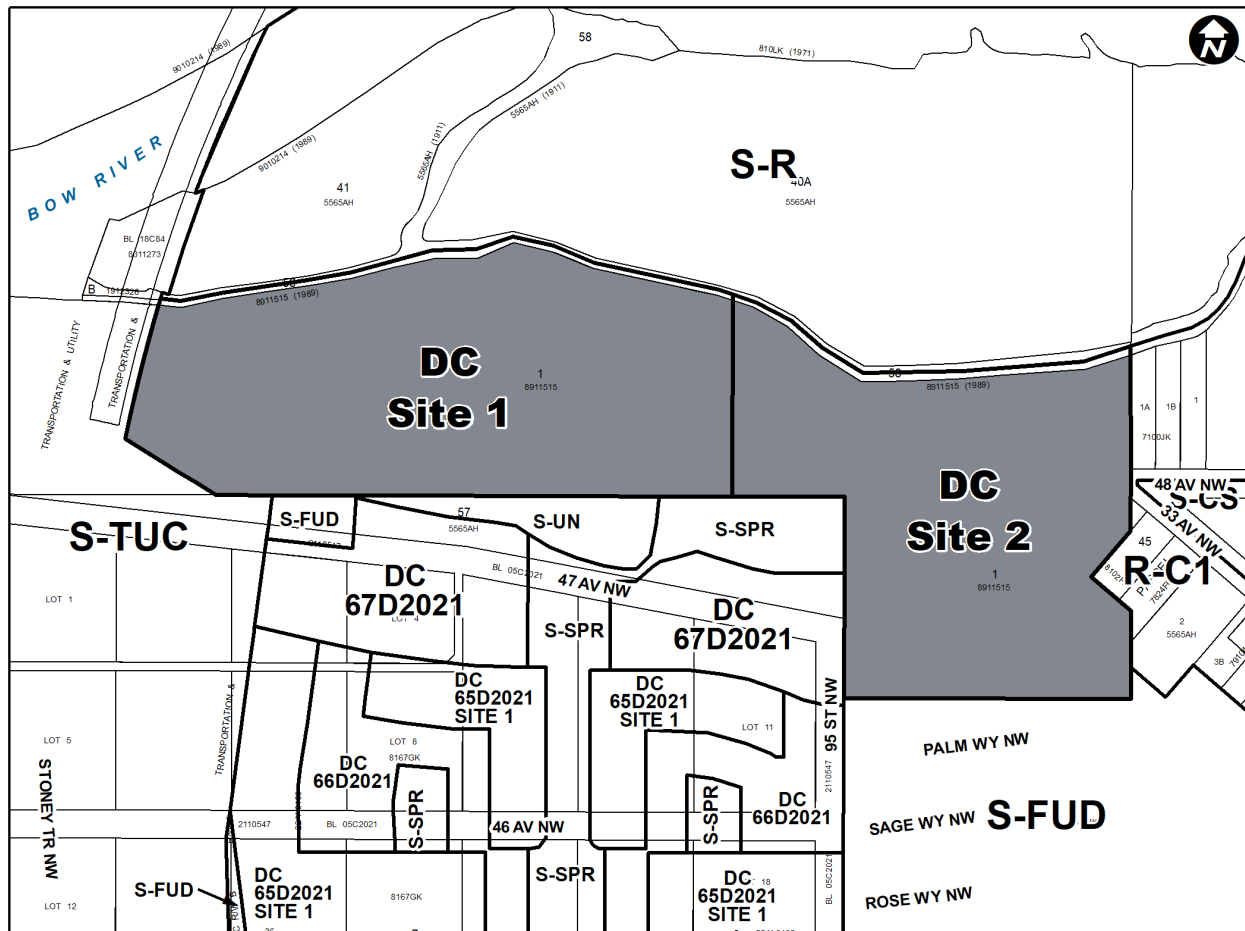
AMENDMENT LOC2022-0183/CPC2023-0119
BYLAW NUMBER 44D2023

SCHEDULE A



**AMENDMENT LOC2022-0183/CPC2023-0119
BYLAW NUMBER 44D2023**

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for:
- (a) development that complies with the Alberta Ministerial Order pursuant to the Historical Resources Act protecting the trees, shrubs and vegetation on the western, undeveloped portion of the site; and
 - (b) redevelopment and expansion of the existing Children's Health Centre.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

PROPOSED

AMENDMENT LOC2022-0183/CPC2023-0119
BYLAW NUMBER 44D2023

Defined Uses

4 In this Direct Control District:

- (a) “**Children’s Health Centre**” means a *use*:
 - (i) where social, physical or mental care is provided to children who live full-time in the facility;
 - (ii) that has at least one staff person at the facility at all times when at least one resident is within the facility;
 - (iii) that may provide programming for the social, creative, educational and physical development of children;
 - (iv) that may include temporary accommodations for family or guardians; and
 - (v) that may include the administrative functions associated with the *use*.

Site 1 (6.07 ha ±)

Application

5 The provisions in Sections 6 through 8 apply only to Site 1.

Permitted Uses

6 The *permitted uses* of the Special Purpose - Urban Nature (S-UN) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District, with the exception of:

- (a) **Park Maintenance Facility – Small.**

Discretionary Uses

7 There are no *discretionary uses* in this Direct Control District.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Special Purpose – Urban Nature (S-UN) District of Bylaw 1P2007 apply to Site 1.

Site 2 (7.07 ha ±)

Application

9 The provisions in Sections 10 through 17 apply only to Site 2.

Permitted Uses

10 The *permitted uses* of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

PROPOSED

AMENDMENT LOC2022-0183/CPC2023-0119
BYLAW NUMBER 44D2023

Discretionary Uses

- 11 The ***discretionary uses*** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Children’s Health Centre.**

Bylaw 1P2007 District Rules

- 12 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Use Rules

- 13 The maximum number of residents for a **Children’s Health Centre** is 40.

Building Height for Children’s Health Centre

- 14 The maximum ***building height*** for **Children’s Health Centre** is 14.0 metres.

Required Motor Vehicle Parking Stalls for Children’s Health Centre

- 15 The minimum number of ***motor vehicle parking stalls*** for **Children’s Health Centre** is 1.0 stall per three residents.

Required Bicycle Parking Stalls for Children’s Health Centre

- 16 There is no requirement for ***bicycle parking stalls – class 1*** or ***class 2*** for **Children’s Health Centre**.

Relaxations

- 17 The ***Development Authority*** may relax the rules contained in Sections 8 and 12 through 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Statement

On behalf of Wood's Homes Society, O2 is proposing to amend the Calgary Land Use Bylaw (LUB) to redesignate a property located at 9400 48 Avenue NW to expand mental health programs and services in the neighbourhood of Bowness. Wood's Homes has been in operation since 1914, providing treatment and support for youth with mental health challenges through campus style locations inclusive of therapy buildings, living quarters, administrative buildings, and a school. The Bowness Campus currently provides four live-in treatment 'cottages' with 8 beds per structure totaling 32 bedrooms to provide mental support for youth.

Existing residential structures are aging and need replacement, creating an opportunity for Wood's Homes to both respond to the growing demand for youth mental health care through increasing on-site cottage capacity at the Bowness campus. The on-site expansion would result in the replacement of existing structures and the construction of two cottages with 16 beds and 24 beds respectively, housing a maximum of 40 beds. Updated security and safety measures will be included in the redevelopment of the site, enabling Wood's Homes to better protect staff and monitor access of clients to and from the subject site. This application will be submitted concurrently with another application for a similar site on the Parkland Campus also operated by Wood's Homes.

To enable the expansion of services, a land use redesignation is required to amend the existing Direct Control District (367D2017) to enable an increase in bed capacity from 32 beds to 40 beds to support program expansion, additional intake, and care of youth. The expansion will take place on the existing development footprint, identified as DC Site 2 under the current DC Bylaw and will not impact or impede on the existing Douglas Fir Tree Sanctuary.

Access to the site is supported by existing public transportation and road infrastructure located east on 48 Avenue and 33 Avenue NW to enable convenient connections for employees and visitors to access the site. Community amenities such as Bowness Park provide multi-use paths to support active travel and recreation for existing and future youth residing on the site. The proposed expansion of the Bowness campus location is consistent with the existing policy context of the Bowness Area Redevelopment Plan, supporting the "Institutional" designation of the site to enable the development vision.

The proposed land use redesignation will enable Wood's Homes to upgrade older structures on site and increase accommodations for youth to support on site programming and accept additional youth in need of care.

The proposed land use amendment will:

- Respond to the growing demand for youth participating in mental health programming by increasing bed capacity on site.
- Enable Wood's Homes to diversify programming and accept additional youth in need of care
- Provide an opportunity to upgrade existing aging structures to provide the highest quality care and support for youth



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 9400 48 Ave NW Bowness

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)

O2 advanced the following engagement tactics:

1. Project Website - to provide an overview of the proposed application including a virtual comment response for stakeholders to comment on the application from the convenience of their home. To date there have been no comments received through the website.
2. Postcard Drop - Prepared 50 postcards advertising upcoming virtual engagement and the proposed development on site. The postcards were hand delivered to area residents.
3. Notice Sign - provide the standard city-required notice sign on the subject site to emphasize future development on the site.

Stakeholders

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

We will connect with the following stakeholder groups:

1. Administration
2. Bowness Community Association
3. Immediate residents/neighbours
4. Ward Councillor discussion

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.

Community Feedback was positive from both the Community Association and the wider community. Neighbours were mostly concerned with the preservation of the Douglas Fir Tree Sanctuary, however given the area will be preserved there was strong support for the expansion of mental health services on the site.

Key comments of support:

1. Appreciate early and regular communication on behalf of the applicant and Woods Homes
2. Supportive of program expansion and land use application.

Comments:

1. Confirmation the Douglas Fir Tree Sanctuary will remain open and preserved.

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.

Residents and the wider community were supportive of the application. The applicant team provided confirmation the Douglas Fir Tree Sanctuary would not be impacted by the minor expansion of bed capacity on the site.

Given the positive feedback, no revisions to the application were made.

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)

Woods Homes provides semi-regular updates to neighbours and will be providing periodic updates on the progress of both the land use application and future development permit applications on site to maintain transparency with the wider community.

calgary.ca/planningoutreach

Land Use Amendment in Parkdale (Ward 7) at 805 – 27 Street NW, LOC2022-0182

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 2.62 hectares \pm (6.46 acres \pm) located at 805 – 37 Street NW (Plan 9311982, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Children's Health Centre, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 9:

That Council give three readings to **Proposed Bylaw 43D2023** for the redesignation of 2.62 hectares \pm (6.46 acres \pm) located at 805 – 37 Street NW (Plan 9311982, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a Children's Health Centre, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate this parcel to a DC District to allow for the additional discretionary use of Children's Health Centre, in addition to the uses listed in the Multi-Residential – Contextual Grade-Oriented (M-CG) District to accommodate the continuation and expansion of an existing use.
- The proposal aligns with the *Municipal Development Plan* and *South Shaganappi Communities Area Plan*.
- What does this mean to Calgarians? This application would provide for the expansion of the existing adolescent care centre.
- Why does this matter? The proposal would enable the existing facility to provide their services to more children in need of care.
- A development permit for an additional building has been submitted and is under review.
- There is no previous Council direction on this site.

DISCUSSION

This application, in the northwest community of Parkdale, was submitted by O2 Planning and Design on behalf of the owner, Wood's Christian Homes, on 2022 October 7. The Applicant Submission indicates the owner intends to increase accommodations for children on site to a maximum of 50 residents and to diversify programming (Attachment 3).

This 2.62 hectare site is located on 37 Street NW and directly south of 16 Avenue NW. The site is currently developed as an adolescent care centre. This campus-style development of eight low-rise buildings includes four cottage buildings, each providing beds for eight residents (32 residents total), and four buildings to provide for programming and administrative functions. The existing DC District allows for a maximum of 32 residents and the proposed DC District would allow for an increase to 50 residents.

A development permit for a new Children's Health Centre building to accommodate 10 additional residents was submitted on 2022 December 20 and is under review.

Land Use Amendment in Parkdale (Ward 7) at 805 - 27 Street NW, LOC2022-0182

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate. In response, the applicant provided a project website, hand-delivered approximately 50 postcards to immediate neighbours, and hosted a public virtual information session. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

No public comments were received at the time of writing this report.

The Parkdale Community Association replied to Administration's standard circulation form and indicated support of the application.

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

IMPLICATIONS

Social

The proposed application enables the expansion of an existing adolescent care centre which will allow the facility to provide mental health services to more children in need of care.

Environmental

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

Economic

The proposed land use amendment supports the expansion of a local non-profit organization and will provide for additional employment opportunities.

Planning & Development Services Report to
Calgary Planning Commission
2023 February 09

ISC: UNRESTRICTED
CPC2023-0079
Page 3 of 3

Land Use Amendment in Parkdale (Ward 7) at 805 - 27 Street NW, LOC2022-0182

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 43D2023**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale and is west of 37 Street NW and south of 16 Avenue NW. The site is approximately 2.62 hectares (6.46 acres) in size, is a triangular shaped parcel, and is currently developed with an adolescent care centre that has been in operation for approximately 30 years. The existing development is in a campus-style form of eight low-rise buildings. Four buildings house 32 residents; four buildings are used for programming and administrative functions. Vehicle access to the site is provided from 37 Street NW and there is direct access from the site to a regional pathway on the north side.

Low-density residential dwellings designated as the Residential – Contextual One / Two Dwelling (R-C2) District are located across 37 Street NW to the east and institutional and health care developments, designated as Special Purpose – Community Institution (S-CI) District and Direct Control (DC) District, are located to the south and west of the subject site. The Foothills Hospital is located approximately 250 metres east of the site and the Alberta Children's Hospital is located approximately 850 metres north of the site.

Community Peak Population Table

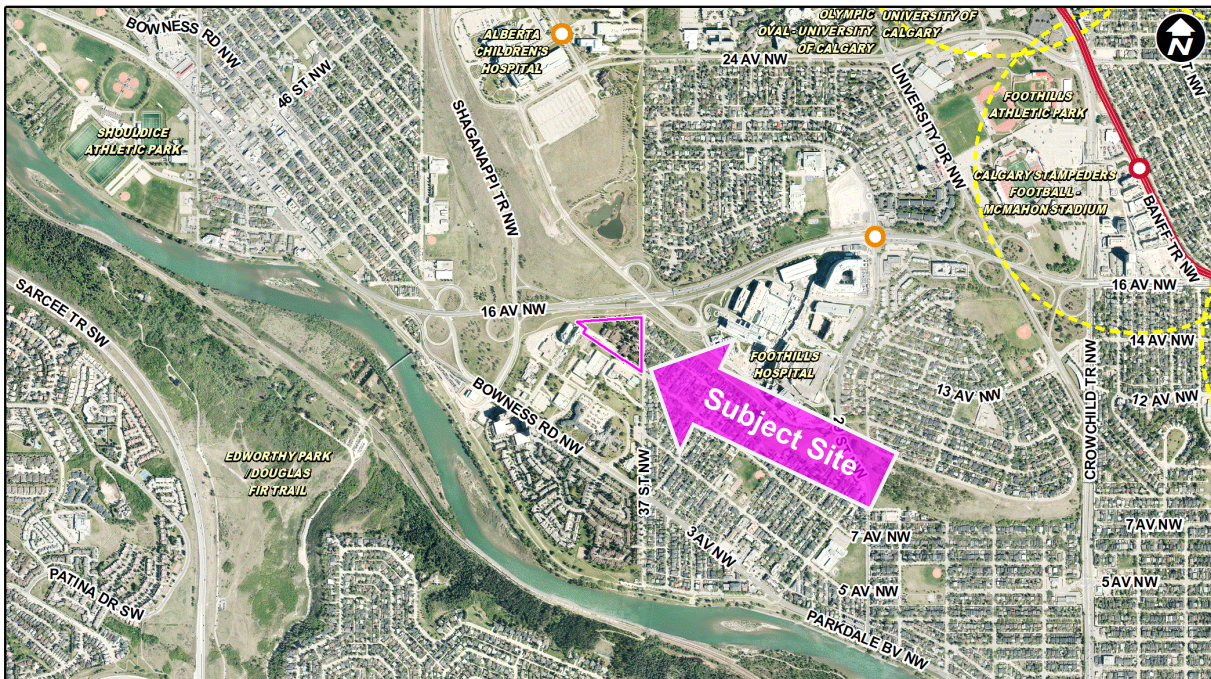
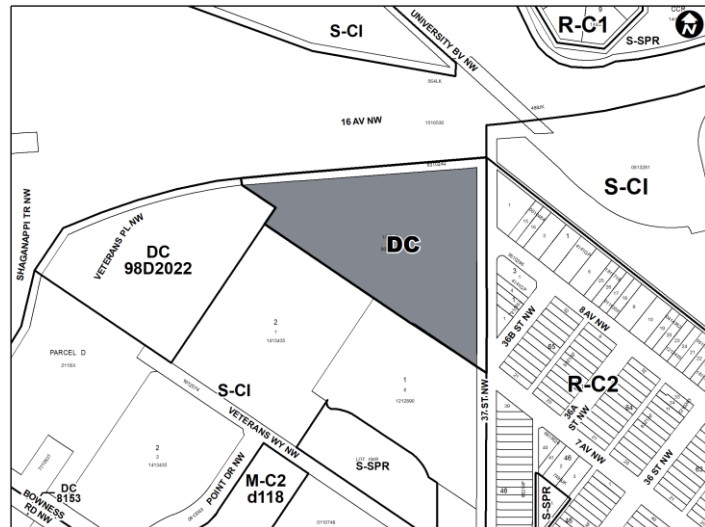
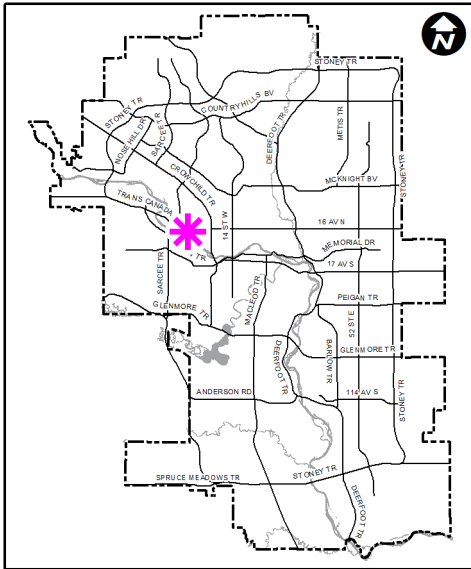
As identified below, the community of Parkdale reached its peak population in 2018, and the population has slightly decreased since then.

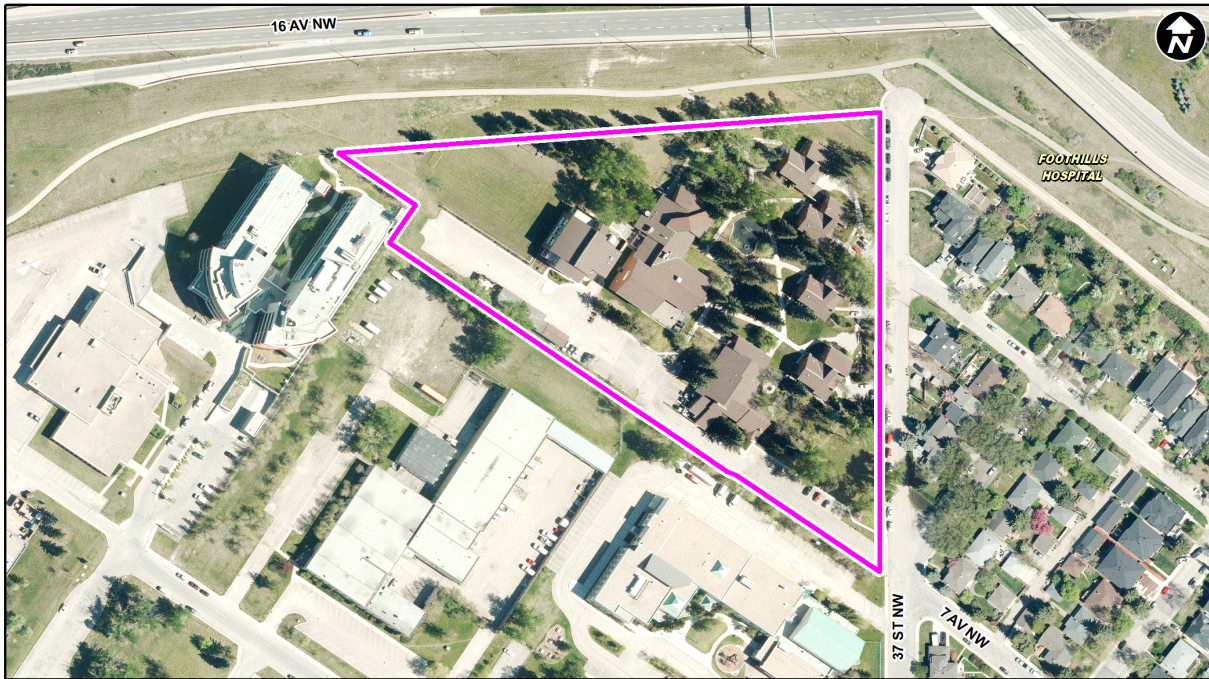
Parkdale	
Peak Population Year	2018
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.38%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw [24Z2006](#)) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80 with the additional discretionary use of Adolescent Care Centre. There are also some specific site design and building orientation rules which are related to the Adolescent Care Centre use. The DC District limits the site to four residential structures each containing a maximum of eight bedrooms (32 total).

The proposed DC District is based on the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District with the additional discretionary defined use of Children’s Health Centre. The DC District is intended to:

- Allow for the additional use of Children’s Health Centre;
- Define the Children’s Health Centre use;
- Provide use specific rules related to the Children’s Health Centre to allow a maximum of 50 residents, retain the existing maximum building height of 15 metres and to provide minimum parking requirements; and
- Allow for multi-residential development of low height and low density if the Children’s Health Centre ceases operations.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 7 through 10 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007, where the DC District does not provide for specific regulation. Sections

8 through 10 include use rules on the maximum number of residents, building height and minimum number of motor vehicle parking stalls. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that can normally be relaxed can also be relaxed in the same way that they would be in a standard district.

Administration considered whether a base land use district and existing defined use in Land Use Bylaw 1P2007 would accommodate the proposal. While the Residential Care use could accommodate the existing activities on the site, Residential Care could also allow the site to provide services to adults in addition to children, which could be seen as more intense. A more intense use is not the intent of this application and administration was comfortable that a new defined use of Children's Health Centre was appropriate in this circumstance. Any new defined uses require a direct control district to implement them.

Development and Site Design

A development permit has been submitted and is under review. The rules of the proposed DC District, including the rules of the M-CG base district, provide guidance for this development permit and any future expansion and redevelopment of the site including appropriate uses, building height, landscaping and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface along both 37 Street NW and the regional pathway to the north;
- accessibility throughout the site; and
- building massing, shadowing and the relationship with the residential parcels to the east.

Transportation

Pedestrian access to the site is available from existing sidewalks along 37 Street NW and the regional pathway to the north. All required parking, as specified by the proposed DC District and Land Use Bylaw 1P2007, will be provided on site. The primary vehicle access to the site is from 37 Street NW and will be retained for any future expansion or redevelopment. Bus stops for bus Routes 1 and 40 are located on Bowness Road NW within 500 metres (six-minute walk) from the subject site. Bus stops for Routes 8 and 90 are located on Hospital Drive within 600 metres (seven-minute walk) from the subject site.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service this site. Further details for servicing and waste collection facilities 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established area as identified on Map1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

South Shaganappi Communities Area Plan (Non-Statutory – 2011)

Development of the site is guided by the [South Shaganappi Communities Area Plan](#). The proposed land use redesignation proposes a modest intensification within the inner city and is in keeping with the general direction provided by this plan. The proposed land use amendment specifically aligns with Strategic Objective S.03 which is to “Create strong neighbourhoods and complete communities within South Shaganappi that are socially cohesive, inclusive and have sufficient, accessible and quality services, amenities and infrastructure”.

South Shaganappi Communities Local Area Planning Project (Area 13)

There is no existing local area policy of this site. Area 13 (South Shaganappi Communities) which includes Parkdale and surrounding communities, has been identified on the [City Planning and Policy Roadmap](#) and is currently planned to launch in 2023. Planning applications will be accepted for processing throughout the local area planning process.

PROPOSED

CPC2023-0079
ATTACHMENT 2

BYLAW NUMBER 43D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0182/CPC2023-0079)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

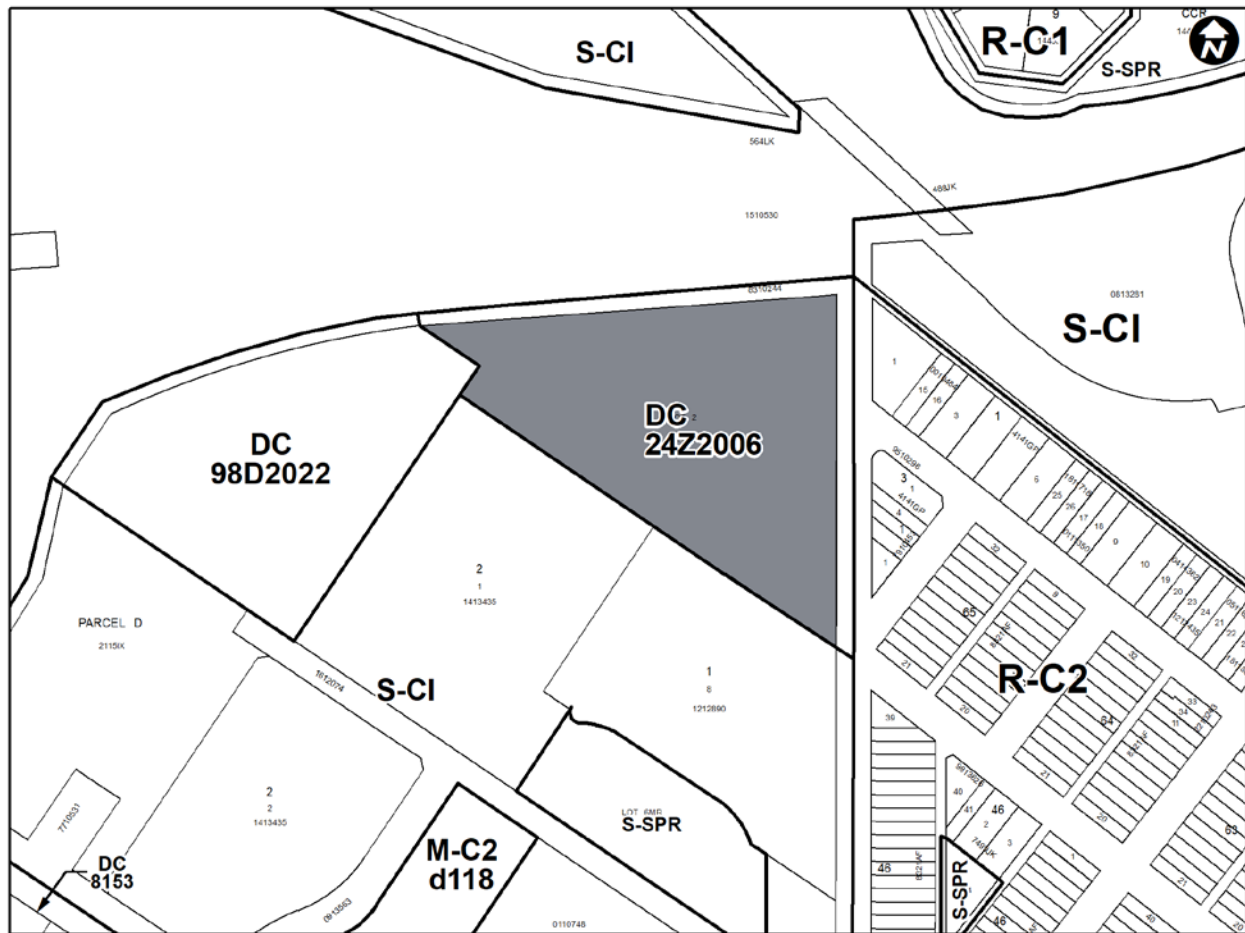
SIGNED ON _____

CITY CLERK

SIGNED ON _____

**AMENDMENT LOC2022-0182/CPC2023-0079
BYLAW NUMBER 43D2023**

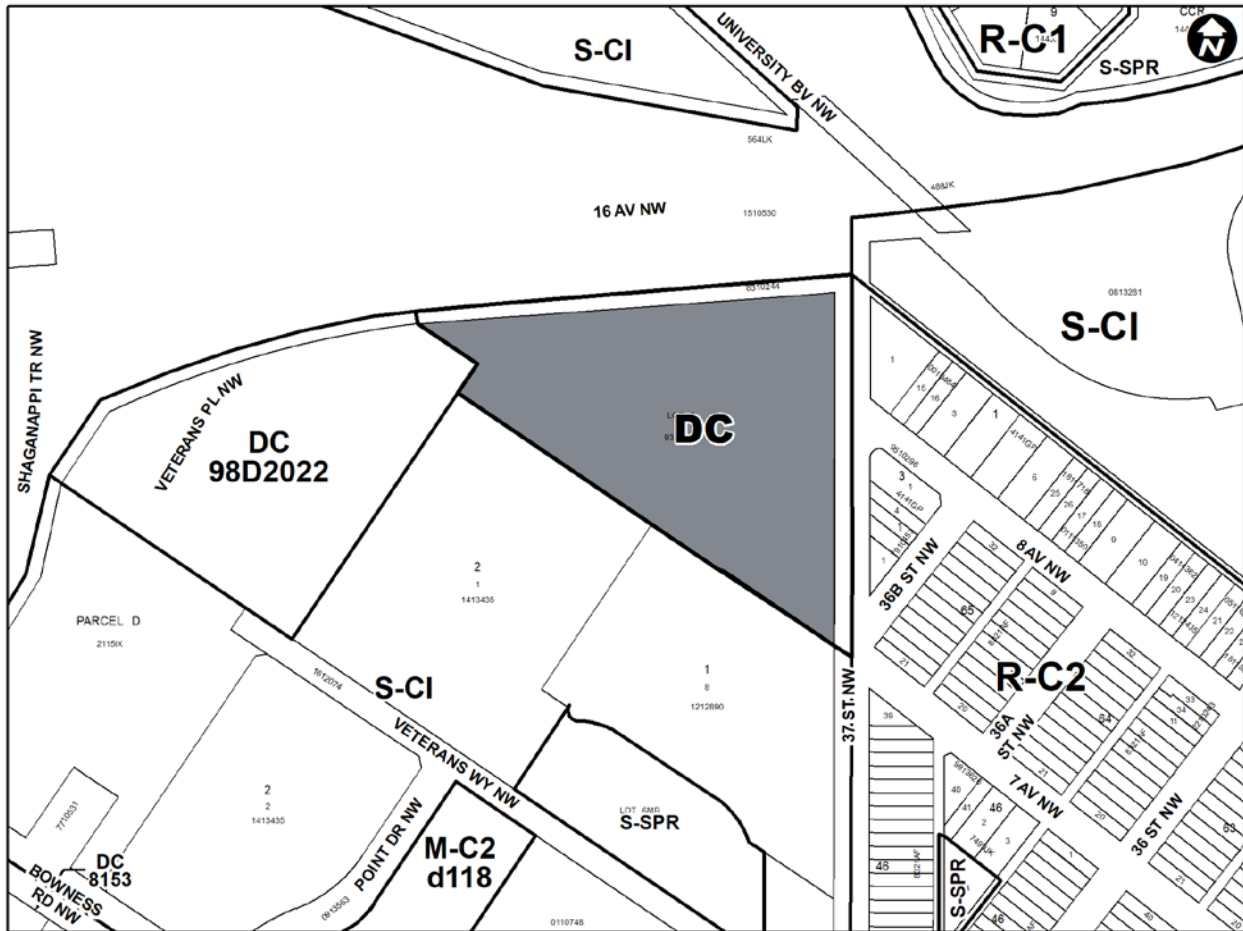
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0182/CPC2023-0079
BYLAW NUMBER 43D2023

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of Children's Health Centre.

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.

Defined Uses

- 4 In this Direct Control District:

(a) "Children's Health Centre" means a *use*:

PROPOSED

AMENDMENT LOC2022-0182/CPC2023-0079 BYLAW NUMBER 43D2023

- (i) where social, physical or mental care is provided to children who live full-time in the facility;
- (ii) that has at least one staff person at the facility at all times when at least one resident is within the facility;
- (iii) that may provide programming for the social, creative, educational and physical development of children;
- (iv) that may include temporary accommodations for family or guardians; and
- (v) that may include the administrative functions associated with the **use**.

Permitted Uses

- 5** The **permitted uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6** The **discretionary uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Children’s Health Centre.**

Bylaw 1P2007 District Rules

- 7** Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Use Rules

- 8** The maximum number of residents for a **Children’s Health Centre** is 50.

Building Height for Children’s Health Centre

- 9** The maximum **building height** for a **Children’s Health Centre** is 15.0 metres.

Required Motor Vehicle Parking Stalls for Children’s Health Centre

- 10** The minimum number of **motor vehicle parking stalls** for **Children’s Health Centre** is 1.0 **motor vehicle parking stalls** per three residents.

Required Bicycle Parking Stalls for Children’s Health Centre

- 11** There is no requirement for **bicycle parking stalls – class 1** or **class 2** for **Children’s Health Centre**.

Relaxations

- 12** The **Development Authority** may relax the rules contained in Sections 7 through 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

2022-10-07

O2

Applicant Statement

On behalf of Wood's Homes Society, O2 is proposing to amend the Land Use Bylaw (LUB) to redesignate a property located at 805 37 Street NW to expand mental health programs and services in the neighbourhood of Parkdale. Wood's Homes has been in operation since 1914, providing treatment and support for youth with mental health challenges through campus style locations inclusive of therapy buildings, living quarters, administrative buildings, and a school. The Parkdale Campus currently provides four live-in treatment 'cottages' with 8 beds per structure totaling 32 bedrooms to provide mental support for youth.

Existing residential structures are aging and need replacement, creating an opportunity for Wood's Homes to both respond to the growing demand for youth mental health care through increasing on-site cottage capacity at the Parkdale campus. The on-site expansion would result in the replacement of existing structures and the construction of five 10-bedroom cottages housing a maximum of 50 beds. In addition, a new maintenance facility will be constructed on the western edge of the site whereas no permanent facility exists today. This application will be submitted concurrently with another application for a similar site on the Bowness Campus also operated by Wood's Homes.

A land use redesignation is required to amend the existing Direct Control District (24Z2006) to redefine 'Adolescent Care Centre' to align with the 'Children's Health Centre' definition used in the Bowness application, increase bed capacity from 32 beds to 50 beds to support program expansion, and increase the maximum building height of the cottages and enable temporary structures to house youth during construction. In addition, the land use redesignation will bring the DC Bylaw into conformity with the current 1P2007 Land Use Bylaw.

Access to the site is supported by public transportation and road infrastructure located directly south on Bowness Road NW and 37 Street NW, enabling convenient connections for employees and visitors to access the site. Additional bus routes are located on West Campus Blvd NW including the MAX BRT Orange route providing direct access to the subject site and support services such as Foothills Medical Centre and Alberta Children's Hospital. Community amenities such as an outdoor fitness park provide recreation opportunities for existing and future youth residing on the site. The proposed expansion of the Parkdale campus location is consistent with the existing policy context of the Shaganappi Communities Area Plan, supporting the development of community, health, and social care facilities to meet the needs of area residents.

The proposed land use redesignation will enable Wood's Homes to upgrade older structures on site and increase accommodations for youth to support on site programming and accept additional youth in need of care.

The proposed land use amendment will:

- Respond to the growing demand for youth participating in mental health programming by increasing bed capacity on site.
- Enable Wood's Homes to diversify programming and accept additional youth in need of care
- Provides an opportunity to upgrade existing aging structures to provide the highest quality care and support for youth

The appended Draft Direct Control District is based on the existing 367DC2017 on the Bowness Campus site, with minor revisions to allow it to achieve the above noted objectives.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 805 37 Street 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)

O2 provided the following engagement tactics:

1. Project Website - Overview of the proposed application including a virtual comment response for stakeholders to comment on the application from the convenience of their home.- no comments were received through the website to date.
2. Postcard Drop - Approximately 50 Postcards were hand delivered to immediate neighbours to spread awareness of upcoming virtual engagement sessions and development on the subject site.
3. Notice Sign - provided the standard city-required notice sign on the subject site to emphasize future development on the site.
4. Information Sessions
Community Association Meeting - held in person November 8th, 2022 with 4 CA members in attendance.
Community Information Session - held virtually on December 6th, 2022 with 2 residents in attendance.
5. Site Visit with Ward 7 Councillor
Met with Councillor Wong at the Parkdale Campus to conduct a site visit in person on Friday October 28th, 2022.

Stakeholders

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

We connected with the following stakeholder groups:

1. Administration
2. Parkdale Community Association
3. Immediate residents/neighbours
4. Ward Councillor discussion

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.

Community feedback was overly positive in support of the expansion of the Woods Homes operation.

Key feedback:

1. Eager to support continued mental health services in Parkdale
2. Appreciative of early and regular community engagement.

Questions/Concerns:

1. Confirmation there are no shadowing impacts for immediate neighbours.
2. Confirmation of available parking on site compared to increase in bed capacity.
3. Questions related to construction and timing of a development permit 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.

The applicant team conducted a shadow study to confirm there are no shadowing impacts for immediate neighbours. The shadow study was circulated to the Parkdale Community Association and shared in the wider community as part of the virtual information session provided for area residents.

Parking will be provided as part of the DTR response, however the applicant team has conducted a review of estimated parking counts to confirm no additional parking is required to support the increase in bed capacity.

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)

Woods Homes provides semi-regular updates to neighbours and will be providing periodic updates on the progress of both the land use application and future development permit applications on site to maintain transparency with the wider community.

calgary.ca/planningoutreach

Planning and Development Services Report to
Calgary Planning Commission
2023 February 23

ISC: UNRESTRICTED
CPC2023-0185
Page 1 of 4

**Policy and Land Use Amendment in Sunnyside (Ward 7) at 528 and 628 – 10 Street NW,
LOC2022-0116**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 528 and 628 – 10 Street NW (Plan 2448O, Block 4, Lots 7, 8, 13 and 14) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3)

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council:

1. Give three readings to **Proposed Bylaw 20P2023** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 50D2023** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 528 and 628 – 10 Street NW (Plan 2448O, Block 4, Lots 7, 8, 13 and 14) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3)

HIGHLIGHTS

- This application proposes to redesignate two sites to a Direct Control (DC) District to allow for mixed use developments up to a maximum of 26 metres in height (six storeys), a floor area ratio (FAR) of 5.0 and specific transportation demand management measures to support zero resident parking.
- This proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and supports an appropriate density, scale and range of uses for development along an identified main street.
- What does this mean to Calgarians? This proposal would allow for more housing close to transit, public amenities and an existing main street area.
- Why does this matter? The proposal would allow for more transit-oriented housing choices to be constructed and supports redevelopment of vacant lots along an identified main street.
- Minor amendments to maps in the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use at 628 – 10 Street NW.
- There is no previous Council direction regarding this proposal.
- Development permits for both 528 and 628 – 10 Street NW have been submitted and are under review.

**Policy and Land Use Amendment in Sunnyside (Ward 7) at 528 and 628 – 10 Street NW,
LOC2022-0116**

DISCUSSION

This land use amendment application was submitted by CivicWorks on behalf of the landowners, Vera Developments, on 2022 July 4. Separate development permit applications have been submitted for each site and are under review.

Per the Applicant Submission (Attachment 4) a DC District is being sought to:

- regulate community amenity contributions where a development seeks density and height beyond the base line densities established in the *Hillhurst/Sunnyside ARP*; and
- provide clear expectations about transportation demand management measures to support zero resident parking on the site.

528 – 10 Street NW (South Site) and 628 – 10 Street NW (North Site) are two, non-adjacent, lots on the east side of 10 Street NW between of 4 Avenue NW and 5 Avenue NW (See Attachment 1 for a visual showing the location of each site). Each site is approximately 0.06 hectares (0.13 acres) in area and is vacant. Both sites are located less than 150 metres (a 3-minute walk) to the Sunnyside LRT Station and a grocery store.

The proposed DC District is based on the Mixed Use – General (MU-1) District and proposes multi-residential development up to a maximum of 26 metres, approximately six storeys, and a maximum FAR of 5.0 for both sites. The land use as proposed is in alignment with the *Hillhurst/Sunnyside ARP* for the South Site. The current Hillhurst/Sunnyside ARP allows a maximum FAR of 2.5 and a maximum height of 16 metres for the North Site so a minor amendment to the *Hillhurst/Sunnyside ARP* is required to support this land use amendment for the North Site.

The proposed DC District includes density bonusing provisions in alignment with previously approved DC Districts in the area with a rate of \$19.77 per square metre for the floor area between 2.5 FAR and 5.0 FAR. The DC District also includes specific Transportation Demand Management (TDM) measures including a higher rate of class 1 bike stalls per unit, at-grade bike storage areas and dedicated maintenance facilities.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach was appropriate with the public/interested parties and respective community association.. In response, the applicant attended three meetings with the Hillhurst/Sunnyside Community Association in 2022 January, 2022 September and most recently on 2023 January 12. The applicant also provided around 140 mailers to homes on adjacent sites, custom on-site signage,

**Policy and Land Use Amendment in Sunnyside (Ward 7) at 528 and 628 – 10 Street NW,
LOC2022-0116**

and a dedicated voicemail line to collect responses. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

Administration received eight letters of opposition and one letter of support from the public. Public comments received focused on the following items:

- insufficient rate of community amenity contribution;
- impacts to on-street parking availability;
- increasing traffic in the lane;
- shadowing impacts on adjacent homes; and
- encroaching commercial uses into predominantly residential areas.

Comments supporting the land use amendment included improving the safety in the lane, removing poorly maintained vacant lots and supporting increased density near existing LRT stations.

Administration received two letters of non-support from the Community Association. The first on 2022 September 15 and the second on 2023 January 20 (Attachment 6). Both letters focused on the Community Amenity Contribution rate being too low and concerns about shadowing, aligning setbacks with existing development and resolving issues with the rear lane.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building and site design, including shadowing, lane and parking design and overall community amenity contribution will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use district would allow for a wider range of housing types near transit and provides sufficient contributions to the Hillhurst/Sunnyside Community Amenity Fund to support the additional density proposed.

Environmental

This application provides greater density in proximity to transit, which aligns with the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 23**

**ISC: UNRESTRICTED
CPC2023-0185
Page 4 of 4**

**Policy and Land Use Amendment in Sunnyside (Ward 7) at 528 and 628 – 10 Street NW,
LOC2022-0116**

Economic

Redevelopment of these sites could support increased patronage of local shops and businesses within the Kensington Business Revitalization Zone and provides additional opportunities for highly transit accessible housing options close to Downtown and other employment areas along the LRT line.

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 20P2023**
3. **Proposed Bylaw 50D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject sites are located in the northwest community of Sunnyside. The subject sites, 528 – 10 Street NW (South Site) and 628 – 10 Street NW (North Site) are two lots located on the east side of 10 Street NW between of 4 Avenue NW and 5 Avenue NW. The sites are not adjacent and are located approximately 30 metres from each other. Each site is approximately 0.06 hectares (0.13 acres) in area, 15 metres wide by 36 metres deep and both are currently vacant. A rear lane exists along their eastern boundaries.

Surrounding development is characterized by predominantly multi-residential developments. A five-storey multi-residential development is immediately north of the North Site. A four-storey multi-residential development is located between the two sites. Immediately south of the South Site is a vacant lot which is also subject to an ongoing land use redesignation. Development further to the south, along 10 Street NW and in the Kensington Business Revitalization Zone (BRZ), is characterized by commercial, mixed use and multi-residential developments. Recent larger-scale developments in the area have been undertaken under Direct Control (DC) districts to make use of density bonusing in alignment with policies in the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP).

The sites are located on the 10 Street NW Neighbourhood Main Street and the Kensington Road Neighbourhood Main Street is located 500 metres (a six-minute walk) to the south. Both areas provide a variety of shops, services and amenities. The sites are also less than 150 metres (a three-minute walk) from the Sunnyside LRT station and a grocery store.

Riley Park is located immediately across 10 Street NW, although the nearest marked pedestrian crossing for 10 Street is at the intersection with 5 Avenue NW around 50 metres to the south. The Bow to Bluff corridor is located 60 metres (a one-minute walk) east across the lane. Hillhurst Sunnyside Park is located within 600 metres (a seven-minute walk) of the site and is the location of the Hillhurst Sunnyside Community Association. Hillhurst School is located approximately 600 metres (a seven-minute walk) west from the sites. The sites are located approximately 650 metres (an eight-minute walk) from the Bow River pathway system, connecting Sunnyside to downtown.

Community Peak Population Table

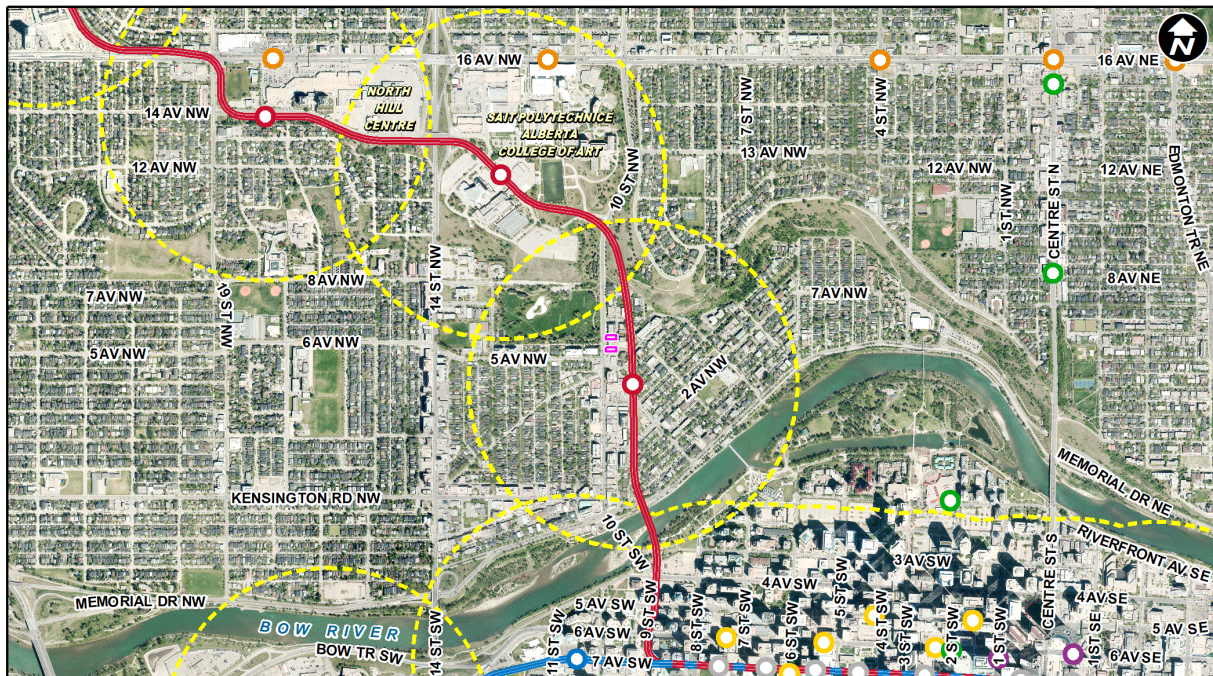
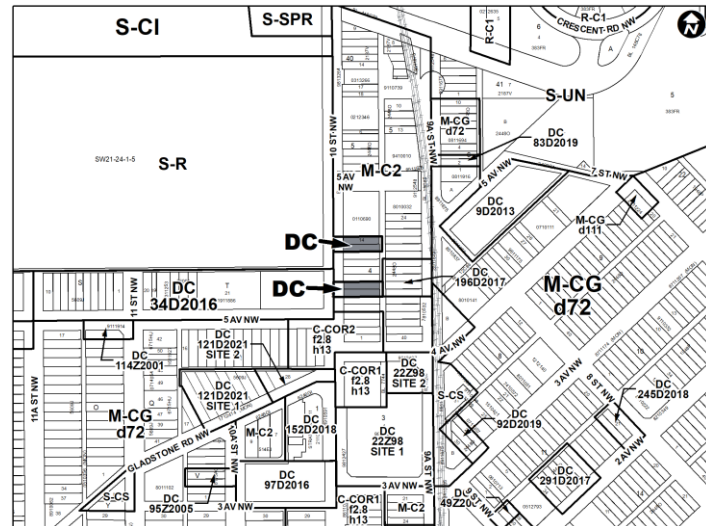
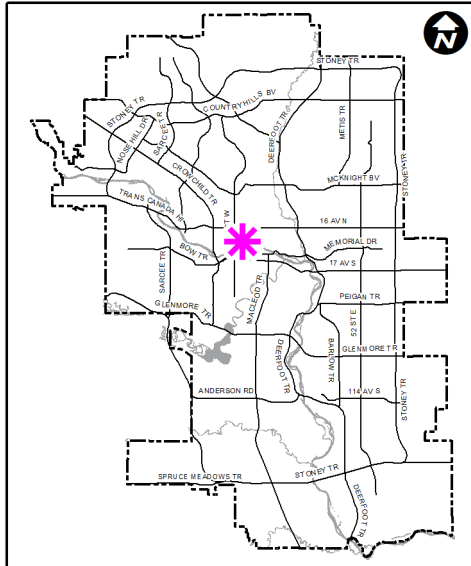
As identified below, the community of Sunnyside has experienced population growth and is currently at its peak population.

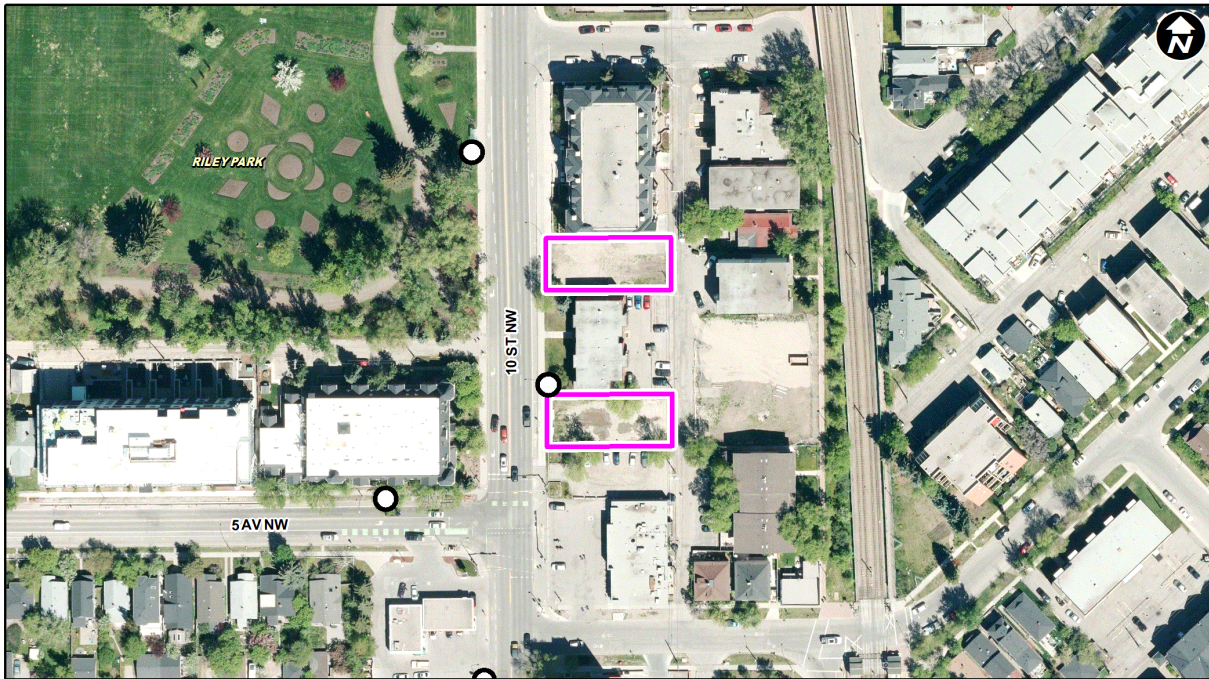
Sunnyside	
Peak Population Year	2019
Peak Population	4,230
2019 Current Population	4,230
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C2 District is a multi-residential designation in developed areas that is primarily for medium density, low-rise residential development, typically located at community nodes or transit and transportation corridors. The M-C2 District allows for a maximum building height of 16 metres and a maximum FAR of 2.5.

The proposed DC District is based on the Mixed Use – General (MU-1) District and would allow for mixed-use development. A height modifier of 26 metres and a maximum FAR of 5.0 is proposed. The main purpose of the DC District is to implement the bonus density provisions of the *Hillhurst/Sunnyside ARP*, and to establish transportation demand management (TDM) measures for the parking reduction.

In alignment with Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to innovative ideas and unique characteristics.

These sites represent some of the first no or low on-site parking developments outside of downtown and the East Village in Calgary and support an evolving approach to housing and mobility in this part of Calgary. In addition, the *Hillhurst/Sunnyside ARP* establishes an opportunity to provide additional community benefit through bonus density which is not common

to all properties in Calgary. The combination of innovative approaches to mobility and the unique opportunity of providing community amenity through a density bonusing framework justifies the use of a DC District. This proposal would allow for the applicant's intended development through the MU-1 District base district, while also implementing the bonusing provisions and providing clear expectations to develop a no or low on-site parking development. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC. Section 7 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.

The ARP outlines a density bonusing framework for the Transit Oriented Development (TOD) area of the *Hillhurst/Sunnyside ARP* for density above that allowed in 2012. The base density for both sites is 2.5 FAR. The proposed DC district includes a potential density increase from 2.5 FAR to 5.0 FAR, which is currently the highest density allowed within the ARP. Any density between 2.5 FAR and 5.0 FAR is subject to the density bonusing provisions. The bonusing rate is set at \$19.77 per square metre for additional density proposed.

This application also proposes zero resident parking when accompanied by appropriate TDM measures. Administration is supportive of zero resident parking given the proximity to transit, active modes infrastructure and the proposed TDM measures which include:

- 1.25 class 1 bicycle stalls per unit (an increase from 0.5 stalls per unit);
- 0.2 class 2 bicycle stalls per unit (an increase from 0.1 stalls per unit);
- all class 1 bicycle stalls provided on the floor closest to grade; and
- provision of bicycle wash and repair facilities.

The proposed land use redesignation is supported by Administration. This redesignation is in alignment with the current policies of the *Hillhurst/Sunnyside ARP* for the South Site but requires a policy amendment for the North Site.

Proposed Policy Amendment

A minor policy amendment is required to increase the maximum height and density of the North Site as shown in the Table 1 (below). These policy amendments would align the maximum height and FAR of the North Site with the South Site. The specific details of the amendment are found in Attachment 2.

Table 1 – Proposed policy amendment for 628 – 10 Street NW (North Site)

	Hillhurst/Sunnyside ARP (max)	Proposed Policy Amendment
Floor Area Ratio (FAR)	2.5	5.0
Height (Metres)	16	26
Land Use Policy Area	Medium-density	Medium-density Mid-rise

Administration is in support of the proposed policy amendment on the North Site because it is appropriate for the context, meets the policy objectives of the ARP by limiting shadowing on Riley Park and supports redevelopment of a single vacant lot in an area experiencing significant redevelopment pressure.

The increased height and density maximums allow for the development of medium density, mid-rise developments that are contextually appropriate for a Neighbourhood Main Street with good access to transit services, commercial services and community amenities. The amendments maintain an appropriate transition from the highest intensity areas of 10 Street NW and Kensington Road to the predominantly residential areas to the north and east.

The new maximum height was reviewed at land use and the building form is being refined as part of the development permit process to meet the policy expectations of the *Hillhurst/Sunnyside ARP* around limiting shadowing of Riley Park. Specifically, the new maximum height is not so great as to cause additional shadowing deep into Riley Park during daytime hours in the summer months.

Finally, the North Site is a single vacant parcel located between two existing multi-residential developments. Vacant parcels are often nuisance properties given the lack of active use and limited maintenance investment. This site lacks the ability to use lot consolidation to increase the feasibility of redevelopment given the adjacent developments. As such, the increase in height and density effectively achieves the same outcome and supports the redevelopment of this vacant parcel in an area with good TOD potential and significant housing pressure.

Development and Site Design

If the land use redesignation is approved by Council, the rules of the proposed DC District along with the policies of the ARP will provide guidance for future site development including building massing height, landscaping, and parking. Additional items that will be considered through the development permit process include, but are not limited to:

- provision of high quality amenity space for residents;
- integration of the development and commercial uses with the public realm setback area for 10 Street NW;
- ensuring high quality finishes and materials are used that are consistent with the local architecture;
- mitigation of shadowing, privacy and overlooking; and
- site access and laneway improvements

When the development permit is ready for decision, Administration will present a recommendation to CPC for decision. It is standard practice for CPC to act as the Development Authority on applications implementing density bonusing.

Transportation

Pedestrian access to the site is available from the existing sidewalk on 10 Street NW. Painted bike lanes are also located on 10 Street NW and 5 Avenue NW which provide un-separated active modes links between the communities at the top of the Bow River valley, the river pathway system and ultimately access to downtown. The *Calgary Transportation Plan* (CTP) identifies 10 Street NW as an Existing On-Street Bikeway but requires upgrading to be considered an Always Available for All Ages and Abilities (5A) facility.

The subject sites are well served by Calgary Transit bus and LRT service. The sites are within 150 metres of the Sunnyside LRT station and several bus routes located along 10 Street NW including stops for Bus Route 4 (Huntington) and Route 5 (North Haven). Access to other bus routes is available in less than 700 metres including Route 104 (Sunnyside/University of Calgary), and Route 1 (Bowness/Forest Lawn).

A Transportation Impact Assessment was required for this proposal.

The [Calgary Parking Policies](#) sets out criteria that should be met for Administration to support a no or low on-site parking development. The criteria generally require the development to be located in close proximity to LRT or primary transit service, have availability of publicly accessible parking in the area, be located in an area with parking management practices on street, for the developer to actively facilitate at least one alternative travel option for residents, and complete a parking study to determine potential parking impacts.

The proposed land use amendment and development context meet the first three locational criteria and the applicant has supported clearly defined transportation demand management measures intended to actively encourage cycling as an alternate travel option as part of this application.

Vehicle access to the site will be provided through the rear lane. Key vehicle access features being considered as part of the development permit process include the appropriate provision of visitor parking, and staff parking and loading for any commercial uses at-grade.

Environmental Site Considerations

No environmental considerations were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Neighbourhood Main Street typology as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage Main Streets to develop with a broad mix of residential, employment and retail uses, orient commercial activity to the street and encourage provide appropriate transitions in scale between developments on the Main Street and adjacent areas. The MDP also identifies that Neighbourhood Main Streets should be developed with a minimum intensity of 100 people and jobs per hectare in a variety of forms from low to medium-scale and as a mix of retail, mixed use and multi-residential developments.

The proposal is in keeping with relevant MDP policies as the development provides for the opportunity for active ground-oriented uses, greater housing mix and choice within the community and higher densities in proximity to the primary transit network.

Calgary Climate Strategy (2022)

This application proposes the implementation of transit-oriented development, which aligns with the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). In particular the application proposes a density increase in a transit-oriented development area and a reduction of parking minimums, both of which can contribute to greenhouse gas emissions reduction.

Hillhurst Sunnyside Area Redevelopment Plan (Statutory – 1988)

The subject site falls within the Transit Oriented Development Area of the [Hillhurst/Sunnyside ARP](#) and is subject to the policies contained within Part II of the Plan, which was added as an amendment by Council in 2009.

The South Site is located within the Urban Mixed-Use area of Map 3.1: Land Use Policy Areas. The intention of this policy area is to provide opportunities for mixed use development in a multi-storey format with residential uses above the street level and may include a mix of retail, office and residential development in the first four floors.

The North Site is located within the Medium-Density area of Map 3.1. The intention of this policy area is to accommodate small-scale urban infill development that is predominantly residential. The maximum building height prescribed in the ARP for the North Site is currently 16 metres (Map 3.3: Building Heights) and the maximum density is 2.5 FAR (Map 3.2: Maximum Densities). A minor amendment to the ARP is required to allow for the maximum height of 26 metres and FAR of 5.0 and to allow for the opportunity for either residential or non-residential uses at-grade.

On 2012 November 5, Council approved an amendment to the ARP to include density bonus provisions which require density increases above an established base density. Contributions can be made to the Hillhurst/Sunnyside Community Amenity Fund (HSCAF) or through the delivery of urban design initiatives.

Riley Communities Local Area Planning Project

Administration is currently working on the [Riley Communities local area planning project](#) which includes Sunnyside and surrounding communities. Planning applications will be accepted for processing through the local area planning process.

PROPOSED

CPC2023-0185
ATTACHMENT 2

BYLAW NUMBER 20P2023

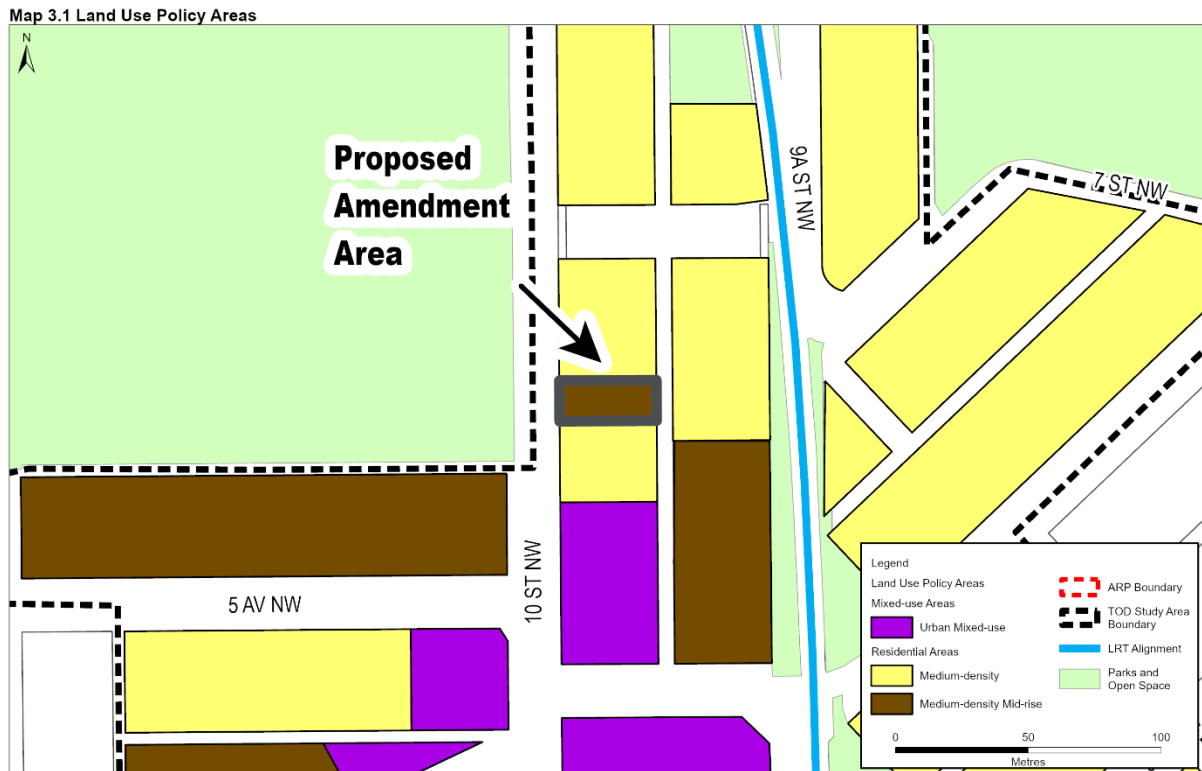
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE HILLHURST/SUNNYSIDE AREA REDEVELOPMENT PLAN BYLAW 19P87 (LOC2022-0116/CPC2023-0185) *****

WHEREAS it is desirable to amend the Hillhurst/Sunnyside Area Redevelopment Plan Bylaw 19P87, 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:

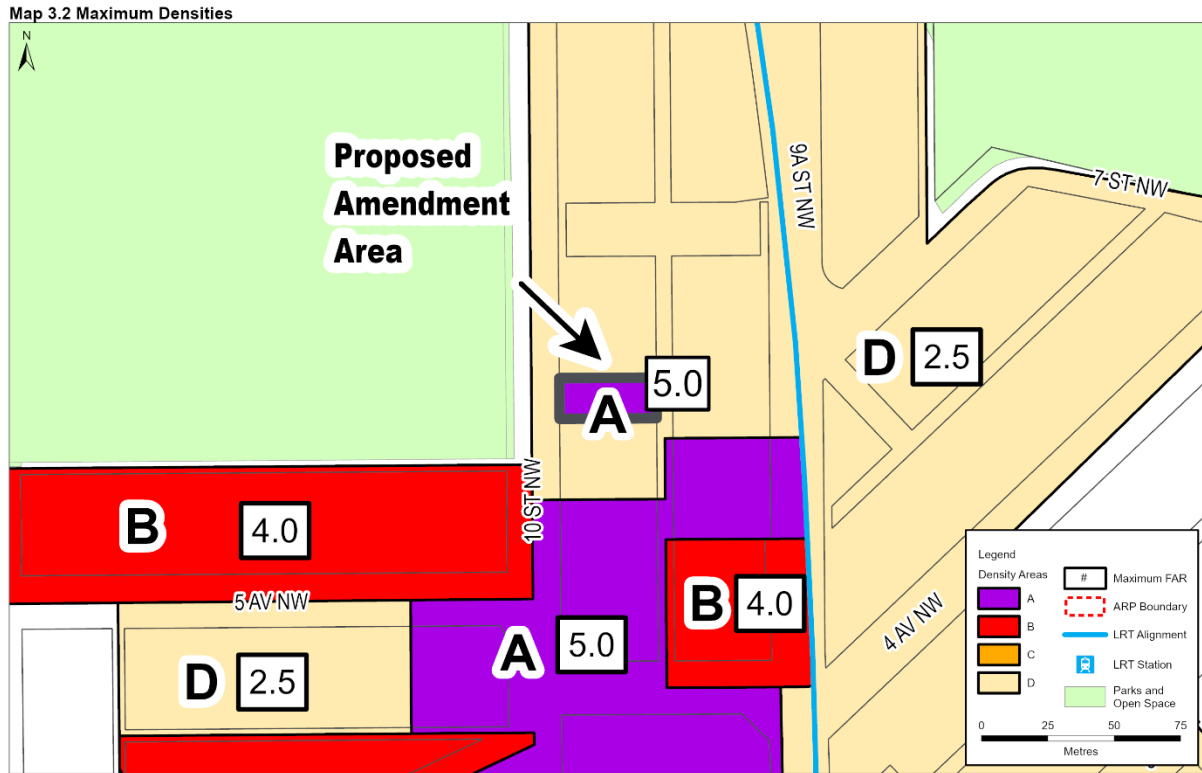
1. The Hillhurst/Sunnyside Area Redevelopment Plan attached to and forming part of Bylaw 19P87, as amended, is hereby further amended as follows:
 - (a) Amend Map 3.1 entitled 'Land Use Policy Areas' by changing 0.06 hectares \pm (0.13 acres \pm) located at 628 – 10 Street NW (Plan 2448O, Block 4, Lots 13 and 14) from 'Medium-density' to 'Medium-density Mid-rise' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 20P2023

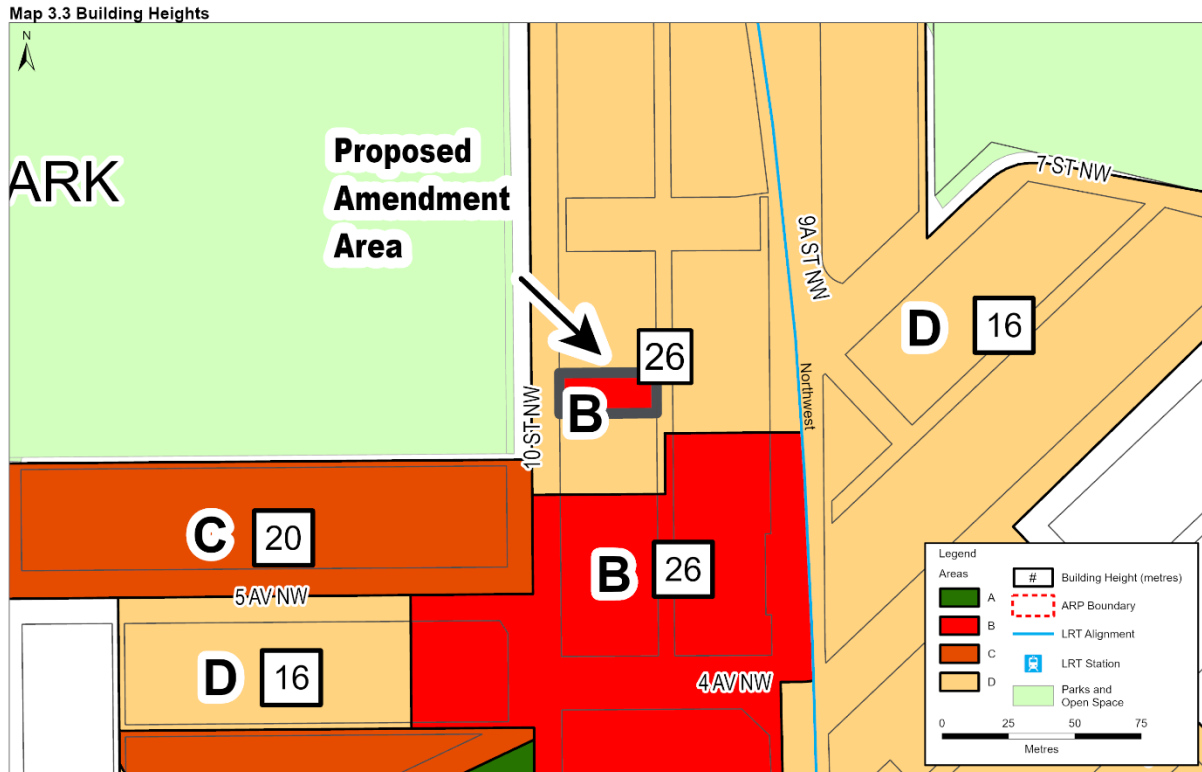
- (b) Amend Map 3.2 entitled 'Maximum Densities' by changing 0.06 hectares \pm (0.13 acres \pm) located at 628 – 10 Street NW (Plan 2448O, Block 4, Lots 13 and 14) from Density Area 'D' to Density Area 'A' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 20P2023

- (c) Amend Map 3.3 entitled 'Building Heights' by changing 0.06 hectares \pm (0.13 acres \pm) located at 628 – 10 Street NW (Plan 2448O, Block 4, Lots 13 and 14) from Area 'D' to Area 'B' as generally illustrated in the sketch 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 _____

PROPOSED

CPC2023-0185
ATTACHMENT 3

BYLAW NUMBER 50D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0116/CPC2023-0185)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

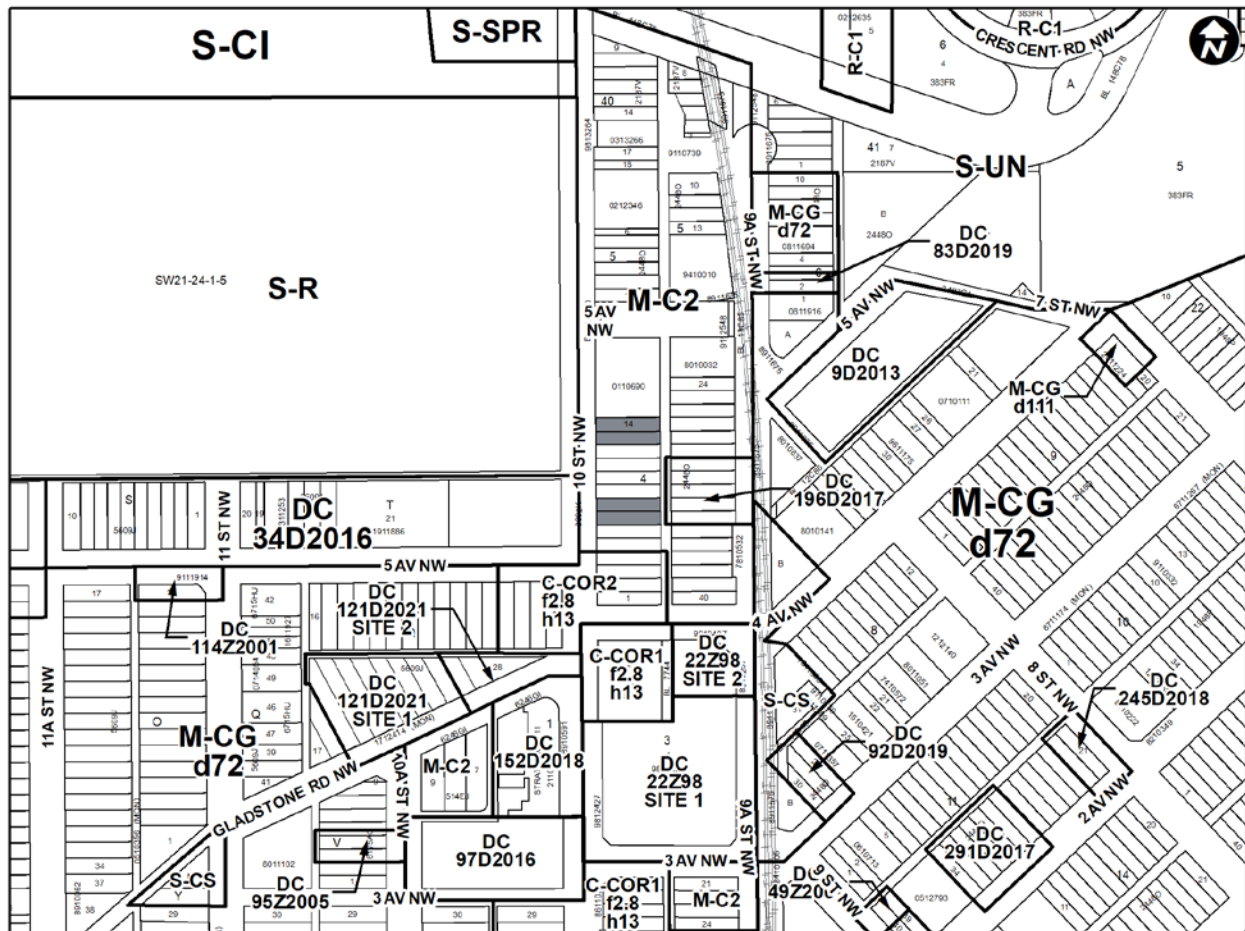
SIGNED ON _____

CITY CLERK

SIGNED ON _____

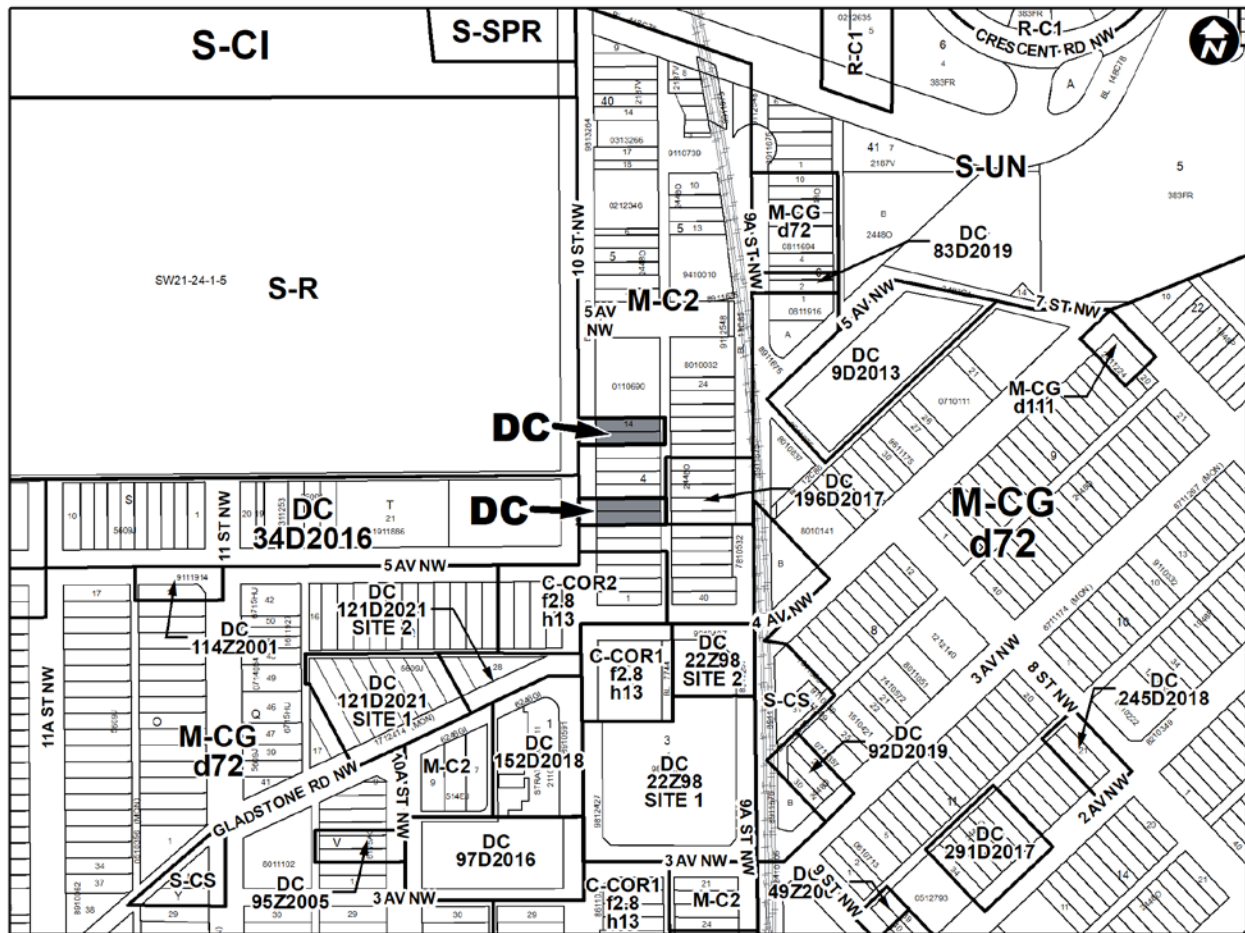
**AMENDMENT LOC2022-0116/CPC2023-0185
BYLAW NUMBER 50D2023**

SCHEDULE A



**AMENDMENT LOC2022-0116/CPC2023-0185
BYLAW NUMBER 50D2023**

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for medium-density, mid-rise, mixed-use development;
- (b) establish specific transportation demand management measures appropriate to the site context; and
- (c) implement the density bonus provisions of the applicable Area Redevelopment Plan.

Compliance with Bylaw 1P2007

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

PROPOSED

AMENDMENT LOC2022-0116/CPC2023-0185 BYLAW NUMBER 50D2023

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) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to all tenants of that **development**, that provides basic equipment for the maintenance of bicycles.

Permitted Uses

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

Discretionary Uses

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

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.5.
- (2) The **floor area ratio** may be increased to a maximum of 5.0 in accordance with the **density** bonus provisions contained in Section 9 of this Direct Control District Bylaw.

Density Bonus

- 9 (1) For the purposes of this section, “Cash Contribution Rate” means: \$20.76 per square metre for the year 2023. The Cash Contribution Rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.
- (2) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:
- Cash Contribution Amount = Cash Contribution Rate x Total floor area in square metres above the **floor area ratio** of 2.5.
- (3) A **density** bonus may be earned by the provision of off-site improvements in accordance with the applicable Area Redevelopment Plan, where the allowable bonus floor area in square metres is equal to the cost of construction of the off-site improvement divided by the Cash Contribution Rate, such that:

PROPOSED

AMENDMENT LOC2022-0116/CPC2023-0185
BYLAW NUMBER 50D2023

Allowable bonus floor area = Total construction cost of the off-site improvement / Cash Contribution Rate.

Total construction cost will not include any construction costs necessary to fulfill the infrastructure requirements of a **development permit** for a **development** equal to or less than a **floor area ratio** of 2.5. Details of the construction cost will be determined through the **development permit** process.

Building Height

10 The maximum **building height** is 26.0 metres.

Motor Vehicle Parking Stall Reduction

11 (1) The minimum **motor vehicle parking stall** requirement may be reduced to 0.0 stalls per **unit** for resident parking where the following transportation demand management measures are proposed and implemented as a condition of a **development permit**:

- (a) provision of 1.25 **bicycle parking stalls – class 1** per **unit**;
- (b) provision of all **bicycle parking stalls – class 1** on the floor closest to grade;
- (c) provision of 0.2 **bicycle parking stalls – class 2** per **unit**; and
- (d) provision of a **bicycle repair facility**.

Relaxations

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

Applicant Submission



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

P 403 201 5305
F 403 201 5344

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

ATTN: Lucas Sherwin, Planner

RE: LOC2022-0116 – Land Use Redesignation from M-C2 to DC (based on MU-1)
528, 628 10 ST NW – Lots 7, 8, 13, 14, Block 14, Plan 2448O

APPLICANT STATEMENT

VERA Group has retained CivicWorks and Formed Alliance Architecture Studio (FAAS) to undertake a concurrent Land Use Redesignation and Development Permit process to realize two high quality transit-oriented development projects at 528 and 628 10 ST NW, within the inner-city community of Sunnyside. Each site is envisioned with a total of 30 residential units, 3 visitor and 1 loading vehicular parking stalls, 38 Class I and 6 Class II bicycle stalls, and either commercial (southern site) or live / work (northern site) uses at-grade within a six-storey (max. 26m) built form and a bonusable floor area ratio (FAR) of 4.5. Each subject site totals ± 0.14 ac (0.05ha) and both are currently designated M-C2.

In support of the proposed development vision, a Land Use Redesignation is proposed to transition the subject site from the existing M-C2 District to a custom Direct Control (DC) District based on the rules of Mixed-Use General (MU-1) to realize the proposed development vision via contribution to the Hillhurst/Sunnyside Community Amenity Fund (HSCAF) bonusing measures provided in Section 3.1.5 of the Hillhurst / Sunnyside ARP.

DC RATIONALE

The proposed DC District is intended to provide for medium density mid-rise mixed-use development while also implementing the density bonusing provisions provided in Section 3.1.5 of the Hillhurst / Sunnyside ARP.

The proposed DC District and associated rules ensure clarity of purpose and certainty of outcome for all stakeholders. To ensure a high quality bricks and mortar outcome, a supporting concurrent Development Permit has been submitted by FAAS and is under review. Development Permit plans and renderings are intended to provide stakeholders, the Development Authority, Calgary Planning Commission and Council with additional supporting information and greater certainty about the development vision through the application review and decision making process.

SITE SUITABILITY

The proposed use and development vision is well-suited to the subject sites given their surrounding built form context, lot characteristics and location. The subject sites are strategically located along a Main Street, within close proximity to transit and within the Transit Oriented Development (TOD) Area of the ARP, and near a number of local destinations and community amenities. The accessibility and proximity of alternative / active transportation modes along with daily needs destinations make the subject site especially well suited for the introduction of residential units that cater to a variety of needs and lifestyles, including Calgarians that opt for vehicle-free lifestyles.



A summary of applicable site suitability characteristics is provided below:

1. **Within 400m of Local Transit** (0-75m to Route 4 and 5 stops; 135-175m to Route 104 stop).
2. **Within 600m of Primary Transit** (135-175m to Red Line LRT Sunnyside Station).
3. **Proximity to Collector or Higher Standard Street** (fronting 10 ST NW Neighbourhood Blvd.).
4. **Adjacent to Non-Residential / Multi-Unit Development** (along 10 ST NW).
5. **Proximity to / within Corridor or Activity Centre** (within Community Activity Centre and fronting 10 ST NW Main Street).
6. **Direct Lane Access** (rear lane access is available from both 4 and 5 AV NW).
7. **Adjacent to Park** (directly across from Riley Park).

TRANSPORTATION + PARKING CONSIDERATIONS

The site's strategic location and proposed unit mix allows future residents the option to live a vehicle-free lifestyle in an amenity-rich neighbourhood with excellent access to day-to-day conveniences, frequent transit service, and alternative mobility options like walking, cycling and Communauto car share.

In support of the proposed DC District, Bunt & Associates was retained to undertake a Parking Study to evaluate the appropriateness of the proposed parking supply and associated DC rules. The Parking Study found the proposed parking supply to be supportable and appropriate based on the following considerations:

1. **Policy:** The site meets all criteria from the multi-family parking reduction policy.
2. **Consistency:** The sites are contextually consistent with other approved zero parking buildings.
3. **TDM:** Alternative travel options will be supported by on-site bike parking (1.25 Class I and 0.2 Class II stalls per unit) and associated bike amenities.

CITY-WIDE POLICY ALIGNMENT

Through contemporary city-wide plans, The City of Calgary has placed policy priority on building complete and resilient communities that make sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal funding capital. These contemporary realities and their implications are directly reflected in the city-wide policies of the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP) and associated implementation plans like the Developed Areas Guidebook (DAG) and non-statutory Guide for Local Area Planning.

The proposed DC District and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services. In order to support greater density near transit, diverse housing options, and reinforce more complete and resilient mixed-used neighbourhoods, the MDP encourages:

1. Population and job growth within walking distance of transit through a Transit-Supportive Land Use Framework and the addition of TOD (Policy 2.2.2);
2. A broad mix of residential, employment and retail uses along Main Streets, like 10 ST NW (Policy 3.4.1);
3. A concentration of jobs and population in Community Activity Centres (CACs) that are well served by public transit (Policy 3.3.3).



LOCAL AREA POLICY ALIGNMENT

The subject lands are within the TOD Study Area Boundary of the Hillhurst-Sunnyside Area Redevelopment Plan (ARP). The proposed development vision is consistent with the goals of the ARP, but would require a map-based amendment to the existing policy to include the northern subject site (628 10 ST NW) within the building height and density overlays associated with the southern site (528 10 ST NW), based on similar site characteristics and surrounding area context.

STAKEHOLDER OUTREACH

CivicWorks and VERA Group are committed to being good neighbours and working with stakeholders throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all stakeholders.

As part of our process, we engaged with Administration via a pre-application meeting and contacted the local area Ward Councillor's Office, Community Association, and surrounding area residents. Outreach strategies included a series of meetings with the HSCA and residents, the installation of on-site signage, an engagement website (www.veragroup.ca) and hand-delivery of ±140 neighbour letters to surrounding residents at the outset of the application process to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via the dedicated voicemail and email address.

A full summary of our applicant-led outreach process to-date is provided in a supporting *Applicant Outreach Summary* (provided under separate cover).

CONCLUSION

The proposed land use redesignation and associated development vision will help deliver more diverse housing options for Calgarians of all ages, wages and stages looking to live in amenity-rich inner city communities that enjoy excellent access to transit, infrastructure and local destinations. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission, and Council support this application.

Applicant Outreach Summary



Outreach Strategies



PROJECT WEBSITE, VOICEMAIL & EMAIL ADDRESS

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



COMMUNITY MEETINGS & INFORMATION SHARING

A summary of the development vision and an invitation to meet with the project team to discuss the proposal was shared with the Hillhurst Sunnyside Community Association (HSCA) and the Ward 7 Office in July, 2022. The project team had an initial meeting with the HSCA on January 5, 2022 and additional meetings on September 7, 2022 and January 12, 2023 to share project updates.



NEIGHBOUR LETTERS

Paired with on-site signage, ±140 neighbour letters were hand delivered to adjacent property owners and area residents to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via the dedicated voicemail and email address. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



CUSTOM ON-SITE SIGNAGE

To supplement required City of Calgary notification signage, the project team deployed additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the development vision and invites interested parties to learn more by visiting the dedicated project website and to get in touch with the project team directly via the project email address and voicemail.

Outreach Process

OVERVIEW

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, feedback from the HSCA as well as from four community members was received directly by the project team. Administration also advised that eight letters of opposition and one letter of support were received from community members. VERA Group and the project team would like to thank these community members for sharing their feedback.

In reviewing feedback collected to date (January 2023) and summarized by Administration, the project team has identified five themes raised by community members. The themes outlined in the following pages are broken into What We Heard and Team Response.

OUR COMMITMENT

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

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

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



What We Heard & Team Response



1 VEHICULAR PARKING & TRAFFIC

WHAT WE HEARD

The project team heard concerns from three respondents and the Hillhurst Sunnyside Community Association (HSCA) regarding the parking supply proposed for the development and potential implications for on-street parking and traffic congestion.

TEAM RESPONSE

This application proposes a total of three visitor parking stalls and one loading parking stall accessed from the rear lane on each site. Zero residential stalls are proposed for these developments.

The subject sites are near numerous alternative transportation options, destinations and amenities providing access to everyday needs, education, and employment opportunities. These sites are within a ± 10 minute walk to SAIT and AU Arts, Downtown, and Kensington RD NW Main Street, and within a ± 2 minute walk of the Sunnyside LRT and 10 ST NW Main Street and commercial corridor.

The sites also have direct frontage onto the 10 ST NW on-street bike lane, connecting residents to the greater cycling and regional pathway networks. To support alternative mobility options, each development proposes 38 Class I bicycle stalls within a secure bike room, 6 Class II bicycle stalls, as well as an on-site bicycle wash and repair room.

As part of this Land Use Redesignation application, Professional Transportation Engineers Bunt & Associates completed a Parking Study to determine the appropriateness of the proposed parking supply at this location. On-street parking occupancy counts were completed on the evening of March 23, 2022 between 6:00PM and 10:00PM when demand is highest. The study documents that the total on-street parking utilization ranged from 56-62% over the observed time period. The maximum on-street parking demand was observed at 7:00pm and found that 165 stalls out of 267 total available stalls within two blocks of the subject site were occupied by a vehicle, representing a utilization rate of 62% of the identified available on-street parking. The study found that the proposal meets all 5 multi-family parking reduction policy criteria, and given the surrounding context of robust transit service and transportation demand management measures, the proposed parking reduction and supply is appropriate for this location.

A lower parking supply is also proposed to address housing affordability, which is impacted by the cost of supplying parking and is ultimately passed on through to residents. Numerous studies have demonstrated that housing costs for units with designated parking spaces are generally higher than units without parking spaces. We believe our city's housing market should have a supply that meets the unique needs of all Calgarians regardless of budget, size, lifestyle, or location needs and preferences.

www.civicworks.ca

Outreach Summary LOC2022-0116 | 528 & 628 10 ST NW 3



2 BUILT FORM, PRIVACY & SHADOWS

WHAT WE HEARD

The HSCA and two respondents provided feedback to the project team regarding the built form, including the cantilever and the potential impacts to privacy and shadowing on adjacent properties. The HSCA and one respondent provided support for the proposed building height as it contributes to greater density.

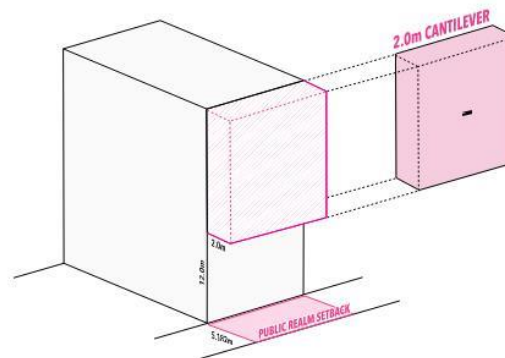
TEAM RESPONSE

Through the course of application review and outreach, the project team has addressed a number of concerns through the concurrent Development Permit (DP2022-05542) application in response to feedback heard to date, including changes that will generally reduce shadowing and privacy impacts.

The project team proposes to maintain the proposed building height of max. 26m; however, the 2m cantilever that previously extended over the public realm setback along 10 ST NW has been eliminated, which will in turn minimize shadowing and overlooking concerns for adjacent neighbours. The project team architect also strategically limited the size and placement of windows on the buildings' side facades to minimize privacy concerns. Additional revisions to the concurrent Development Permit may be integrated as it undergoes further evaluation by the Development Authority through the Development Permit review process.

BUILT FORM REVISION

Elimination of 2m Building Cantilever over Public Realm Setback





3 LANEWAY ACCESS & IMPROVEMENTS

WHAT WE HEARD

The project team heard feedback from four community members and the HSCA regarding issues with the existing laneway directly behind the subject sites. Concerns related to emergency vehicle access, lighting, pedestrian and cycling accessibility and safety, waste management, and traffic cut-through congestion.

TEAM RESPONSE

In response to the feedback received to date, the project team has been working closely with City of Calgary Administration, the HSCA, and surrounding area applicants to consider several improvements to the laneway.

The first and most significant improvement includes resurfacing of the laneway. This element is anticipated to be a shared responsibility of surrounding area applicants with active land use and Development Permit applications located along the laneway. The resurfacing will generally improve the lane's appearance, access, safety, and servicing ability for emergency vehicles.

The revised concurrent Development Permit application will include specific Crime Prevention Through Environmental Design (CPTED) features, which encourage 'eyes on the street' and support passive and active use of the laneway. These elements may include: changes to the lighting scheme and the addition of

public realm lighting off the lane itself; re-design of the rear main floor to include additional windows to enable greater visibility to and from the lane at ground level; additional full-scale windows and/or balconies overlooking the lane; internal activation of the rear portion of the building to encourage greater activity and visibility of the lane; and, possible physical and operational considerations for restricting access to the covered parking area. These details will be further considered and finalized as part of the concurrent Development Permit process.

The project team is also exploring the inclusion of soft landscape elements in the rear setback area to support stormwater management, mitigate urban heat island effects, and generally improve the appearance of the lane. These elements will be finalized as part of the concurrent Development Permit process.



www.civicworks.ca

Outreach Summary LOC2022-0116 | 528 & 628 10 ST NW 5



4

COMMERCIAL USE

WHAT WE HEARD

Two respondents and the HSCA provided feedback regarding the inclusion of commercial uses on the ground floor of each of the proposed buildings, with specific concerns related to an increase in traffic, lack of customer parking (including on-street parking along 10 ST NW), and the general community fit of commercial uses at this location.

TEAM RESPONSE

The project team has made revisions to the proposed development in response to feedback that was heard from respondents. Revisions to the application include elimination of the proposed ground floor commercial use within the northern site (628 10 ST NW). This ground floor area is now being proposed as a single live/work unit, which restricts the work portion to small-scale activities and limits the numbers of people coming and going, generally providing a more sensitive transition to existing residential uses. Ground floor commercial use is now only being proposed within the southern site (528 10 ST NW), which is located closer to the existing commercial uses along 10 ST NW.

The project team has also revised the proposed parking supply to include 3 visitors parking stalls and one loading stall in order to support the live/work and commercial uses on each site.

www.civicworks.ca



5

DENSITY & ARP-BASED BONUSING

WHAT WE HEARD

One respondent and the HSCA provided support for increased density at this location. Additional feedback related to density received from the HSCA included recommendations that the contributions from density bonusing be dedicated toward laneway improvements and that the monetary contribution amount to the ARP Community Amenity Fund was insufficient.

TEAM RESPONSE

In addition to ARP Community Amenity Fund monetary contributions, the project team is exploring cumulative benefits including contribution to lane repaving, CPTED measures integrated at rear lane, public realm enhancements, and the overall net benefit that developing these vacant site will bring to the community.

This application intends to follow the Hillhurst/Sunnyside ARP Community Amenity Fund "Cash Contribution Rate" which has been calculated as \$19.77 per square metre (2022) of developable area over the 'base' density identified in the ARP. The ultimate rate will be the approved rate by Council and in effect at the time of approval. It is our position that the monetary contribution rate should not change on a site-by-site basis and the rate proposed is sufficient as it aligns with the existing rates set in the ARP.

Outreach Summary LOC2022-0116 | 528 & 628 10 ST NW 6

Community Association Response



January 20, 2023

Development Circulation Controller
Planning & Development #8201
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Emailed to: lucas.sherwin@calgary.ca

**RE: LOC2022-0116 | 528 & 628 10 St NW | M-C2 to DC/MU1
DP2022-05542 | 528 10 St NW | DP2023-00196 | 628 10 St NW | Multi Residential
Development**

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above application. We understand that this is a joint LOC/DP application and that the applicant/developer intends to re-designate the site from M-C2 to DC/MU1. This rezoning would accommodate two 6-storey residential buildings with commercial ground floors. The HSPC previously submitted feedback on September 15, 2022 that includes further detail on our comments relating to height and density, built form, parking, and laneway activation. Our feedback within this letter includes what we heard from the Hillhurst Sunnyside Planning Committee following the virtual presentation by the developer at HSPC's meeting on January 12, 2023.

Firstly, we want to acknowledge the engagement efforts that the developer has undertaken with the HSPC. The most recent changes presented on January 12, 2023 were well received by the HPSC as well as impacted community members. We appreciate the change they have made with relocating the Class one bicycle storage to the ground level improving access significantly and encouraging cycling in a building so close to LRT and other amenities. Some of the other positive changes are highlighted below in addition to additional opportunities.

EXECUTIVE SUMMARY

Our detailed comments below will focus on the following concerns and/or opportunities:

1. Insufficient density bonusing proposed
2. Proposed built form imposes significant shadow on the pedestrian realm
3. Commercial space should include secondary access

1. DENSITY BONUSING

The applicant has indicated that their proposed density bonusing sits at an insufficient \$19.77/m² to match the Hillhurst Sunnyside Community Amenity Fund contribution calculated for 2022. Although this contribution is above potential laneway improvements, the HSPC is opposed to this contribution rate for the north building at 628 10 St NW. The Hillhurst Sunnyside ARP designates the site of the north building at a maximum FAR of 2.5 compared to the proposed FAR of 4.5 by the applicant. This variance requires a bonusing rate of \$270/m² rate as recommended by Administration for the proposed development at 1001 3 Ave NW. The HSPC understands that the scale of this proposed project is not necessarily comparable to the proposed development at 1001 3 Ave NW, the previously established rate of 19.77/m² does not mitigate the effects of the proposed variance to the FAR. The HSPC would like to see greater contribution through density bonusing by the applicant to accommodate the proposed changes.

2. SHADOW MITIGATION

The HSPC recognizes the work completed to improve the impacts of shadowing and privacy imposed by the previously proposed cantilevers. However, the HSPC would like to see stepbacks, as recommended in the ARP, pushed on higher floors to further mitigate the shadow effects of the development. In addition, the HSPC would like to see the setback of the south building align with the existing setback at 620 10 St NW. These changes will improve the public realm and ensure consistency for community members and visitors. Relevant ARP policy was highlighted in our previous letter dated September 15, 2022.

3. COMMERCIAL ACCESS

The HSPC appreciates the work and collaboration completed with the City in regards to laneway access and improvements. To enhance these improvements further, the HSPC would like to see a secondary access added to the back, or side, of the ground floor commercial spaces. This access would facilitate loading near the back of the unit, or along the side, to encourage that all loading occurs here rather than at the front.

Please keep us informed as this important application progresses.

Thank you for the opportunity to comment,

Hillhurst Sunnyside Planning Committee

Hillhurst Sunnyside Community Association

cc: Executive, Hillhurst Sunnyside Planning Committee
Rachel Smigelski, Planning Specialist, HSCA
Ward 7 Councillor's Office
Development Permit Circulation Controller



September 15, 2022

Development Circulation Controller
Planning & Development #8201
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Emailed to: lucas.sherwin@calgary.ca

**RE: LOC2022-0116 | 528 & 628 10 St NW | M-C2 to DC/MU1
DP2022-05542 | 528 & 628 10 St NW | Multi-Residential Development (2 Buildings)**

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above application. We understand that this is a joint LOC/DP application and that the applicant/developer intends to re-designate the site from M-C2 to DC/MU1 to accommodate two 6-storey residential buildings with commercial ground floors. We reviewed this application based on the Hillhurst-Sunnyside ARP. Our feedback includes what we heard from the Hillhurst Sunnyside Planning Committee as well as resident feedback.

EXECUTIVE SUMMARY

Our detailed comments, including references to relevant ARP policy, are discussed in the sections following. High priority overall observations are listed here:

STRENGTHS

1. Increased density in TOD area in proximity to CTrain
2. Pedestrian realm activation fronting 10th Street
3. Amenity and community garden space for future residents

CHALLENGES

1. Insufficient bonusing and community contribution with variance to ARP
2. Laneway poses historic and contemporary challenges that need to be addressed by both the developer and the City of Calgary
3. Shadowing on the buildings to the adjacent north of both proposed developments

HEIGHT and DENSITY

The proposal seeks a map-based amendment to the ARP that would provide the northern site of this application, located at 628 10 St NW, with a maximum height of 26 metres and maximum FAR of 5.0. The southern site of this application already allows these maximums. We are supportive of this change as it works towards the vision of the ARP through increased densification, as well as of the TOD study area. However, the proposed bonusing for the community is insufficient given the increase in both height and density. This will be further explored below in the Public Benefits / Density Bonusing section of this letter.

Additionally, the Applicant has indicated that the maximum height of 26 metres includes the mechanical structures on the rooftop. We are requesting that this height condition is codified in the LOC land use amendment approval.

USE

We are supportive of the mid-rise residential use as it provides increased density in the community in alignment with the ARP and TOD guidelines. However, there is some concern regarding the addition of commercial uses to the ground floors of these buildings and the impact on traffic. With the commercial space fronting the portion of 10th Street that has no public parking and very limited parking being provided in the back, we anticipate significant traffic issues with customers and deliveries pulling over in the bicycle lane along 10th Street. A live-work space would be a better use of the ground floor area.

BUILT FORM

The DP portion of this application indicated a cantilevered design approach above the third floor on both buildings. Relevant policy regarding built form, as included below, consistently refers to the use of setbacks to reduce massing on the pedestrian realm and high-quality architectural design in order to maintain the urban village feel of the community. The use of cantilevers does not align with the ARP and increases the shading on adjacent buildings. In addition, this variance in design from what is outlined in the ARP is inconsistent with the existing built form along this block and will not allow for a sensitive transition for buildings adjacent to the proposed developments.

ARP Section 3.2 Built form and site design requires that *“Buildings will be designed with setbacks on the upper floors in order to reduce the perception of large building masses and to provide opportunities to view open sky.”*

If a Mixed-Use land use is approved, ARP Section 3.2.2 Mixed Use Area states *“To create consistent streetwalls buildings taller than 12 metres should setback along street frontages a minimum of 3 metres at a cornice line set to a maximum height of 12 metres above grade (Figure B). Exceptions may be allowed for distinctive corner elements.”*

Similarly for mid-rise residential, ARP Section 3.2.3 Residential Areas states *“To create a consistent streetwall, building facades should maintain a uniform cornice line of 3 storeys or a maximum height of 10 metres. Building elements above the 10 metre cornice should maintain a minimum setback of 3 metres.”*

PARKING

We appreciate the bike repair station, bike wash, and number of Class one stalls included in the design, access to the bike stalls in the basement is via elevator or stairway. We would encourage the installation of a ramp to improve access.

Although this development is in close proximity to the Sunnyside LRT Station, which helps to fulfill the TOD Plan for the area by adding appropriate density in this location, we do not support the relaxation of onstreet parking requirements. There are concerns about the spillover effect of the ground floor commercial use as highlighted under the Use section above, no onstreet parking permits should be given out to this building. We request that the following ARP policy be enforced by City of Calgary Roads/Calgary Parking Authority and have policy written into the Direct Control bylaw to ensure compliance: *“Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions”* (ARP Section 3.4.3). There is no onstreet parking in this area.

LANEWAY ACTIVATION / IMPROVEMENTS

We have identified continuous issues with the laneway located directly east of the proposed development; many of these issues were created by the legacy installation of the Northwest LRT line in the 1980's that have never been addressed. These issues are summarized as follows:

- (i) 9A St NW Access - Residents with an address along 9A St NW only have access to their homes through this laneway as 9A St NW is the LRT line. This laneway is the only access route for all fire, rescue, and police services for residents along 9A St NW. This has posed a serious health and safety risk for residents which will only be amplified with the proposed developments along both 10 St and 9A St NW.
- (ii) Traffic Shortcutting – The laneway is commonly used as shortcut into Sunnyside for 10th traffic looking to avoid the congestion further south along 10th Street.
- (iii) Limited Public Parking – With no physical 9A St NW and no public parking available on this section of 10th Street, the only public available in this area is a small lot on the north end of the laneway.

There are a number of concurrent LOC / DP applications along this laneway which will exacerbate these issues: LOC2022-0116 / DP2022-05542 528 & 628 10 St NW, DP2022-05303 613 9A St NW, and LOC2022-0037 510 10 St NW. The HSCA suggests that significant improvements are made along this laneway through the use of an increased community density bonusing provided by the developer(s) / applicant(s). Areas of focus should include

creating a pedestrian friendly environment with ample lighting and landscaping, as well as repaving the laneway and ensuring its use as an emergency access route is feasible.

CYCLE INFRASTRUCTURE

The community has highlighted an ongoing concern with vehicles parking within the bicycle lane running along 10 St NW in this area. We would like to see the cycle infrastructure in this area improved drastically to provide visibility and safety for cyclists.

PUBLIC BENEFITS / DENSITY BONUSING

We expect the new Direct Control designation will include wording to enact the density bonusing provisions per the ARP. At the time of writing, the Hillhurst Sunnyside Community Amenity Fund contribution is set at \$18.14, which was recognized in the City/Coriolis report to be lower than other areas experiencing significant redevelopment. The HSCA agrees that this contribution rate is insufficient given the number of concurrent applications in this area and the public infrastructure improvements introduced above. Additionally, these applications are close to or exceed the maximum height, maximum density, and built form per the ARP providing the grounds for this increase in bonusing. One of the suggested uses for density bonusing per the ARP is "*streetscape design and improvements within City rights-of-way*" (ARP Section 3.1.5)

As such, the HSCA would like to see greater community bonusing dedicated towards improvements to the laneway to the adjacent east of the proposal and as discussed above in the Laneway Activation / Improvement section of this letter.

COMMUNITY ENGAGEMENT

We appreciate the applicants' continued approach to engaging with the community and community association. Conversations have remained productive and positive.

Please keep us informed as this important application progresses.

Thank you for the opportunity to comment,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Executive, Hillhurst Sunnyside Planning Committee
Rachel Smigelski, Planning Specialist, HSCA
Ward 7 Councillor's Office
Development Permit Circulation Controller

Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at multiple addresses, LOC2022-0153

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1901, 1905, 1913, 1915 – 5 Street SW (Plan 1913X, Block 2, Lots 1 to 4) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – High Density Low Rise (M-H1f3.0h24) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council:

1. Give three readings to **Proposed Bylaw 21P2023** for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 51D2023** for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1901, 1905, 1913, 1915 – 5 Street SW (Plan 1913X, Block 2, Lots 1 to 4) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – High Density Low Rise (M-H1f3.0h24) District

HIGHLIGHTS

- This application seeks to redesignate the subject property to enable the development of a 70-unit five storey multi-residential building.
- The application will allow for a moderate increase in density compatible with the built form and character of the existing community. The application is in keeping with the relevant policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This proposal would allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposal may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Cliff Bungalow Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use.
- A development permit has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy and land use amendment application was submitted on 2022 August 11 by CivicWorks on behalf of the landowner, Louison Investments Ltd. The 0.21 hectare (0.52 acre)

Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at multiple addresses, LOC2022-0153

corner site, known as 1901 College, is located in the community of Cliff Bungalow fronting 5 Street SW and 19 Avenue SW. As per the Applicant Submission (Attachment 3), the intent is to obtain policy and land use amendment approval to accommodate the development of a contextually responsive, street-oriented five storey multi-residential building.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess the level of outreach with relevant public groups, and the respective Cliff Bungalow-Mission Community Association (CA), was appropriate. In response, the applicant created a comprehensive outreach framework which included in-person, digital, and distanced information sharing strategies and consultation tools. Some of these strategies include onsite signage, mail drop-off, consultation and meetings with external parties and a comprehensive project website with online feedback opportunity. Approximately 1,700 mailers were delivered to local area resident. The applicant held a public information session on October 3, 2022 to discuss the proposed land use redesignation and development vision, while also meeting with the CA and Ward 8 office in September 2022. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received 15 letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- Parking and traffic safety;
- Building height and massing, shadowing and privacy;
- Recognition of historical community nature;
- Possible future tenants, future uses, affordability and unit mix;
- Contribution to community amenity;
- Provide supportive and diversified housing opportunities; and
- Engagement impact and how to benefit the process.

The Cliff Bungalow-Mission Community Association provided a letter with a decision '**Positive on Balance**' on **2023 January 20** (Attachment 5) identifying the following comments:

- Importance of a deep setback along 5th Street;
- Modifiers to the proposed LOC application;

Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at multiple addresses, LOC2022-0153

- Land is located within Cliff Bungalow's historical conservation area;
- Minimizing adverse impacts on residents; and
- Potential for voluntary community amenity contribution in absence of policy within Cliff Bungalow (ARP).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed M-H1f3.0h24 District is compatible with nearby existing residential uses in a variety of forms/scales. A multi-residential development would provide growth and more opportunities for more people to live in an established community supported by many amenities, services, and mobility options. The building and site design, number of units, and on-site parking are currently under review as part of the development permit.

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

IMPLICATIONS

Social

The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. The development seeks to promote the use of nearby public transit, bike paths, and encourage walking and cycling for a more equitable housing choice. The development seeks to promote the use of nearby public transit, city bike paths, and encourage walking and cycling for a more equitable housing choice. As part of the private developer's unit affordability model, it provides additional purchase options.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The land use amendment application would enable a more compact urban development and allow for the efficient use of existing infrastructure. Further opportunities to align development on this site with applicable climate strategies would be explored and implemented at future development stages.

Economic

The ability to develop a multi-residential building would allow for more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2023 February 23

ISC: UNRESTRICTED
CPC2023-0202
Page 4 of 4

**Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at multiple
addresses, LOC2022-0153**

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 21P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 51D2023**

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 inner city community of Cliff Bungalow situated at the intersection of 5 Street SW and 19 Avenue SW with laneway access. The corner site, comprised of four contiguous parcels, is approximately 0.21 hectares (0.52 acres) in size and is approximately 60 metres wide by 35 metres deep. The lands, owned by Louson Investments Ltd, are currently occupied by low density building forms or vacant.

Surrounding development is characterized by a mix of multi-residential, low density residential and commercial developments. The land uses to the north include multi-residential and commercial as it intensifies towards the 17 Avenue SW Main Street commercial area. Across the lane to the west are existing low density buildings, while to the east across 5 Street SW are a mixture of low density and multi-residential forms. Directly to the south adjacent to the subject site is a three storey apartment building on a Multi-Residential – Contextual Grade-Oriented (M-CGd72) parcel.

The site is within walking distance to various parks and open spaces, schools, transit, and commercial-retail/employment opportunities a block away along the 17 Avenue SW and 4 Street SW Main Streets and in the nearby downtown core.

Community Peak Population Table

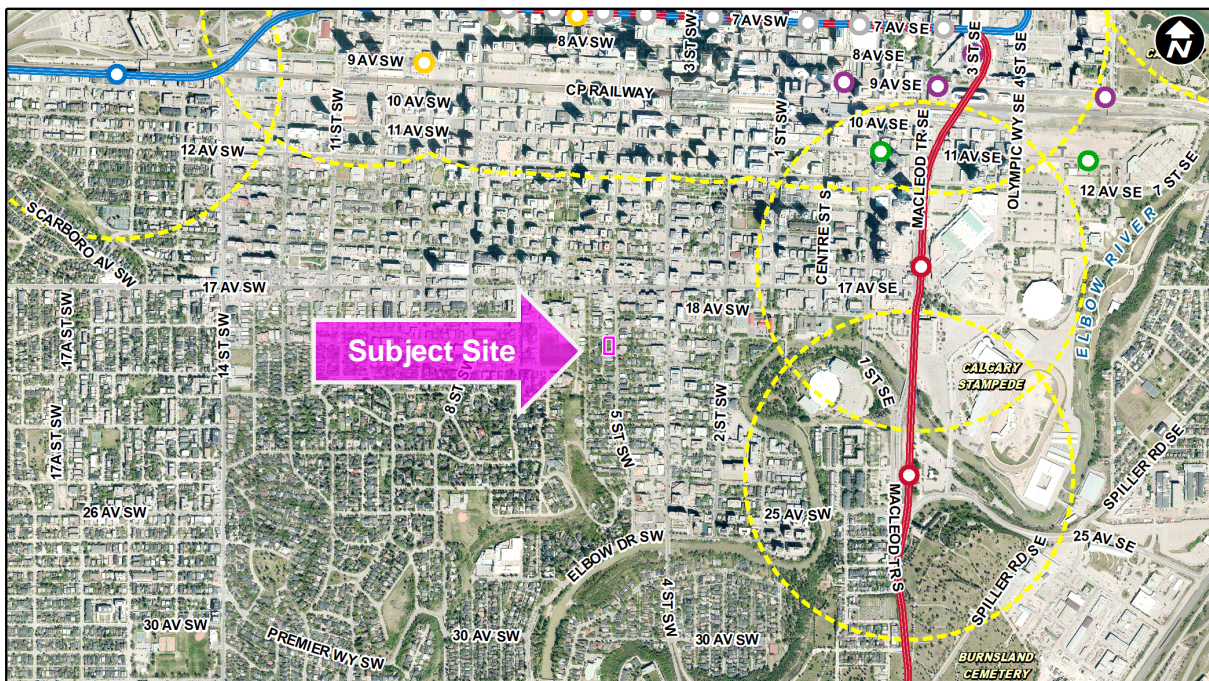
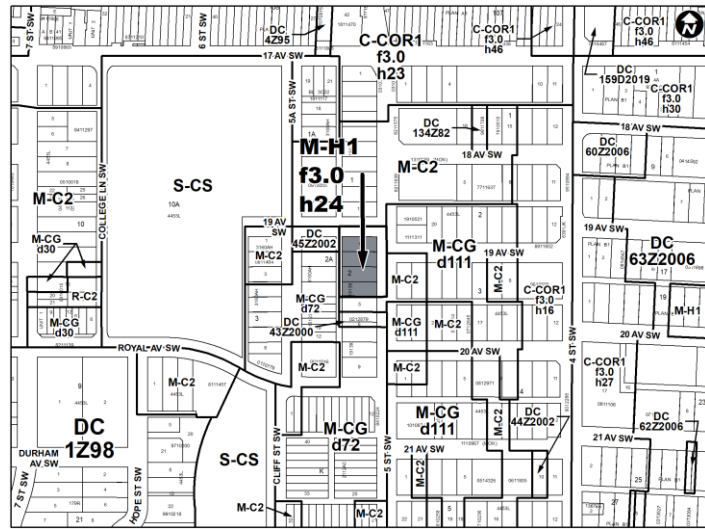
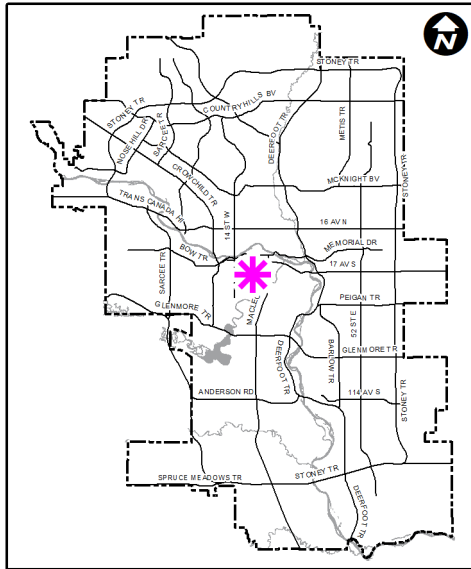
As identified below, the community of Cliff Bungalow reached its peak population in 1982.

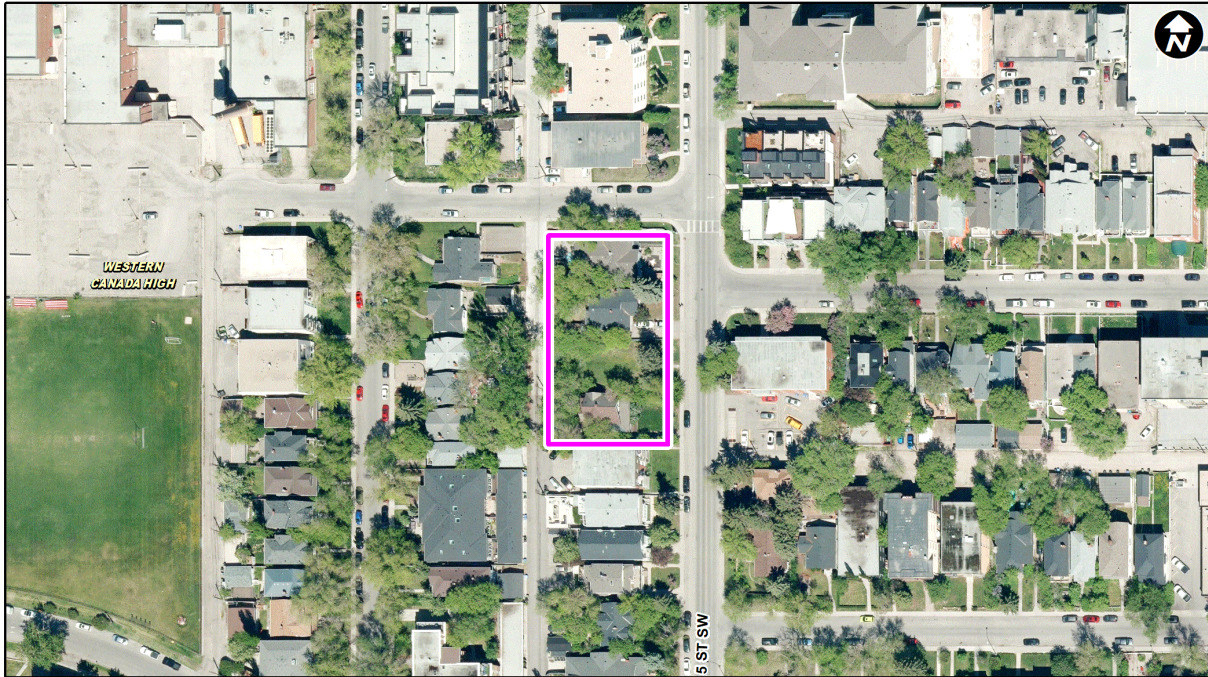
Cliff Bungalow	
Peak Population Year	1982
Peak Population	2,219
2019 Current Population	1,895
Difference in Population (Number)	- 324
Difference in Population (Percent)	-14.60%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Grade-Oriented (M-CG d72) District allows for multi-residential a variety of forms where some or all the units have direct access to grade. The M-CG District is intended to be applied in close proximity or adjacent to low-density residential development and has a maximum height of 12 metres and a density modifier of 72 units per hectare. It contains rules for development which allow for varied building setbacks that reflect the built form of the area.

The proposed M-H1f3.0h24 District allows for multi-residential development with a higher density within a variety of building forms and limited range of support commercial uses. The proposed district allows for a maximum floor area ratio of 3.0 and a maximum building height of 24 metres (approximately 5 storeys). The M-H1 District has rules on street wall stepbacks, and building separation to respond to immediate urban context as well as requirements on landscaping and amenity space. The proposed density and height are considered appropriate as it will allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.

Development and Site Design

If approved by Council, the rules of the proposed M-H1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Given the corner site context and existing surrounding parcels, additional items would be considered through the development permit process include, but are not limited to:

- well-considered amenity space design;
- shifting mass away from immediately affected parcels;
- ensuring an engaging interface along both the 19 Avenue SW and 5 Street SW frontages;
- investigating public realm opportunities to include landscaping and traffic calming;
- vehicular access; and
- mitigation of shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 5 Avenue SW and 19 Avenue SW. A separate 2.0 metre sidewalk is planned to replace the existing monowalk on 5 Street SW adjacent to the site. Two developer-funded curb extensions are proposed on the SW and NW corners of 5 Street and 19 Avenue SW, where there is an existing Rectangular Rapid Flashing Beacon (RRFB). These improvements aim to reduce crossing distances and improve overall pedestrian safety in the area.

The subject site is well-served by cycling infrastructure, located two blocks away from the 5 Street SW cycle track on the 5A network (always available for all ages and abilities). The site is also located near the Elbow River Multi-use Pathway System.

The subject site is well-served by Calgary Transit. The subject parcel is approximately 1.1km from the Erlton LRT Station (Red Line) and within one block of the Primary Transit Network (both 17 Avenue SW and 4 Street SW). Transit routes 6 and 7 are located on 17 Avenue SW. Transit routes 3, 17 and 449 are located on 4 Street SW. Routes 3 and 6 are classified as high frequency service. Transit stops are approximately 200m away from the parcel (approximately 4 minutes walking distance).

The site fronts onto 5 Street SW (Neighbourhood Boulevard) and 19 Street SW (Local Road). Vehicular access to the subject site shall be from the adjacent lane accessed from 19 Avenue, and will be finalized during the development permit stage. On street parking is currently restricted along 5 Street SW (2 hour parking, 07:00 – 17:00, Mon - Fri) and 19 Avenue SW (existing loading zone) adjacent to the site. The subject site is located within an existing Residential Parking Permit (RPP) Zone J.

Environmental Site Considerations

No environmental site concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management are being reviewed in detail through the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area as defined on Map 1 (Urban Structure) of the [Municipal Development Plan \(MDP\)](#). Applicable policies encourage higher density and intensification that is consistent and compatible with the existing area, especially areas with access to transit and local commercial uses. The MDP policies also promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods.

Calgary Climate Strategy (2022)

Although this application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#), the applicant is investigating as part of the DP, Electric Vehicle (EV) charging stations for 2 parking stalls, installing infrastructure for potential future solar photovoltaic panels and additional bicycle parking to utilize on-street cycle infrastructure.

Cliff Bungalow Area Redevelopment Plan (Statutory – 1984)

The subject site is currently identified as Conservation and Infill, as shown on Figure 3, Land Use Policy Areas, in the [Cliff Bungalow Area Redevelopment Plan](#) (ARP). These areas are intended to permit infill redevelopment while retaining the existing residential character of Cliff Bungalow, which is comprised of older two and three storey houses with some apartments. It would also allow small-scale redevelopment projects which would be sensitive to the scale and character of the older houses.

An amendment to Figure 3, Land Use Policy Areas, is required to support the proposed redesignation to the M-H1 f3.0h24 District, recognizing a change in the applicable land use policy for the site from 'Conservation and Infill' to 'Medium Density' (Attachment 2). Medium Density areas are intended to include townhousing and apartments and would allow for the provision of diverse unit types while the design should reflect the character of the original community. The proposed land use amendment would represent a gradual transition to a higher density built form.

PROPOSED

CPC2023-0202
ATTACHMENT 2

BYLAW NUMBER 21P2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE CLIFF BUNGALOW AREA
REDEVELOPMENT PLAN BYLAW 2P93
(LOC2022-0153/CPC2023-0202)**

WHEREAS it is desirable to amend the Cliff Bungalow Area Redevelopment Plan Bylaw 2P93, 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 Cliff Bungalow Area Redevelopment Plan attached to and forming part of Bylaw 2P93, as amended, is hereby further amended as follows:
 - (a) Delete the existing FIGURE 3 entitled 'LAND USE POLICY AREAS' and replace with the revised FIGURE 3 entitled 'LAND USE POLICY AREAS' attached as Schedule A.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 21P2023

SCHEDULE A

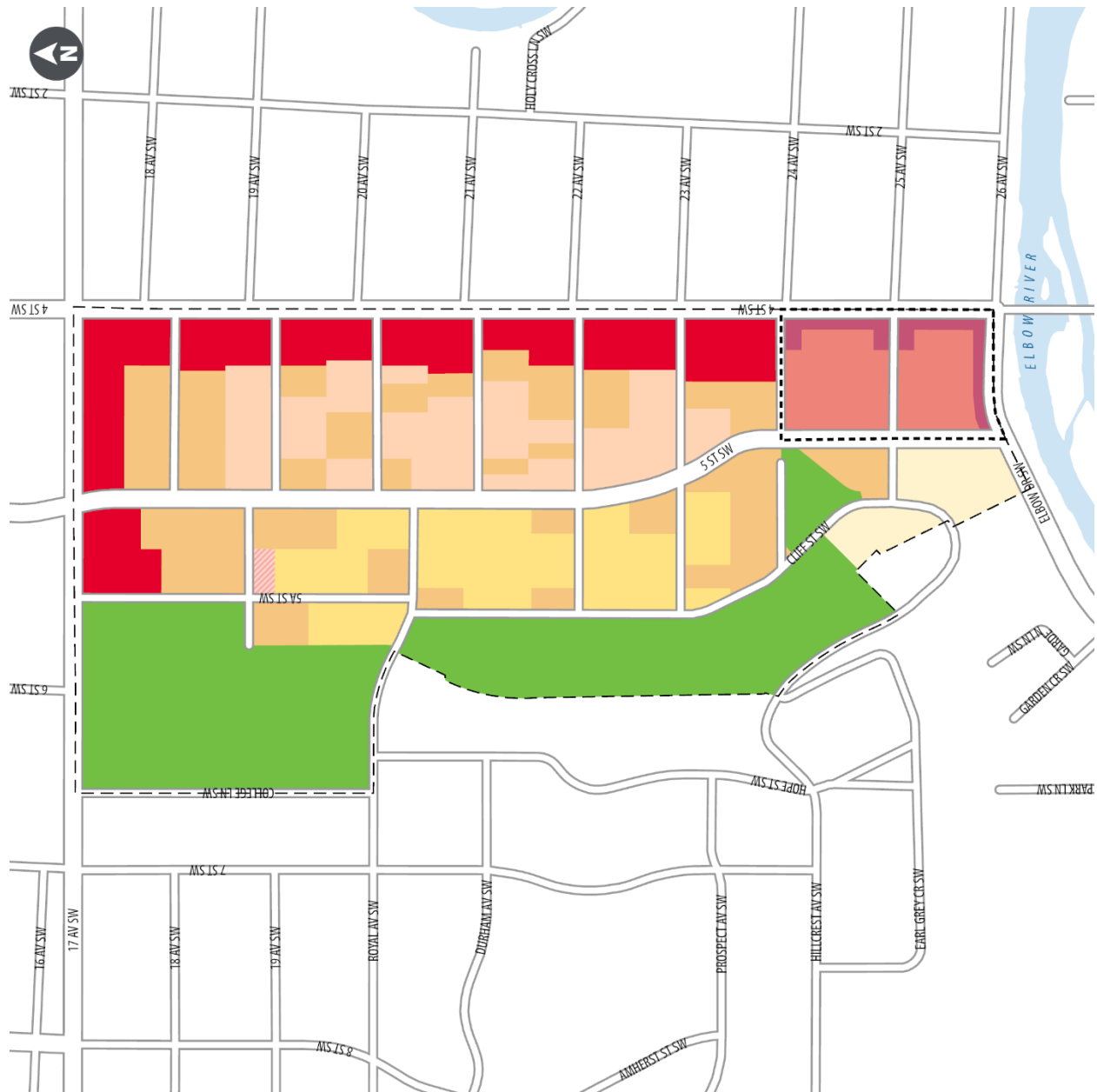
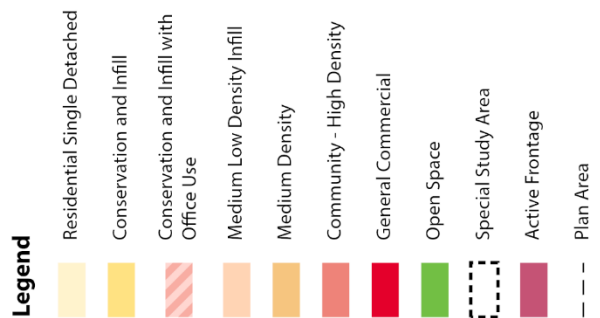


FIGURE 3
LAND USE POLICY AREAS



Applicant Submission



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

P 403 201 5305
F 403 201 5344

2022.12.14

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

RE: Land Use Redesignation (LOC2022-0153)

1901, 1905, 1913, 1915 5 ST SW - 1901 College | Plan 1913X, Block 2, Lots 1-4
From M-CGd72 to M-H1f3h24

The subject site, 1901 College, is situated at the intersection of 5 ST SW and 19 AV SW in the Inner City community of Cliff Bungalow. 1901 College derives its name from the historic street work undertaken by the Cliff Bungalow Mission Community Association Heritage Committee. The subject site consists of a contiguous corner lot assembly of four parcels at 1901-1915 5 ST SW with a site area of 0.21 hectares. Truman Development Corp. in partnership with Louison Investments Ltd. has retained CivicWorks and FAAS to undertake a concurrent Land Use Redesignation (LOC) and Development Permit (DP) process. The concurrent process ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change.

The proposed LOC would transition the subject site from the existing Multi-Residential - Contextual Grade-Oriented (M-CGd72) District to the Multi-Residential - High Density Low Rise (M-H1f3h24) District to facilitate the development of a contextually responsive, street-oriented 5 storey multi-residential building, with a maximum FAR of 3.0 and maximum height of 24m (to accommodate rooftop amenity access and mechanical equipment - the building as currently proposed will largely measure +/-19m). For this to happen, a minor, map-based amendment to the Cliff Bungalow Area Redevelopment Plan (ARP, 1993) will be required. It is the professional opinion of the project team that the proposed concurrent applications are appropriate for the 1901 College site due to its adjacencies to everything future residents will need within walking distance of the site, including access to parks and open spaces, schools, transit, and commercial-retail/employment opportunities a block away along the 17 AV SW and 4 ST SW Main Streets and in the nearby downtown core.



The mature concurrent Development Permit (DP2022-06477, submitted September 2022) proposes 70 dwelling units with a range of 1-3 bedroom options. Truman will be offering



these dwelling units for sale as condominiums and will be introducing affordable purchase opportunities for 10% of the units through the Liberty Homeownership program. 87 motor vehicle parking stalls are proposed in a subgrade parkade, a supply that exceeds bylaw requirements by 17 stalls. Substantial bicycle parking (72 stalls) will also be provided to capitalize on nearby municipal investment in network infrastructure. The building proposes amenity spaces at grade in a rear yard courtyard and on the rooftop, which will be set back from west edge of the roof to prevent overlooking. From the initial design process, the approach recognizes a location that should accommodate greater density while employing setbacks and stepbacks to respond to differing built form contexts, gathering building mass toward street edges and away from low density neighbouring properties across the lane. On elevations directly neighbouring other properties, window sizes have been reduced. The building will be partially clad in brick to respect the heritage character of the community. This brick portion will cover the lower three storeys, will be articulated, and include street-oriented entries and an enhanced public realm to make the at grade experience pleasant for residents and citizens walking or wheeling by. The upper floors will be clad in a simple darker panelling to break down the visual perception of mass.

The 1901 College project team has undertaken robust outreach in support of the 1901 College proposal in Cliff Bungalow-Mission. The outreach process commenced in August 2022 upon submission of the LOC and provided opportunities across a variety of platforms for individuals and groups to learn about the vision and to share their comments and questions. Outreach formally concluded in mid December 2022 with the publishing of a What We Heard Report that summarizes outreach strategies and meetings, logs feedback, and responds to common feedback themes from citizens and community groups. It also outlines the changes that have been undertaken in response to feedback, which includes the addition of FAR and height modifiers to the proposed land use, an upgraded public realm, and voluntary developer-funded traffic bulbouts to improve all modes safety near the site. A condensed version of the What We Heard Report will be included in Administration's CPC report for review, while the full Applicant Brief 2.0 and What We Heard Report can be downloaded at the project team website, www.engage1901college.com.

Sincerely,

Zach Hoefs | Urban Planner
RPP, MCIP, BA, BEd, MPlan



What We Heard Summary.

1901 College LOC2022-0153 / DP2022-06477

DECEMBER 14 2022

Full Applicant Brief Available for Download Here www.engage1901college.com

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

P 403 201 5305
F 403 201 5344

civicworks.ca

Applicant-Led Outreach Summary

LOC2022-0153 / DP2022-06477

OUR PROCESS

CivicWorks and Truman Homes are committed to being good neighbours and working with interested parties throughout a land use change and development application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all parties. Our citizen and community group outreach process began in mid August 2022, and included the following key strategies:



On-Site Signage

Large supplementary on-site signage was installed early in the process and remains on-site to share detailed project information and project team contact information until a Council decision.



Hand Delivered Mailers

Detailed project mailers are hand delivered to over 1700 surrounding residents to share project information and provide project team contact information.



Project Website, Phone Line & Email Address

A dedicated project website, outreach phone line, and email inbox provides a direct line of contact for citizens and community groups to communicate with the project team.



Community Association & Ward 8 Office Memo

A summary of the development vision and a planning and design rationale are shared directly with the local area Community Association and Ward Councillor's office.



Community Association & Ward 8 Office Meetings

The project team met separately with the local area Community Association and Ward Councillor's office in September 2022 to discuss the development vision.



Online Public Information Session: October 3, 2022

The project team met with local area residents on October 3, 2022 to discuss the proposed land use redesignation and development vision. Background information about the event and key outcomes is provided on the following pages.

BALANCING INTERESTS

Our role as Applicant / Outreach Lead requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions. Through this process, we consider:

1. Calgary's Sustainable Growth & Development Goals

City-wide goals and priorities that shape the future of Calgary's communities.

2. Local Area Policy

Existing and emerging plans and policies that guide local area development.

3. Development Vision & Design Principles

Low-scale multi-residential developments provide greater housing choice for Calgarians looking to live in amenity-rich Inner-City communities.

4. Economic Viability

The need to design and deliver financially viable projects.

5. Feedback from Interested Parties

What various interested parties think and say about a proposed project or specific issue.

OUR COMMITMENT

Since no single design solution can satisfy all citizens and community groups completely, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our promise is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our process:

1. We will provide you with detailed information about the project.

2. We will ask for your thoughts on key areas of the project.

3. We will share what we heard through the course of our process and our team's response to it.

Online Public Information Session: October 3rd, 2022

Information Sharing & Discussion

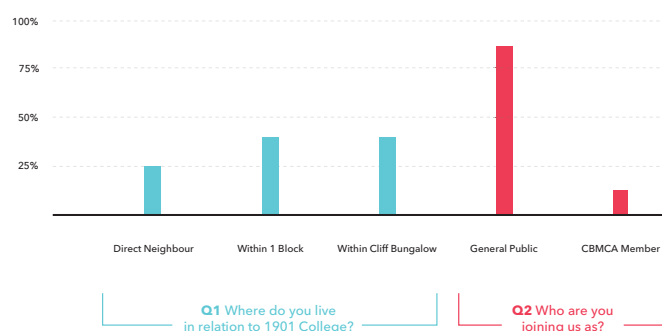
BACKGROUND

On October 3rd, 2022, the project team hosted an Online Public Information Session to bring together the project team, interested parties, and local area residents to discuss the 1901 College development vision and land use redesignation process. This hour long session provided an opportunity for the project team to provide detailed project information, outreach strategies and common feedback themes heard to date, and a chance for interested parties to ask questions and provide feedback to the project team.

INFORMATION SESSION MAILER



INFORMATION SESSION INTRODUCTION POLL



NOTIFICATION & ATTENDANCE

The Online Public Information Session was widely advertised by the Applicant Team through:

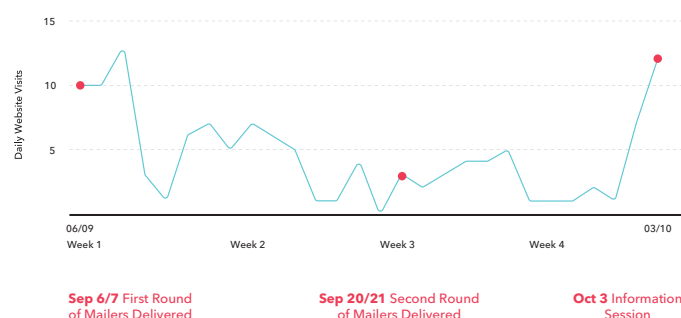
- The project website with registration and event information;
- Updates to the custom on-site signage to advertise the event and provide registration information; and
- Hand delivered event invitations to over 1700 surrounding area residents within 200m of project sites.

During a 27-day advertising and notice period, the Project Website received 125 page views and 8 registrations for the online event. A total of 8 participants attended the 1-hour Information Session on October 3rd, 2022.

Questions and feedback received by the Project Team through the online Information Session are highlighted in the following feedback themes with anonymous verbatim comments.

NOTE The Information Session was originally scheduled for September 19th, 2022 but had to be rescheduled due to the Federal Government announcing a national holiday to mark the funeral of Queen Elizabeth's death. The Information Session was rescheduled to October 3rd, 2022, and re-advertised through mailers, the custom on-site signage, and the project website.

PROJECT WEBSITE TRAFFIC (registration information)



Custom On-Site Signage & Mailers

Information Sharing



1901-1915 5 ST SW Proposed Land Use Change & Major Policy Amendment

M-CGd72 (Multi-Residential Contextual Grade-Oriented) to
M-H1 (Multi-Residential High Density Low-Rise)

HELLO, NEIGHBOUR!

1901 College is a proposal for a multi-residential development that reflects the evolving housing needs of Calgarians, just steps from transit options and local destinations including parks, schools and two of Calgary's premier Main Streets (17 AV SW and 4 ST SW), the development vision provides a range of housing options for future residents.

The proposed land use redesignation would allow for the development vision of a high-density low-rise residential building with 70 dwelling units with 87 parking stalls in a subgrade parkade, exceeding bylaw requirements. A minor, map-based amendment to the 20 year old Cliff Bungalow Area Redevelopment Plan (ARP), approved in 1993, will be required to facilitate the development vision.



Note: Design is subject to change based on municipal review of concurrent 1901 College Development Permit

GET IN TOUCH

If you have any questions, comments, or concerns, please get in touch with us via the contact information below.

Visit www.engage1901college.com
E-mail hello@engage1901college.com
Phone 587 747 0317

Scan this QR code with
your mobile device to visit
www.engage1901college.com



HELLO, NEIGHBOUR!

We are reaching out to share information about a development proposal in Cliff Bungalow. 1901 College is a proposal for a multi-residential development that reflects the evolving housing needs of Calgarians, just steps from transit options and local destinations including parks, schools and two of Calgary's premier Main Streets (17 AV SW and 4 ST SW), the development vision provides a range of housing options for future residents. For full information on the 1901 College planning rationale, development vision, and stakeholder outreach plan please visit our project team website at www.engage1901college.ca

GET IN TOUCH

Truman and the project team are committed to working with neighbours to build strong and complex communities through thoughtful planning, great design and robust stakeholder outreach.

CONTACT US

Contact the Project Team

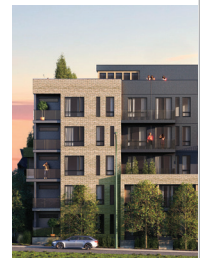
Visit www.engage1901college.ca
Email hello@engage1901college.com
Phone 587 747 0317

Contact the City of Calgary

Visit dmccal.org



1901
COLLEGE



1901-1915 5 ST SW

Proposed Land Use Change
M-CGd72 to M-H1

TRUMAN

trumanhomes.com

PLANNING RATIONALE

The 1901 College development proposal aims to provide a wider range of housing options in close proximity to transit, community amenities and services. 1901 College is a four-level corner lot land assembly of 0.53 to 0.54 ha with a lot area that currently allows for combined development up to 3 stories. The proposed land use redesignation would allow for the development vision of a 5 story multi-residential building with 70 dwelling units. These 70 units are composed of a mix of one, two and three bedroom dwellings and will

be offered by Truman as condominiums at 10% below market value through their Liberty program to a wide market that could include young professionals, retirees or families. The building has been designed with context in mind, with setbacks and setbacks that balance the green location with an eclectic neighbouring context of single detached heritage homes up to multi-residential apartment properties. 87 parking stalls will be provided for the 70 units in a subgrade parkade, exceeding bylaw requirements.



POLICY ALIGNMENT

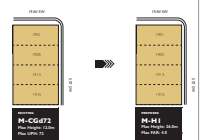
This proposed land use redesignation and associated development vision is consistent with the city's vision and policies of the Municipal Development Plan (MDP), which encourage innovative and affordable housing options, efficient use of infrastructure, and compact built forms with easy access to transit and amenities.

A minor, map-based amendment to the 20 year old Cliff Bungalow Area Redevelopment Plan (ARP), approved in 1993, will be required to facilitate the development vision.

LAND USE CHANGE & DEVELOPMENT VISION

The subject site is currently designated as M-CG with a maximum building height of 12 metres in a grade-oriented residential form. To support the development vision for 1901 College, a Land Use Redesignation from the M-CG District to the M-H1 District is proposed. The redesignation would allow for a multi-residential development five stories in height with an grade and rooftop amenity space, and an underground parkade. The M-H1 District is intended to be located in developed areas, provide near community nodes and street corridors.

A Development Permit application will be submitted for review shortly following the Land Use Redesignation in August 2023. The concurrent application process allows for the City to review a comprehensive and thoughtful "bricks and mortar" development proposal alongside the proposed land use redesignation.



What We Heard + Team Response

PURPOSE

In total, the project team received feedback from 9 respondents by phone and email, 8 community members who joined the project team's Digital Information Session, and in meetings with the Cliff Bungalow Mission Community Association (CBMCA) and Ward 8 Office. Through review and analysis of all citizen and community group feedback received, the project team has identified 7 key themes of engagement interest. The following sections outline What We Heard about each key theme area along with a Team Response.

FEEDBACK THEMES

1. Parking + Traffic Safety
2. Building Height + Massing, Shadowing + Privacy
3. Historical Community Nature
4. Future Tenants + Future Uses, Affordability + Unit Mix
5. Community Amenity Contribution
6. Support + Interest in Units
7. Engagement + LOC Process

1. Parking + Traffic Safety

WHAT WE HEARD

The project team received one phone call in general outreach, feedback from four citizens at the Digital Information Session, and feedback from the CBMCA on existing traffic congestion, how the proposed parking and increased traffic would impact these conditions, and how they can be mitigated. Questions about the potential for Electric Vehicle stalls and charging stations were also raised to ensure the 1901 College proposal is future ready.

Verbatim Comments

"...further explore ways in which these adverse impacts (traffic) can be minimized wherever possible?"

"Have any traffic studies been undertaken?"

"Will there be EV charging stations?"

TEAM RESPONSE

Traffic / Parking Study

The expected traffic generation for a development of this size is approximately 30 trips per hour, which is well below the City of Calgary threshold of 100 trips per hour for a Traffic Impact Assessment (TIA) to be required by a Professional Transportation Engineer. Additionally, the proposed development is exceeding the bylaw-required vehicle parking supply (70 stalls required, 87 provided) so a Parking Study is not triggered. Team Transportation Engineer Bunt & Associates was consulted at the outset of the project to determine if any study would be required and came to these conclusions. City of Calgary Administration came to the same conclusion in their review of the proposed Land Use Redesignation (LOC2022-0153), determining that the impact to area traffic and parking from 1901 College is not substantial.

Traffic Calming Measures

Despite no traffic or parking study requirement, the project team recognizes that there are opportunities for all modes streetscape improvements in the Inner City that can mitigate traffic increases associated with the proposed 1901 College development. The CBMCA suggested the team review potential intersection controls (stop or signal) at the intersection of 5A ST SW and 19 AV SW or the installation of speed bumps along 5A ST SW. Project team Transportation Engineer Bunt investigated these streetscape improvement opportunities against the City's street standards and due to the roadway width and associated traffic volumes, neither suggested improvement could proceed with the expectation that The City would support these changes. Instead, Bunt explored streetscape improvements along 5 ST SW (a Neighbourhood Boulevard with higher traffic capacity) and came to the conclusion that pedestrian bulbouts at the northwest and southwest corners of the 19 AV SW and 5 ST SW intersection would be the most effective tools to slow traffic and improve all modes safety for community members. The bulbouts reduce crossing distances for walkers and wheelers, further improving the safety of the laddered rapid flash crossing adjacent to the site that crosses 5 ST SW. This is a voluntary, cost and time intensive process that Truman is undertaking in response to identified concerns.

Electric Vehicle Charging / Stalls

Truman is committed to providing a sustainable and environmentally conscious building design and lifestyle for future residents. Electric vehicle charging will be provided for several stalls in the underground parkade and building infrastructure will be designed to allow for future charging stalls if needed.

2. Building Height + Massing, Setbacks, Shadowing + Privacy

WHAT WE HEARD

The project team heard from two citizens in general outreach, two at the Information Session, and the CBMCA regarding the proposed height of the building, its massing, and how this change in scale would impact neighbouring properties from a sun-shadow and overlooking perspective. The CBMCA also expressed a preference for a deeper setback onto 5 ST SW. The CBMCA generally provided feedback that the proposed scale could be considered appropriate, as long as modifiers are applied to the M-H1 District to ensure the developable outcome transitions closely with neighbouring land uses.

Verbatim Comments

"it is important to the CBMCA that there are tight modifiers on the MH-1 zoning to limit any future development to the confines of the proposed project"

"I believe 5 stories with a roof top patio (essentially 6 stories), far to high to fit in with the neighbouring houses and apartment buildings of the historic Cliff Bungalow neighbourhood."

"I remain concerned about the fact that the building exceeds the current zoning limits. You have done a good job of trying to camouflage the mass of the building, but that doesn't change the fact that it is, in fact, massive compared to the other buildings on the block and across 5th St"

TEAM RESPONSE

Height, Massing, Setbacks

The project team has designed the proposed 5-storey building to respond to differing built form edge conditions, gathering mass toward 3-4 storey multi-residential neighbours zoned for 5 storey redevelopment and away from lower density neighbours across the lane. This in turn opens the opportunity to reduce sun-shadow and overlooking impacts on neighbouring properties through the integration of a rear yard courtyard and a series of sensitive setbacks and stepbacks on the building's western edge. In order to achieve this type of responsive massing, 1901 College proposes using the M-H1 District, which allows for more creative shifting of mass across a site through increased height and reduced setback rules in comparison to similar nearby land uses, such as the M-C2 District. 1901 College incorporates a street-oriented design that aligns with M-H1 District setback requirements and municipal public realm setback requirements on 5 ST SW and 19 AV SW edges at 2.134m. While the setbacks are shallower than some neighbouring properties, a better massing expression and more active street frontage is created by this design decision, through integration of at-grade street-oriented

units, an enhanced public realm, and a treed boulevard that separates wide sidewalks from the street. The perception of mass on the more prominent street frontages is broken down through the application of different materials: bright brick grounds the first 2-3 storeys of the proposal and provides an articulated street rhythm, while a more uniform darker panelling on the upper storeys provides a simpler and quieter feel in comparison to the brick.

Shadowing + Privacy

Any redevelopment beyond what currently exists on site (three single family homes on four parcels) will result in changes to sight lines and will have sun-shadow and overlooking impacts on neighbouring properties. The project team is working hard to ensure these are mitigated as much as possible. The massing strategy creates a western edge of 1901 College that is set and stepped back further away from direct neighbours, as shown in the Mass Carving Study provided in the Application Brief. Window sizes are also much smaller on the west and south elevations to reduce overlooking on building edges that directly interface with neighbours. While mature trees will be removed from the subject site to allow for the integration of an efficient parkade that provides an oversupply of stalls and reduces on street impacts, new trees and landscaping will be incorporated along street edges and in the courtyard in line with bylaw rules to provide shade and a vegetative screen for neighbouring properties at grade. Finally, the rooftop amenity space has been designed so that overlooking cannot happen onto direct neighbours.

Maximum Height and FAR Modifiers

Project team architect FAAS has been working diligently on a concurrent Development Permit (DP2022-06477) that aligns with the bylaw rules of the proposed M-H1 District. In response to CBMCA feedback on adding modifiers to M-H1 to ensure a contextual fit with neighbours, the project team is happy to do so. A maximum height modifier of 24m and a maximum FAR modifier of 3.0 are proposed, reduced from the M-H1 maximums of 26m and 4.0 FAR respectively. The proposed 1901 College building is largely 19.0m in height as reflected in the Development Permit, however, the additional height in the modifier is being requested to capture elevator and stair access to the rooftop, in addition to rooftop furniture including pergolas, none of which will have a sun-shadow impact on neighbours beyond the 5 storey building mass.

3. Historical Community Nature

WHAT WE HEARD

Two citizens through general outreach and the CBMCA brought forward concerns about preserving the existing historical homes on the site and how the proposed development could reflect the heritage nature of the community.

Verbatim Comments

"Calgary is a young city and I would hate to see historical homes being ripped down when there are so few of them to begin with"

"the look and the feel of the building is more commercial than residential feeling and would not fit in with the neighbourhood"

"These parcels are located within the "Conservation and Infill" area of Cliff Bungalow.... allowing for a portion of Cliff Bungalow-Mission to retain its original character"

TEAM RESPONSE

Preserving Historical Homes

Despite none of the three existing homes on the site being identified as "significant" in the City of Calgary Heritage Inventory or having heritage designation, Truman has made efforts to respect Cliff Bungalow's heritage feel. The name, 1901 College, recognizes Cliff Bungalow's historic street naming program undertaken by the Community Association Heritage Committee, and the use of brick masonry reflects the materiality of surrounding homes and apartment buildings.

The project team feels that young cities such as Calgary need to encourage smart growth and Inner-City redevelopment to reduce urban sprawl, private vehicle trips, and the economic impacts to all Calgarians of overextending the City Budget (maintaining new roads, piped servicing, parks etc in greenfield communities that have a direct impact on property taxes).

Conservation and Infill Area

The Conservation and Infill area of the Cliff Bungalow Area Redevelopment Plan is intended to allow for a family-oriented area within the neighborhood (diversity of housing and family types) and for a portion of Cliff Bungalow-Mission to retain its original character. This family-orientation objective of the Conservation and Infill Area will be achieved through Truman's provision of 1, 2, and 3 bedroom units, allowing for differently sized family units to grow and age within the community. The second objective, to maintain the community's original character, is an important consideration. As none of the three existing structures on the subject site have Municipal Heritage Designation, they are ineligible for protection and maintenance through the City of Calgary Historic Resource Conservation Grant. With these structures coming to the end of their lifecycles at approximately a century old, the project team believes that the more efficient use of these lands for the next century is the proposed 1901 College Development, a change in scale that supports the growth and vibrancy of Cliff Bungalow and adjacent Main Streets. 1901 College will celebrate the historical sense of community in Cliff Bungalow through materiality, street-orientation, at grade entries, and a high quality public realm.

4. Future Tenants + Future Uses, Affordability + Unit Mix

WHAT WE HEARD

Questions were raised by two citizens in general outreach, two folks at the Digital Information Session, and the CBMCA regarding the proposed range of unit typologies, the affordability of future units, and the future uses of the building such as the potential for commercial units in the 1901 College development proposal.

Verbatim Comments

"We always stress affordable housing for new families and young professionals and want to continue a diversity of income in the community."

"Will there be commercial?"

"Can you explain the 10% price reduction in the flyer?"

TEAM RESPONSE

Unit Mix for a Diverse Group of Tenants

The 70 dwelling units are composed of one, two, and three-bedroom units to support young professionals, retirees, families, and a range of other household compositions to attract a diverse community.

Affordability

Liberty Homeownership is a non-profit that was established in 2015 to address the growing housing affordability gap in Canada. It works to empower Albertans with a steady income who do not have the funds for a down payment but want to purchase their own homes. For prospective homeowners who meet income and employment criteria, qualify for a mortgage, and can come up with a down payment of \$1,500.00, the rest of a 5% down payment for a unit will be covered through Liberty. These savings are achieved by Truman providing Liberty with a reduced purchase price from the fair market value of the home. Truman plans to offer 10% of the proposed units in 1901 College through the Liberty Homeownership program.

Future Uses

The proposed Land Use Redesignation to M-H1 allows for commercial uses, however, Truman Homes intends to provide only residential units within this development. This decision creates a contextual use fit with neighbouring properties and continued clustering of commercial uses on the 17 AV SW and 4 ST SW Main Streets only a block away from 1901 College. The concurrent Development Permit provides certainty to Citizens, Community Groups, Administration, and City Council that Truman intends to build what is proposed.

5. Community Amenity Contribution

WHAT WE HEARD

The CBMCA and one citizen inquired regarding how 1901 College benefits Cliff Bungalow-Mission and whether Truman would be willing to make a monetary community amenity contribution in exchange for density bonusing.

Verbatim Comments

"Have you considered voluntary density bonusing in relation to community benefits?"

"What is Truman homes doing to contribute to the community?"

"a voluntary contribution by the Applicant would also act as a gesture to acknowledge that the project does have some negative impacts on the community"

TEAM RESPONSE

Community Amenities

There is no formal requirement to provide a Community Amenity Contribution for this development, as the proposed FAR will not exceed the 3.0 FAR threshold identified in the Cliff Bungalow Area Redevelopment Plan that encourages provision of a community amenity. Until a Local Area Plan is created that incorporates

This said, the project team has carefully considered a comprehensive design that reflects the heritage nature of the community through materiality and naming, increases the number of public boulevard trees, and reduces massing to mitigate adverse impacts on adjacent neighbours. In response to feedback from area residents and the CBMCA on street network safety through the outreach timeline, the project team has also refined the at-grade public realm design, revising landscaping to create a treed boulevard that will separate wider sidewalks from the 5 ST SW and 19 AV SW roadways and result in a considerably more pedestrian friendly and safe environment. Multiple driveway entries, fencing, and sidewalk conditions along busy streets will be changed to improve the walking and wheeling experience along the site's edges.

Despite no requirement or known precedent to provide a community benefit for a project of this magnitude, Truman has also committed to providing voluntary off-site traffic calming measures at significant expense in the form of traffic bulb outs at the northwest and southwest corners of the intersection of 5 ST SW and 19 AV SW. These bulb outs will reduce crossing distances for walkers and wheelers, improve the safety of the existing ladder crosswalk and rapid flash beacon across 5 ST SW, and slow vehicle speeds in response to the narrower roadway. Administrative review will determine if these community-serving traffic calming measures can ultimately be integrated.

6. Support + Interest in Units

WHAT WE HEARD

Three community members and interested parties reached out through general outreach to express support for the 1901 College proposal, primarily in relation to scale and diversified housing opportunities that would allow Cliff Bungalow residents to age in place.

Verbatim Comments

"I live in the block of this proposed development and am supporting it as it is the perfect next place for me when I can no longer manage my home. It allows me to stay in a neighbourhood that I love."

"I live in Roxboro just a couple minutes away. I love the potential for this low rise type of development in that location."

TEAM RESPONSE

Application Support

The project team believes that 1901 College efficiently uses the existing site to bring an appropriate amount of density within a thoughtful design that is responsive to differing neighbouring built form scales and is supportive of the growth of two of Calgary's premier Main Streets. Truman plans to deliver diverse, high quality homes that cater to a diverse range of prospective homeowners. Infill developments of this nature allow more people to enter the home-ownership market than single-detached homes which currently exist on the site, including high-end shared amenities. We are excited to share this proposed development with Cliff Bungalow and the rest of Calgary and appreciate the support we have received from local residents.

7. Engagement + LOC Process

WHAT WE HEARD

Questions were raised at the Digital Information Sessions and at the CBMCA meeting regarding the LOC process and how feedback from the various outreach feedback channels would be used by the project team and in Administration decision-making processes. Citizens were curious if they had the capacity to contribute to the project design at this point in the timeline.

Verbatim Comments

"What is the LOC Process so far, what guidance has administration given? Will this be concurrent?"

"How will the feedback from this session be used?"

"I live less than a block away, and I love the design, but I want to understand what action the community has to participate in the rest of the process"

TEAM RESPONSE

Outreach Process

Our Applicant-led Outreach process has followed the guidance of the City of Calgary's Applicant Outreach Toolkit, by notifying citizens and community groups and inviting feedback via a range of communication channels including hand-delivered postcard mailers, on-site signage, digital community meetings, a project website, phone line, dedicated email inbox, and by following up with engaged citizens.

The outreach conducted to date has resulted in measurable change to the public realm design and to active modes safety in and around the 1901 College site. At the publishing of this What We Heard Report, formal outreach closure will occur. However, the project team will keep open all feedback mechanisms so that citizens and community groups can provide feedback on the Development Permit and stay up to date on Administrative review and municipal decision making stages.

Concurrent Process

A concurrent Development Permit (DP) for 1901 College was submitted shortly after the Land Use Redesignation (LOC) Application. The two applications are running closely together so that citizens and community groups have a fulsome bricks and mortar understanding of the design associated with the proposed land use, and so feedback collected during outreach for the proposed LOC can be reflected in the subsequent building design of the DP. DP2022-06477 cannot be approved by the Development Authority until such time that approval is attained for LOC2022-0153, should City Council vote in favour of the proposed change at Public Hearing.

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



January 20, 2023

City of Calgary
Planning and Development
Third floor, Municipal Building
800 Macleod Trail SE
Calgary, Alberta

Re: LOC2022-0153, 1901 5 Street SW (Multiple Addresses)

Decision: Letter of Comment¹ (Positive on Balance)

The Cliff Bungalow-Mission Community Association (“CBMCA”) is submitting the comment below with regards to the LOC2022-0153. A summary of important issues is outlined on the first two pages, and is followed by an in-depth discussion of these issues on pages 3-10 and an Annex on pages 11-13.

- **Importance of a deep setback along 5th Street.** Deep setbacks and substantial tree plantings, reflecting both Garden City and City Beautiful design, are a character attribute for Cliff Bungalow. In addition to the deep setback being an important architectural landscape feature, it also allows for a wider root system, which in turn allow for healthier trees and a wider tree canopy. The CBMCA believes that any new development within the neighborhood of Cliff Bungalow should be designed in such a way as to respect these design principles.

The CBMCA believes the Applicant’s proposed setback of 2.1m along 5th Street SW is inferior relative to the contextual setback of 5.7m. However, the CBMCA also realizes the narrow setback is somewhat necessitated by step-backs and courtyard designs of the project, both of which reduce the adverse impact of the development on direct neighbors. This is a reasonable trade-off, even if the CBMCA is not fully supportive of it.

¹ The CBMCA issues one of four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

- 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.
- Letters of Concern** indicate that either we have insufficient information on which to base a decision or 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.
- 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.
- 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.

- **Parcel is uniquely located within Cliff Bungalow’s “Conservation and Infill” Policy Area.** The “Conservation and Infill” Policy Area of Cliff Bungalow allows for the development of single-detached, semi-detached and townhouse developments. The rationale of the four-block “Conservation and Infill” Policy Area of Cliff Bungalow is two-fold. First, it allows for a portion of Cliff Bungalow to retain its original character, an important MDP goal (heritage preservation).² Second, it allows for a family-oriented area within the neighborhood, which remains contextually appropriate given the policy area is contiguous to Elbow Park and Upper Mount Royal.

That said, the CBMCA believes the location of this specific parcel – while located within the “Conservation and Infill” Policy Area – is a uniquely appropriate candidate for sensitive densification. Outside of this unique parcel, the “Conservation and Infill” Policy Area of Cliff Bungalow is not appropriate for upzoning. *It is important for City Administration and City Council to concurrently reaffirm its commitment to the community’s “Conservation and Infill” Policy Area if it moves to approve this LOC Application.*

- **Minimizing adverse impacts on residents.** The Applicant initially put forward a number of thoughtful ideas within the massing model to reduce the adverse impacts on surrounding residents as it relates to step-backs, setbacks, fenestration, and shadowing. These attributes were further improved following comments from the CBMCA and affected residents. While the Applicant has thus made several accommodations within their proposed design, *City Administration also has responsibility to further explore ways in which these adverse impacts can be minimized wherever possible. Addressable suggestions raised to the CBMCA that City Administration is strongly advised to investigate include: (1) Speed-bumps along Cliff Street to improve safety near the Montessori School of Calgary and (2) A four-way stop at the intersection of 5A Street and 19 Avenue SW to improve safety at the Western Canada High School parking lot.*
- **Community amenities.** The CBMCA views the proposed traffic-calming curb bulb outs and creation of a public boulevard along 19th Avenue as implicit voluntary, on-site community amenities put forward by the Applicant. These amenities will contribute to the residential ambiance of the policy area and increase public tree-canopy in the community.
- **Modifiers to the proposed LOC Application.** While the CBMCA is comfortable with the proposed project attributes of 2.72x FAR, the M-H1 district (4.0x FAR) is not contextually appropriate to for this parcel and does not align with the Cliff Bungalow ARP. Thus, it was important to the CBMCA to ensure tight modifiers on the MH-1 zoning to limit any future development to the confines of the proposed project (FAR of 2.72x and height of mostly 15m-19m, with further modifiers around setbacks and step-backs).

Zaakir Karim

Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

² As explored within this note, almost the entirety of the roughly four blocks of Cliff Bungalow’s “Conservation and Infill” Policy Area, fully meets the eligibility criteria for inclusion into the City of Calgary’s established “Heritage Area” framework.

1. Quality of engagement

The Applicant engaged in good faith

The Cliff Bungalow-Mission Community Association (“CBMCA”) believes the Applicant worked with the community stakeholders in good-faith. The feedback, questions, concerns and comments stemming from conversations with the CBMCA and community residents resulted in thoughtful modifications of the massing model and LOC Application. Where the Applicant decided against accommodations, explanations were provided.

A pre-application discussion would have been highly appreciated

The CBMCA believes that pre-application engagement is best practice for any significant LOC Application. This engagement is important because residents typically have important local knowledge (including the community perspective) with respect to important attributes of proposed massing models (including height, setbacks and step-backs). These considerations are ultimately at the core of every significant LOC Application. The CBMCA’s understanding is that the LOC Application for 1901 5 Street SW had been submitted to City Administration prior to the Applicant’s first engagement with the community. While unintentional, this could have created the perception that the Applicant viewed community engagement as an after-thought and checkbox portion of the LOC Application. This would have been unfortunate, both as it relates to trust in the process and respect for the community perspective.

The CBMCA believes City Administration should strongly consider implementing a go-forward policy that incentivizes Applicants to conduct pre-Application meetings with Community Associations for any LOC Application that involves a material lift in the FAR of the subject parcel.

2. Discussion of concerns around massing and density of proposed LOC within the context of Cliff Bungalow’s “Conservation and Infill” Policy Area

The Cliff Bungalow ARP remains a valid statutory document

The Cliff Bungalow ARP and the neighborhood’s existing zoning districts remain valid planning documents, reflecting both the neighborhood’s historical roots and character, in addition to an agreement between City Administration the Community with regards to how to best strike the balance between varying municipal objectives within the confines of redevelopment (including both densification and historical preservation). While the ARP was written in 1985, the policies outlined around the sensitive densification within the context of a historical community have only increased in importance as the supply of remaining heritage buildings shrinks relative to the size of Calgary as a whole. A further discussion outlining the unparalleled success of the Cliff Bungalow-Mission ARPs in driving sensitive densification is provided in Annex I of this document.

Exploring the strong policy rationale of Cliff Bungalow’s “Conservation and Infill” Policy Area

The “Conservation and Infill” Policy Area of Cliff Bungalow comprises a relatively modest portion of the community. As noted, in the map below, it is bounded from 19th Avenue and 24th Avenue (North to South) and from the Cliff Bungalow escarpment to 5th Street SW (West to East), so is only about 3-4 blocks.



Figure 1. Land Use Policy Areas within Cliff Bungalow

The “Conservation and Infill” Policy Area consists primarily of low-density residential structures, and thus allows for the development of single-detached, semi-detached and townhouse dwellings (both row-townhouses and courtyard style townhouses). As shown in the map below, this remains contextually appropriate in part because the “Conservation and Infill” Policy Area of Cliff Bungalow is contiguously bounded by the low-density residential areas of Elbow Park (and Rideau and Roxboro) to the South and Upper Mount Royal to the West. The CBMCA believes these four blocks of primarily low-density, residential dwellings should thus be viewed as an extension of these low-density neighborhoods. As such, the “Conservation and Infill” Policy Area should be treated in-line with City Administration’s vision for other low-density residential areas within the inner-city, allowing for single-family homes, semi-detached dwellings and townhouses. From this perspective, the existing zoning of the “Conservation and Infill” Policy Area remains appropriate.

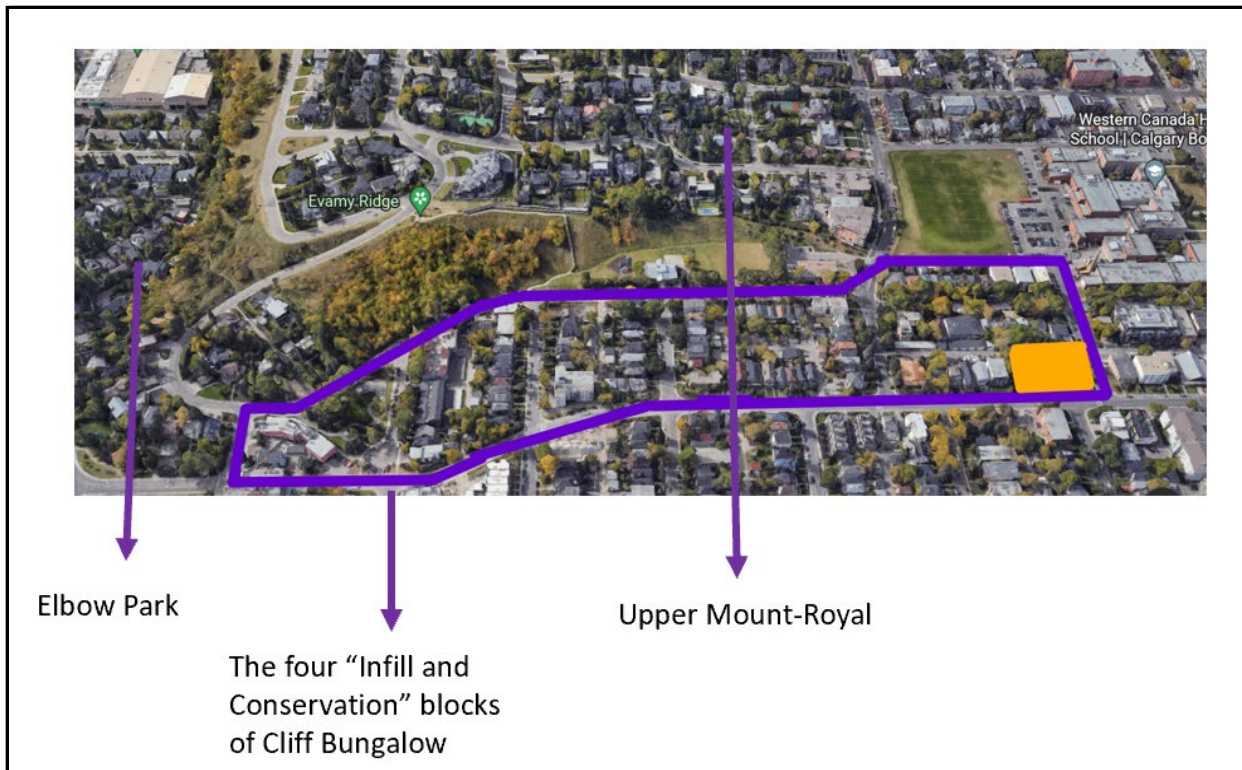


Figure 2. “Conservation and Infill” Policy Area of Cliff Bungalow relative to low-density residential neighborhoods of Elbow Park and Upper Mount Royal

The “Conservation and Infill” Policy Area largely consists of heritage homes and heritage apartment buildings, largely built between 1910-1920. Given that the “Conservation and Infill” Policy Area has been in existence for at least 35-years, it should be no surprise that it has attracted civic-minded homeowners and multi-family investors to the area that have used private capital to purchase, restore and steward their heritage homes and heritage apartments, furthering the MDP objective of historical preservation. As a result, the large majority of the block-faces within Cliff Bungalow’s “Conservation and Infill” Policy Area, fully meet the eligibility criteria for inclusion into the City of Calgary’s established “Heritage Area” framework.

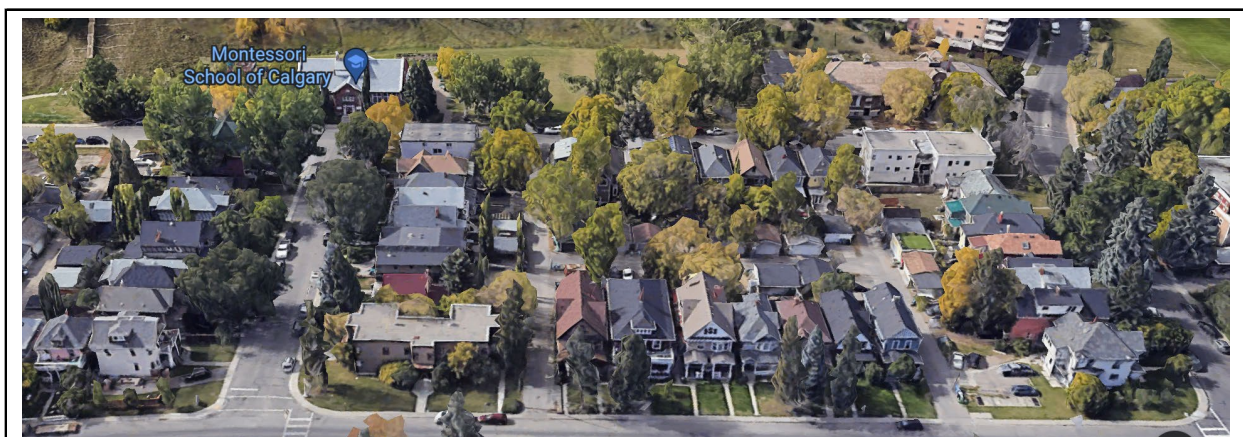


Figure 3. This west-facing aerial view of the Cliff Bungalow’s “Conservation and Infill” Policy Area illustrates its historical importance, including two municipally designated buildings and numerous heritage homes and small-scale apartments of historical importance. Almost the entirety of the roughly four blocks of Cliff Bungalow’s “Conservation and Infill” Policy Area fully meets the eligibility criteria for inclusion into the City of Calgary’s established “Heritage Area” framework.

Very few such intact blocks of Edwardian era homes still exist within Calgary’s established area. City Council and City Administration should be studying policy ideas to further strengthen this heritage

conservation policy area. The CBMCA believes that over time, these blocks could become one the only remaining living example of what Calgary looked like in the early-1900s. The idea that the homes within a heritage conservation area should be sacrificed for further densification as Calgary grows, in turn implies that heritage preservation matters less as Calgary's population grows, when the opposite is true. The more Calgary ages, the more important heritage preservation of structures and areas becomes. And because of on-going suburban development, the proportion of heritage conservation areas within Calgary falls over time, even without considering that remaining unprotected heritage structures outside of conservation areas are demolished overtime to make way for redevelopment.

Ensuring a continuous flow of new housing as Calgary grows is an important objective, as is densification; however, this does not need to come at the expense of heritage structures and heritage conservation areas. Instead, densification should occur sensitively outside of heritage areas.

This parcel is a unique candidate for sensitive densification in the “Conservation and Infill” policy area.

The CBMCA believes that while the “Conservation and Infill” Policy Area largely reflects good policy and appropriate zoning, this parcel is suitable for sensitive densification. As detailed in Figure 2, this parcel is located on the northern-east border of the policy area. Furthermore, in Figure 4 illustrates that the northeastern half-block on which this parcel is located has lost much of its historical importance and the parcel is surrounded by a number of medium-density, non-historical structures (outlined in purple).



Figure 4. This west-facing aerial view of the subject parcel shows it surrounded by many medium-density, non-historical, multifamily developments.

Furthermore, while the proposed development does not conform to the historically sensitive height and massing of the “Conservation and Infill” Policy Area, it does conform to the contextually appropriate height and massing for projects elsewhere in Cliff Bungalow. Furthermore, numerous design elements are historically sensitive, including the proposed materiality, contextual step-back after the third-floor, and general block-design.

Both M-CG and M-C2 are appropriate for this parcel

This parcel is currently zoned as M-CG, which allows for the development of townhouses. At least six recent townhouse projects have been completed within the neighborhood of Cliff Bungalow over the past 10-years (on M-CG and M-C2 parcels), most of which are contextually appropriate for the neighborhood.

And many of these projects have been built outside of the heritage conservation area. These projects are listed below, which suggests that the Medium Low Density zoning district remains appropriate within the historical neighborhood of Cliff Bungalow. Developers find it economic to develop townhouses in Cliff Bungalow, even when they could build something larger. And buyers remain attracted to new townhouse developments within the neighborhood.

- 538 23 Avenue SW – Completed in 2022
- 1818 5 Street SW – Completed in 2018
- 529-539 23 Avenue SW – Completed in 2015
- 1918-1924 5A Street SW – Completed in 2015 within the “Conservation and Infill” Policy Area
- 542-554 19 Avenue SW – Completed in 2011

That said, the M-C2 district – which allows for four to five story apartment style developments – is also contextually appropriate for Cliff Bungalow, which largely features a mix of parcels zoned either M-CG or M-C2 between 4th Street SW and 5A Street SW. The most recently completed M-C2 project completed in the neighborhood are listed below:

- 2320 5 Street SW – Apartment of 35 units, completed in 2022
- 1730 5A Street SW – Apartment of 33 units, completed in 2010
- 509 21 Avenue SW – Apartment of 23 units, Completed in 2006

The high-level attributes of the project proposed by the Applicant (FAR of 2.73 and a height of mostly 15.5m) is similar to the M-C2 district (maximum FAR of 2.5x and maximum height of 16m) that is ubiquitous within Cliff Bungalow. This suggests the FAR and height of the proposed project put forward by the Applicant would be contextually appropriate and largely aligned with the values outlined in the Cliff Bungalow ARP.

The CBMCA requests modifiers to restrict the height and FAR of any future development on this site

The CBMCAs understanding is that the Applicant is largely proposing a five-storey building (15.5m), with a small sub-section of a sixth-storey (19.2m) to allow for to a roof-top garden amenity. This is fairly similar to the maximum height allowance of the M-C2 district (16.0m). Additionally, the CBMCA understands the proposed building would have an FAR of 2.72x, which is a small relaxation relative to the M-C2 district (FAR of 2.50x) that is already ubiquitous within the neighborhood.

While the proposed project attributes (2.72x FAR and mostly 15.5m in height) largely conform to the Cliff Bungalow ARP, the M-H1 district initially proposed (max 4.0x FAR and maximum 26.0m in height) would not conform to the Cliff Bungalow ARP and would not be contextually appropriate for this parcel. As a result, to minimize unintended consequences, it is extremely important to the CBMCA that there are tight modifiers on the M-H1 zoning to limit any future development to the confines of a project that largely conforms to the M-C2 zoning district (albeit with minor relaxations).

In the event the proposed project falls through after the LOC-Application has been approved, this would still allow a similar development on the parcel to move forward at a later date, while also ensuring that any future development on the parcel remained contextually appropriate to the neighborhood.

Deep, street-facing setbacks and healthy trees are important attributes of Cliff Bungalow; as a result, the CBMCA has concerns about the proposed setback of this project

The neighborhood of Cliff Bungalow was designed as part of Mount Royal by John Olmsted.³ The neighborhood's architecture features deep setbacks and substantial tree plantings, reflecting both Garden City and City Beautiful design. In addition to the deep setback being an important architectural landscape feature in and of itself, a deeper setback also allows for a wider root system, which in turn allow for healthier trees and a wider tree canopy (another important attribute of Cliff Bungalow).

The CBMCA believes that any new development within the neighborhood of Cliff Bungalow should be designed in such a way as to respect these design principles. And by extension, any LOC Application should also adhere to these principles.

The deep setback along the west-side of 5th Street extends in an almost uniform manner between 17th Avenue and the Elbow River. The CBMCA believes the proposed setback of 2.1m along 5th Street SW is insufficient; modifiers on any new land district should require a minimum setback of 5.7m. This is an issue of immense importance to the CBMCA. However, during discussions with the Applicant, it became clear that a deep setback was not economically feasible given the courtyard amenity and significant setbacks of the proposed development (both of which were proposed to reduce adverse impacts on neighboring parcels). The CBMCA realizes this is a reasonable trade-off, even if the CBMCA is not fully supportive of it.

3. Social and Environmental Considerations

The loss of heritage homes is a loss for the community identity and character

The loss of three heritage homes (as defined by their pre-1945 construction date) within the historic community of Cliff Bungalow is unfortunate and should be acknowledged. The loss of these specific heritage homes is compounded due to their location within Cliff Bungalow's "Conservation and Infill" Policy Area and the homes' likely eligibility within a Comprehensive Heritage Area.

While these buildings are unlikely to have individually qualify for listing on the Heritage Inventory, they are considered to have broader significance as they are part of a concentrated group of similar assets—described collectively as a heritage area. For a block-face that exceeds the required threshold of 50% Heritage Assets, which this block-face seemingly meets, a Comprehensive Heritage Area (DC) could be defined and would include design regulation of future builds on the block face. With the loss of these heritage homes, this block face along 5th Street would lose its eligibility status for this heritage conservation program.

The loss of mature trees is a loss for the community

The presence of mature trees is an important character feature for the community of Cliff Bungalow-Mission. The proposed development would result in the loss of many mature trees on these lots as well as on public property. This should also be acknowledged. The CBMCA would appreciate if the Applicant is able to maximize the number of trees saved.

³ Frederick Olmsted's son, who had been the of the head of the firm for over a decade at the time he designed it

The change in land-use has clear negative implications for surrounding homeowners, especially those facing 5A Street

The proposed land-use change has adverse impacts for those living nearby, especially those living in single-detached homes along 5A Street SW (across the laneway from this parcel). These are citizens of Calgary and residents of Cliff Bungalow that made a significant financial and emotional investment when deciding to purchase in the neighborhood. Many have spent considerable funds, time and energy rehabilitating their own heritage home within Cliff Bungalow's "Conservation and Infill" Policy Area, an activity that also furthers MDP Objectives (heritage preservation). For many of these residents, the M-CG zoning on the parcel at 1901 5 Street was likely a consideration when they purchased their own home. From this perspective, ad hoc land-use changes introduce a level of unpredictability that is inappropriate and unfair for these community residents. Like the loss of heritage homes and mature trees, the adverse impacts on these residents should also be acknowledged.

The CBMCA believes that it is the City's responsibility to provide a stable planning regime that provides residents with a sense of security as to what the future of Calgary looks like. The practice of spot upzoning is in direct conflict with this responsibility.

The CBMCA is cognizant that the Applicant has put implemented several thoughtful design proposals within the massing model that would limit the adverse impacts on surrounding residents as it relates to step-backs, setbacks, fenestration, and shadowing. In the event this LOC Application is approved, City Administration has a joint responsibility to further explore ways in which these adverse impacts can be minimized wherever possible. Addressable concerns raised to the CBMCA thus far include:

- City Administration should consider traffic calming measures along Cliff Street (including speed bumps), especially near the Calgary Montessori School and children's playground.
- The intersection at 19 Avenue SW and 5A Street is becoming increasingly dangerous due to blind spots, especially as it pertains to inexperienced drivers entering and leaving the Western Canada High School Parking lot. Measure to improve safety – both for drivers and pedestrians – should be explored, primarily a four-way stop at this intersection.
- The Applicant should investigate the technical and economic feasibility of saving the blue spruce tree at 1905 5 Street SW. Mature trees could also be incorporated into the proposed courtyard of the proposed development.

4. Discussion of concerns around density bonusing and community benefits

For a variety of reasons, the community of Cliff Bungalow-Mission has a clear position that commensurate community benefits need to be a major component of any LOC Application that entails any "spot up-zoning" application.

The CBMCA is comfortable with the proposed voluntary, on-site community amenities put forward by the Applicant, including (1) traffic-calming curb bulb outs at the intersection of 19th Avenue and 5th Street; and, (2) the creation of a public boulevard along 19th Avenue. These amenities will contribute to residential ambiance of the "Conservation and Infill" Policy Area and increase tree-canopy in the community.

Importantly, both proposed amenities align with the CBMCA's guidelines on community amenities, outlined in Annex II. Specifically, the proposed amenities are durable, located on-site or in the local-area, and the developer is not requesting inappropriately high density or height increases in return for community benefits.

More broadly, the CBMCA continues to advocate for a holistic, "Made in Calgary" density bonusing policy. Neither the inflexible 75% bonusing cost in place within the Beltline, nor the "voluntary" bonusing policy in place outside of the Beltline represent good policymaking for the Established Areas of Calgary's inner-city. It is in the best long-term interest of all stakeholders to develop a well-considered, equitable and flexible policy framework while stakes are low than to risk the implementation of a knee-jerk, populist policy framework after a political flash-point occurs.

Annex I. The existing approach to sensitive densification within the community of Cliff Bungalow-Mission is achieving exceptionally strong results. This provides strong evidence the sensitive density policies outlined within the Cliff Bungalow ARP are both appropriate and effective.

Cliff Bungalow-Mission is a successful model of sensitive densification within the confines outlined within their ARPs. And this sensitive densification is working to help achieve the densification objectives outlined within the MDP. The Cliff Bungalow Area Redevelopment Plan is a values-based, statutory document developed to inform the Bylaws by providing direction which is specific and appropriate to our district, and remains very relevant to smart growth within the community.

New developments within the Cliff Bungalow-Mission community over the past five years have increased the implied population of the community by ~7% (implied population capacity growth of 447 people relative to a total population of ~6,500 in 2019) proving the success of the sensitive densification policies outlined within the ARPs of community.

Development	Year of Completion	Dwellings lost	Dwellings gained	Incremental dwelling count	Implied population growth	Compliance with ARP	Community Position (Objection or No Objection)
Matrix Apartments	2023	4	67	63	95	Yes	No Objection
Alicia Townhomes	2022	2	6	4	8	Yes	No Objection
Elva Apartments	2022	4	61	57	86	Yes	No Objection
The Block on Fourth	2022	0	39	39	59	Yes	No Objection
Riverwalk Retirement Facility	2022	36	141	105	131	No	Objection
Beverley Apartments	2021	8	35	27	41	Yes	No Objection
The Bergin	2020	2	21	19	29	Yes	No Objection
Total		56	370	314	447		

Exhibit 2. Residential developments completed or under construction within Cliff Bungalow – Mission over the most recent five years (2019-2023) have led to an implied population growth of 447 over this period. The CBMCA has not objected to six of the seven proposed developments, underscoring the community's value of supporting incremental density and development when proposed projects adhere to the confines of the Community's ARP. This also suggests that many projects are viable within the confines of the ARP within these communities.

Population estimates	Cliff Bungalow-Mission	Calgary
Population (2019)	6,480	1,285,711
Population growth (2019-2023)	447	69,389
New population (2023)	6,927	1,355,100
Implied population growth (2019-2023)	7%	5%

Exhibit 3. The population of Mission-Cliff Bungalow is growing proportionally faster than Calgary (~7% vs ~5% between 2019-2023) as a whole, illustrating the attractive of Mission-Cliff Bungalow to Calgarians and the success their respective ARP's in creating policies that allow for strong densification while retaining the historic character of the communities.

In comparison, the City of Calgary is estimated to grow ~5% over this same period. This means that if every community had been as successful as Cliff Bungalow-Mission in adding density over the past five years, the entirety of Calgary's population growth could have been fully confined to existing neighbourhoods (and then some) over this period. The community of Cliff Bungalow is already punching well above its weight relative to Calgary's MDP objective of having 50% of all population growth occur in established communities.

This underscores that the fabric of the Cliff Bungalow-Mission community is attractive. It also underscores that the policies embedded within the ARPs of Cliff Bungalow-Mission are not only valid, but immensely successful and highly effective in creating a community where people want to live and where developers are able to add significant amounts of incremental density within the confines of the ARP policies.

Furthermore, its contextually important to note that this densification is incrementally adding to an already dense community. At an average density of 8,945 people/km², Cliff Bungalow – Mission is Calgary’s third most dense community (see for example, China Town at 8,274 people/km² and Beltline at 8,999 people/km²). Cliff Bungalow-Mission is one of the most desired communities exactly for that reason – its ability to accommodate many people and small businesses while retaining a ‘sense of place’ and cultural context. The CBMCA stresses the importance for City Administration and City Councillors to protect what makes the community of Cliff Bungalow-Mission special and attractive (which includes the predominance of new multifamily complexes with massing of 4-6 storey).

Annex II – Proposed Approach to Community Amenities and Density Bonusing

To the knowledge of the CBMCA, the City of Calgary does not have a formalized policy to pass zoning by-laws involving increases in the height or density in return for the provision by the owner of community benefits. The CBMCA thus looked to Section 37³ of the City of Toronto for guidance. Below are the most pertinent policy considerations that the CBMCA would use in a discussion of community benefits:

1. The proposed development must represent good planning. An owner/developer should not expect inappropriately high density or height increases in return for community benefits and the City should not approve bad development simply to get community benefits.
2. Good architecture and good design are expected of all developments, as a matter of course, and are not eligible as community benefits. If the CBMCA were to accept good architecture and/or good design as eligible benefits, it would be signalling that lower standards are appropriate in developments where community benefits are not used, which is definitely not the case.
3. No citywide formula should exist in determining the level of community benefits. An example of such a formula would be that the cost of community benefits should be at least 30% of the increased land value resulting from the density increase. As a result, community benefits are to be negotiated on a case- by-case basis, and the amount or value of the community benefits in relation to the value of the density or height increase varies from project to project or from one area of the City to another.
4. Community benefits should be specific capital facilities, or cash contributions to achieve specific capital facilities. This principle contains two important sub-principles: a) community benefits should be capital facilities; and b) those capital facilities should be specific capital facilities. Community benefits should be durable.
5. There should be an appropriate geographic relationship between the secured community benefits and the increase in height and/or density in the contributing development. The priority location for community benefits should be on-site or in the local area.
6. The Ward Councillor should always be consulted by City Planning staff prior to any negotiation of community benefits. The Ward Councillor has a role, if he or she wishes, in determining what benefits should be the subject of negotiation between the City and the developer/owner, and should always be consulted prior to negotiations with the applicant.
7. City Planning staff should always be involved in discussing or negotiating community benefits with developers/owners. City Planning staff has a particular responsibility to ensure that the Official Plan policies are being complied with, and must recommend an appropriate package of community benefits when the staff report recommending approval of the proposed development is forwarded for Community Council consideration.

³ [https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the- Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf](https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf)

PROPOSED

CPC2023-0202
ATTACHMENT 6

BYLAW NUMBER 51D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0153/CPC2023-0202)**

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 _____

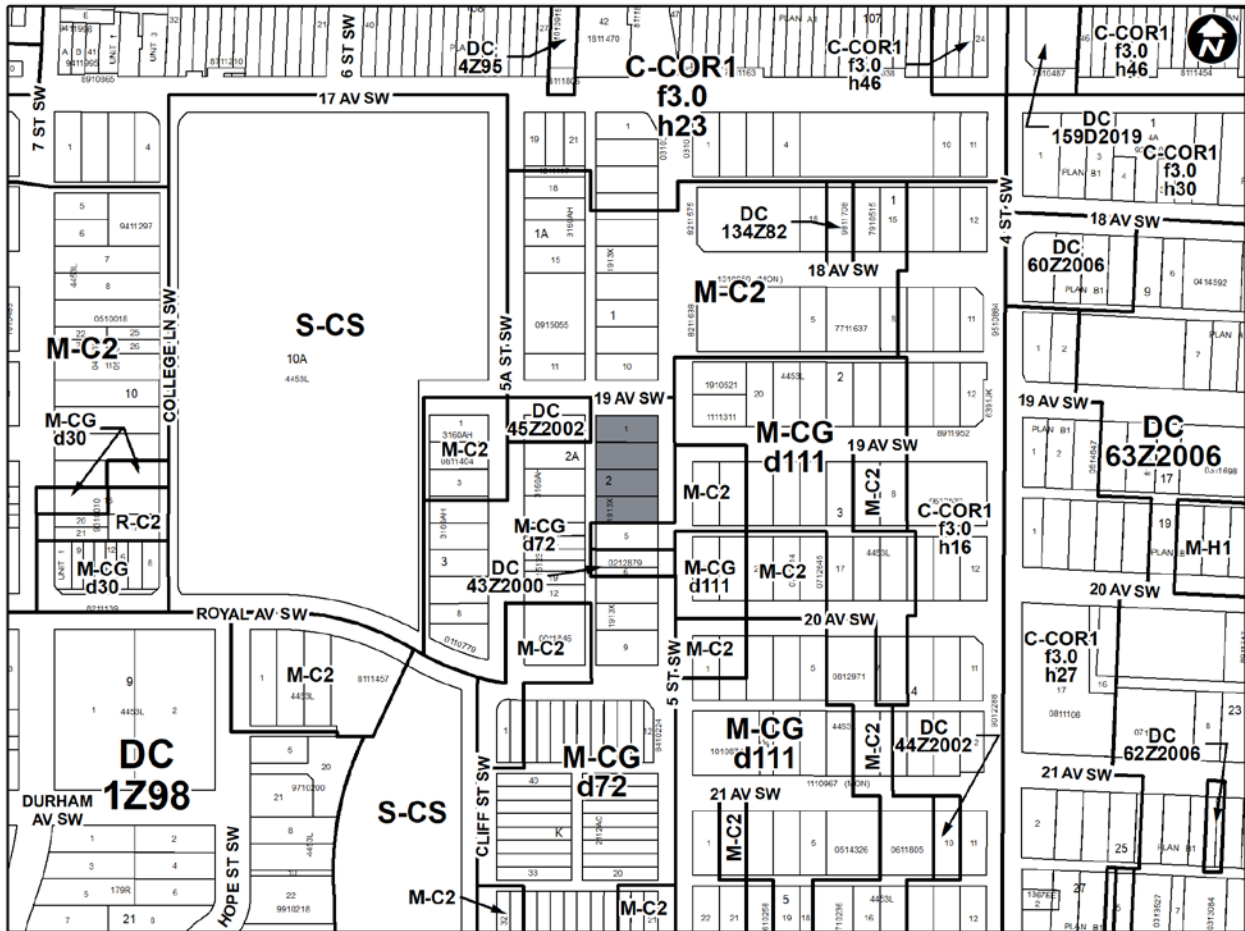
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0153/CPC2023-0202
BYLAW NUMBER 51D2023

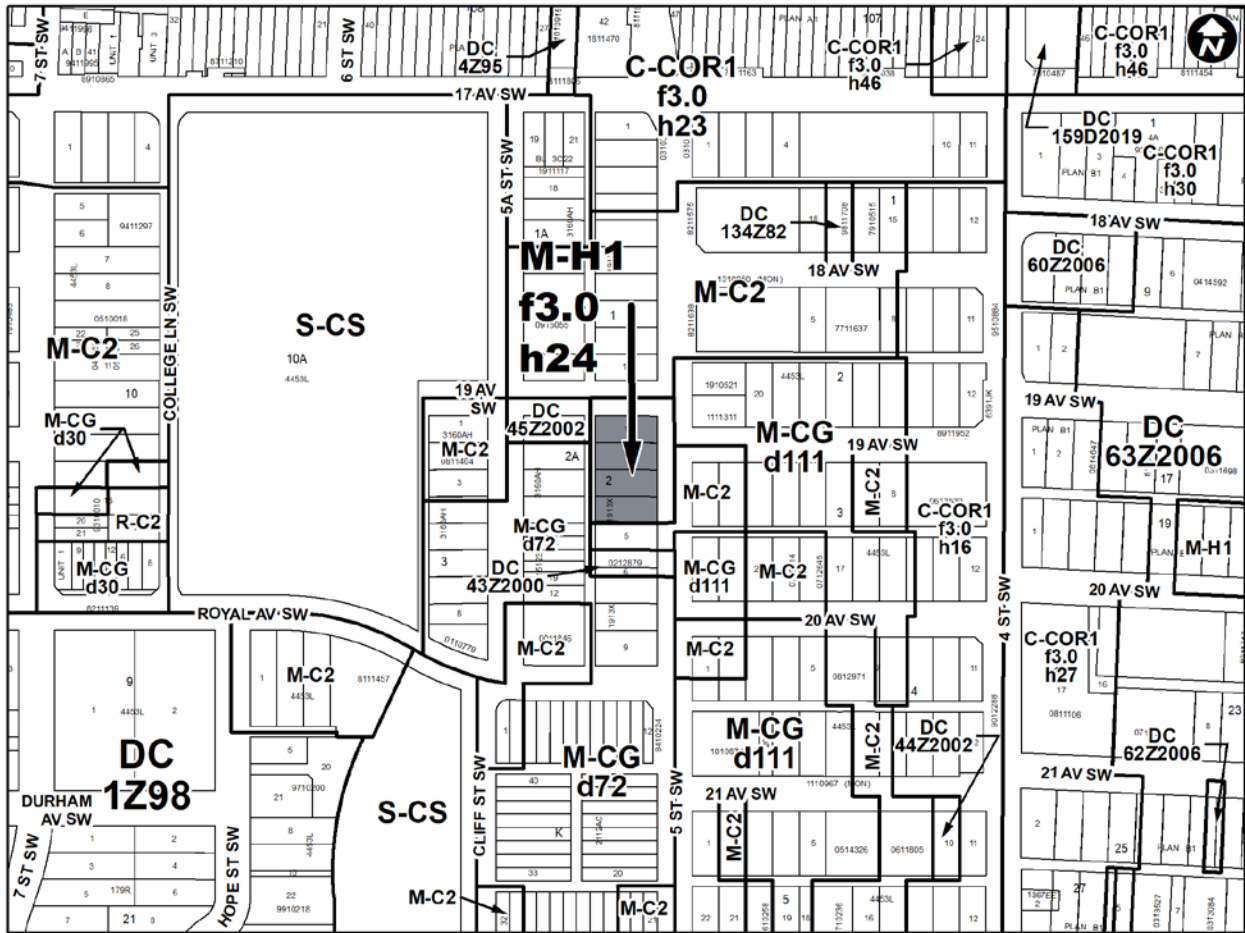
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0153/CPC2023-0202
BYLAW NUMBER 51D2023

SCHEDULE B



Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131

RECOMMENDATIONS:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw for amendments to the Marda Loop Area Redevelopment Plan (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 0.35 hectares \pm (0.86 acres \pm) located at 1918, 1922, 1924, 1928, 1932, 1936, and 1940 – 33 Avenue SW (Plan 4479P, Block 59, Lots 9 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 9:

That Council:

1. Give three readings to **Proposed Bylaw 17P2023** for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 18P2023** for amendments to the Marda Loop Area Redevelopment Plan (Attachment 3); and
3. Give three readings to **Proposed Bylaw 45D2023** for the redesignation of 0.35 hectares \pm (0.86 acres \pm) located at 1918, 1922, 1924, 1928, 1932, 1936, and 1940 – 33 Avenue SW (Plan 4479P, Block 59, Lots 9 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, dated 2023 February 9:

“The following documents were distributed with respect to Report CPC2022-1329:

- A revised Attachment 3; and
- A presentation entitled "LOC2022-0131 Policy Amendments and Land Use Amendment".

Moved by Commissioner Mortezaee

That with respect to Report CPC2022-1329, the following be approved:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2);

Approval: **S. Lockwood** concurs with this report. Author: **Q. Adebayo**
City Clerks: J. Palaschuk/C. Doi

Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131

3. Give three readings to the proposed bylaw for the redesignation of 0.35 hectares \pm (0.86 acres \pm) located at 1918, 1922, 1924, 1928, 1932, 1936, and 1940 – 33 Avenue SW (Plan 4479P, Block 59, Lots 9 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.6h23) District.

For: (6): Director Fromherz, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Small, and Commissioner Tiedemann

Against: (2): Councillor Chabot, and Commissioner Weber

MOTION CARRIED

Moved by Commissioner Mortezaee

That with respect to Report CPC2023-1329, the following be approved, **as amended**:

That Calgary Planning Commission recommends that Council:

2. Give three readings to the proposed bylaw for amendments to the Marda Loop Area Redevelopment Plan (**Revised** Attachment 3); and

For: (5): Director Fromherz, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, and Commissioner Tiedemann

Against: (3): Councillor Chabot, Commissioner Small, and Commissioner Weber

MOTION CARRIED”

HIGHLIGHTS

- The proposed policy amendments and land use amendment would allow for a mixed-use development comprising of commercial/retail/residential uses at grade with additional residential uses above.
- The proposal would allow for an appropriate Main Street development that will transition to a low density residential area and is in keeping with the Neighbourhood Main Street policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for additional housing options for inner-city living with access to transit and would allow for a more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential densification and promote commercial and employment opportunities to activate this part of South Calgary.
- Amendments to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) and the *Marda Loop Area Redevelopment Plan* (MLARP) are required to accommodate the proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131

DISCUSSION

This application, located in the southwest community of South Calgary, was submitted by Sarina Developments on behalf of the landowners, 2067429 Alberta Limited (Nazim Virani), Trang Thi Thu Dang, and Erick Alarcon Loya on 2022 July 20. Initially, this submission was to amend the existing land use to a Mixed-Use General (MU-1f4.0h26) District. However, following feedback from affected public groups and City Administration, the applicant has since amended the application to reduce the land use district modifiers to a Mixed-Use General (MU-1f3.6h23) District on 2022 Oct 28.

The 0.35-hectare site is a corner parcel located at the northeast corner of 19 Street SW and 33 Avenue SW. The site is directly north of the Avenue 33 Building at the eastern gateway of the Marda Loop ARP area. The subject site is located within the South Calgary/Altadore ARP and represents a transition between the South Calgary/Altadore and Marda Loop ARPs. The proposed policy amendment would move the site from the South Calgary/Altadore ARP boundary into the Marda Loop ARP boundary. The proposed Mixed-Use General (MU-1f3.6h23) District would allow for a mixed-use development at a maximum building height of 23 metres, up to six storeys. The proposed MU-1 District would also allow for a maximum building floor area of approximately 12,493 square metres along a Neighbourhood Main Street (33 Avenue SW).

No development permit application has been submitted at the time of writing this report, however, as noted in the Applicant Submission (Attachment 4), the intent is to apply for a development permit for a mixed-use building comprising a mix of commercial and residential on the ground floor with residential dwelling units above.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant distributed 3,000 project memos to residents within a 200-metre radius of the subject site, along with 11 mailed letters to nearby residents. The applicant also placed additional signage on the site which provided supplementary information to The City's standard site signage. The applicant used additional outreach methods, such as open house sessions (held on 16 August 2022, 06 December 2022, and 14 December 2022), pop-up booths and a project information website that allowed for feedback.

The applicant also reached out to the Marda Loop Community Association (CA), the Marda Loop Business Improvement Area (BIA) and the Ward 8 Councillor's Office to share the project information. Additional information can be found in the Applicant Outreach Summary (Attachment 5).

Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 49 letters of opposition and three letters of support from the public. Those

in opposition noted the following areas of concern:

- Shadowing and massing impacts due to proximity to low density residential houses to the north and east of this development,
- Privacy issues and noise impacts,
- Increased density and the strain on public infrastructure,
- Additional traffic, pedestrian and cyclist safety issues, including parking congestion issues on 33 Avenue SW and nearby streets,
- Access challenges to the rear lane for nearby dwellings,
- Preference for a maximum building height of 16 metres or four-storeys,
- Impact on neighbourhood character and the natural environment due to removal of trees and vegetation,
- Impact on land value, and,
- A preference to defer any land use amendment until the ARP is updated through the Local Area Plan program.

An online petition that includes over 800 signatures, noting the above areas of concern as reasons for opposition to this redesignation request, has also been received by Administration.

The Marda Loop BIA responded to a follow-up request for comments from Administration on 2022 Dec 16. The BIA indicated their support for the proposed application at 4 - 5 storeys, with specific recommendations for appropriate setbacks if the building height will be up to 6 storeys. The BIA would also like to see a concurrent development permit application that will guarantee the proposed height and the future built form and design. The Business Improvement Area Response can be found in Attachment 6.

The Marda Loop CA did not respond to a follow-up request for comments from Administration at the time of writing this report.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its location along an MDP-identified Neighbourhood Main Street, the local context of redevelopment that has taken place in the area and its location in a significant activity node in the community. The building and site design, number of units, shadowing of adjacent properties, setbacks and step backs from existing residential development, offsite and onsite transportation and mobility concerns, and waste management will be reviewed at the future development permit application stage.

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

Policy Amendments and Land Use Amendment in South Calgary (Ward 8) at multiple properties, LOC2022-0131

IMPLICATIONS

Social

The proposed land use district would allow for additional housing option and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

Environmental

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

Economic

The proposed policy and land use amendment would enable the development of additional residential dwelling units and commercial spaces along a Main Street corridor. The proposal would provide opportunities to support local business and employment opportunities within South Calgary and nearby communities.

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 17P2023**
3. **Proposed Bylaw 18P2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Business Improvement Area Response
7. **Proposed Bylaw 45D2023**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

Located at the northeast corner of 19 Street SW and 33 Avenue SW, the parcel is 91.3 metres wide and 38 metres deep with an approximate size of 0.35 hectares (0.85 acres). The site slopes downward from west to east, then north to south, with the lowest elevation at the southeast corner along 33 Avenue SW and the highest elevation at the northwest corner along 19 Street SW. The site contains seven residential parcels that are mostly developed with single detached dwellings (one storey) and detached garages with rear lane access.

The subject site is located in the southwest community of South Calgary. Lands to the west of the site form a part of a larger geographical area known as Marda Loop that consists of commercial and residential development of varied forms and intensities. The site is situated along a Neighbourhood Main Street (33 Avenue SW) at the eastern gateway of the Marda Loop Plan area. This location currently functions as a transition node between the South Calgary community and the Marda Loop community.

The subject site is within a five-minute walk of commercial and retail amenities located along 33 Avenue SW. Nearby bus stops also provide direct connection to downtown and Mount Royal University. Surrounding development is characterized by single and semi-detached dwellings to the north and east and designated as Residential – Contextual One / Two Dwelling (R-C2) Districts. The parcels to the west are designated as Mixed Use - Active Frontage (MU-2f3.0h16) Districts containing commercial and retail developments.

Surrounding development is characterized by single and semi-detached dwellings to the north and east and are designated as Residential – Contextual One / Two Dwelling (R-C2) Districts. The parcels to the west are designated as Mixed Use - Active Frontage (MU-2f3.0h16) Districts containing commercial and retail developments. To the south is a parcel designated Direct Control (DC) District ([Bylaw 140D2014](#)). This DC District is based on the Multi-Residential – High Density Low Rise (M-H1) District with a maximum height of 18 metres and a maximum floor area ratio of 3.0. This site is currently developed with a five-storey mixed-use development (Avenue 33 building) and is adjacent to R-C2 parcels containing single-detached houses to the east. On 8 Dec 2014, during Council's approval of the application for this DC District, the site was also transferred from the South Calgary/Altadore Plan area into the Marda Loop Plan to manage the building height transition and built form articulation with adjacent low-density developments.

Ongoing redevelopment has occurred within the South Calgary community along 33 Avenue SW to the east of the subject site with buildings that are either occupied, under construction, approved or planned. A six-storey building is currently under construction at the corner of 16 Street SW and 33 Avenue SW (three blocks east of the subject site), also referred to as The Hudson building. The land use district for this site was approved by Council on 5 Oct 2020 (Bylaw 137D2020) for a Mixed-Use General (MU-1) District with a maximum height of 20 metres and a maximum floor area ratio of 3.5. The development permit (DP2021-4340) was approved on 28 Oct 2021.

The Harrison building site, at the corner of 18 Street SW and 33 Avenue SW (one block to the east of Avenue 33 Building), has been developed with a five-storey building. This parcel is designated as a Mixed-Use General (MU-1) District with a maximum height of 20 metres and a maximum floor area ratio of 3.0. Additional six-storey mixed-use buildings exist further west of

the subject site within the Marda Loop community such as The Shoppes of Marda Loop (one block west), and the Arc 33 and Courtyard 33 buildings which are located two blocks west of the subject site.

Community Peak Population Table

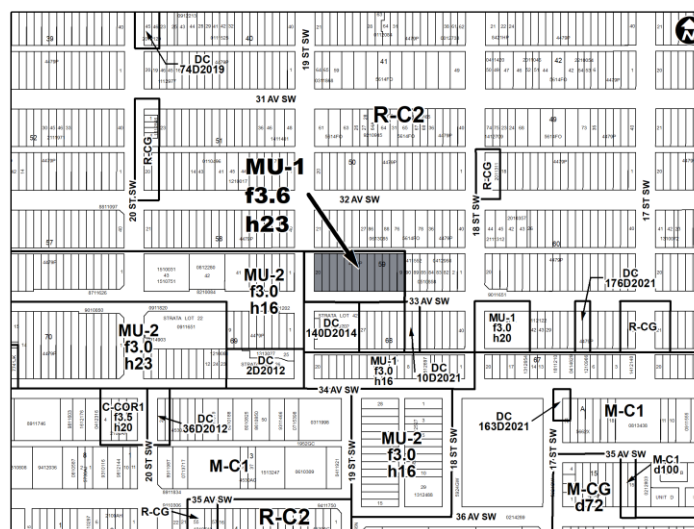
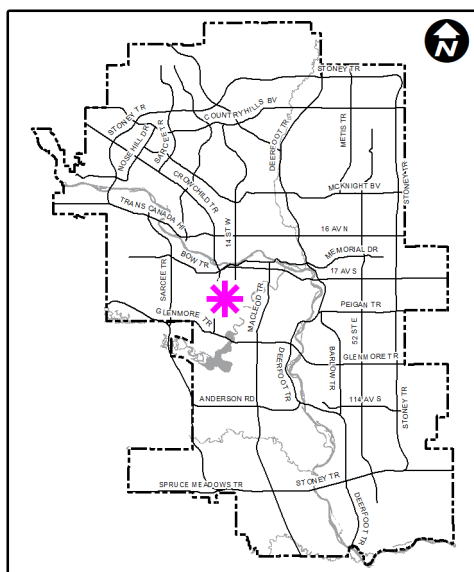
As identified below, the community of South Calgary reached its peak population in 2019.

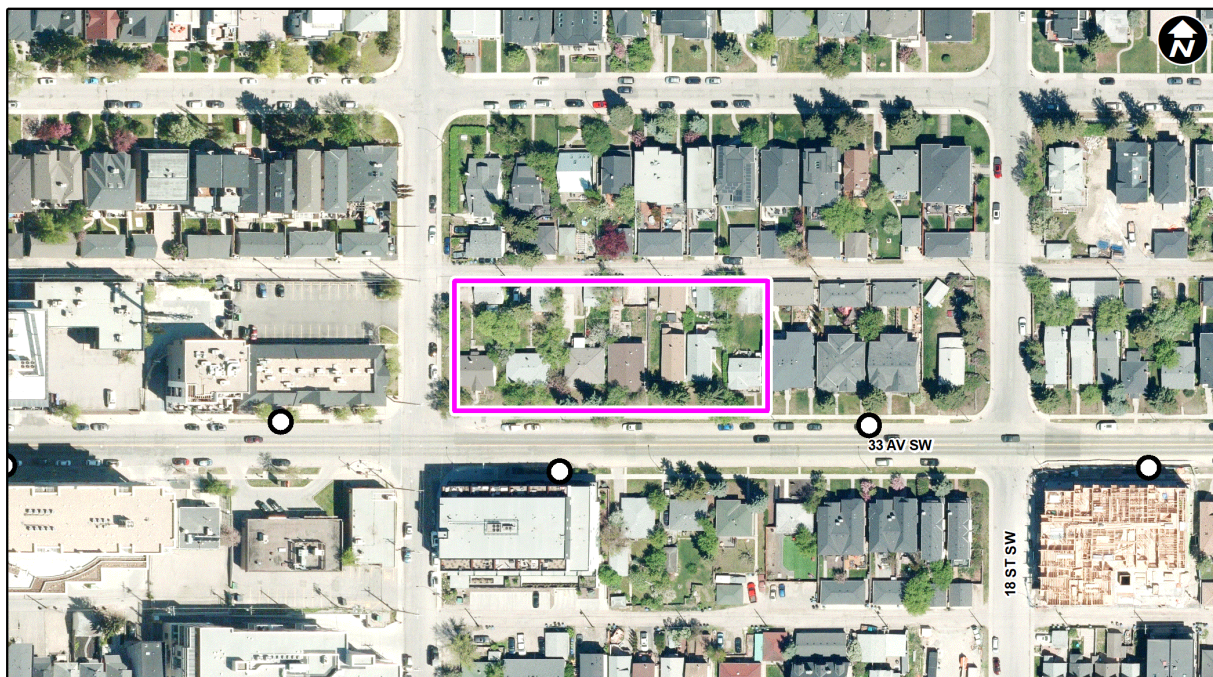
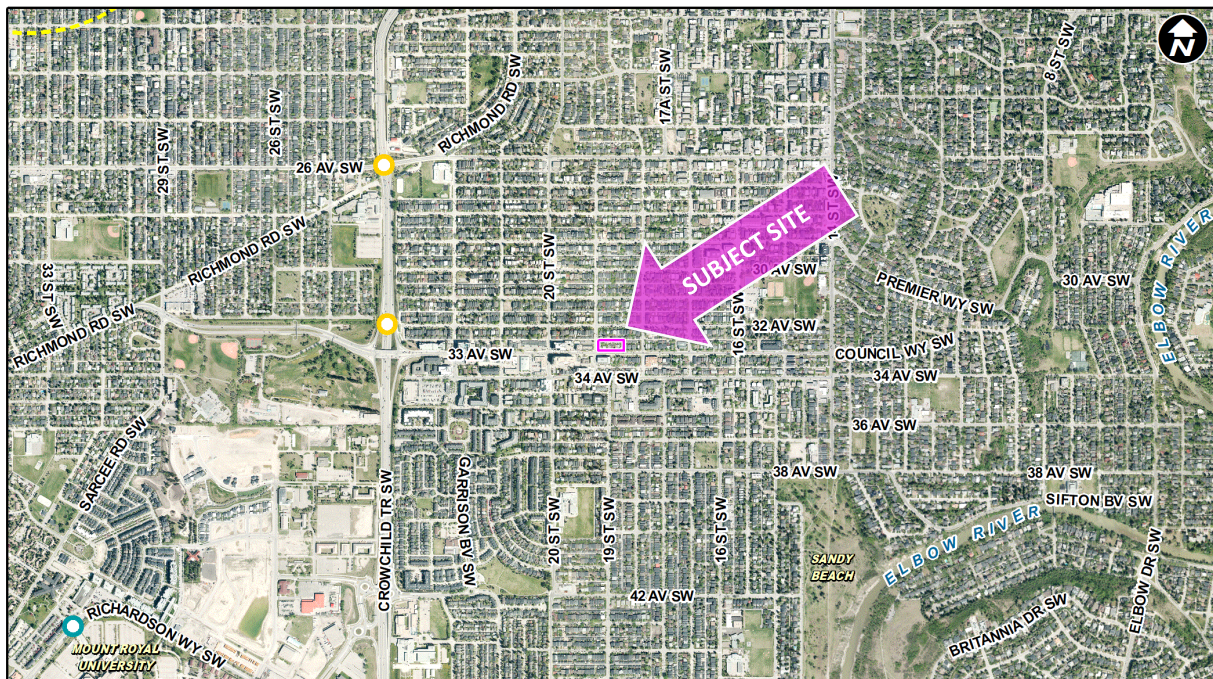
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

Source: The City of Calgary 2019 Civic Census

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, and duplex dwellings including secondary suites. The R-C2 District allows for a maximum building height of 10.0 metres (2-3 storeys) and a maximum of two dwelling units. Secondary suites are permitted within the R-C2 District.

The proposed Mixed-Use General (MU-1f3.6h23) District is intended to accommodate a mixed-use development comprising of commercial/retail/residential on the ground floor with residential dwelling units above at a maximum building height of 23.0 metres (up to 6-storeys). The proposed land use will allow for a maximum building floor area of approximately 12,493 square metres through a floor area ratio of 3.6.

The MU-1 District is designed to be adjacent to low density residential development with specific rules for setbacks and maximum height at the shared property line or lane. This district is intended to be located along commercial streets where both the residential and commercial uses are supported at-grade, facing the commercial street. The MU-1 District also responds to local area context by establishing maximum building heights for individual parcels.

Administration suggested to the applicant that they consider a maximum building height of 20 metres; however, the applicant indicated that it was not feasible due to the inherent slope challenges of the site and would negatively impact the ground floor commercial units. The applicant also noted that a reduction to 20 metres would limit the ability to maintain large setbacks and step-backs from the low-density residential interface at the north and east portions of the site.

Administration considered the applicant's rationale in concert with similar mixed-use buildings that have been approved along 33 Avenue SW and feel that an appropriate building design could be achieved at 23 metres if the subject site is transferred into a current local policy document that can better manage the future development/built form of the site (i.e., the Marda Loop Plan area).

The 23-metre height is measured from the lowest grade of the site (the southeast corner) to the highest point of the building when measured vertically. A policy amendment would enable building step-back and setback rules so that an appropriate transition from the neighbouring parcel to the east and rear lane are achieved. The application of considerable building step-backs between the floors (specifically between floors 1-4 and floors 4-6) to break up the massing will ensure that the scale of the building will not detract from the pedestrian feel at street-level. The significant step back of the top floor will eliminate its visibility from the pedestrian level.

In consideration of the applicant's design intent, the proposed project was reviewed by the Urban Design Review Panel (UDRP) for early comments on 2022 Dec 15. The UDRP supported the project and provided detailed suggestions for improvement at the development permit stage.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed MU-1f3.6h23 District will provide guidance for future site development including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- articulation of built form and physical separation from low-density residential sites,
- mitigating shadowing, overlooking, and privacy concerns to adjacent residential neighbour,
- integrating a Main Streets streetscape design along 33rd Avenue SW,
- ensuring a pedestrian-oriented built interface along both 33 Avenue SW and 19 Street SW, and
- the interface with the rear lane and access into the site.

Transportation

The site fronts onto 33 Avenue SW which is a Main Street corridor between Crowchild Trail SW and 14 Street SW. Pedestrian connectivity in the neighbourhood is provided through sidewalks on 33 Avenue SW and 19 Street SW.

The subject site is well-served by cycling infrastructure with existing on-street bicycle lanes on 20 Street SW, providing north-south connectivity into downtown and to the Glenmore Reservoir. The Main Streets project proposes east-west connectivity via a multi-use pathway on 34 Avenue SW.

The proposed development is located on the Primary Transit Network. Transit Stops for Route 7 (Marda Loop) and Route 22 (Richmond Road SW) are located on 33 Avenue SW within a one-minute walk of the subject site. The parcel is also 750m (13-minute walking distance) away from Transit Stop #3382 on Crowchild Trail with access to the BRT MAX Yellow (Route 304), providing Transit service to downtown and Mount Royal University.

Transit service to downtown, Mount Royal University, and 304 - Max Yellow Bus Rapid Transit stop on Crowchild Trail SW, are provided by local bus stops within less than one-minute walk of the subject site. Stops for westbound Route 7 (Marda Loop)/Route 22 (Richmond Road SW) and eastbound Route 7 (Marda Loop) are located on 33 Avenue SW approximately within 60 metres walking distance.

Vehicle access to the subject site would be provided from the rear lane. On-street parking is also available on both 33 Avenue SW and 19 Street SW. There are currently no parking restrictions adjacent to the subject site. The parcel is not located within an existing Residential Parking Permit (RPP) Zone.

A Transportation Impact Assessment (TIA) was provided along with the land use redesignation application. Key findings include the recommendation for a new Rectangular Rapid Flashing Beacon (RRFB) on the west leg of 19 Street and 33 Avenue SW to enhance the pedestrian crossing. New traffic signals remain unwarranted with future development volumes.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management are being reviewed in detail through the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site as being within the 'Developed Inner City Residential Area' as well as within 33 Avenue SW 'Neighbourhood Main Street'. The land use policies encourage low to moderate density increase that is consistent and compatible with the existing character of the neighbourhood. Infill redevelopments are anticipated within this area, and the MDP notes that such proposals be reviewed on their own merits, on a parcel-by-parcel basis. The MDP also provides direction for respecting and enhancing neighbourhood character by ensuring that infill developments complement the established character of the area and do not create dramatic contrasts in the physical development pattern.

As indicated on Map 2 of the MDP, 33 Avenue SW is also identified as part of the 'Primary Transit Network'. The MDP encourages grade-oriented housing, low scale apartments and mixed-use retail buildings within the Neighbourhood Main Street, with the highest densities occurring near transit stops and in locations where they merge with Activity Centres, other Main Streets, and Future Comprehensive Plan Areas identified through a local area planning process. An appropriate transition between the Neighbourhood Main Street and the adjacent residential areas should generally occur at a rear lane or public street. These transitions should be sensitive to the scale, form, and character of surrounding areas while still creating opportunities to enhance connectivity to the community.

The proposal aligns with the MDP policies that encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Climate Strategy (2022)

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

South Calgary/Altadore Area Redevelopment Plan (Statutory 1986) & Marda Loop Area Redevelopment Plan (Statutory 2014)

The site is subject to the [South Calgary/Altadore Area Redevelopment Plan](#) (ARP) which identifies the site as 'Residential Conservation' land use classification (Map 2: Land Use Policy). This land use classification is for family-oriented low-profile infill developments in the form of single and semi-detached units, and duplex dwellings with built forms based on the R-C2 District.

Lands located to the west, including the adjacent parcel south of the subject site, fall within a boundary of the [Marda Loop Area Redevelopment Plan](#) (MLARP). The main elements that the MLARP addresses are:

- establishes a coherent and consistent vision for the area to guide its development and improvement;
- translates strategic policies from the Municipal Development Plan and Calgary Transportation Plan to the local area level;
- establishes a design and land use framework to achieve the vision;
- provides a clear design approach for new development, which will guide decision makers including Council, Calgary Planning Commission, Administration and the Subdivision & Development Appeal Board on Outline Plan/Land Use Amendment and Development Permit applications; and
- provides the basis on which development proposals will be evaluated.

Proposed Policy Amendments

To accommodate the proposal, Administration recommends adjusting the MLARP's boundary to include the subject lands. As a result, it is recommended that the South Calgary/Altadore ARP is amended to exclude these lands.

While Administration considered amending only the South Calgary/Altadore ARP, the expansion of the Marda Loop ARP's boundary to include this site is viewed as the most logical solution to accommodate this application. This is because the Marda Loop ARP, unlike the South Calgary/Altadore ARP, includes current and comprehensive policies intended to guide mixed-use redevelopment along the Main Street.

PROPOSED

CPC2022-1329
ATTACHMENT 2

BYLAW NUMBER 17P2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE SOUTH CALGARY/ALTADORE
AREA REDEVELOPMENT PLAN BYLAW 13P86
(LOC2022-0131/CPC2022-1329)**

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) Delete existing Map 1 entitled 'Study Area' and replace with revised Map 1 entitled 'Study Area' attached as Schedule "A".
 - (b) Delete existing Map 2 entitled 'Land Use Policy' and replace with the revised Map 2 entitled 'Land Use Policy' attached as Schedule "B".
 - (c) Delete existing Map 3 entitled 'Sites Requiring Implementation Action' and replace with Map 3 entitled 'Sites Requiring Implementation Action' attached as Schedule "C".
 - (d) Delete existing Map 4 entitled 'Area School Facilities & Park / Open Space' and replace with revised Map 4 entitled 'Area School Facilities & Park / Open Space' attached as Schedule "D".
 - (e) Delete existing Map 5 entitled 'Transportation System' and replace with revised Map 5 entitled 'Transportation System' attached as Schedule "E".

PROPOSED

BYLAW NUMBER 17P2023

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 _____

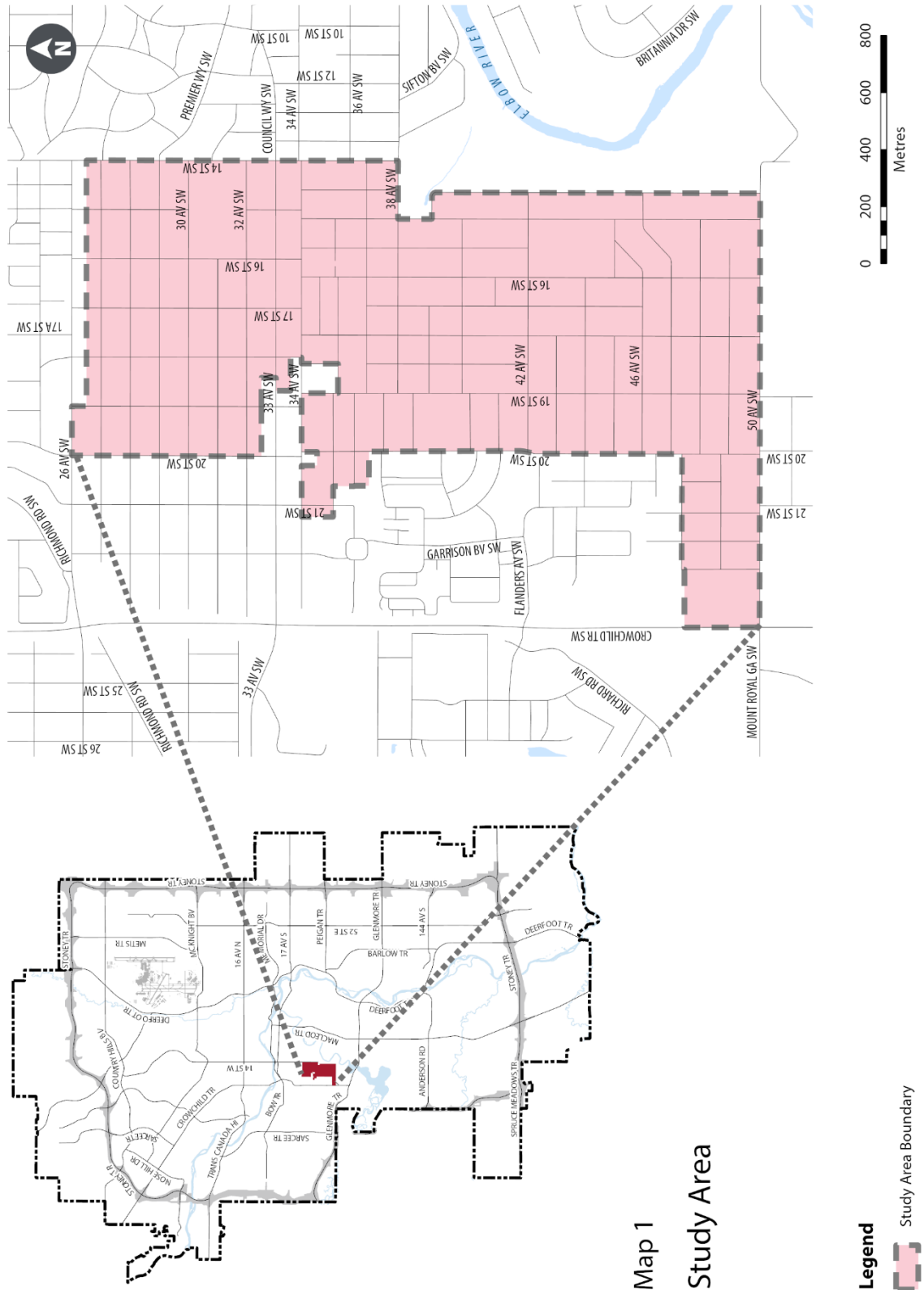
CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 17P2023

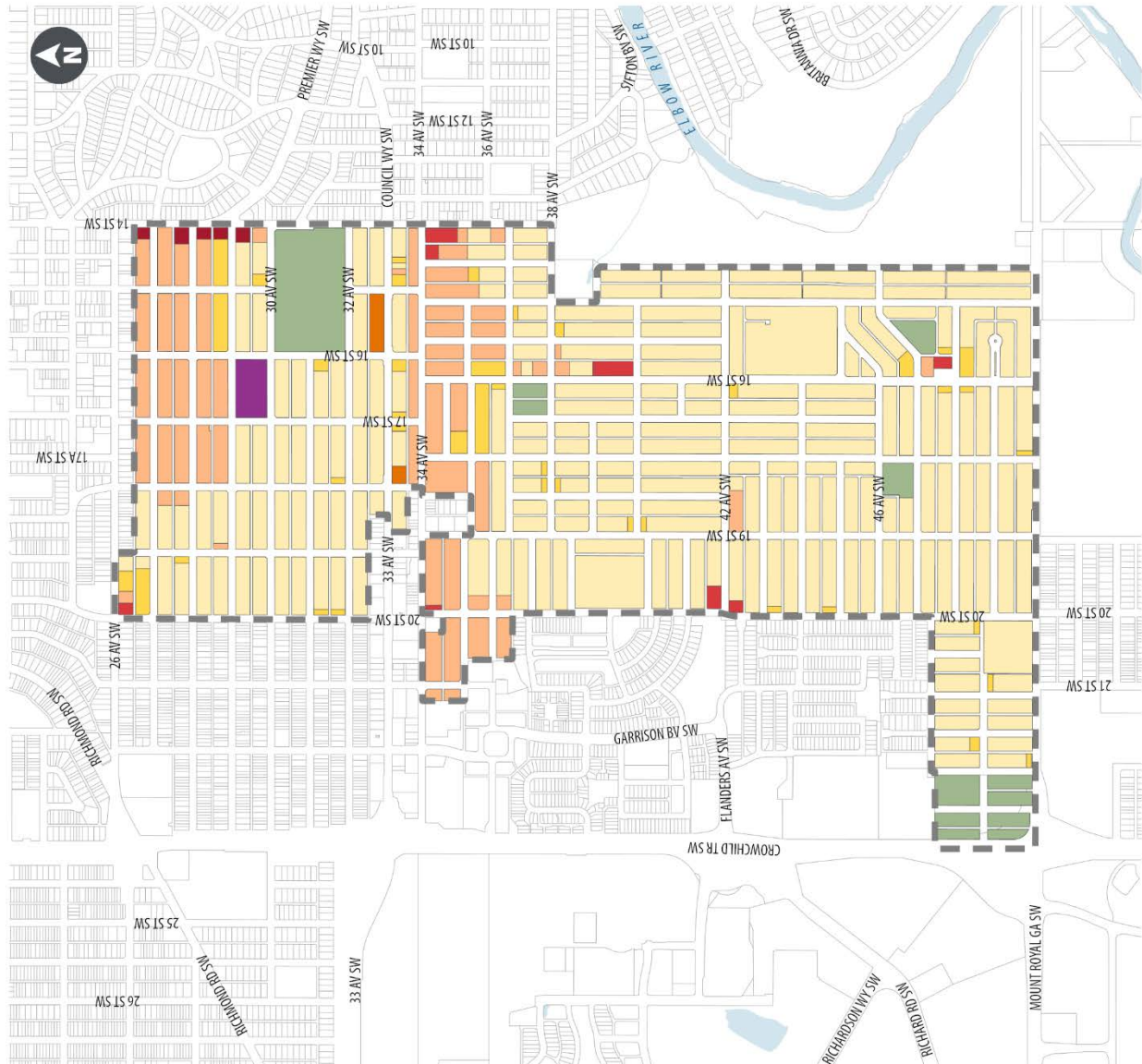
SCHEDULE A



PROPOSED

BYLAW NUMBER 17P2023

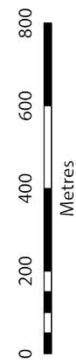
SCHEDULE B



Map 2
Land Use Policy

Legend

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

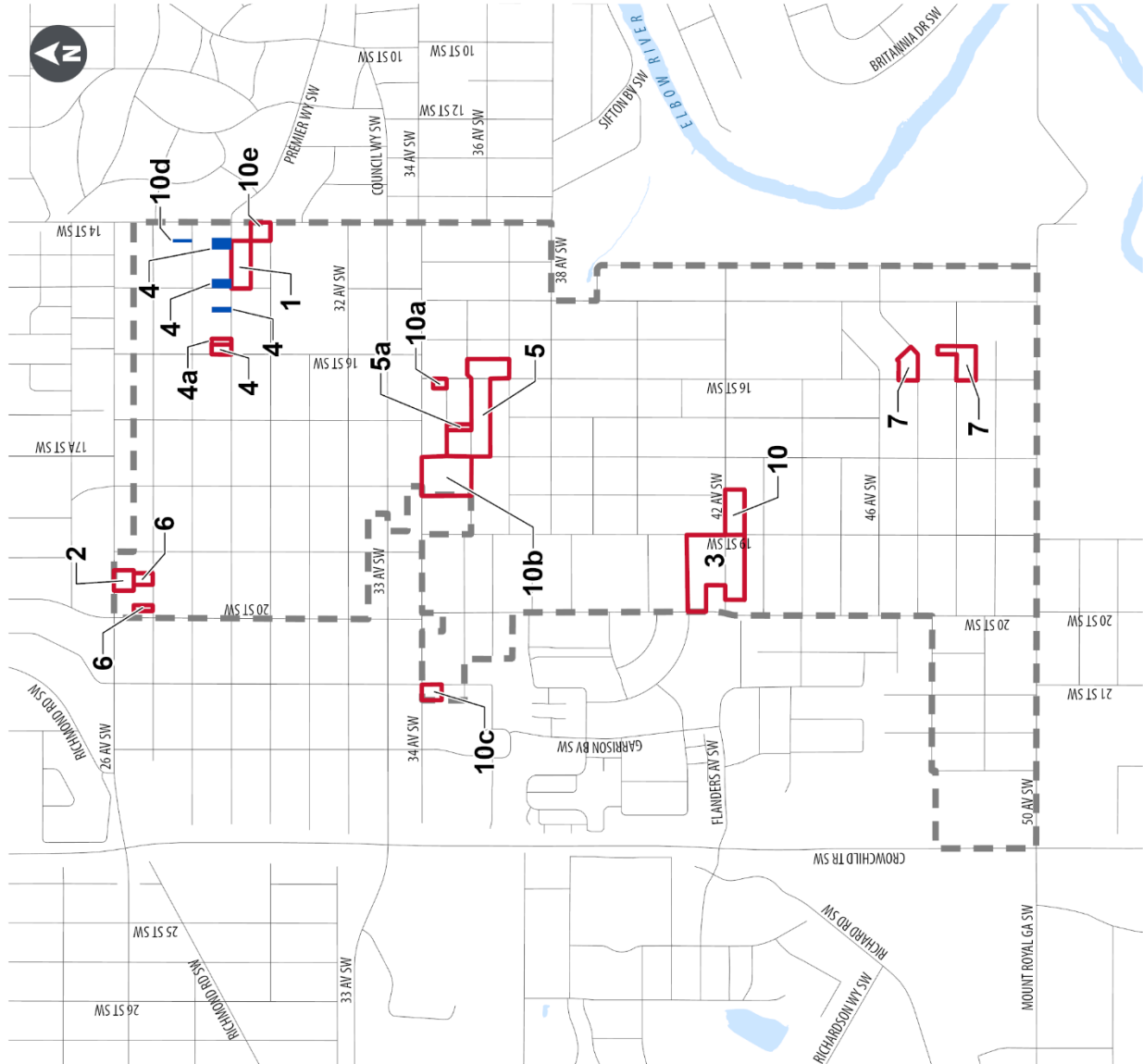


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PROPOSED

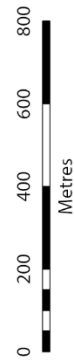
BYLAW NUMBER 17P2023

SCHEDULE C



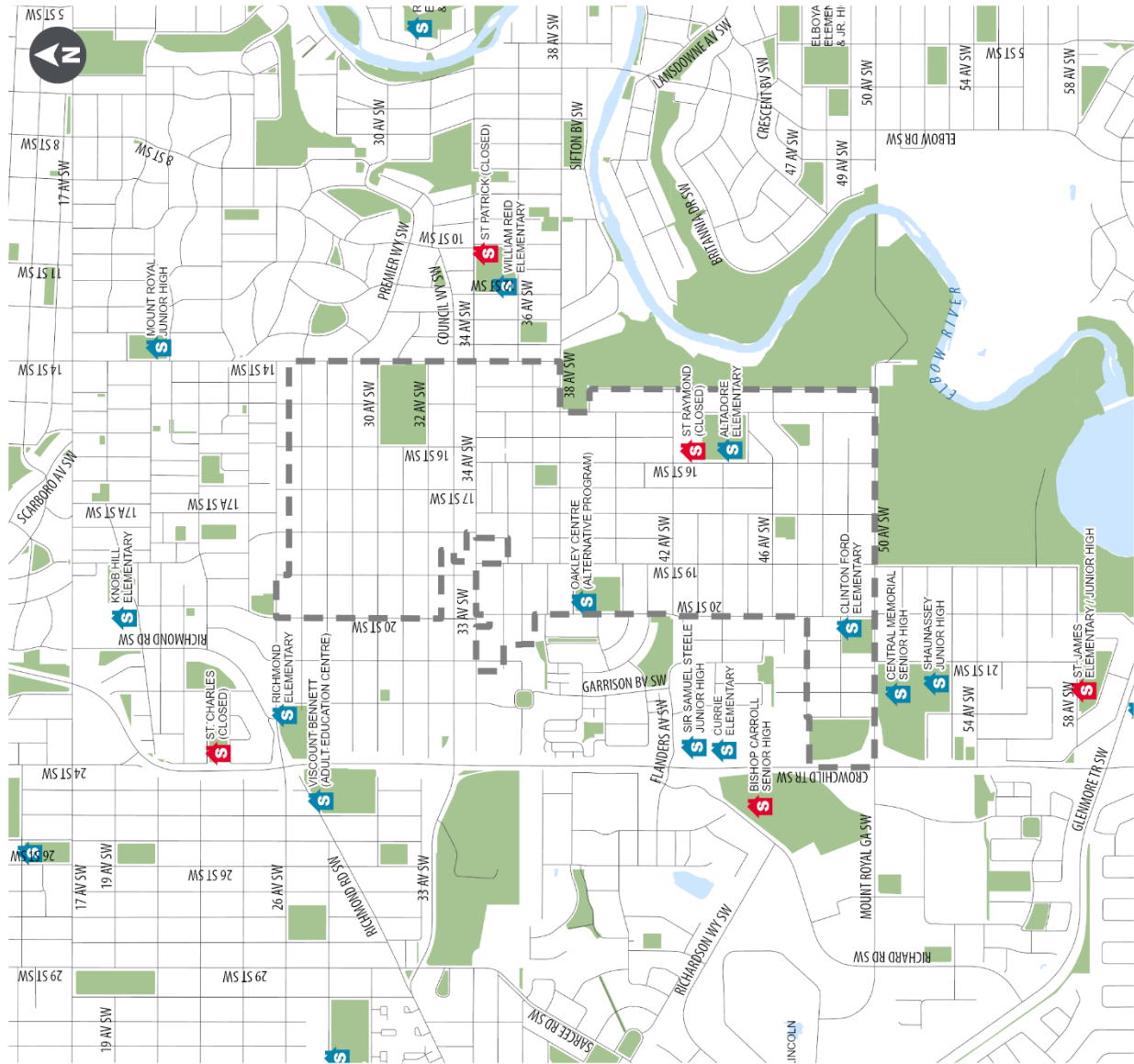
Map 3
Sites Requiring
Implementation Action

- Legend**
- Study Area Boundary
 - Site Number (See Action Required Sections 2.4.2 & 3.4.2)
 - RM-4/75

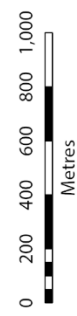
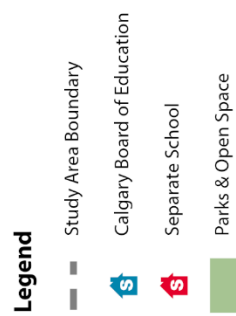


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SCHEDULE D



Map 4
Area School Facilities
& Park / Open Space

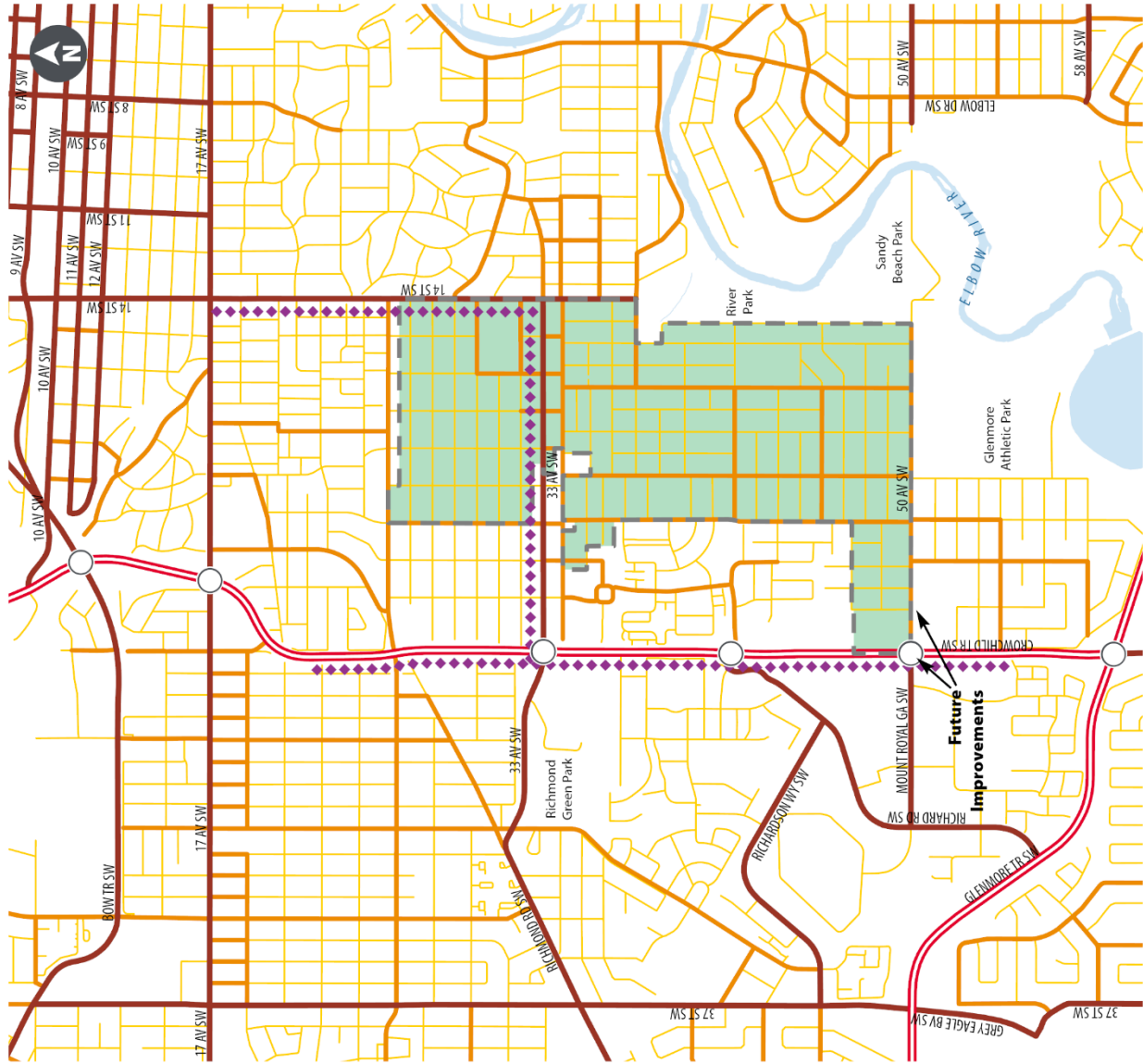


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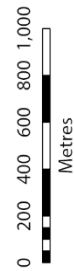
PROPOSED

BYLAW NUMBER 17P2023

SCHEDULE E



Map 5
Transportation System



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

PROPOSED

CPC2022-1329
ATTACHMENT 3

BYLAW NUMBER 18P2023

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MARDA LOOP AREA REDEVELOPMENT PLAN BYLAW 3P2014 (LOC2022-0131/CPC2022-1329) *****

WHEREAS it is desirable to amend the Marda Loop Area Redevelopment Plan Bylaw 3P2014, 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 Marda Loop Area Redevelopment Plan attached to and forming part of Bylaw 3P2014, as amended, is hereby further amended as follows:
 - (a) Delete existing Map 1.1 entitled 'Plan Area Location and Boundary' and replace with the revised Map 1.1 entitled 'Plan Area Location and Boundary' attached as Schedule "A".
 - (b) Delete existing Figure 1.1 entitled 'Air Photo' and replace with the revised Figure 1.1 entitled 'Air Photo' attached as Schedule "B".
 - (c) Delete existing Map 1.2 entitled 'Existing Land Use' and replace with the revised Map 1.2 entitled 'Existing Land Use' attached as Schedule "C".
 - (d) Delete existing Map 3.1 entitled 'Land Use Policy Areas' and replace with the revised Map 3.1 entitled 'Land Use Policy Areas' attached as Schedule "D".
 - (e) Delete existing Map 4.1 entitled 'Public Realm' and replace with the revised Map 4.1 entitled 'Public Realm' attached as Schedule "E".
 - (f) Delete existing Map 4.2 entitled 'Maximum Building Heights' and replace with the revised Map 4.2 entitled 'Maximum Building Heights' attached as Schedule "F".
 - (g) In Section 4.2.2 Building Massing & Form, Policy 2, in the fourth bullet, at the end of the sentence add the following:

"along with design elements such as walkways, trees, planters, and art features."

PROPOSED

BYLAW NUMBER 18P2023

- (h) In Section 4.2.4 Building Entry & Access, after Policy 1, add the following and renumber the subsequent policies accordingly:
- “2. Slope adaptive design strategies (e.g. the use of gently sloped ramps combined with clear step placement, patios and planters, interior steps or ramps) should be applied to accommodate any grade changes and provide a seamless transition between the public sidewalk and the building frontage.”
- (i) Delete existing Map 5.1 entitled ‘Mobility’ and replace with the revised Map 5.1 entitled ‘Mobility’ attached as Schedule “G”.

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

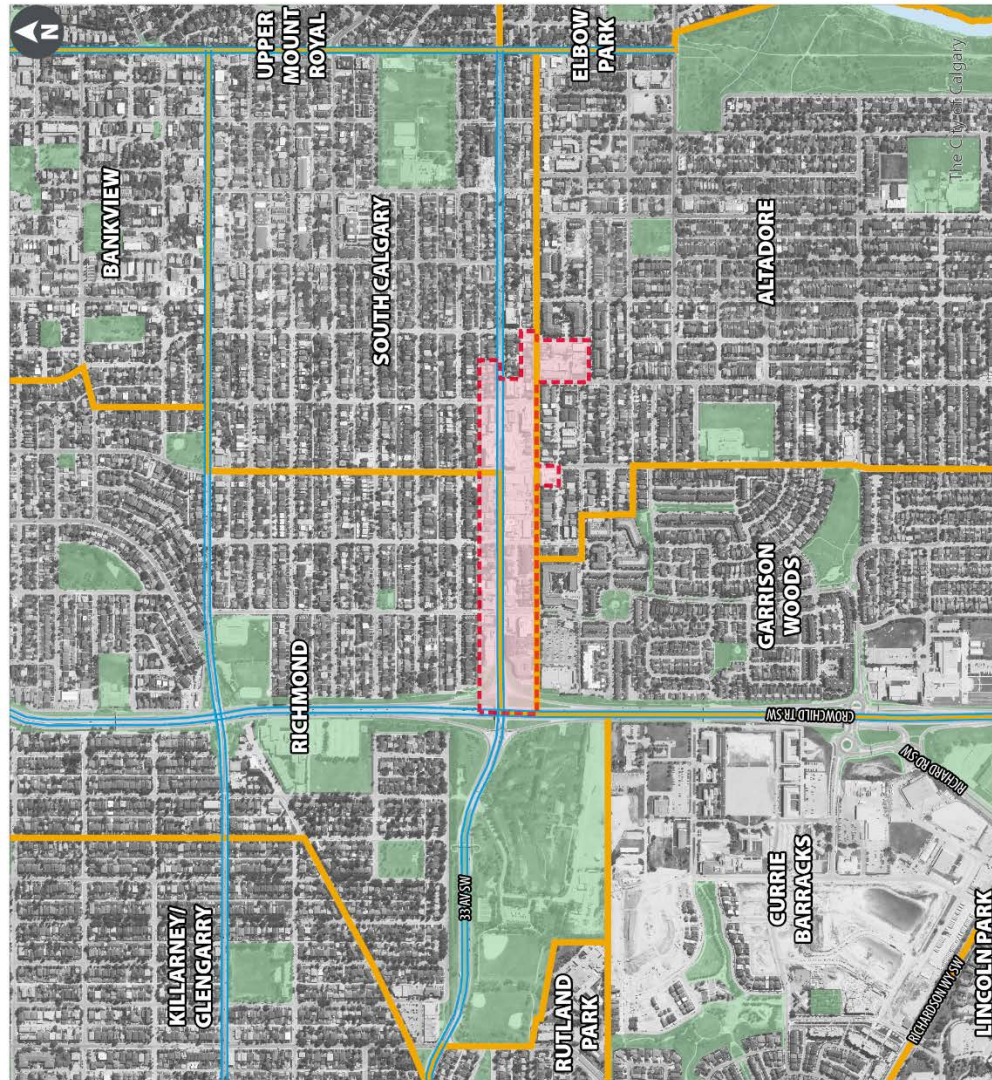
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PROPOSED

BYLAW NUMBER 18P2023

SCHEDULE A

Map 1.1: Plan Area Location and Boundary



Legend

- Major Road
- Plan Area Boundary
- Community Boundary
- Parks & Open Space

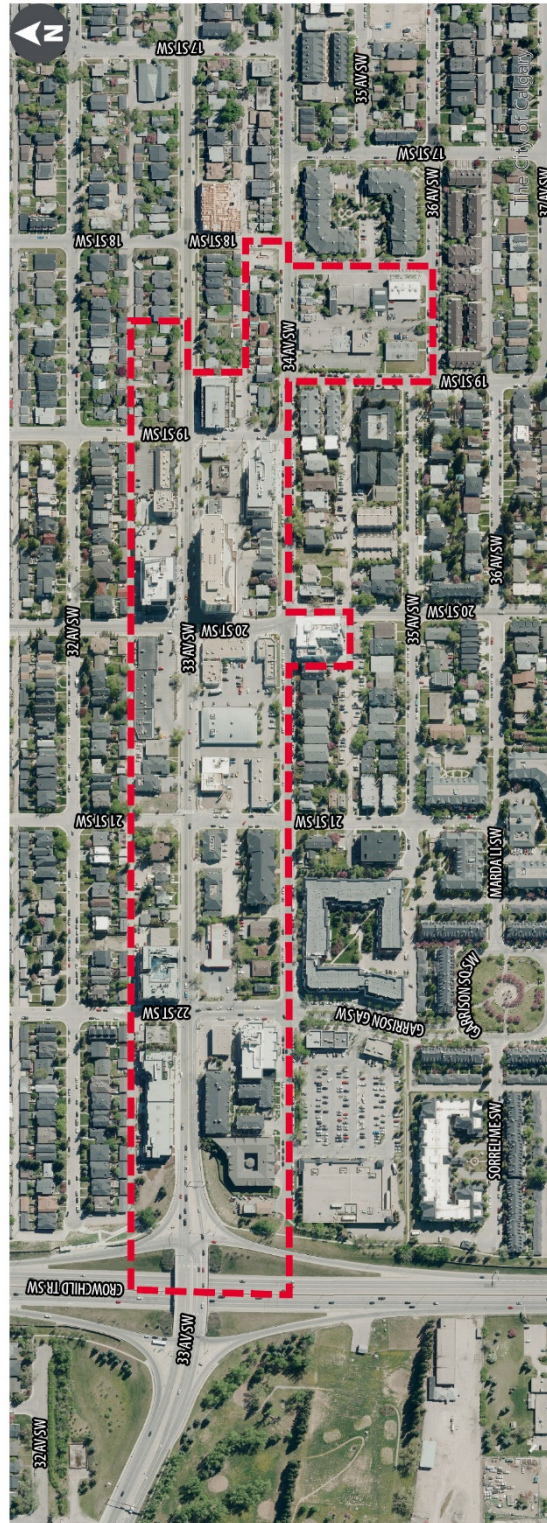
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PROPOSED

BYLAW NUMBER 18P2023

SCHEDULE B

Figure 1.1: Air Photo

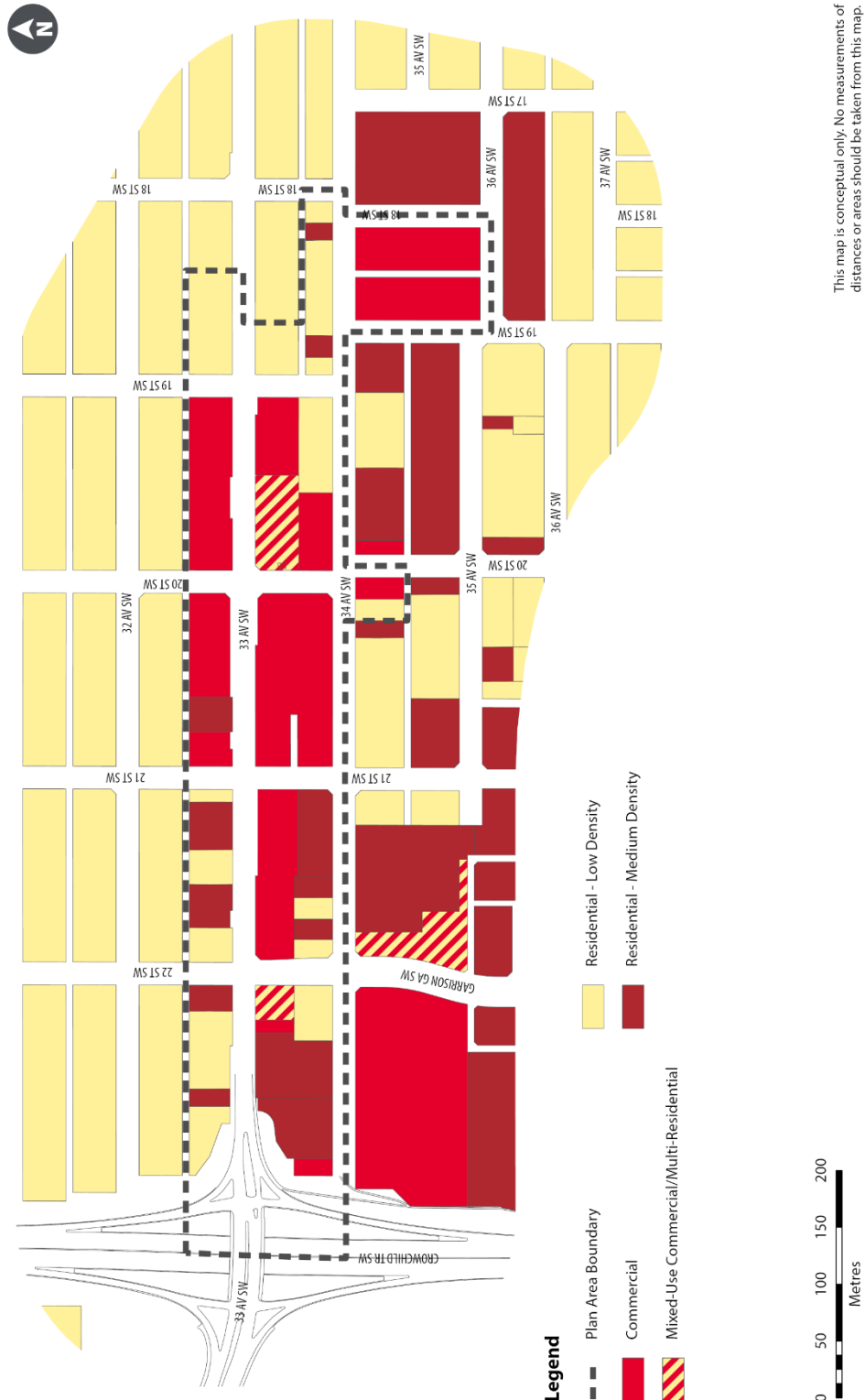


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BYLAW NUMBER 18P2023

SCHEDULE C

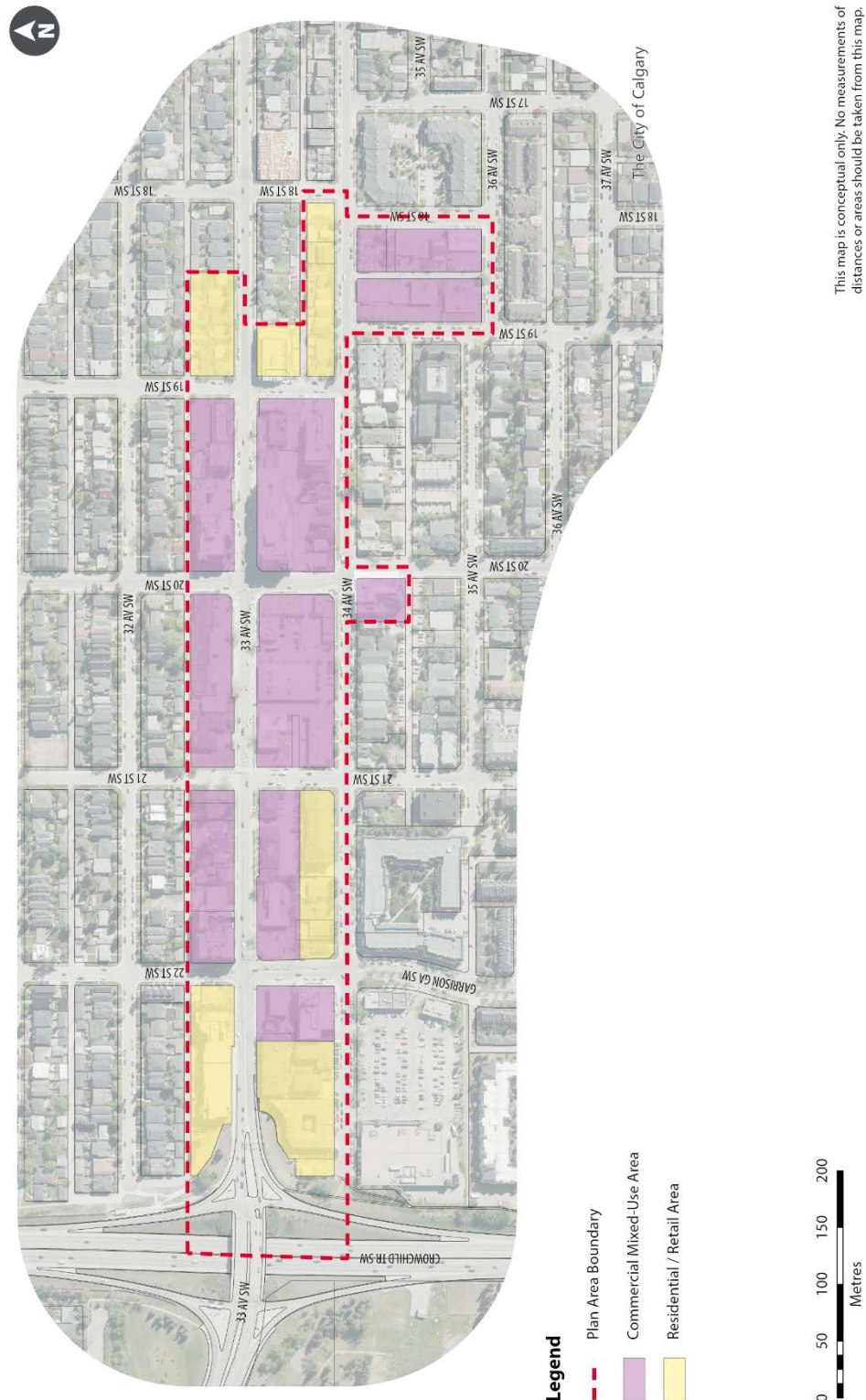
Map 1.2: Existing Land Use



BYLAW NUMBER 18P2023**BYLAW NUMBER 18P2023**

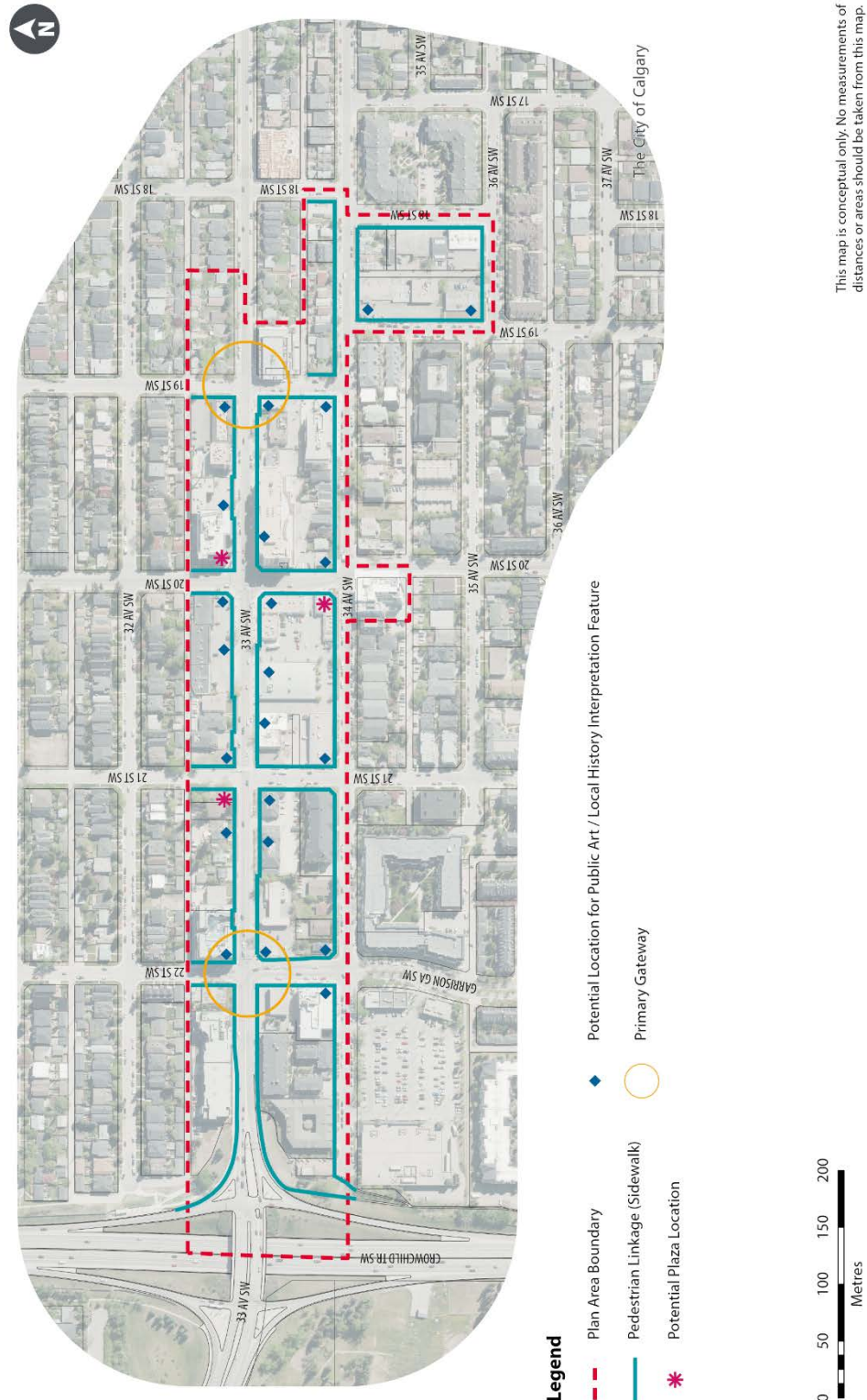
SCHEDULE D

Map 3.1: Land Use Policy Areas



SCHEDULE E

Map 4.1: Public Realm

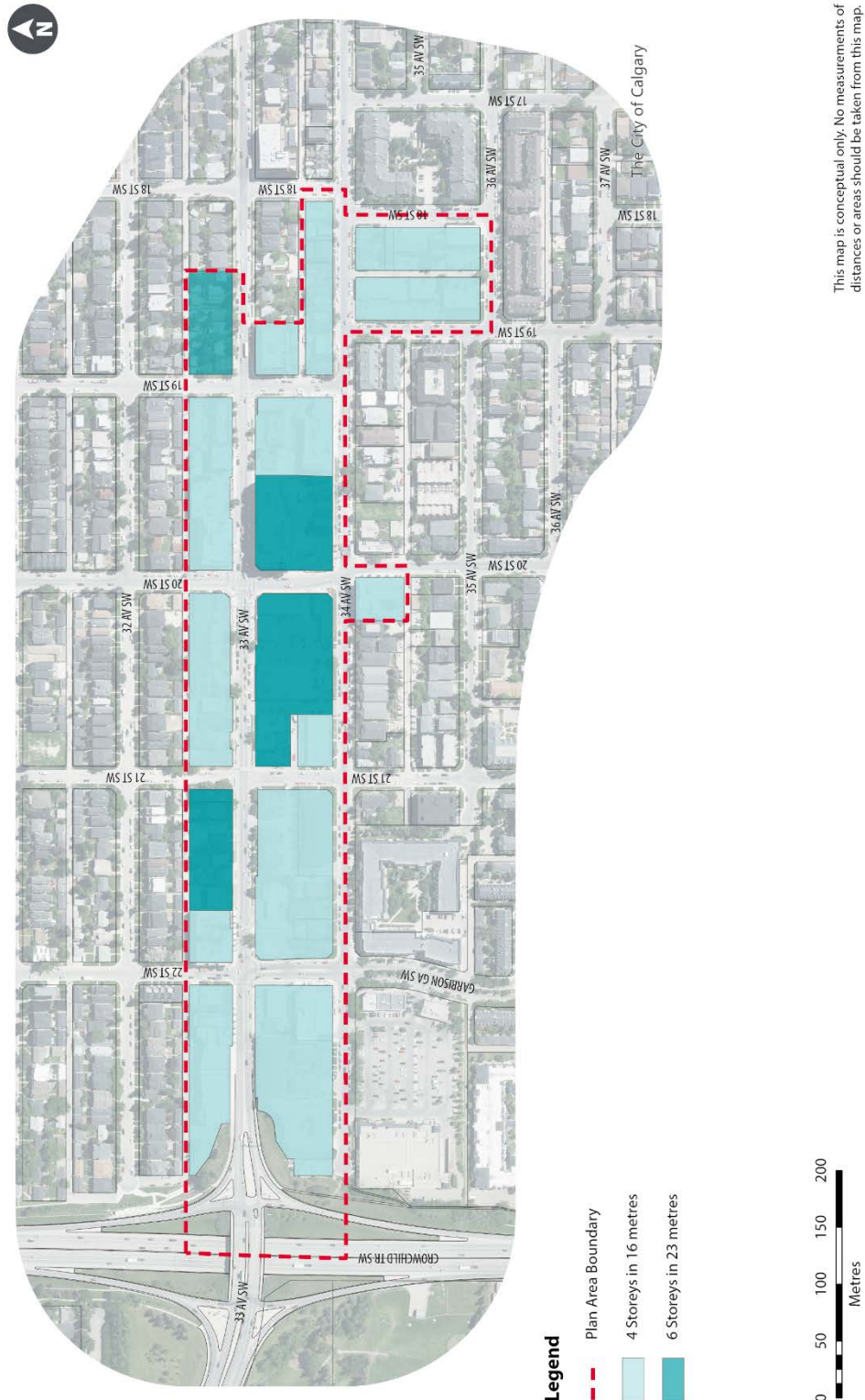


PROPOSED

BYLAW NUMBER 18P2023

SCHEDULE F

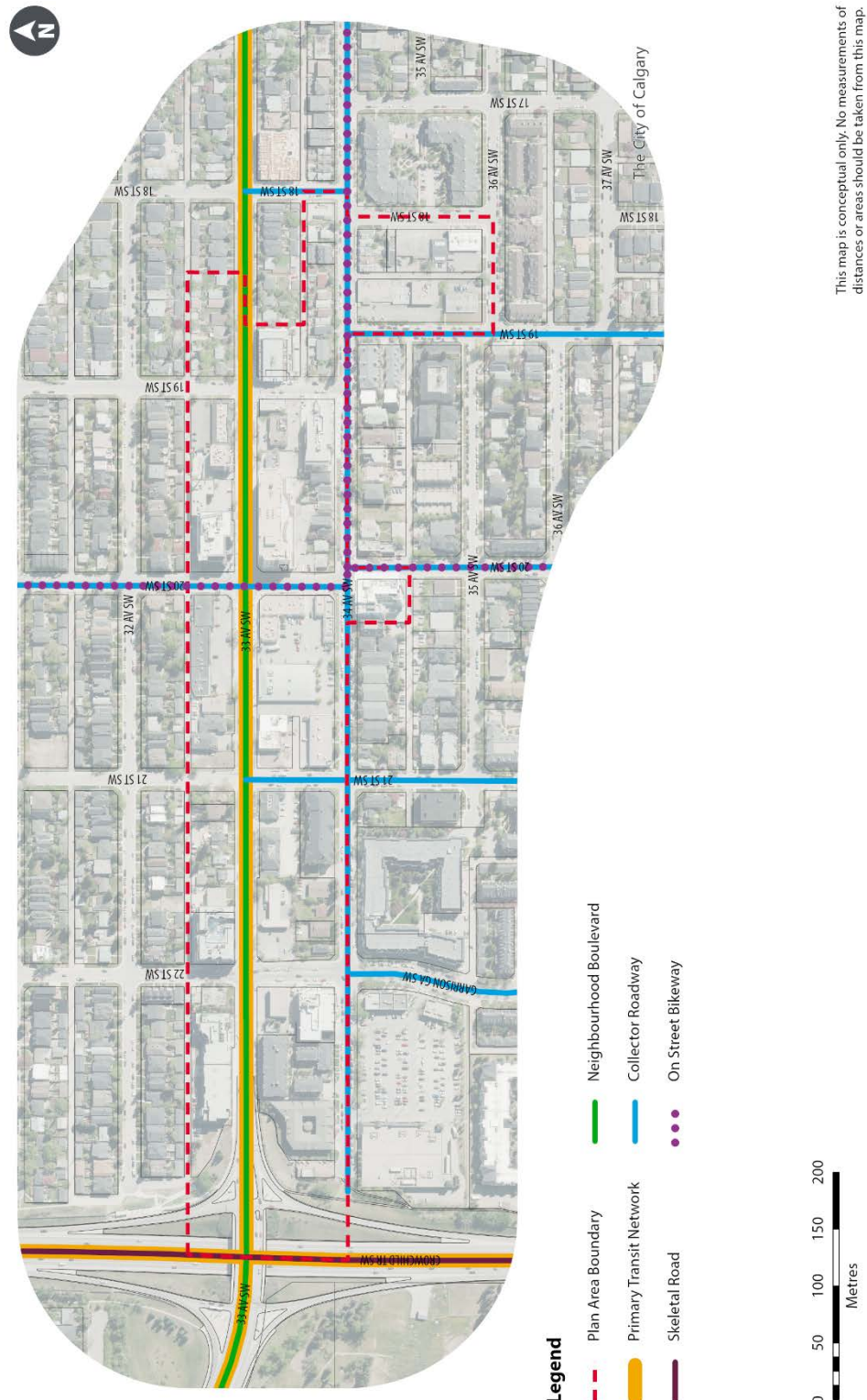
Map 4.2: Maximum Building Heights



BYLAW NUMBER 18P2023**BYLAW NUMBER 18P2023**

SCHEDULE G

Map 5.1: Mobility



Applicant Submission



ITEM #2

Sarina Developments Ltd.
1861 17 Ave SW
Calgary AB T2T 5W3
T: 403-249-8003
info@sarinahomes.ca

28 October 2022

Applicant's Submission

Municipal Address	1918-1940 33 rd Avenue S.W.
Applicant	Sarina Homes
Community	South Calgary (Marda Loop)
Application	LOC2022-0131
From	R-C2
To	MU-1f3.6h23

Application Summary

This proposal is to re-designate 7 lots located at 1918-1940 33rd Avenue S.W. from R-C2 to MU-1 f3.6h23 that would allow for a multi-family residential development including:

- Up to five levels of residential units above grade, above Commercial and Residential Uses on the Ground Floor
- One level of underground parkade
- A maximum FAR of 3.6 and height of 23.0m

Site Context

The project is located on the Northeastern corner of 33 Avenue and 19 Street SW, within the area identified for both the 33/34 Avenue Main Streets Streetscape Master Plan and the 33/34 Avenue Main Streets Land Use Planning projects and within the South Calgary/Altadore ARP (SCAARP) area.

Throughout the design development process, our goal is to ensure that the project is integrated in a way that is sensitive to the transition from medium to lower density residential uses.

The project will propose siting and massing solutions that are responsive to the site, utilizing design strategies that provide key transitions to the surrounding context while maintaining important urban street edges. Commercial units on the ground floor will activate the street while a series of carefully considered design layers, including landscaping elements, can provide both an element of privacy and enhance the pedestrian experience.

sarinahomes.ca 403.249.8003 1861 17 Avenue SW., Calgary, Alberta T2T 5W3



The goal of this project is to add residential and commercial density to a very walkable community that is well supported by transit access. This added density will serve to support local businesses that are found in the community scale commercial hubs located in close proximity to the project. In addition, the site also has excellent transit connectivity.

This project integrates many of the intended outcomes of the MDP such as building vibrant, transit supportive activity centers and corridors, and the promotion of urban design which contributes to high quality living environments in pedestrian friendly communities.

Pertinent Policy Interaction and ARP Amendment

The site currently falls under the SCAARP and we may require an amendment to the ARP in order to allow for medium density residential development on the specific parcels if required. While the SCAARP does not identify our specific site as an area for medium density re-development, this type of densification is strongly supported by the density targets that are currently being set by the MDP and facilitated via the Main Streets Initiative.

Although this project falls outside of the Marda Loop ARP (MLARP), many of the design elements will be incorporated from the building and site design guidelines outlined in the MLARP.

With the interaction of the SCAARP, the Main Streets Initiative and the nearby MLARP, it is clear that there will be many policies influencing our proposed re-development. We believe that both the location and scale of this project represent thoughtful densification and will add significant value to the community.

This project aligns with the SCAARP in the following ways:

- Appropriate redevelopment that provides the opportunity for a variety of population age groups, household types and incomes to reside in the area
- Medium density development located around activity nodes (commercial areas) and along major roads in the area

While this project does meet some of the goals of the SCAARP, we believe it is important to note that the SCAARP is a relatively dated document that does not fully capture the development path that has been seen in the area over the last 10 years. The 33/34 Avenue SW Main Streets Initiative launched in February 2018 (initial community visioning in 2015); this project is aligned with the Initiative both in timing and goals – encouraging a vibrant public realm, with a variety of small business, increasing housing choice.

This development proposal aims to align with the City of Calgary Main Streets Initiative and Municipal Development Plan (MDP) in the following areas:

- Create a vibrant public realm
- Provide a variety of retail & small business
- Provide innovation in consumer housing choices
- Build Character of community space
- Increased intensity of mixed uses
- Foster continuous and sensitive community evolution

Public Engagement

Sarina has engaged the MLCA, MLBIA and the local Councillor's Office in a number of planning conversations to date. Sarina has also engaged the City of Calgary in a Land Use pre-application (PE2022-00981) as well as in a number of general conversations.

sarinahomes.ca 403.249.8003 1861 17 Avenue SW., Calgary, Alberta T2T 5W3

sarinahomes

Sarina has retained the services of a Consultant Engagement Consultant, Hive Developments, and in partnership has used the following tools in their engagement process:

- On-site signage – sandwich boards
- Postcards – distributed to half block radius
- Direct Neighbour in-person engagement sessions
- Online Open House
- Marda Gras pop up booth
- What We Heard Reports
- Direct emails
- Website

Conclusion

Sarina's intention is to utilize feedback and time submission of a Development Permit application to obtain DTR comments prior to the Public Hearing of Council for the Land Use Amendment in order to provide both the City and the community with confidence that Sarina intends to build a development that is reflective of the discussions and suggestions that have come from all stakeholders, including the Ward 8 Councillor's office, MLBIA, MLCA, City Administration and neighbours.

Through thoughtful design, comprehensive stakeholder engagement and a consistent planning approach, we believe that this project will be able to deliver the greatest benefit to the community and will serve as a prime example of conscious re-development and densification in the City.

Yours Sincerely,



Max Parish

Development Manager, Sarina Homes

max.parish@sarinahomes.ca

sarinahomes

ZONING RATIONALE (HEIGHT)

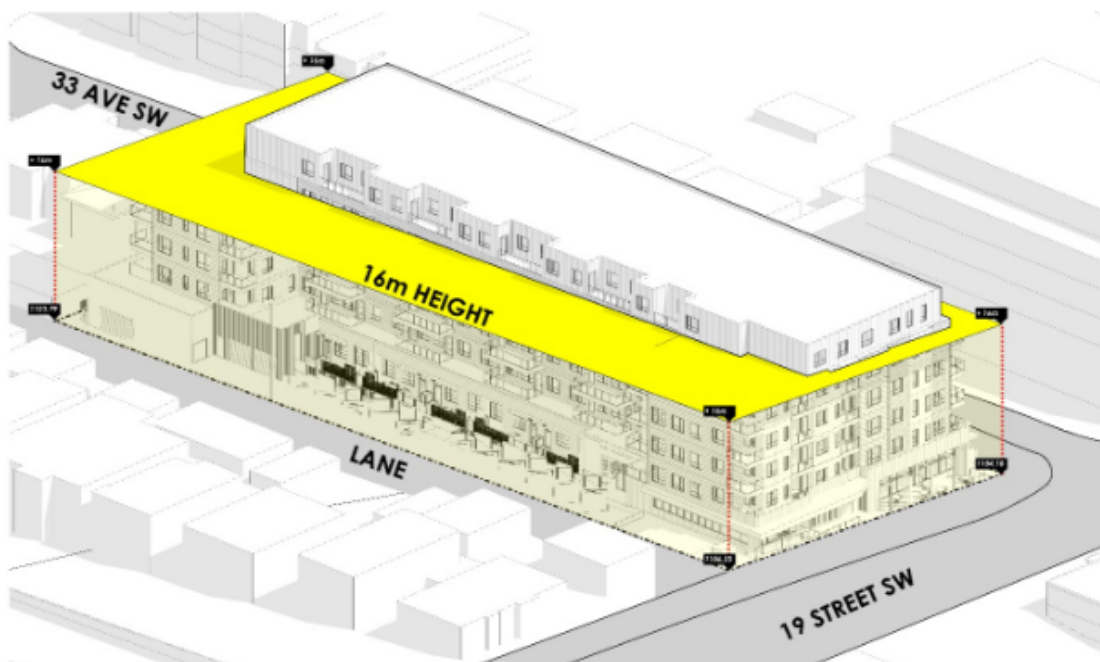
As shown through our extensive engagement and design process, the proposed design of this site is responding to the surrounding context through measures such as setbacks, stepbacks, building articulation, and Live/Work-unit transition on the Ground Floor.

- Specific building design considerations.
 - Through engagement feedback and careful considerations, several key urban design aspects have been applied to the proposed massing of the building.
 - Significant setbacks and step-backs (emphasis on the lane & east neighbor) and around the building provides a sensitive response and gentle transition to adjacent lower-profile buildings.
 - A slope adaptive commercial edge & residential entry edge is provided along 33rd Ave SW and 19th St SW to encourage sidewalk, pedestrian, and edge connections.
 - The gathering spaces, with proposed site furnishings in front of the commercial spaces at the corner of 33rd Ave SW and 19th St SW will provide vibrancy to the public realm and activate the street frontage along 33rd Ave SW.
 - Significant glazing and finer massing details will be provided along the commercial edges at the DP stage.

HEIGHT

- The building reads 15m on the setback NW corner, with much of the building under 16m, as illustrated:

Image 1: NW perspective, under 16m



sarinahomes.ca 403.249.8003 1861 17 Avenue SW., Calgary, Alberta T2T 5W3



Image 2: West elevation, 16m and 23m

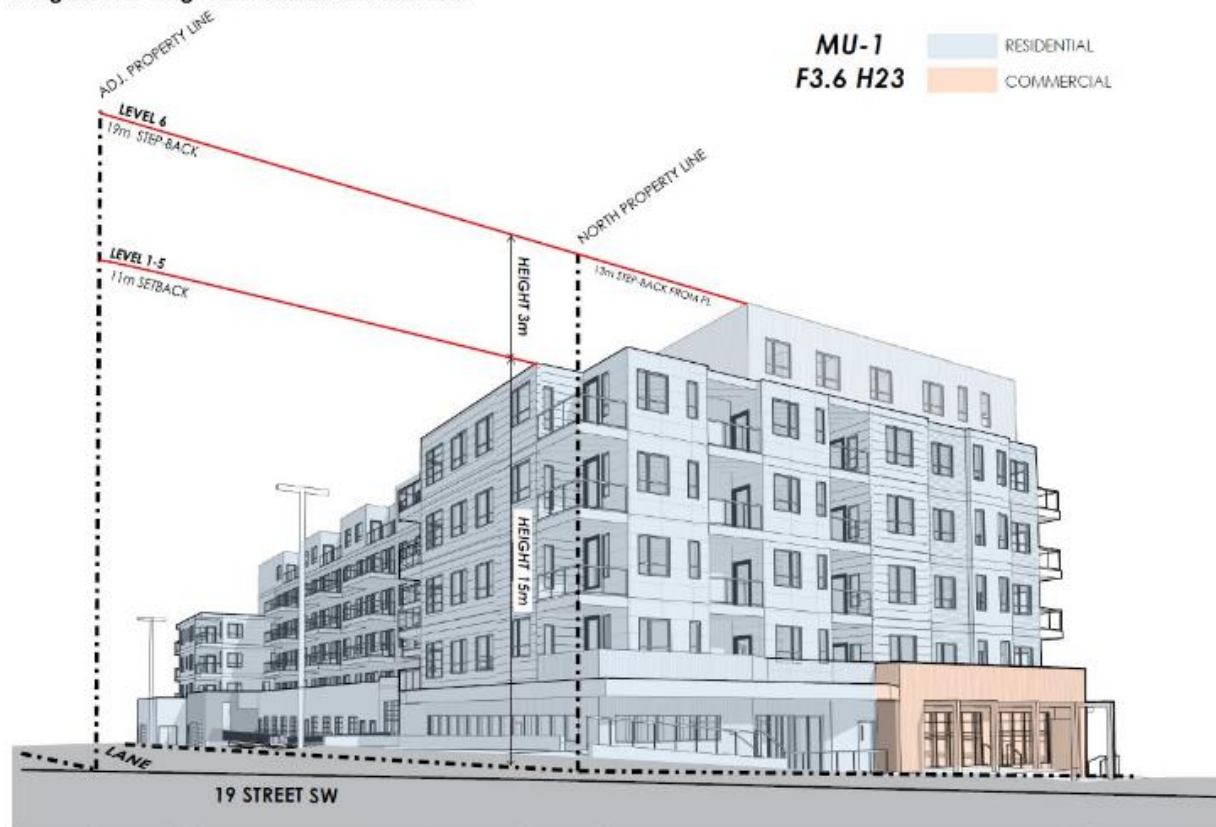


sarinahomes

HEIGHT TRANSITION

- North
 - Levels 1-5: Approx. 15m height and 11m setback from adjacent PL
 - Level 6: Approx. 18m height and 19m setback from adjacent PL

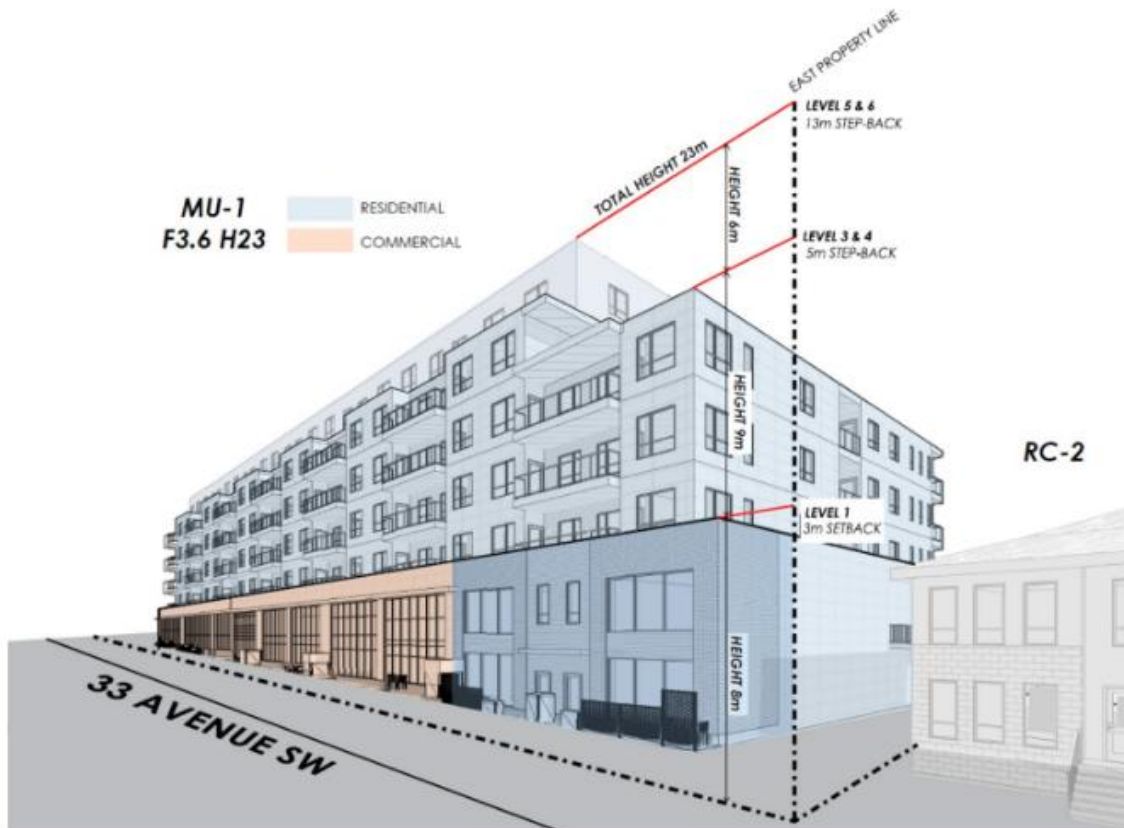
Image 3: NW height transitions and setbacks



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- East
 - Level 1: 3m setback from East PL to our neighbour Sam
 - Levels 2-4: additional 5m stepback (8m from East PL)
 - Levels 5 & 6: additional 13m stepback (21m from East PL)

Image 4: SE height transitions and setbacks



- Additionally, Level 6 will be stepped back to the South (33rd Ave SW), reinforcing the pedestrian scale and maintaining a sense of openness on the Avenue.

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20m CONSIDERATION

- Responding to engagement feedback and careful design considerations, Sarina has test-fitted many building typologies at various heights. At 20m, a building would max out at 5 storeys (largely due to the additional height required at Ground Floor for Commercial, and adapting to the slope). To maintain large setbacks/stepbacks to the North and East neighbours, and a reduced building footprint, at 5 storeys the project becomes unfeasible, only being feasible if the building were to be ballooned out to the North and East, which has negative impacts to neighbours, Urban design and no parking to the rear of site, contributing to alleviation of parking issues in the area. A building of such scale would require additional residential to the rear in ballooning the footprint to the North, and to do so, the desired depths of 33rd Ave Commercial units of 50 feet can't be accommodated, only residential depths in the 30 foot range i.e. a building falling under 6 storeys isn't feasible with a Commercial component along the 33rd Ave SW Main Street.
- Through engagement, we have found Commercial is generally desired on 33rd Ave SW by neighbours, and the MLBIA support letter notes:
 - *"We support the inclusion of ground floor commercial as it completes the "fourth corner" of the 33rd Avenue/19th Street SW intersection and is adjacent to the existing Marda Loop business district."*
- Laneway Commercial was initially proposed for the rear and also all along 33rd Ave SW (i.e. also adjacent to the East neighbour) – we have revised rear units to Residential (and set them back further) and adapted the Eastern most CRU's on 33rd Ave SW to Live/Work units, softening transitions to neighbours:

Image 5: Previously proposed Ground Floor (Orange – Commercial)



sarinahomes.ca 403.249.8003 1861 17 Avenue SW., Calgary, Alberta T2T 5W3



Image 6: Currently proposed Ground Floor (Orange – Commercial, Blue – Residential)



SHADOWING

- Care and consideration of shadowing behind and beside the project has driven a large part of revised design, reducing shadowing impact to backyards of North and East neighbours as can be seen in comparing the following shadow studies:

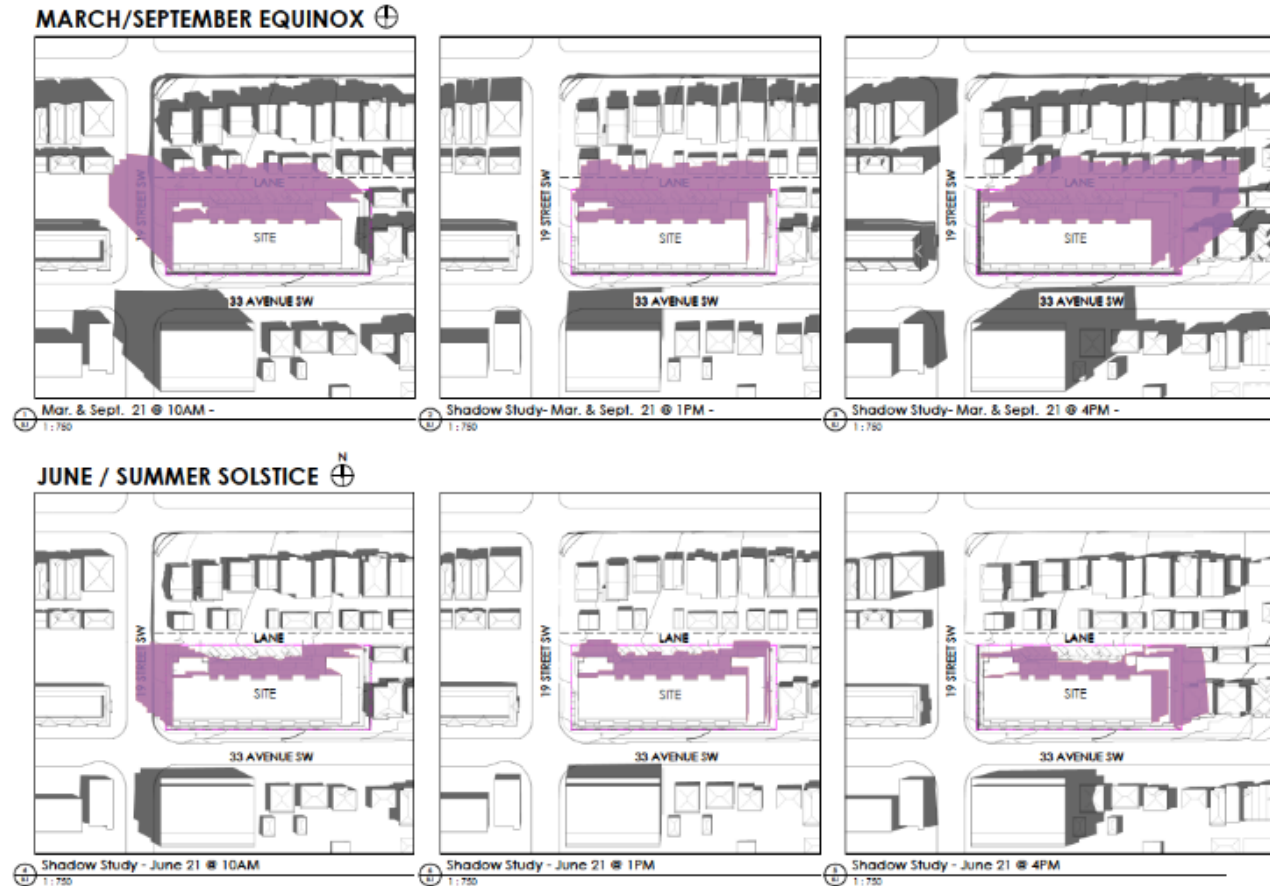


Image 7: Previously proposed shadows (MU-1f4.0h26)



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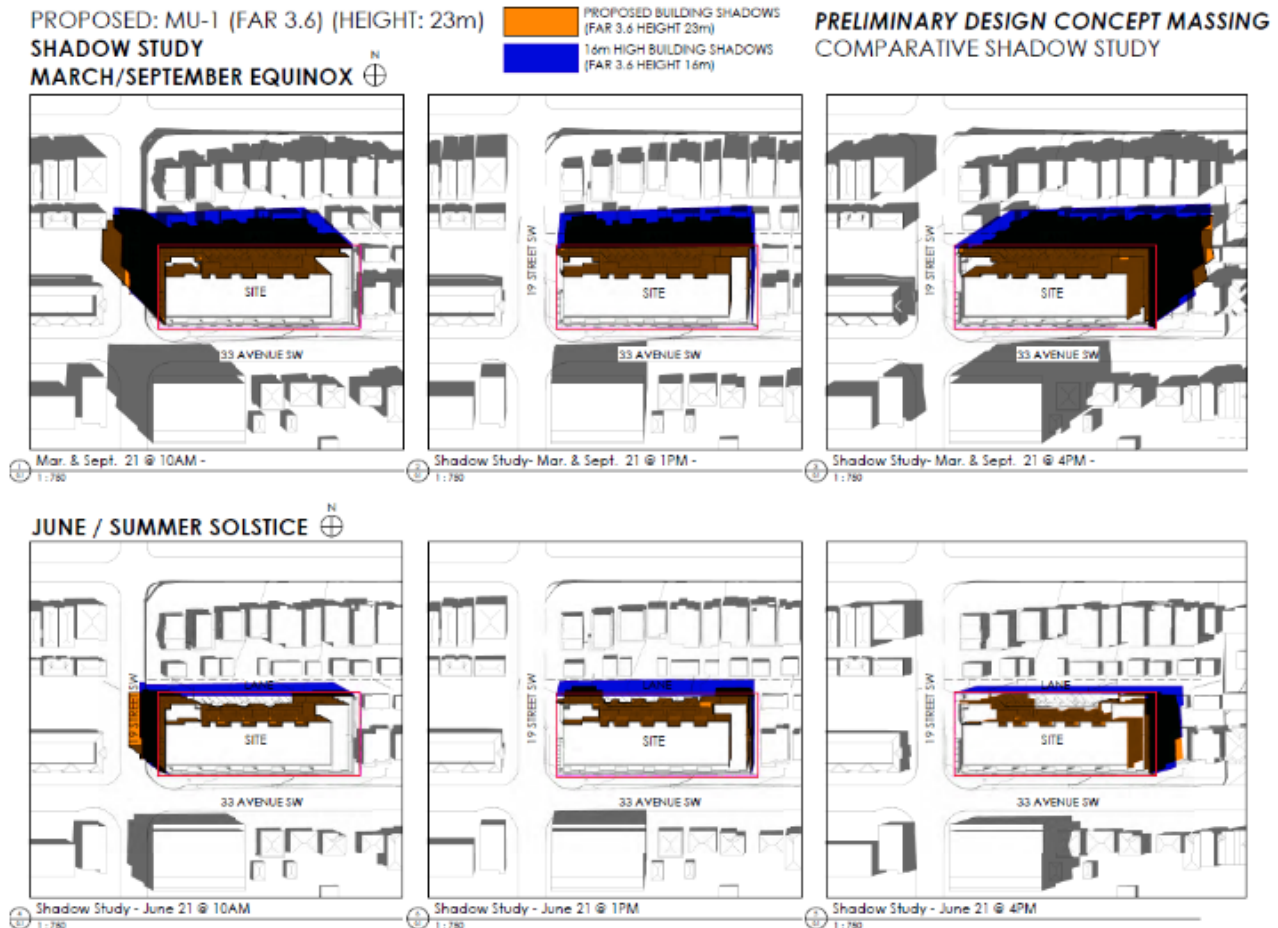
Image 8: Currently proposed shadows (MU-1f3.6h23)



- Further, Image 9 shows the overlay of a 16m massed building to our current proposal – the blue (16m shadow) dominates the shadows, with the orange (current proposal) having reduced impact in most areas, and a thin protruding slither only for portions of the day i.e. a boxed out 16m massed building casts a more impactful shadow to neighbours than our carefully carved 23m proposal



Image 9: 16m massed building shadow vs currently proposed shadows (MU-1f3.6h23)



SURROUNDING CONTEXT

- It is important to note that developments of this overall scale are not unprecedented in this area. As can be seen in Image 10, 6 storey buildings already exist along 33rd Ave SW, or are in the process of being built. The scale of this proposal is in line with Hudson, CY33 and Arc33. Note also that 6 storeys are the highest point of the building, and developments do not typically have uniform height throughout, but often vary due to required and discretionary setbacks.



Image 10: Existing Marda Loop building scale

EXISTING SITE CONDITIONS_NEIGHBOURHOOD CONTEXT



Applicant Outreach Summary

DECEMBER 2022

COMMUNITY ENGAGEMENT REPORT

A MIXED-USE MULTI-RESIDENTIAL
PROJECT BY SARINA HOMES

"1900"



Prepared by: Hive Developments
Public Engagement & Planning Team

TABLE OF CONTENTS

I. ENGAGEMENT PROCESS	3
Process at a Glance.....	4
Strategy.....	4
Stakeholder Map.....	5
Engagement Process: Tactical Outline.....	6
Engagement Timeline.....	7
Engagement Methodology Overview.....	7
How were Stakeholder Inputs used?.....	9
II. WHAT WE HEARD	10
III. MATERIAL SHARED	12
Project Flyers.....	13
Letters.....	14
Pop-up Booth.....	15
On-site Signage.....	16
Presentation #1: Open House #1.....	17
Presentation #2: Neighbour Session #1.....	18
Presentation #3: Neighbour Session #2.....	19
Open House #2 and #3.....	20
One-on-one Discussions.....	21
What We Heard Reports.....	22
Project Webpage.....	23
IV. APPENDICES	24

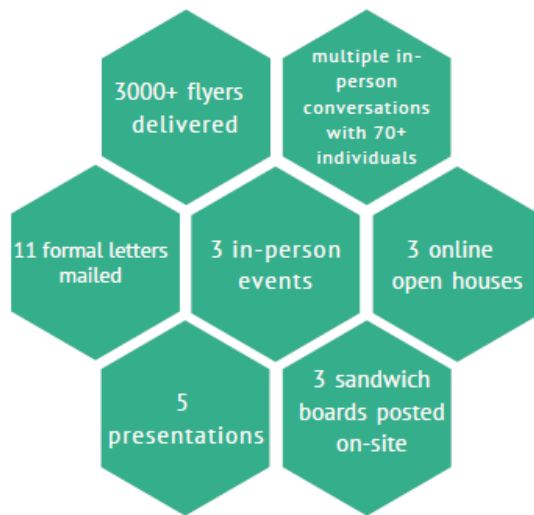


I. ENGAGEMENT PROCESS



04

PROCESS AT A GLANCE

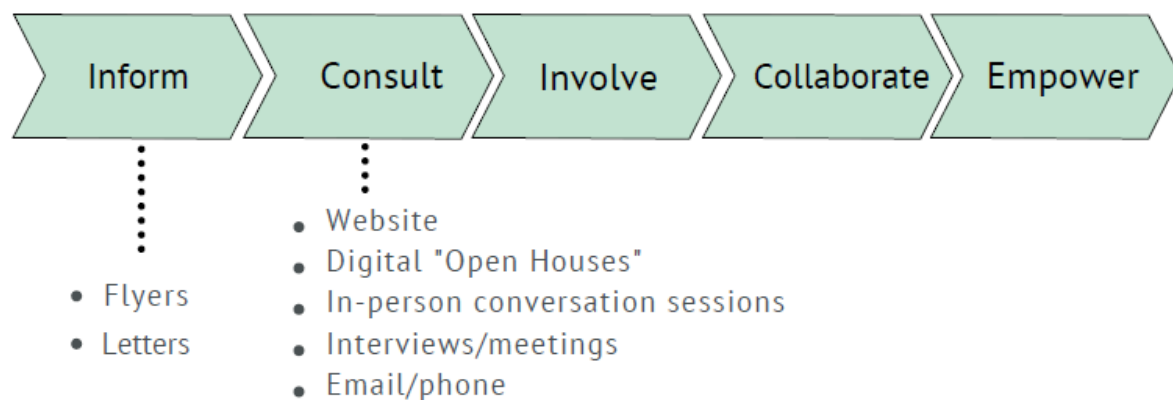


STRATEGY

The engagement process, framed by the principles of: inclusion, transparency, and responsiveness, was built around the following two broad strategies:

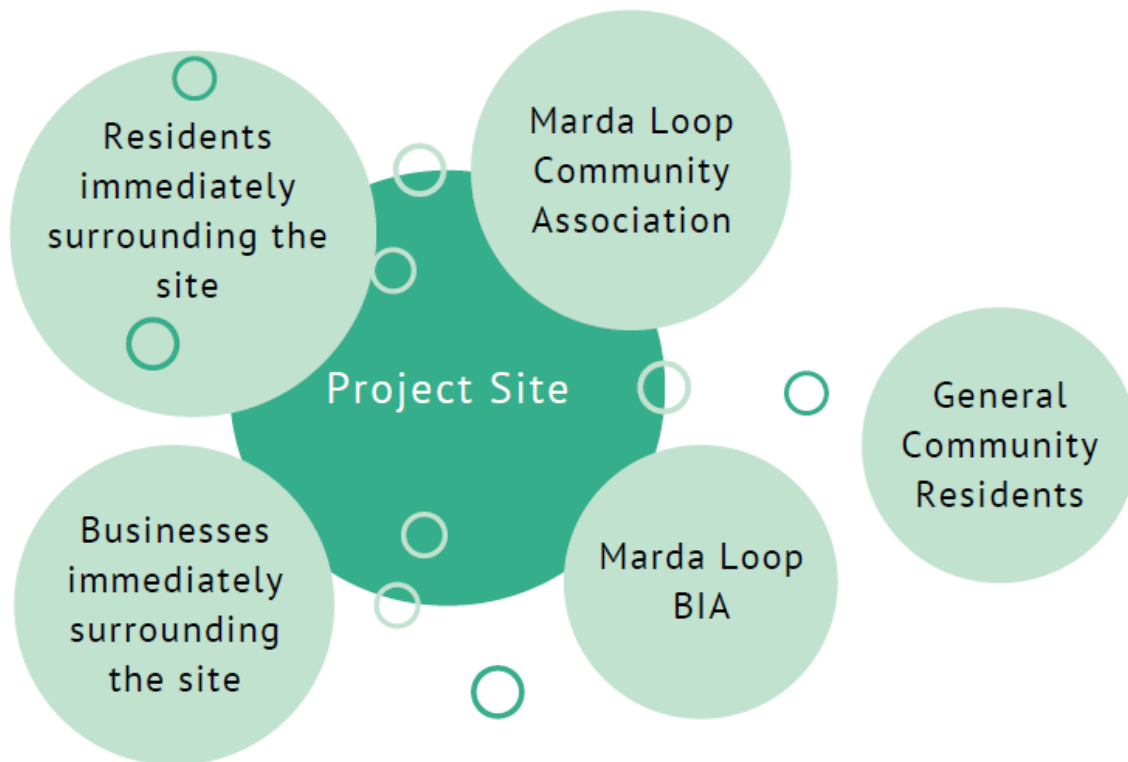
- Multiple modes of engagement, synchronous and asynchronous
- Ensure that communications are simple, and clearly lay out expectations for involved parties

IAP2 SPECTRUM



05

STAKEHOLDER MAP



The above diagram conceptually maps stakeholders with a greater stake in the project closer to the project site. Therefore, our key stakeholders were:

- Residents and Businesses immediately surrounding the site
- Marda Loop Community Association (MLCA)
- Marda Loop Business Improvement Area (MLBIA)




These key stakeholder groups will, generally speaking, be subjected to the highest level of engagement intensity.



06

TACTICAL OUTLINE



-  Denotes the medium intensity engagement area
-  Denotes the high intensity engagement area
-  Denotes the subject site

Note: Engagement intensity is primarily premised on proximity, and therefore, potential resultant development impact, subject to site.

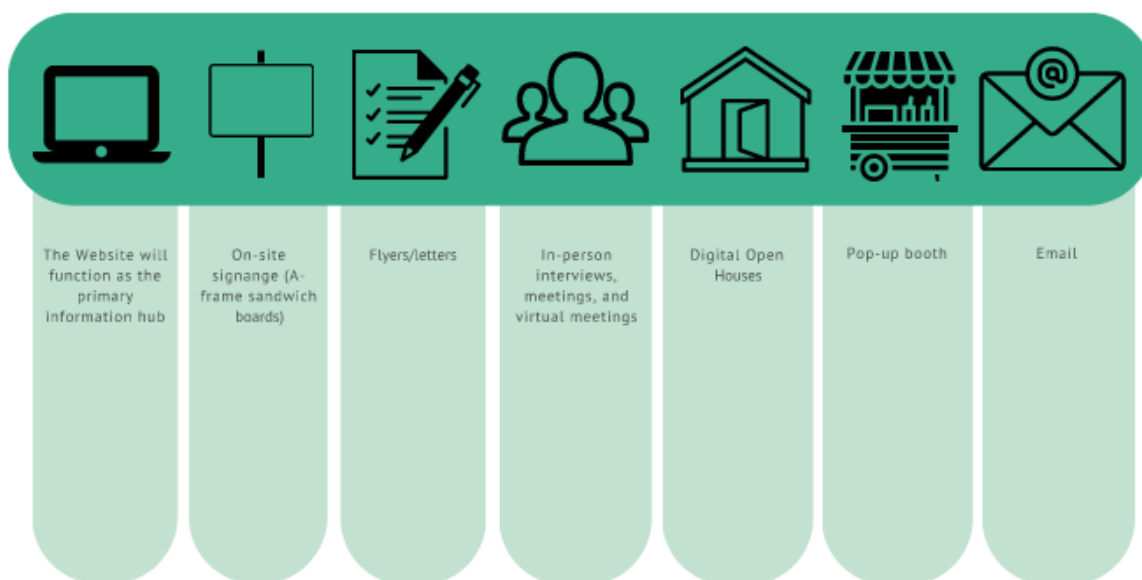


07

ENGAGEMENT TIMELINE



ENGAGEMENT METHODOLOGY OVERVIEW



08

WEB PAGE

www.1900engage.com

This was the prime repository of information regarding the development. It was also the primary virtual space for asynchronous feedback, where questions and comments could be submitted via a web form.

ON-SITE SIGNAGE

2 large wooden signs, as required by the City of Calgary, informs passers-by of the rezoning applications. Additionally, 3 smaller A-frame sandwich boards were installed on-site, directing readers to the project website.

IN-PERSON INTERVIEW AND FLYERS

These were limited to those stakeholders deemed to be potentially most affected by this development: those residents within the high intensity zone.

Flyers were distributed as follows:

- to residents and businesses in all zones for the digital open houses
- to residents in the high intensity zone for the in-person neighbour sessions

OPEN HOUSE(S)

In the interests of maintaining public health while making the events more accessible to a wider demographic, these were carried out in a digital space, via Zoom. Open Houses facilitated personal interaction with the public, and also created spaces for dialogue about the nature of the proposed development.

POP-UP BOOTH

An in-person pop-up booth was held during a popular street festival in Marda Loop.

MEETINGS

In-person and/or virtual meetings with our key stakeholders took place on an ongoing basis as needed.



09

EMAILS

These simply served as 2-way communications that occurred on an ongoing basis, on demand. This is also the primary way in which What We Heard Reports were shared with stakeholders on an ongoing basis, prior to posting them on the project website.

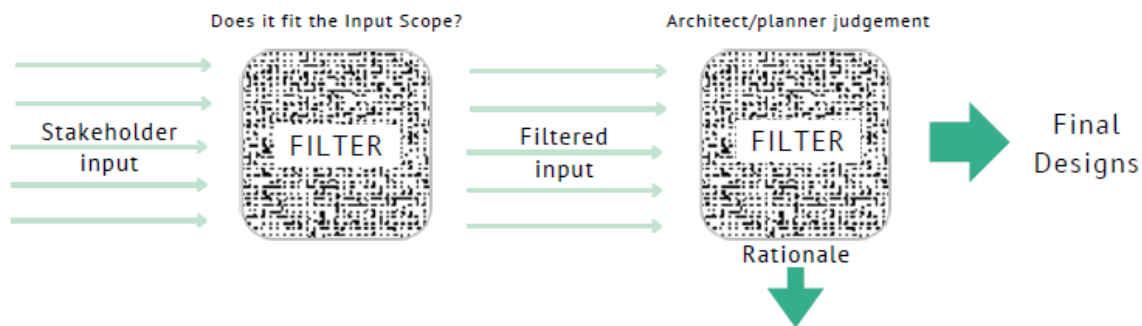
HOW WERE STAKEHOLDER INPUTS USED?

INPUT SCOPE

All feedback was noted, recorded, and listened to.

WHAT'S UP FOR DISCUSSION?

- General massing blocks: height and scale
- Development intensity
- Transportation
- Site interaction with wider sociocultural and mobility networks in the area



HOW WERE PROJECT DETAILS SHARED?

- Primarily through the webpage and email
 - 3 presentation and 3 What We Heard Reports were posted to the website, and shared via email with residents on the mailing list
- A summary of the final Community Engagement Report will be shared with the Marda Loop Community Association, the MLBIA, and the community, via the website and email.

II. WHAT WE HEARD

11

The feedback received has been recorded, sorted, collated, and responded to in detail via 3 What We Heard Reports

PLEASE FIND THE REPORTS IN APPENDIX I
OF THIS REPORT



III. MATERIAL SHARED



COMMUNITY ENGAGEMENT REPORT

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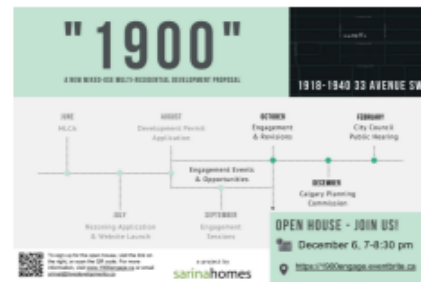
DECEMBER 2022

13

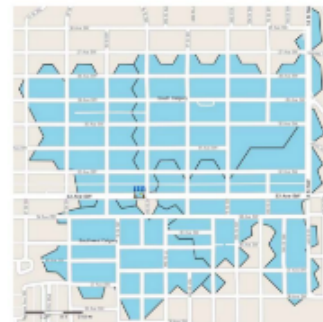
PROJECT FLYERS



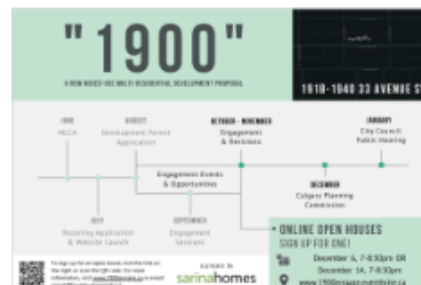
750 copies of Flyer #1 above were distributed to the medium intensity zone between Aug 2-9, and 182 flyers were mailed to businesses and residences that had "no flyers" signs up. Digital flyers were sent to the MLCA, MLBIA and Ward 8 office on Aug 2.



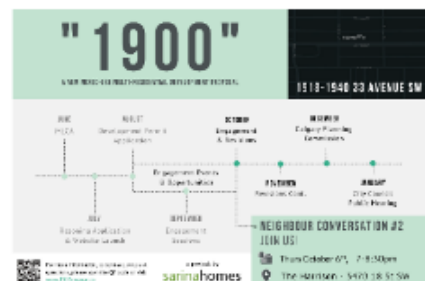
1,845 copies of Flyer #4 above were distributed by Canada Post to the area as mapped out below, between Nov 18-28. Digital flyers were sent to the mailing list on Nov 30, 2022



30 copies of Flyer #2 were distributed via email on Sept 6th to residents that attended the digital open house, and 80 hard copies were delivered to residents in the high intensity zone on Sept 7th



80 copies of Flyer #5 were distributed on Dec 2nd to residents in the high intensity zone



30 copies of Flyer #3 were distributed via email on Sept 27th to residents on the mailing list. Additionally, 80 hard copies were delivered to residents in the high intensity zone. However, after a date typo was discovered, this process was repeated with the same numbers of digital and hard-copy flyers being delivered on Sept 28th and 29th.



COMMUNITY ENGAGEMENT REPORT

//

DECEMBER 2022

14 LETTERS

sarinahomes

Sarina Homes
1861 17th Ave SW,
Calgary, AB
T2T 5W3

Dear Craig,

We wanted to inform you about a proposed land use change at the properties located between 1918 – 1940 33rd Ave SW. The proposal involves modifying the currently allowed low density residential zoning to mixed use multi residential zoning which is more in line with the evolving nature of 33 Ave SW as a popular main street.

As a property owner near this proposed development, you have a stake in the continued wellbeing of this area, as well as its ongoing redevelopment. Therefore, we would love to hear your thoughts on this proposed development.

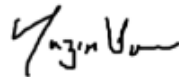
At this point there are a few actions we'd like you to consider taking:

- Visit the project website <https://1900engage.ca>, and feel free to send us any thoughts or comments by filling out the feedback form under the "contact" section
- Sign up for our online open house on **Tuesday, December 6** from 7-8:30 pm at <https://1900engage.eventbrite.ca>. You can also sign up for this via the above website. You will receive a meeting link and calendar invite once you sign up to attend.

Should you have any questions or comments, please reach out to our engagement lead Srimal at srimal@hivedevelopments.ca.

We look forward to connecting further with you.

Warm regards,



Nazim Virani
President, Sarina Homes

11 copies of the above letter was mailed out on Nov 25, 2022 to residents within the high intensity zone with whom we had had no previous documented contact



15

POP-UP BOOTH

Held at Marda Gras street festival on Aug 14, 2022. Conversations were had with approximately 50 individuals.



16

ON-SITE SIGNAGE

The following 2 A-frame signs were installed on site from Aug 2 - Dec 2, 2022,



The following 3 A-frame signs were installed on site on Dec 2, 2022.



17

PRESENTATION #1 - OPEN HOUSE #1

A digital open house was held on Aug 16, 2022, with flyer invites going out to residents and businesses in the medium intensity zone. The MLCA also shared the event with everyone in the community via their social media. The following excerpts are from the presentation was shared at this event. Q & A with Sarina, Hive and Casola Koppe followed.

ONLINE ENGAGEMENT SESSION – 16 AUGUST, 2022

“1900”

A new mixed-use multi-residential project is being proposed for

1918-1940 33 Ave SW

www.1900engage.ca

A project by **sarinahomes** **cosobiospace** **HIV#1**

[illegible]

33rd and 34th Avenues SW Marda Loop Streetscape Master Plan

Legend:

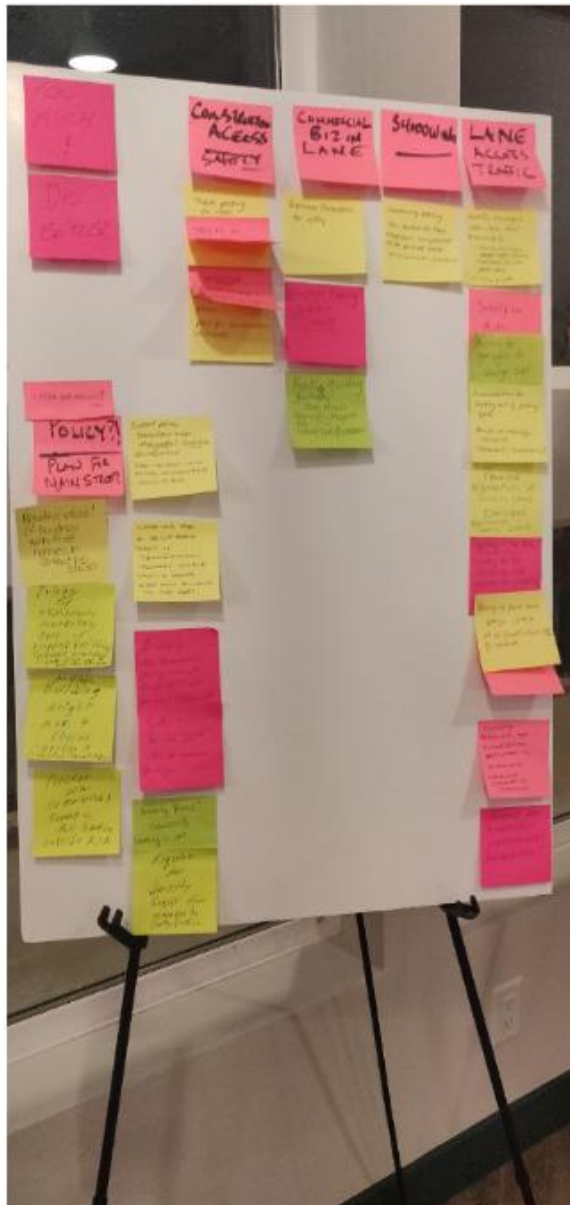
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18

PRESENTATION #2 - NEIGHBOUR SESSION #1

An in-person session that drilled further down into policy and design was held for residents in the high intensity zone on Sept 14th 2022. 15 people attended. A copy of the presentation was made available on the project website, and was also emailed to attendees 2 weeks later.



PLANNING OVERVIEW

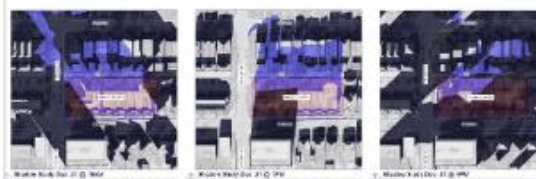


Area Redevelopment Plan (ARP) Scale

PLANNING OVERVIEW



SHADOWING - DECEMBER - PROPOSED BUILDING ENVELOPE



19

PRESENTATION #3 - NEIGHBOUR SESSION #2

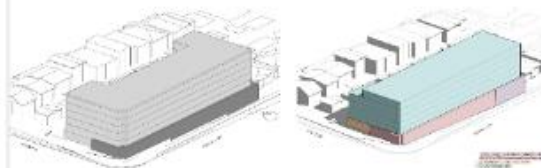
An in-person session discussing designs that responded to previous feedback was held for residents in the high intensity zone on Oct 6th 2022. 14 people attended. A copy of the presentation was posted to the website on Oct 30, 2022



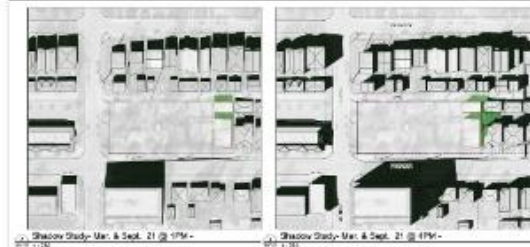
WHAT WE HEARD

NEIGHBOUR ISSUE	STAFF'S RESPONSE
BUILDING FRONT AND SHADOWING	<ul style="list-style-type: none"> WILL REVEAL LAND USE APPLICATION HEIGHT FROM 20M, REDUCED TO 23M
LANEWAY TRAFFIC	<ul style="list-style-type: none"> REMOVED 8th FLOOR TO REAR OF EACH 'WING' ADDITIONAL BIRTH PROVIDED DISCUSSION OF PRECEDENTS
LIMITED COMMUNITY BENEFIT	<ul style="list-style-type: none"> LANDSCAPE IMPROVEMENTS PEDESTRIAN AMENITY FAIR STREET'S CONTRIBUTION

BUILDING MASSING – REVISION



R-C2 SHADOWING – MARCH/SEPTEMBER



20

PRESENTATIONS - OPEN HOUSE #2 AND #3

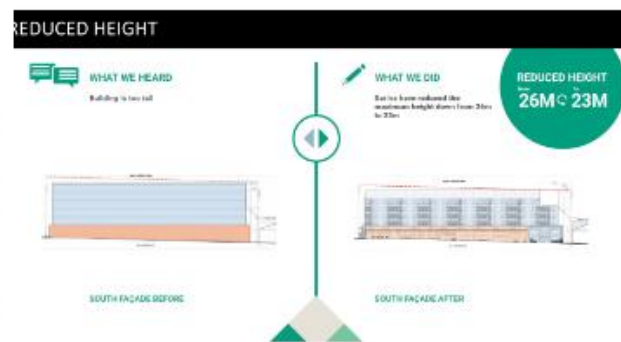
Digital open houses focusing on design responses to feedback were held on Dec 6th and 14th. City staff were also present at the Dec 6th event to respond to queries regarding traffic management and mainstreets. The following excerpts from the presentation were shared at this event. Q & A with Sarina, Hive and Casola Koppe followed. This presentation was also posted to the website on Dec 15, 2022



21

ONE-ON-ONE DISCUSSIONS

6 separate in-person meetings were held with concerned neighbours within the high intensity area, between Nov 16 - Dec 2, 2022, in order to discuss how the proposal had evolved in response to their concerns and feedback. The following images are samples of those shared at these meetings.



COMMUNITY ENGAGEMENT REPORT

//

DECEMBER 2022

22

WHAT WE HEARD REPORTS



What We Heard report #1 was generated in response to feedback given at the Open House and submitted via the project website.

It was shared by email with all open house attendees and anyone who'd submitted online feedback on Sept 2nd 2022. It was also posted to the website.



What We Heard report #2 was generated in engagement with feedback given at Neighbour Session #1 and submitted via email.

It was shared by email on Sept 27th 2022, and was also posted to the website.

What We Heard report #3 was generated in engagement with feedback given at Open Houses #2 and #3

It will be shared by email and posted to the website on Dec 21, 2022



23

PROJECT WEBPAGE

The project website www.1900engage.com went live on April 28th 2022 and has since undergone several content updates as required.



IV. APPENDICES



"1900"

A new mixed-use
multi-residential project is
being proposed for

1918-1940 33 Ave SW

What We've Heard

Frequently Asked Questions & Responses

LAND USE, PERMITS AND POLICY

33rd Ave is a designated Neighbourhood Main Street. How does this proposal comply with land use policies of the MDP?

The Municipal Development Plan (MDP) is a high-level guiding document that outlines a vision for how Calgary grows and develops over the next 60 years, particularly with respect to social, environmental, and economic sustainability. While the MDP sets a general direction, it is not meant to be a detailed blueprint for development. This proposal aligns with higher level MDP directives, such as being a more compact development that adds to the diversity of the existing housing and land-use mix in the area, and by locating greater density within an established community, in close proximity to a mainstreet and frequent transit stop (900 m/12 min walk from MAX BRT).

This proposal also aligns with existing MDP directives for "neighbourhood main streets" in areas such as: the most significant intensification being limited to those parcels that front directly onto the main boulevard (33rd Ave SW), and the highest densities occurring in close proximity to transit stops and in locations where they merge with activity centres.

It is also important to note that policy definition, and practical implementation, of a "neighbourhood main street" is fluid in Calgary. For example, 10th St NW (Hillhurst/Sunnyside) and 9 Ave SE (Inglewood) are both similarly designated "neighbourhood main streets" in the MDP. However, the Hillhurst Sunnyside ARP, updated recently to give detailed policy direction for development along 10th St NW, envisions maximum heights of 26m and intensities of 4.0 FAR along this "neighbourhood main street". Developments that align with this direction have, and continue to be, approved. 9 Ave SE, as is the case with 33 Ave SW, does not have an approved, updated, more detailed policy plan, such as a Local Area Plan (LAP). However, draft plans for this mainstreet also envision developments of similar intensity, and within the last 3 years, have seen multiple developments ranging in height from 20 - 45 m, and intensities of 4.0 - 6.5 FAR approved. Furthermore, the 33rd and 34th Ave Marda Loop Streetscape Master Plan (MLSMP - more on that later), currently in draft form, is the only existing attempt to create a more detailed policy framework interpreting the MDP for this area in which "1900" is proposed. The MLSMP also indicates a direction for redevelopment along this mainstreet that is aligned with this project proposal. In fact, the general scale of this proposal is not unique to what is currently already in the area (CY33, Shoppes at Marda Loop) and is not a departure from the direction in which this neighbourhood will continue to evolve.

Therefore, absent council-approved detailed policy direction, this project proposal is aligned with existing interpretation of what constitutes a "neighbourhood mainstreet" in draft policy documents and other similar local contexts.

sarinahomes

“1900”

19 St SW
18 St SW
33 Ave

LAND USE, PERMITS AND POLICY

How many different documents and plans are there that provide parameter for development? I thought the MDP was the standard?

The MDP was assembled by the City of Calgary, and emerged as a result of years of extensive consultation with multiple stakeholder groups: residents, community organizations, and development firms. All other policy documents, such as Area Redevelopment Plans (ARP's), are various levels of more detailed, granular interpretation of the MDP, meant to provide additional direction on planning and development. These documents have all been approved by city council, and aren't meant to contradict, but rather complement and align with each other. In addition to the MDP, Calgary city council approved the following more focused guiding documents for this area:

1. **The Marda Loop Area Development Plan (MLARP)** sets out the guiding vision and detailed policy framework meant to guide all development within a designated portion of Marda Loop,
2. **The 33rd and 34th Ave Marda Loop Streetscape Master Plan (MLSMP)**, which creates a comprehensive conceptual redevelopment plan for the Mainstreet, in a way that complements the MLARP. Currently in draft form

While this project is located just outside the northeastern boundary of the MLARP, the direction provided in it is important for context and continuity. The MLARP encourages buildings between 4 storeys (16 meters) to 6 storeys (23 meters) in height along 33rd Avenue; a direction that is further developed by the draft MLSMP.

There is an older policy framework, the South Calgary Altadore Area Redevelopment Plan (SCAARP), which was approved 20+ years prior to the MDP, and has not been updated since to align with it, or the existing Land Use Bylaw. Much of the direction set in both approved and draft policy for the area, as well as precedent with respect to approved projects in the area, do not align with the SCAARP. Accordingly, while projects such as "1900" were not envisioned by the SCAARP, areas of alignment include providing the opportunity for a variety of population age groups, household types and incomes to reside in the area, and medium density development being located around activity nodes (commercial areas) and along major roads in the area.

Will a concurrent Development Permit (DP) be applied with this Land Use Application?

The rezoning application has already been submitted and is currently being reviewed by city administration. The DP will be submitted and be within city administration's review process by the time the Land Use is brought before Calgary Planning Commission. If approved by planning commission, the rezoning application will then go to City Council and a public hearing. So this will not be a concurrent process, insofar as the rezoning and DP applications being submitted and approved at the same time.

Was there any thought to skipping the commercial retail space and having walk-out residential units (like a brownstone)? There is a lot of empty retail on 33rd now.

Yes, we looked at some live-work townhomes, as well as single-level condos and townhomes to soften the edge as we work towards the eastern edge of this development. It's important to know that the city encourages mixed-use development in this area. Retail also goes through a certain natural level of "churn", based on factors such as the larger economic environment. The types of retail will fall within what's permitted under MU-1 zoning, and will largely be dictated by demand and whatever there is a market for. Units will likely be designed to approx. 1,000sf, suitable for smaller, local boutique retailers.

BUILDING DESIGN + STRUCTURE

How is the height of the building measured?

The maximum allowed height is measured from the proposed (not existing) property line grade. It is a theoretical angled plane parallel to grade throughout the site at 26m height, taken from all 4 corners. Our working design includes a rooftop pergola, to be situated toward 33rd Ave, which falls within the 26m i.e. the top of the 6th storey will likely be at approx. 23m.

“1900”



BUILDING DESIGN + STRUCTURE

Will it be a full wood frame structure? Or will the bottom 2 floors be concrete by 4 floors of wood frame?

The main floor is required by the building code to be “non-combustible” – so a mix of concrete and steel. The residential portion above, levels 2-6 will be wood framed, but the exterior cladding will be non-combustible (but the exact material is still TBA).

Will waste be enclosed to limit odour?

Waste is enclosed. Venting will be considered and designed in order to ensure that unpleasant odours don’t permeate the community.

How will this project be “integrated in a way that is sensitive to the transition from medium to lower density residential uses”?

The transition will be between what is forecast, and not necessarily what currently exists. The vision for 33rd avenue, as laid out in the policy documents (the [MLARP](#) and [MLSMP](#)) is a street lined with 4-6 storey buildings of differing intensities between 22nd Street and 14th Street SW. 19th street is envisioned to be a transition point between the more intensive, commercial-heavy mixed use portion of the community to the west, and the less intensive, residential portion of the community to the east. Note that this does not mean there will be no residential or mixed-use development to the east of 19th St SW – there is already significant mixed-use development along 33rd and 34th Ave east of 19th; it will just be less comparatively concentrated in the future. **The exact nature of this transition at this particular site, for this particular project, will continue to evolve as the overall building and site design continues to be worked out for the upcoming development permit application.** Your feedback is important in continuing to inform the project architects.

Planning practice and land use policy within the municipal context is meant to help create an adaptive framework that moves the natural evolution of the built environment in a way that benefits the city as a whole, while creating a sense of coherence and predictability. In this sense, the MDP points toward areas such as Marda Loop as those that are most appropriate for more intensive forms of development (mixed use, medium density), due to its location within an established area, the presence of a vibrant, well-established main street, and proximity to transportation (automobile and transit) arteries. Local area plans (LAP’s), and/or area redevelopment plans (ARP’s) are meant to fine tune this guiding framework, such that it fits specific places and contexts. While a certain portion of the Marda Loop area is addressed through such frameworks, in the form of the above mentioned MLARP, and in draft form through the MLSMP, there isn’t a comprehensive detailed policy framework, in the form of a LAP for Marda Loop. The Westbrook LAP is a current in-progress LAP, for example. Unfortunately, early efforts in 2021 to launch a “West Elbow Communities LAP” which included Marda Loop experienced significant community pushback, leading the city’s planning teams to focus on other, more supportive communities. We recommend you connect with the Marda Loop Community Association to advocate for continuing the LAP process for West Elbow Communities.

For more information about LAPs, please click [here](#)

Why is this building not being designed according to green building standards?

At the land-use stage, we are not far enough into design detail to determine exactly what green building standard the building will be designed to. We can say that it will meet the National Energy Code for Green Buildings and that wood framed buildings at this scale are more sustainable as they use renewable resources. The province regulates the minimum requirements for buildings to meet, endeavouring to increase regulation and reduce carbon in buildings.

“1900”

19 St SW
18 St SW

LANDSCAPING

There's already a lack of green space in the community. Won't developments like this remove mature greenery that already exists?

The City of Calgary has developed the aforementioned draft MLSMP partially to address existing lack of green space within the public realm. In fact, the private investment brought into the community through developments such as this project are both a payoff for said public investment in the public realm, and a catalyst for more in the future. The public realm is carefully regulated and designed by the Calgary “Main Streets” team. Landscaping requirements for this site are subject to Parks comments and approvals, pending the submission of a comprehensive landscaping plan, which is currently being developed.

33 Ave

SHADOWS

During what time of the day were the shadow studies done?

The shadow studies were done at 10AM, 1PM and 4PM. These times have been stipulated by the city's planning department as best practice, and the most appropriate times to do shadow studies in order to provide a fair assessment of how the proposed site will affect the neighbouring sites. The shadow study has been done using software that offers the most accurate advance representation possible of the shadows.

There are three images that show the spring and fall equinox and three that show the summer solstice. No matter what the profile of a building is, shadows will be cast. The design will consider where to push and pull the building, so it creates the least impact on adjacent properties.

Sarina will experiment with the existing building design and massing to minimize shadowing impacts as much as possible and will share updated shadowing images at the next open house.

PROPERTY VALUES

Won't developments such as this one devalue existing property values?

While this is outside the purview of development on a site-by-site basis, generally speaking, individual property values are usually affected by a complex combination of factors, as opposed to just the proximity of a particular building typology. These include: access to amenities and services, characteristics of the property itself (size, appearance, special features, condition, age etc), interest rates, and characteristics of surrounding environment. Here's an [article](#) and here's an [academic paper](#) addressing this topic. In general, new development, particularly those that bring in new desirable amenities such as restaurants, theaters, and coffee shops, increases home value in the long term because new development usually means more opportunities to enrich the community.

Additionally, according to census data, the City of Calgary has added approximately 100,000 units per year over the past 5 years, many of them multi-residential, and the overall trend for property values has been steady upward movement. Generally speaking, property values tend to be much more negatively affected by larger trends such as interest rates and the state of the global economy.

"1900"

PARKING + TRAFFIC

Has a traffic impact study been completed?

The City of Calgary has requested a Transportation Impact Assessment for this development, and it will investigate the surrounding sites in addition to the proposed development site to gain a holistic understanding of the traffic situation in the area. Sarina Homes has completed multiple similar projects in the Marda Loop over the past few years, and this is the first time such an assessment is being required by City administration, emphasizing the fact that the cumulative impacts of ongoing redevelopment in the area are being monitored and engaged with in a thoughtful manner.

The study is currently being carried out; once completed, it will be shared via the project website.

Can you speak to parking for visitors (commercial or residential) as well as for food delivery services?

A 2-level parkade is included on-site within the proposed site design. There will not be any parking relaxations requested for this project, as all units, residential and commercial will have on-site parking provided, thereby mitigating the need for people visiting the proposed development to park on the street.

Why is the parking access so far down the lane to the east side of the building rather than closer to the street?

Based on the grade of this site, trying to get under the building from the west end is challenging. The design will take advantage of the lowest part of the site which is located on the east end of the site which will allow getting into the building quickly as opposed to having a long ramp that may affect the building's structural integrity. Additionally, the design must consider back-of-house issues such as deliveries, etc.

Will there be accommodation for two-way traffic in the alley to limit congestion?

The laneway is of typical condition around the Established Areas and we are considering adding width to the laneway on the project's side of the lane where possible to facilitate the passing of vehicles in both directions. Currently, the laneway is six metres, which is the standard.

What kind of permanent lane closures will be happening?

Currently, the plan is to close off 19th street for the maximum safety of workers and residents.

Will access to the back lane to get access to our garages be an issue at any point?

We will bring Roads and Transportation in from The City of Calgary in advance to figure out a solution.

Typically the commercial units have to pave to the property line. Is there a chance to coordinate with the owners to do the entire laneway at the same time?

There is a laneway petition mechanism whereby a certain percentage of neighbourhoods within a laneway can sign a petition to have the laneway paved. Sarina is open to being part of this petition process and will connect with interested residents offline.

“1900”

19 St SW
18 St SW

OTHER QUESTIONS

Is the Marda Loop Community Association in favour of this development?

Marda Loop Community Association was briefed on this project, which was a positive conversation as it aligned with current policy direction. They encouraged us to have an open and transparent conversation with residents, and reserved any opinion on the project until the project has been more fully developed.

When will we have an opportunity to make comments on the development itself?

We will re-connect with another open house session in late September or early October. We will email all open house attendees, as well as anyone that's submitted a digital inquiry via the project website. In the meantime, if there are any questions or comments, please contact Srimal from Hive Developments, who are the engagement consultants for this project, through the website www.1900engage.ca, or by email at srimal@hivedevelopments.ca

How many postcard/ mail outs were distributed in advance of yesterday's online town hall meeting? Dates? What were the boundary areas for the postcard distribution?

- 750 flyers were distributed between Aug 2-9.
- 182 flyers were mailed to businesses and residences that had “no flyers” signs up)
- Digital flyers were sent to the MLCA and Ward 8 office on Aug 2.

The boundary area for flyer delivery is illustrated in colour below:



Can you provide information on consultations that have been held to date for this project?

- Met with the MLCA on June 21, 2022 and the MLBIA on June 16, 2022
- 2 A-frame signs installed on site on Aug 2, 2022
- The website, www.1900engage.ca went live on Aug 1, 2022
- A pop-up booth was held at Marda Gras street festival on Aug 14, 2022
- A digital open house was held on Aug 16, 2022

a project by **sarina**homes

"1900"



Was there any consideration with respect to privacy for the homes around 33rd Ave for this proposed development?

Privacy of adjacent homes will be considered during the design and development permitting process. There are multiple factors that contribute to increasing privacy for adjacent homes during the development permit phase of this project such as placement of windows and balconies, screening through landscaping etc. Additionally, there are also zoning policies that inform the placement, height, and setback of windows and balconies for maximum privacy. All efforts will be made to maximize privacy during the design process.

Aren't modern, boxy developments like this going against the existing visual character of the community?

"Character" is a subjective term that can be hard to quantify, and even more challenging to codify in a fair manner with respect to the built environment. Marda Loop, as is the case with other vibrant areas built around a mainstreet in Calgary (Kensington, Inglewood, Beltline etc), has a diversity of built forms that reflect the era in which they were built.

While South Calgary used to be largely defined by the low density housing boom of the 1950s, (with a few early 20th century homes and 1980s apartments) the present day character leans toward new infill and multi-residential building types (townhouses etc) which are predominantly a modern style. All of the new multi-residential developments along 33rd ave from 14th street to Crowchild trail also reflect this trend towards the contemporary flat roofed and streamlined design that reflects the character of the inner city, over the "faux historic" design trend that has been clearly embraced for the comprehensive Garrison Woods Development, but is not representative of "Marda Loop", South Calgary and Altadore. This same trend can be seen in nearby historic neighborhoods like Mount Royal, Bankview and Scarboro.

The key is to provide well-designed buildings who's aesthetic and quality pass the test of time, particularly in a community whose defining architectural typology is so clearly a mix of the old and new.

SEPTEMBER 2022

WHAT WE HEARD REPORT #2

A MIXED-USE MULTI-RESIDENTIAL
PROJECT BY SARINA HOMES

"1900"

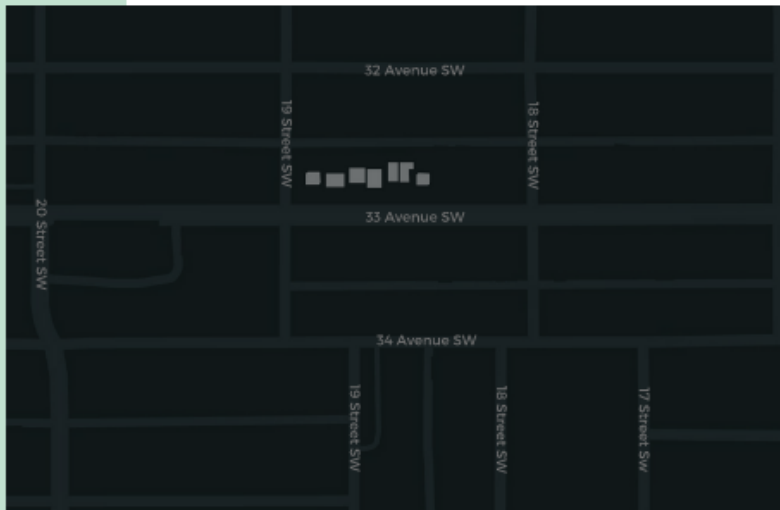


Prepared by: Hive Developments
Public Engagement & Planning Team

02

INTRODUCTION

The 1900 project is a 6 storey mixed-use multi-residential **proposal** that aims to diversify housing choice and enrich the pedestrian experience along the 33rd Avenue main street of Marda Loop. The site has RC-2 zoned residential on the North and East borders of the site, a commercial block to the West of the site, and a 5-storey mixed-use residential complex to the South across 33rd.

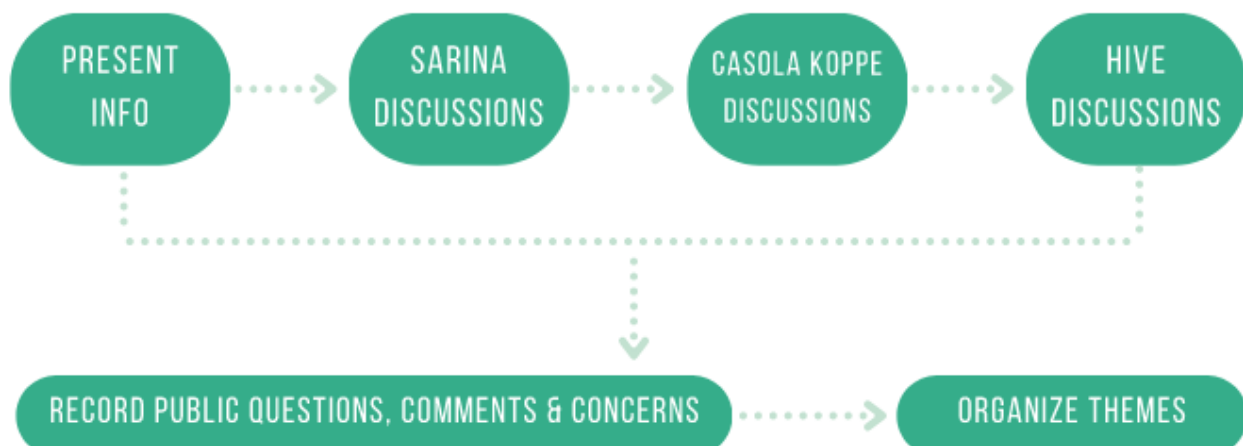


Sarina Homes is currently seeking the Land Use Re-designation of parcels at 1918-1940 33 Ave SW to MU-1f4.0h26 with plans to construct a contextually sensitive mixed-use building. Hive Developments are working with Sarina to gather and understand how resident feedback can better inform the ongoing evolution of this proposal.

03

ENGAGEMENT PROCESS

On Wednesday, September 14, an in-person engagement session was held by Sarina Homes (developer), Casola Koppe (architects), and Hive Developments (engagement & planning). Previous open house attendees, and those who submitted comments/letters online were informed of this session via email. Additionally, 21 neighbouring houses were reminded of this event via door-knocks. The session began with a presentation by the team with the intent to inform the attendees of current planning considerations, impacts of design options, and traffic and parking deliberations. Following the presentation, attendees were asked to disperse and speak to one team at a time - either with Sarina, Casola Koppe, or Hive. Questions, comments, and concerns were noted and were sorted into "themes" after the event.



04

RESPONSE THEMES

The Hive team carefully considered the public feedback and associated responses, and condensed the information into five thematic areas. This helps guide decisions and gain a better understanding of Marda Loop's unique context.

DESIGN

Building shadows, building height, transition, landscaping, quality architecture, thoughtful

TRAFFIC & PARKING

Construction, congestion, visitor & tenant parking, added density impacts, alley dynamics

POLICY

Defensible based on existing policy, linkage to neighbourhood main street program, appropriate for community

PUBLIC REALM

Community benefit, pedestrian experience, streetscape

QUALITY OF LIFE

Homeowner experience, community character, construction impacts, safety

Note: most of these areas, besides Policy and Traffic/Parking to an extent, are addressed in detail during the Development Permit phase. However, we recognize that in a context-sensitive site such as this, such lines are rather blurry, and these details need to be addressed as best we can at this time.

05

DESIGN

WE UNDERSTAND THAT THE KEY CONCERNS IN THIS AREA ARE:

- Current proposed massing visually overwhelming low density residential to the north and east while cause excessive shadowing.
- The current proposal is an abrupt transition between 6 storey on 33rd, 2 storeys on 32nd, and 2 storeys immediately east of the site.

It is important to note that site and building design is still an ongoing process and is being carried out in partnership with the City of Calgary's planning department and Main Streets design teams. It will also be reviewed in detail by the City's Urban Design Review Panel (UDRP) prior to going before Calgary Planning Commission.

For **shadow studies**, December and January are not months the City requires shadow studies for, as the shadowing profiles for all buildings, from 1 storey bungalows to mid-rise buildings such as this one, tend to be fairly intensive, due to the relative position of the sun. It is hard to sort out the relative impact of existing shadowing vs added shadowing from proposed projects.

Our project architects will continue working on the proposed massing to further reduce shadowing and on-the-ground visual impacts.

Our architects will strive to handle the **building transition** in a sensitive manner through design (stepbacks, breaking up the building façade, shifting massing, etc), to reduce the street-level impact on surrounding residents. This will be an ongoing work in progress.

It is important to note that developments of this overall scale are not unprecedented in this area: refer to image below. As you can see, 6 storey buildings already exist along 33rd, or are in the process of being built. The scale of this proposal is in line with Hudson and Arc33. Note also that 6 storeys are the highest point of the building, and developments do not typically have uniform height throughout, but often vary due to required and discretionary stepbacks.

06

DESIGN CONT.

EXISTING SITE CONDITIONS_NEIGHBOURHOOD CONTEXT



Fig 1: Existing building context along 33rd ave main street in Marda Loop

TRAFFIC & PARKING

WE UNDERSTAND THAT THE KEY CONCERNS IN THIS AREA ARE:

- Existing road infrastructure not being able to handle an increase of residents from ~150 units.
- The rear laneway, which is the proposed access point for underground parking, is too narrow to handle such an increase in traffic.
- Lack of parking onsite for employees of the ground level retail.

Design of the rear laneway and how it interfaces with the proposed development is still a work in progress and we will share updates on this at our next event.

07

TRAFFIC & PARKING CONT.

It is important to note that the Transportation Impact Assessment (TIA) requested by the city is underway and will be an important tool in deciding where and how existing infrastructure around this site may require upgrades. Roadway infrastructure, not located within the property lines of these parcels, is within the city's purview. Therefore, the existing mobility plan for this site is still evolving.

It is also important to note that there are areas with far more residential density and intensity of uses, even within Calgary (E.g. East Village) that do not experience significant levels of congestion, due to a combination of traffic calming, a useful, safe, comfortable, and interesting pedestrian and wheeling realm, and good access to quality transit. In fact, areas such as Marda Loop that provide access to all key amenities (groceries, social amenities such as libraries and rec centers, schools, restaurants, retail, etc) within a 15-minute walk are fundamental for encouraging less use of personal automobiles, and by extension less congestion over time. Ironically, lack of greater residential density in such areas eventually leads to greater congestion, as more residential development is driven to further flung, highly automobile dependent areas of the city.

Therefore density, in and of itself, is not so much the issue here, but lack of supporting infrastructure. This will be addressed to a certain degree through the implementation of the 33rd and 34th Ave Marda Loop Streetscape Master Plan (MLSMP). We encourage you to contact your Ward 8 councillors office and the Marda Loop Community Association (MLCA) to encourage them to seek full funding for this. To encourage greater and more thoughtful/strategic investment in transit, we also encourage you to visit and provide feedback to the ongoing engagement on RouteAhead, the city's 30 year transit plan: [RouteAhead 10-Year Update | Engage \(calgary.ca\)](https://calgary.ca/routeahead).

08

POLICY

WE UNDERSTAND THAT THE KEY CONCERNS IN THIS AREA ARE:

- Existing policy not supporting this development, particularly:
 - The disconnect in the scale of the proposal, and the MDP-designated form of a “neighbourhood main street”.
 - The proposal being on the “residential portion” of the main street, as envisioned in the MLSMP.
 - North facing retail on the ground floor.

It is important to note that, while higher level policy vision is provided for this area by the **Municipal Development Plan (MDP)**, due to the current **South Calgary Altadore Area Redevelopment Plan (SCAARP)** last being updated 2 decades prior to the approval of the MDP, there is a lack of detailed policy guidance with respect to development. However, given this site's location within the 'Developed Inner City Residential' area, existing MDP policies encourage low to moderate density increase that is consistent and compatible with the existing character of the neighbourhood. Infill redevelopments are anticipated within this area, and the MDP provides that such proposals be reviewed on their own merits, on a parcel-by-parcel basis. Note that this proposal also aligns with sections 2.2.1 (a), 2.2.2 (a), 2.4.2 (b) and 3.4.1 of the MDP.

The proposed land use requires a minor amendment to Map 2 of the **SCAARP** to change the subject parcels to a “Community Mid-Rise” classification. This classification provides for mid-rise building types (up to 6 storeys) that may accommodate a range of retail, services, office, and residential uses in horizontal and vertical built forms.

While the **Marda Loop Area Redevelopment Plan's (MLARP)** eastern boundary is the intersection of 19th St and 33rd Ave, this is a porous boundary that needs to be thoughtfully considered in site design, as all portions of 33rd Ave from Crowchild Trail to 14th St SW make up a continuous main street.

09

POLICY CONT.

The **33rd and 34th Ave MLSMP**, approved in 2020, also provides design direction for the main street that, generally, supports the scale of this proposal.

As mentioned in our previous “What We Heard” report, in the absence of clear guiding policy for development along all of 33rd ave main street (i.e. what does a “**neighbourhood main street**” look like in this context?), we need to refer to:

- Precedents: 10th St NW (Kensington), 9 Ave SE (Inglewood), and 17th Ave SW, all similarly designated main streets, support similar, or much more intensive levels of development through detailed policy and/or practice.
- Existing built form along the entirety of the street: refer to fig 1 above.
- Purported direction provided by current approved policy (e.g. the MLSMP): The MLSMP envisions heights of 4-6 storeys along the entirety of the 33rd Ave main street, which can be provided in accordance with bylaw 40P2014, which provides direction around creating comfortable pedestrian conditions on the street level.

Compared to the recommended “MH” zoning, our proposed “MU” zoning comes with more detailed direction within the land use bylaw for sensitive transitions between mid-rise, medium scale developments such as this proposal, and existing low density residential districts (e.g. RC-2). This direction also provides for a better interface with main streets, by, for example, providing guidance on elements such as building façade interface with streets and design direction for different uses. MU zoning also allows this development to better function as a transition point, providing a visual, and use-based bracket to the more intensive use pattern envisioned west of 19th, and the mixed, but less intensive use pattern envisioned east of 19th.

Regarding **retail/mixed-use development further east along 33rd Ave**, we refer to policy 2.2.1 of the MDP that encourages mixed-use development along main streets, and to existing precedents of mixed use, multi-family zoning further east (Hudson, Coco, Harrison, and Avenue 33) along 33rd Ave. We recognize that the MLSMP envisions more residential-focused development east of 19th St SW along the main street.

10

POLICY CONT.

However, this does not negate a certain amount of mixed-use/commercial development outright, as the vision calls for different relative concentrations of these usage patterns, and the suggested zoning of M-H1 still contains a broad variety of permitted and discretionary commercial uses, ranging from child care and restaurants, to addiction treatment centers and print shops. The north facing retail on the ground floor is still in its initial stages of design development, and the concerns regarding this have been noted. While there are no bylaws prohibiting this outright, there are numerous other design considerations that make it complicated. This is very much still a work in progress.

We recognize that in a perfect world, all relevant policy guiding these development decisions will be updated and aligned. However, this is not the reality, and Calgary is catching up with decades of poor planning logic and decisions. The ARP/Local Area Plan (LAP) process is also very time consuming, and the proposed West Elbow Communities LAP for Marda Loop was put on hold due to community opposition. We encourage you and your neighbours to contact the MLCA and the Ward 8 office and express your support for restarting this LAP as soon as possible.

PUBLIC REALM

WE UNDERSTAND THAT KEY CONCERNS IN THIS AREA ARE:

- Lack of a plan to address a positive pedestrian experience around the site.
- Lack of tree protection.
- Lack of clear net benefit to the community.

Pedestrian experience is best addressed through landscaping, which is currently a work in progress. We are also exploring designing space and associated furniture in the public realm to encourage lingering and gathering. You will be able to view, and comment on, a draft landscaping plan at our next Open House in October.

11

PUBLIC REALM CONT.

Tree protection plans are only required with respect to public trees, which are the property of the City of Calgary. There is one such tree currently on this site: a Mountain-Ash located at 1932 33 Ave SW. As per the city's tree protection bylaw, a tree protection plan may be required if construction work takes place within six metres of this. The project architects will work closely with the city to facilitate this during the development permit phase.

Due to the lack of a density bonusing framework or any such mechanism for this area, it is not clear how any developer-provided direct public amenities (e.g. publicly accessible private open space, public art, etc) might be facilitated. However, as will be noted in the "Quality of Life" section below, there are numerous other public benefits associated with this overall proposal.

It is important to emphasize that full implementation of the 33rd and 34th Ave MLSMP will be fundamental to improving the public realm. In the meantime, we are coordinating our design with the Main street to team to ensure overall alignment.

QUALITY OF LIFE

WE UNDERSTAND THAT KEY CONCERNS IN THIS AREA ARE:

- Supporting an increased quality of life in Marda Loop.
- Maintaining community character.
- Addressing negative construction-related impacts and overall safety.

12

QUALITY OF LIFE CONT.

Marda Loop has evolved from being a quiet, residential-oriented 20th century suburb into a vibrant, upscale, mixed-use, urban center over the past couple decades. This vibrancy is best maintained and augmented by continuing to add-to and diversify existing housing choices, thereby ensuring there are residents from all ages, places, stages, and identities making this area their home, and supporting these amenities, particularly the small-scale businesses the area is known for. This desirability of Marda Loop as a destination has also created challenges, particularly related to transportation. These are best addressed through measures such as traffic calming on busy streets, increasing transit access and frequency, and increasing access to active travel modes (walking and wheeling). While much of it is outside the scope of any single redevelopment project, such as this one, we can encourage lower personal vehicle usage in the area by providing high quality bicycle parking.

Developments such as this also provide a positive business case encouraging City Council to invest public finances in funding the implementation of the 33rd and 34th ave MLSMP, thus prioritizing this area over many other similar proposals around the city.

Overall safety will be addressed by designing this site to crime prevention through environmental design (CPTED) standards. We will also ensure steps are taken to minimize construction-related impacts, and will communicate these as development permit details are worked out.

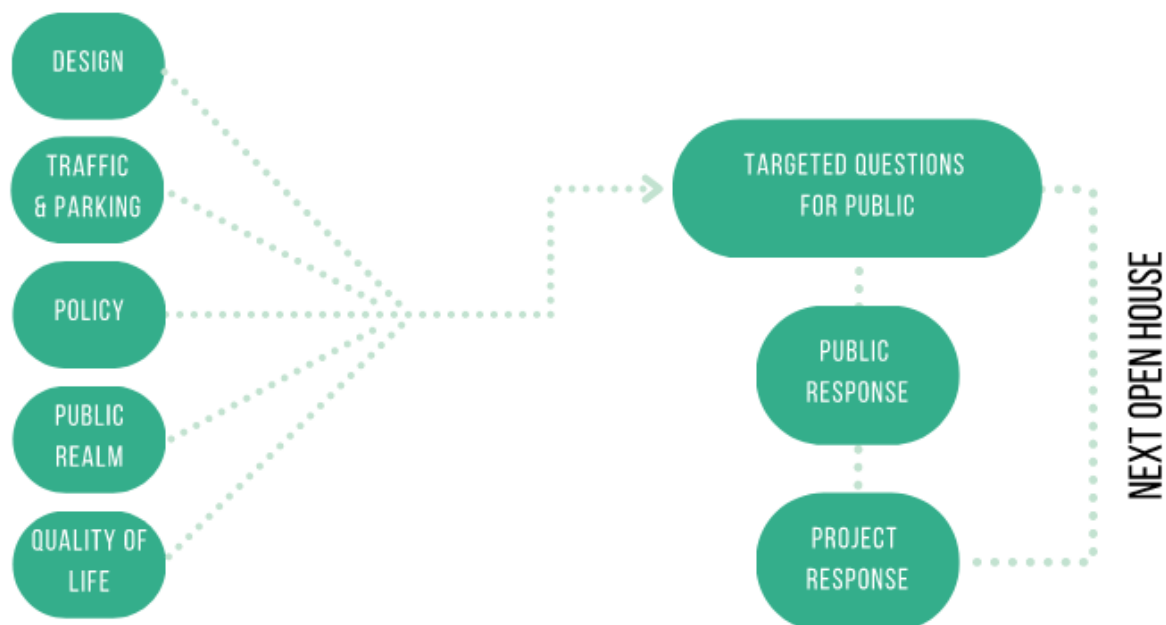
13

MOVING FORWARD

ADJUSTMENTS TO DESIGN, TRAFFIC CONSIDERATIONS, AND PUBLIC REALM

“We take guidance from the City in urban design through their policies. We design and build modern, inspired, connected homes in inner-city neighbourhoods based upon The City’s Master Plan. Fuelled by a passion for people and community, we believe that the smarter growth movement and innovative urban design will continue to define Calgary as one of the world’s greatest cities.”

• Sarina Homes



14

VERBATIM FEEDBACK

“

- Why is there no video representation of winter shadowing?
- What is the setback of the building's top floor?
- What is your rationale for having 130 units having access through a narrow alley way?
- There are multiple examples that are disastrous in the community of Marda Loop. Are you planning appropriately for the amount of people that will be using this alley way?
- What are you doing about the amount of vehicles that will be moving through this area?
- What will you be doing about delivery trucks? We live in a world of delivery now - will two loading docks in the back be enough?
- Will backing in and out of angled parking stalls be safe?
- Is there an appropriate setback for minimizing shadowing?
- What is the average occupancy rate for the units? How many people are projected to be living here?
- What is the forecast for unit styles?
- What areas will be closed off during construction?
- When is the predicted start date of construction and how long will it last?
- How will you deal with the added congestion that will exist on 32nd Avenue?
- Residents are fed up with a lack of consideration for our concerns - how will you ensure that our voices are heard?
- Residents understand where responsibilities start and end - however they anticipate elements getting missed or ignored during the process. How will you ensure that responsibilities are targeted?
- Where will trades park during construction?
- In regards to overhead utilities - is there a requirement to go underground for utilities?

”

VERBATIM FEEDBACK CONT.

“

- Will power poles be in the way for parking etc? Does the design consider these?
- Will the entire alley be paved, or just your section?
- Where is the greenery? What are you doing about the existing trees? What is the landscape plan?
- Who's responsibility is it to provide the best experience for pedestrians? The developer or the Main Streets Program?
- What will the sidewalk look like?
- Is there an element of public space in the plan? Will there be a benefit for the whole community?
- What will you do with increased runoff from added concrete in alley space?
- There is a historic understanding that anything above 4 storeys is unwanted in the community - How are you getting approved for buildings above this?
- How are you being sensitive to the transition from commercial to residential?
- Are you linking to the intent of the Municipal Development Plan and Neighbourhood Main Streets Program?
- This parcel is outside of the Business Improvement Area, how are you justifying the commercial spaces?
- Has the City made a requirement to amend the South Calgary Community Plan in order for this to get approved?
- Should the existing Community Plan be amended before a Land Use Redesignation is done?
- Are you able to provide more perspective-style visuals? What will the experience on the street be like?
- Can the developer empathize with neighbouring residents pain?
- Can you walk us through previous projects where residents concerns were heard? What changes did you make?

”

16

VERBATIM FEEDBACK CONT.

“

- Are you recognizing that the residential experience is different on 32nd Avenue than 34th Avenue?
- Will the developer be considering air quality?
- Will there be cycling infrastructure considerations?
- Will there be quality of life considerations for surrounding residents? What will the homeowner experience be like?
- Will there be density bonuses for this project?
- How will this development impact surrounding property values?
- Is commercial space backing onto an alley appropriate?
- Where will employees of these commercial spaces be parking?
- How will a loading zone on the street affect neighbouring residents and the street dynamic?
- Will the residents of this development be renters or owners?
- Will pets be allowed in the building? Where will the dogs be walking and doing their business?
- Have you considered social issues that this development may bring?

”

TALK TO US

www.1900engage.ca
srimal@hivedevelopments.ca

Business Improvement Area Response



December 16, 2022

To: File Manager Quadri Adebayo, Quadri.Adebayo@calgary.ca
CPAG Circulation Controller, CPAGCirc@calgary.ca

Re.: LOC2022-0131, 1918 33 AV SW etc.

Comment re. Sarina 1900

The Marda Loop BIA is supportive of the proposed Sarina 1900 development. The project will add vibrancy to the area by adding housing for new neighbours within walking distance of local businesses and services."

Commercial

We support the inclusion of ground floor commercial as it completes the "fourth corner" of the 33rd Avenue/19th Street SW intersection and is adjacent to the existing Marda Loop business district.

Height

Along 33rd Avenue and across the lane to the north, the height and density transition between contemporary "Main Street scale" and the pre-existing mostly "single-family residential" scale is steep. Managing this transition (in terms of shadowing, for example) as sites along the avenue redevelop at higher densities is a challenge.

Sarina 1900 is generally consistent with the vision for developments on Main Streets (per MDP policy 3.4.1) on the 33rd Avenue Main Streets (per 33rd /34th Avenue Main Streets Master Plan), and in the adjacent Marda Loop BIA area (per Marda Loop ARP, 2014 - MLARP). It is also consistent with many recent approvals along 33rd Avenue. However, this development (among others) is not consistent with the South Calgary/Altadore ARP (1986), indicating a need for a new Local Area Plan (LAP).

From our perspective, the analogue for looking at change on this site includes guidance from the Marda Loop ARP and a "base case" land use similar to the 2019 rezoning of adjacent MLARP area, which is also what was proposed for this site during the land use consultation associated with Main Streets: 16 m, 3 FAR, in most places. (Regardless, many recent approvals in the area have been in the 20 m range.)



Upper storey setbacks

The 23 m height proposed is a major change requiring mitigation via setbacks at upper levels, as indicated in the current (December 2022) engagement material. Rear and side setbacks are very important for immediate neighbours. From the BIA's perspective, the setbacks provided on the 33rd Avenue frontage are particularly important to reinforce pedestrian scale and maintain a sense of openness on the avenue, per MLARP section 4.2.

"Bonus" elements

The MLARP section 4.2.1.2 identifies sites where it suggests additional height up to 5 storeys might be considered in exchange for public art or contributions to the public realm - like public art or an open corner plaza. We do not see any contributions of this nature in the current plans, although the proposed all-season patio at the SW corner is welcome. Provision of public parking could also be a benefit.

Assurance of design

Land use applications with major increases in height and FAR should be tied to plans and/or concurrent DPs so that design elements that mitigate impacts of height/density is understood at the land use stage and assured in the DP and construction.

Parking

Parking for visitors to the business district is a growing challenge. While the bylaw requires 0.75 residential parking, we encourage closer to 1:1 residential parking to better ensure street parking is left for visitors. (MLARP section 5.2.5 re. on-street parking prioritizes visitors and customers with short-term needs over long-term parking.) We also endorse at least one parking stall per CRU for staff. To improve the parking situation in the area, we also encourage the inclusion of public parking in large projects.

Main Streets

This development, and growth in Marda Loop in general, indicates again the need for the improvement of 33rd and 34th Avenues through the City's Main Streets project. It is particularly important to improve the pedestrian realm and intersection/crossing safety. We are glad that construction work will be underway in 2023 and 2024 and we encourage implementation of the full plan from Crowchild to 14th Street SW ASAP. Growth in the area, past, current and future, including projects like this, both requires and justifies major investment in main streets project.

**General comment**

The Marda Loop BIA supports developments that provide more neighbours within walking distance to businesses and other amenities. We also support human scale main streets and want to foster a vibrant pedestrian realm. In large scale redevelopment we prefer buildings to be in the 4-5 storey range as a maximum. Buildings of this height, or up to 6 storeys in this case, we can support if they have setbacks, such as per the Marda Loop ARP, that effectively mitigate the impact, and other benefits.

Recent applications and approvals along 33rd Avenue have been greatly at variance with the 1986 South Calgary – Altadore ARP and older land uses. During the Main Streets planning process the review of land uses east of the MLARP was put on hold and deferred to the West Elbow ARP process, which itself was suspended in early 2020, with no sign yet of re-start.

This has left land use changes adrift for years and applications subject to fraught individual processes in one of our busiest redevelopment areas. It is well past time that a Local Area Plan was done for the South Calgary/Altadore area.

Thank you for the opportunity to comment.

Sincerely,

Bob van Wegen
Executive Director

Cc:

Sarina Homes c/o Max Parish
Ward 8 Office – Councillor Courtney Walcott
Marda Loop Community Association c/o the President

PROPOSED

CPC2022-1329
ATTACHMENT 7

BYLAW NUMBER 45D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0131/CPC2022-1329)**

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 _____

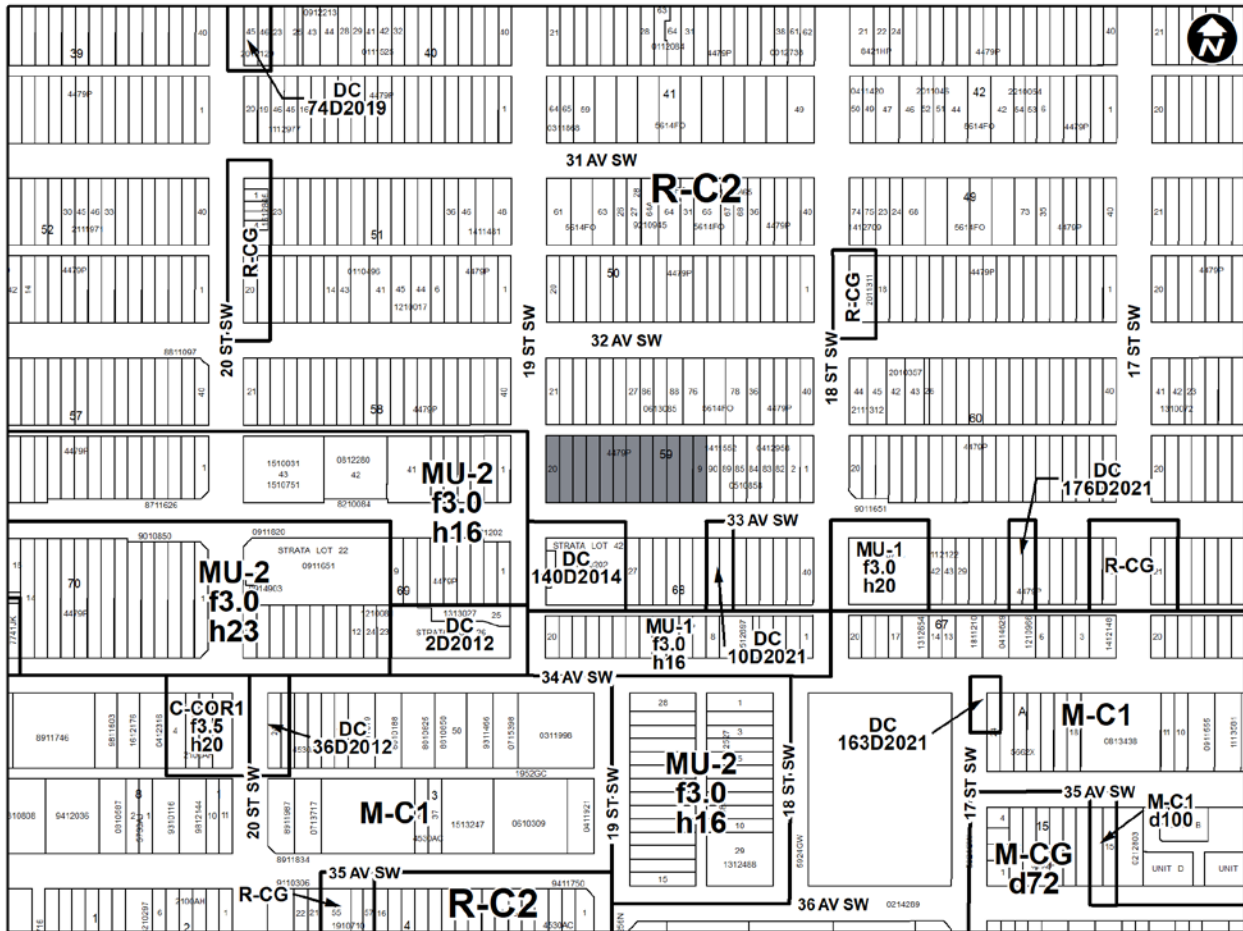
CITY CLERK

SIGNED ON _____

PROPOSED

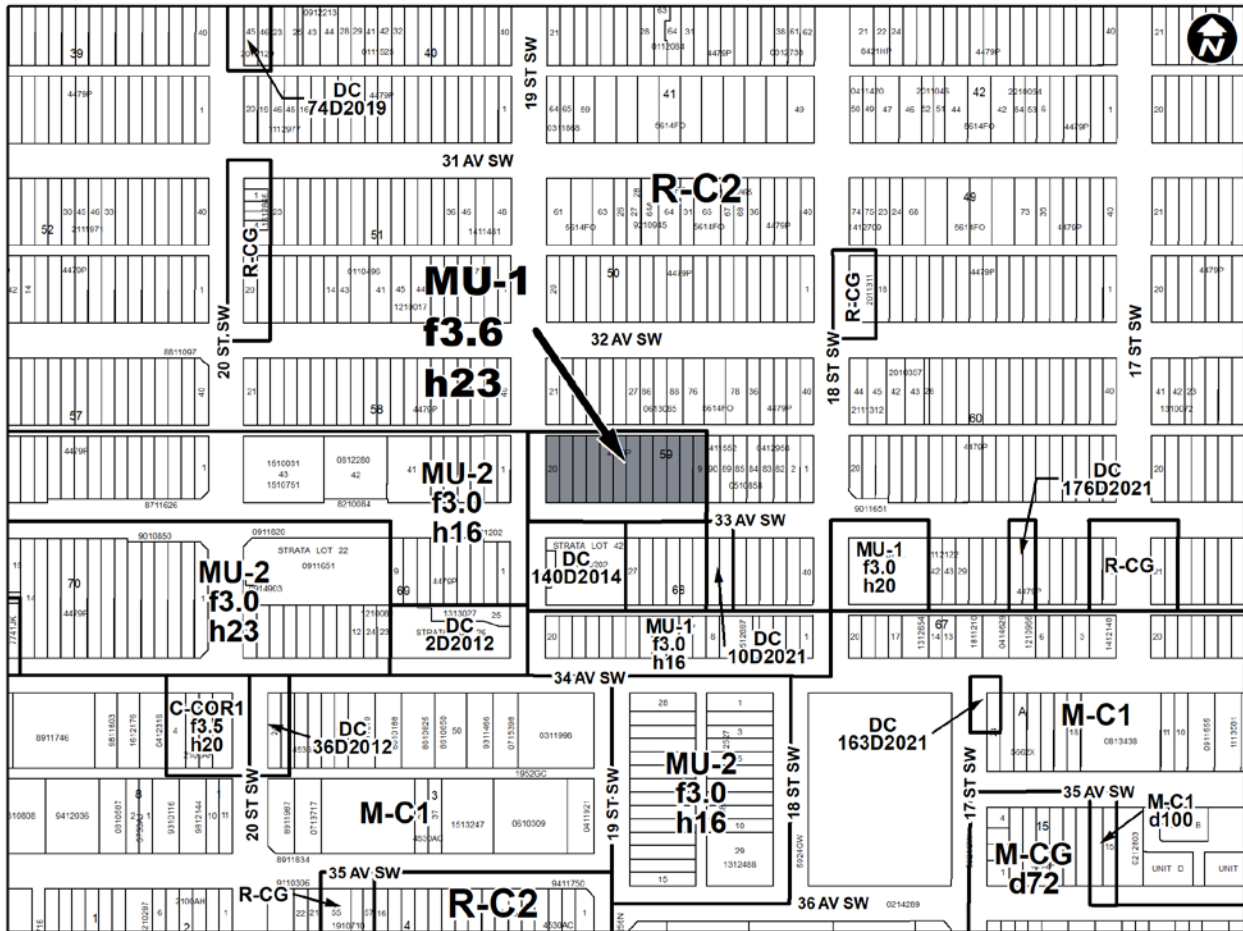
AMENDMENT LOC2022-0131/CPC2022-1329
BYLAW NUMBER 45D2023

SCHEDULE A



**AMENDMENT LOC2022-0131/CPC2022-1329
BYLAW NUMBER 45D2023**

SCHEDULE B



**Planning and Development Services Report to
Calgary Planning Commission
2023 March 09**

**ISC: UNRESTRICTED
CPC2023-0214
Page 1 of 3**

**Land Use Amendment in Currie Barracks (Ward 8) at 4230 Quesnay Wood Drive SW,
LOC2022-0151**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0214) to the 2023 April 4 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.18 hectares \pm (0.45 acres \pm) located at 4230 Quesnay Wood Drive SW (Plan 1612317, Block 14, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines (Attachment 2).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 MARCH 9:

That Council give three readings to **Proposed Bylaw 54D2023** for the redesignation of 0.18 hectares \pm (0.45 acres \pm) located at 4230 Quesnay Wood Drive SW (Plan 1612317, Block 14, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to a DC District, based on the Mixed Use – General (MU-1) District, to revise the existing requirements to allow for efficient mixed-use development on this smaller parcel.
- The proposal aligns with the *Municipal Development Plan* and the *Currie Barracks CFB Master Plan*.
- What does this mean to Calgarians? This application would contribute to the redevelopment of Currie Barracks and create opportunities for housing and employment.
- Why does this matter? The proposal would provide more flexibility for the building setback and would enable street-oriented development.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application was submitted by O2 Planning and Design on behalf of the landowner, Canada Lands Company, on 2022 August 09. The 0.18 hectare \pm (0.45 acre \pm) parcel is located in the southwest community of Currie Barracks at the northeast corner of Quesnay Wood Drive SW and Flanders Avenue SW. No development permit application has been submitted at this time.

The current DC District ([Bylaw 159D2016](#)) included development guidelines to facilitate the redevelopment of Currie Barracks. As indicated in the Applicant Submission (Attachment 3), the proposed DC District is required to reduce the setback requirements to enable efficient building design on this smaller site and add in the variances from the original DC to accommodate the proposed development.

**Land Use Amendment in Currie Barracks (Ward 8) at 4230 Quesnay Wood Drive SW,
LOC2022-0151**

The existing DC District is not based on any standard land use district, however most of the DC rules are similar to the MU-1 District. This application explored other standard land use districts and the proposed DC District, based on MU-1 District, is most appropriate as it would allow the flexibility of residential and commercial uses, but it does not restrict commercial uses at grade. The new DC District would modify the development guidelines from the existing DC District, revise the setback and building height requirements to accommodate proposed development on this site, and retain the uses from the existing DC District that are not listed in the MU-1 District.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit, to assess which level of outreach with relevant public groups and the Community Association (CA) was appropriate. In response, the applicant corresponded with the Rutland Park CA to discuss the application and answered questions. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received one letter of support which indicated that the revision of height is appropriate on this parcel, but had concerns about the reduced visibility with the revised setback.

The Rutland Park CA provided an email on 2022 August 10 and commented that they worked hard to establish DC District rules and would withhold further comments until they review the specific wording for the revisions. Administration followed up with additional information about the proposal and the CA has no further comments at this time. The proposed DC District maintains the intent of the original DC District to accommodate mixed-use development and the proposal provides flexibility to achieve a street-oriented building with efficient floor plate. Many of the original DC District rules are provided in the standard MU-1 District and are not duplicated in the proposed bylaw. The applicant also provided preliminary concepts to the revision of Quesnay Wood Drive SW and indicated commitments to continue to collaborate with The City on future changes. The applicant provided preliminary concepts to the revision of Quesnay Wood Drive SW and the landowner indicated commitments to continue to collaborate with The City on future changes as they continue to develop this area.

**Planning and Development Services Report to
Calgary Planning Commission
2023 March 09**

**ISC: UNRESTRICTED
CPC2023-0214
Page 3 of 3**

**Land Use Amendment in Currie Barracks (Ward 8) at 4230 Quesnay Wood Drive SW,
LOC2022-0151**

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

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

IMPLICATIONS

Social

The proposed land use amendment would enable the development of this site, facilitate the redevelopment of Currie Barracks, contribute to the vibrancy of the area, and promote the use of nearby public transit and city bike paths.

Environmental

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 strategies will be explored and encouraged at subsequent development approval stages.

Economic

This proposal would provide opportunities to support local business and provide housing and employment opportunities within Currie Barracks.

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 54D2023**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Currie Barracks on the northeast corner of Quesnay Wood Drive SW and Flanders Avenue SW. The site is approximately 0.18 hectares (0.45 acres) in size, with dimensions of approximately 31 metres wide and 60 metres deep. The parcel is currently undeveloped and is used as a surface parking lot.

To the north of the subject site is Battleford Avenue SW which is a private mews and a multi-residential development under construction. To the east is the provincially designated historic Currie Stables building. To the west is vacant land intended for mixed-use development. To the south is the Department of National Defense site. The subject site is adjacent to a future planned Bus Rapid Transit (BRT) bus stop on Quesnay Wood Drive SW.

The site's current Direct Control (DC) District ([Bylaw 159D2016](#)) was created to facilitate the redevelopment of Currie Barracks. The DC District was created prior to the approval of the mixed-use districts in Land Use Bylaw 1P2007. To facilitate the vision of the *Currie Barracks CFB West Master Plan*, the existing DC District provides specific rules to support the redevelopment of this area.

A new DC District is being proposed to revise the existing guidelines while maintaining the intent and the allowable uses of the original DC District. The current setback rules restrict the opportunity to achieve a street-oriented building with an efficient floor plate. The new DC District would enable a more efficient mixed-use development for this smaller parcel.

Community Peak Population Table

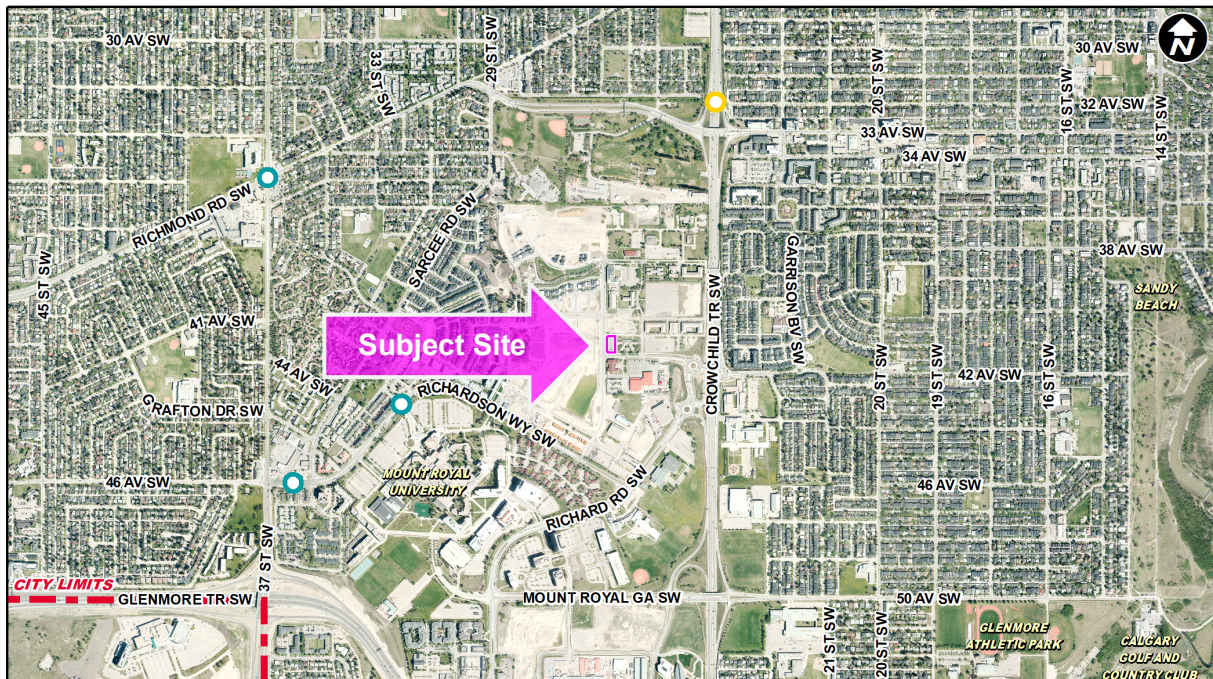
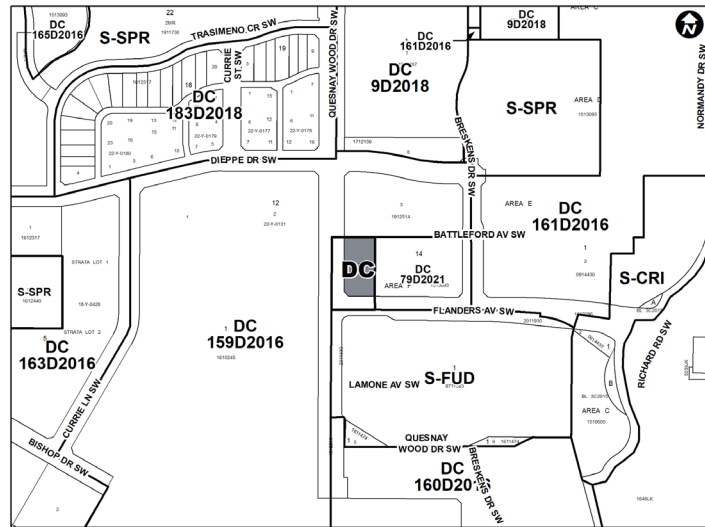
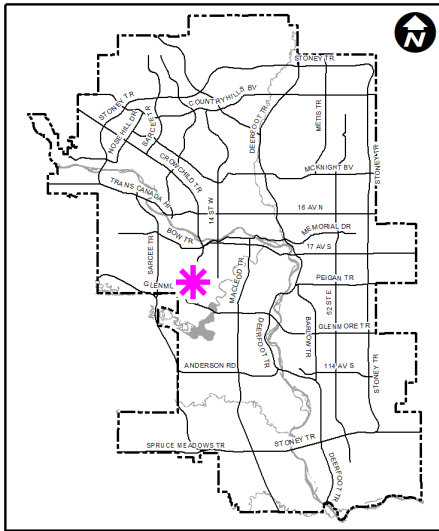
As identified below, the community of Currie Barracks reached its peak population in 2019.

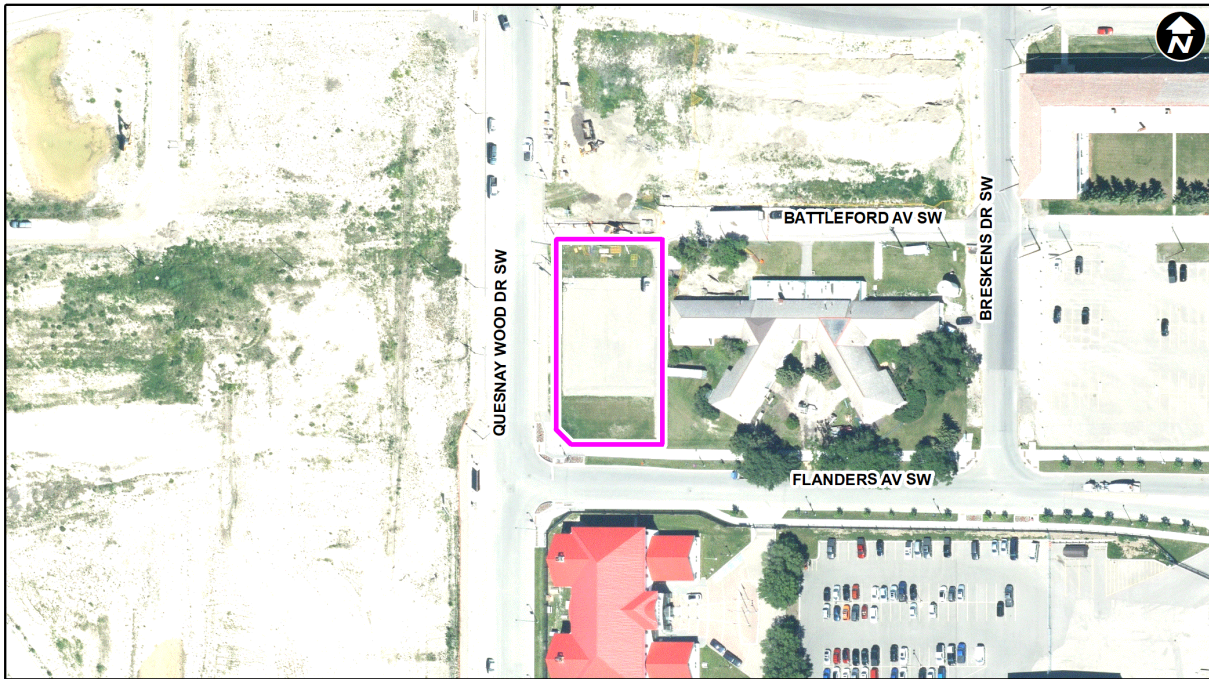
Currie Barracks	
Peak Population Year	2019
Peak Population	1,262
2019 Current Population	1,262
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 159D2016](#)) is not based on any standard land use district as the DC District was created prior to the approval of the mixed-use districts in Land Use Bylaw 1P2007. The existing DC District accommodates mixed-use developments, it allows for a range of commercial, compatible light industrial, and residential uses, and it has design guidelines and wider setback requirements to create pedestrian-oriented public realm. The existing DC District applies to a large area within Currie Barracks and has minimum floor area ratio of 0.6 with no maximum floor area ratio, and the minimum building height requirement is 5.5 metres, with a maximum building height of 65.0 metres.

The proposed DC District is based on the Mixed Use – General (MU-1) District. The base MU-1 District was chosen as it allows for street-oriented development and it provides flexibility for residential and commercial uses in the same building but does not restrict commercial uses to be provided at-grade. The building height is being revised to a maximum of 26.0 metres to be in keeping with the Master Plan and there is no floor area ratio modifier to provide flexibility for future development. Due to the site's smaller parcel size, the proposed DC District revised the setback requirements to achieve a street-oriented building with efficient floor plate and it includes a rule that allows the Development Authority to relax several sections of the DC District. The intent of this rule is to ensure that rules regulating aspects of development may be relaxed in the same way that they would be in a standard district. This will allow the Development Authority to consider minor relaxations to these rules in the DC District. The

proposed DC District carries forward the unique uses from the original DC District but removes duplicated rules that are already in the standard MU-1 District.

Development and Site Design

If approved by Council, the rules of the proposed DC District would provide development guidance for the future site. The overall distribution of buildings, building design, mix, location and size of uses and site layout details such as parking, landscaping and site access will be further reviewed at the development permit stage. Additional items that will be considered through the development permit process include, but are not limited to:

- Specific considerations given to the interface of the site with the future Quesnay Wood Drive Corridor Study;
- Integration and activation between the private development and the public realms along the Private Mews, Quesnay Wood Drive SW and Flanders Avenue SW; and,
- Transition of building scale to mitigate building massing and shadowing.

Transportation

Pedestrian access to the subject site is available from an existing local pathway along Flanders Avenue SW and future sidewalks along both Quesnay Wood Drive SW and Battleford Avenue SW (Private Mews). The subject site is well-served by cycling infrastructure, with an approved uni-directional cycletrack on Quesnay Wood Drive SW. Administration is working with the Applicant to amend the cross-section along Quesnay Wood Drive SW to include a two-way off-street cycling facility on the west side of the road, connecting 33 Avenue SW and Richmond Green with Richardson Way SW. There is an existing 3.0 metres local pathway adjacent to the site along Flanders Avenue SW. This pathway provides a key network connection to the Flanders Interchange, which provides active modes connection to Altadore across Crowchild Trail SW. The site is located directly adjacent to a future Calgary Transit BRT stop on Quesnay Wood Drive SW, which will provide access to the Max Yellow. Existing Transit service is provided along Crowchild Trail SW, bus stop ID#5700 is located approximately 400 metres away or eight-minute walking distance, which provides access to Route #20 and it is classified as a high frequency service. Direct vehicular access to the subject parcel shall be via Battleford Avenue SW. Parking for the subject site will be evaluated at the development permit stage.

Environmental Site Considerations

There are no known outstanding environmental concerns associated with the site or Proposal at this time.

Utilities and Servicing

Water, sanitary and storm deep utilities exist adjacent to the site within public road rights-of-way. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Established Developed Residential Area of the [Municipal Development Plan](#) (MDP). Established Areas are expected to intensify in a sensitive manner compatible with the existing character of the neighbourhoods. The MDP supports greening the city and creating a more compact urban form that provides more local, sustainable travel choice. This proposal aligns with applicable city wide policies and provides additional uses and services for the local community.

Calgary Climate Strategy (2022)

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

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

[The Currie Barracks CFB West Master Plan](#) identifies this site as part of a Mixed Use Commercial area (Figure 4: General Development concept). The purpose of the Mixed Use commercial area is to provide opportunities within the community for a fine-grained mix of residential, retail, office, institutional and other services. This proposal is in keeping with the intent of the plan and enables uses that will contribute to the vibrancy of this area.

PROPOSED

CPC2023-0214
ATTACHMENT 2

BYLAW NUMBER 54D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0151/CPC2023-0214)**

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 _____

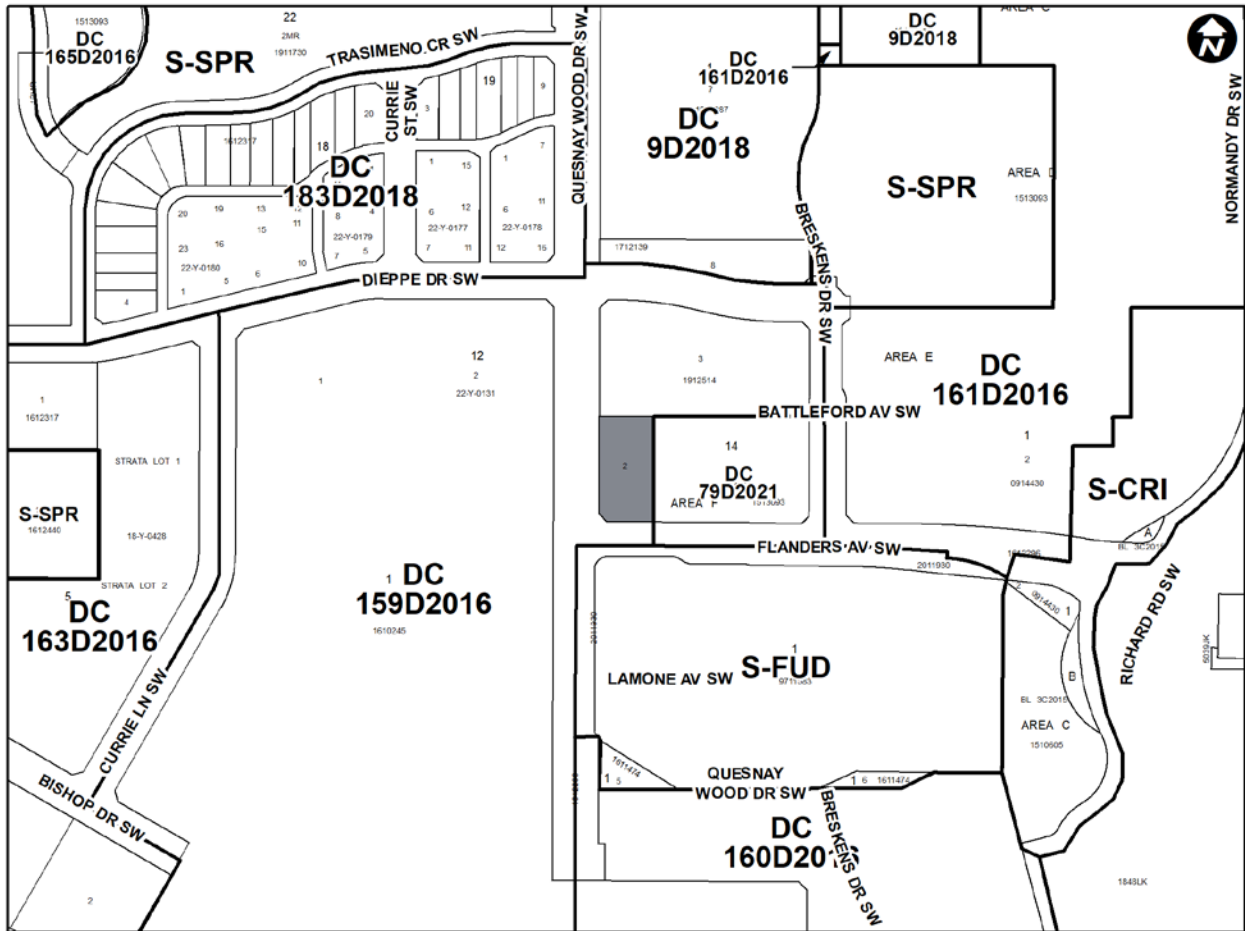
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0151/CPC2023-0214
BYLAW NUMBER 54D2023

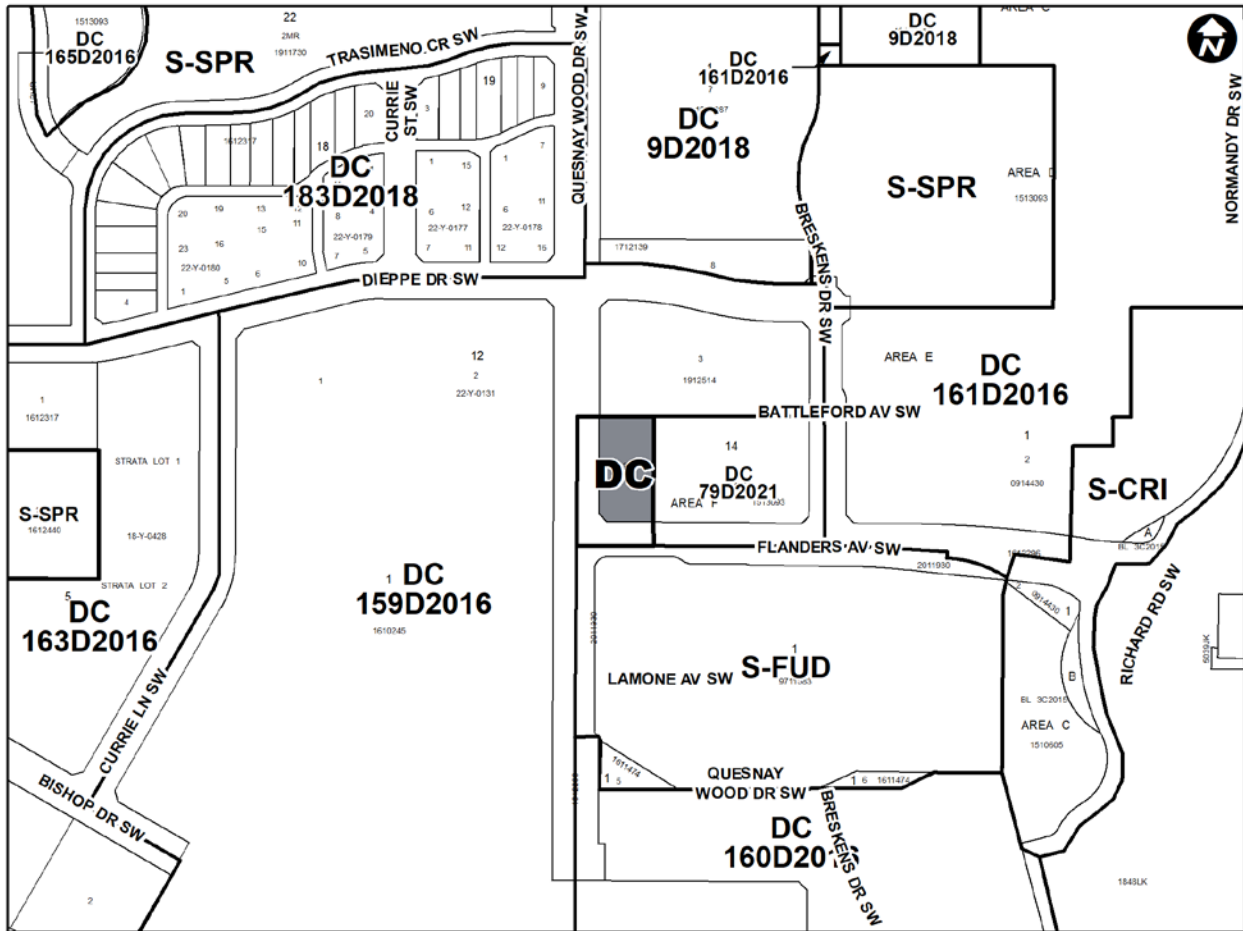
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0151/CPC2023-0214
BYLAW NUMBER 54D2023

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate mixed-use development that is street-oriented; and
- (b) allow for smaller building setbacks to create an efficiently-designed building.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

PROPOSED

AMENDMENT LOC2022-0151/CPC2023-0214
BYLAW NUMBER 54D2023

Permitted Uses

4 The ***permitted uses*** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District with the addition of:

- (a) **Museum.**

Discretionary Uses

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

- (a) **Billiard Parlour;**
- (b) **Cinema;**
- (c) **Conference and Event Facility;**
- (d) **Drinking Establishment – Large;**
- (e) **Drinking Establishment – Medium;**
- (f) **Food Kiosk;**
- (g) **General Industrial – Light; and**
- (h) **Performing Arts Centre.**

Bylaw 1P2007 District Rules

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

Building Height

7 The maximum ***building height*** is 26.0 metres.

Setback Area

- 8 (1) The minimum ***building setback*** from a ***property line*** shared with Quesnay Wood Drive SW is 3.0 metres.
- (2) The minimum ***building setback*** from a ***property line*** shared with Flanders Avenue SW is 2.0 metres.
- (3) There is no minimum ***building setback*** for an underground parkade from a ***property line***.

Use Area

9 There is no maximum ***use*** area.

Relaxations

10 The ***Development Authority*** may relax the rules contained in Sections 6 through 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

O2

On behalf of Canada Lands Company, O2 proposes to redesignate the parcel located at 4320 Quesnay Wood Drive SW within the CFB West Master Plan, from Direct Control District (DC) to a Direct Control District (DC) based on the Mixed Use – General (MU-1) District.

The subject site consisting of 0.184 hectares, is located at the northeast corner of Flanders Avenue SW and Quesnay Wood Drive SW adjacent to the provincially designated historic Currie Stables building. To the north of the subject area is the mews and a multi-residential development under construction, to the west is vacant land and the future main street, mixed use area, to the south is a Department of National Defence site.

The site's current DC District was created prior to the approval of the mixed use districts in bylaw 1P2007 to facilitate the development of Currie's mixed use high density main street area in alignment with the Currie Barracks CFB West Master Plan policies and guidelines. As such, the mix of uses allowed on the subject site is not identical to the current MU districts and the site currently has greater setback rules than the MU-1 District, in part to accommodate the swing in the bicycle lane onto the multi-use pathway on the west side of the site. The current setback rules on the site make it difficult to achieve an efficient mixed-use floor plate due to the small lot size.

In February 2021, this site was included in an application (LOC2021-0013) to redesignate the historic stables building and to reduce the setbacks on this parcel. The DTR had requested the applicant to further demonstrate that the proposed setbacks on this site could be reduced while maintaining the mobility network in the area. After receiving the DTR, this site was removed from the application to focus on the timely redesignation of the Stables building. In response to the City's DTR comments about setback reduction on the original application, O2 and Canada Lands has reviewed the current cycle lane location and proposed operation adjacent to the subject site and determined it would be beneficial to move the north bound cycle lane from the east side of Quesnay Wood Drive SW to a combined/ elevated cycle lane on the west side between Trasimeno Crescent SW to Bishop Drive SW. This would allow the creation of a two way cycle track along this stretch of Quesnay Wood Drive SW. Moving the cycle track/lane would be an improvement from the existing situation and would create a more effective cycling connection by removing conflicts with pedestrians adjacent to the subject site due to the BRT stop and ensuring there will be a contiguous connection on Quesnay Wood Drive by not being dependent and having to wait for the future redevelopment of the National Defence site to south of the intersection. The proposed cycle lane relocation would also align with the higher intensity development on the west side of Quesnay Wood Drive SW.

The goal of relocating the cycle lane is to create an enhanced public realm that relates directly to the future BRT stop, intersection plaza and activation at street level. The current site setbacks and cycle lane location on the multi-use pathway preclude the optimal redevelopment of Lot 2 by not allowing for the proper geometry of a parkade and floor plate to be built in the most efficient manner.

Removing bicycles from the multi-use path adjacent to the site then allows the setbacks to be decreased while still providing the necessary clearance and space for pedestrians between the BRT bus shelter and the west facing building wall. This will allow for the efficient development of the site. A drawing of the proposed realignment has been included in the land use amendment application package.

A DC district is being proposed due to the unique nature of the existing DC that the parcel is currently designated. The intent is to utilize the MU-1 District as the base and add in the variances from the original DC to accommodate the proposed development on this site. There is currently no land use district that accommodates all the proposed uses.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Currie Flanders Land Use Amendment

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

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

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)

On August 31, 2022 reached out to the Rutland Park CA and offered to answer any questions. Also offered a meeting with the CA if requested. Correspondence with the CA occurred again on September 6 and September 15 responding to questions posed by the CA.

A brief summary of the application submitted was included on CLC's resident update in September.

Stakeholders

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

Rutland Park Community Association
Residents signed up with CLC to receive updates

What did you hear?

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

Concerns raised about changing the DC district regarding parking and setbacks. More specifically concerned about using the current land use bylaw parking rules instead of the rules in the existing DC.

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 parking was changed to reflect the current land use bylaw parking rules for MU-1. The overall amount of parking on-site will not change because the existing parking rules allowed parking off-site as a possibility.

Changes to the setback rules are proposed to accommodate an efficient mixed-use development on a small site.

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)

Provided rationale for the proposed land use changes to the CA as part of our correspondence.

calgary.ca/planningoutreach

Land Use Amendment in Ogden (Ward 9) at 7228 Ogden Road SE, LOC2022-0203

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 7228 Ogden Road SE (Plan 375AM, Block 5, Lot 15 and portions of Lots 14 and 16) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 9:

That Council give three readings to **Proposed Bylaw 37D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 7228 Ogden Road SE (Plan 375AM, Block 5, Lot 15 and portions of Lots 14 and 16) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings, which would enable the existing uses on site to become legally conforming and allow secondary suites.
- The proposal represents a similar building form and set of uses that is compatible with the character of the existing neighbourhood and is in keeping the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed redesignation is compatible and consistent with the existing neighbourhood, allowing existing housing options to continue.
- Why does this matter? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow existing housing options to continue that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- The proposal is in keeping with the policies of the *Millican-Ogden Community Revitalization Plan*.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Ogden was submitted by the landowner, Bryon Heisler on 2022 November 9. The current land use for this specific parcel has resulted in a non-confirming use on the site. While the current Direct Control (DC) District for this site includes the additional use of live-work units, it is based on the Residential Low Density (R-2) District of Land Use Bylaw 2P80 which does not allow suites. The purpose of this application is to enable the secondary suites to become a legally conforming use (Attachment 2).

Land Use Amendment in Ogden (Ward 9) at 7228 Ogden Road SE, LOC2022-0203

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. The applicant confirmed that their intention is simply to legalize the existing secondary suites. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration did not receive any letters of opposition or support from the public. No comments from the Millican Ogden Community Association were received. Administration contacted the Community Association to follow up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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.

IMPLICATIONS

Social

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

Environmental

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

Economic

The proposed land use would allow for 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.

Planning and Development Services Report to
Calgary Planning Commission
2023 February 09

ISC: UNRESTRICTED
CPC2023-0118
Page 3 of 3

Land Use Amendment in Ogden (Ward 9) at 7228 Ogden Road SE, LOC2022-0203

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 37D2023**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the southeast community of Ogden, on Ogden Road SE, midblock between 72 Avenue SE and 74 Avenue SE. The site is approximately 37 metres deep by 15 metres wide and is serviced by a rear lane. Development in the area consists of single detached and semi-detached dwellings with neighbourhood commercial development located south of the site. There is a freight rail corridor beyond the rear lane to the northeast. Transit Routes 43 (McKnight-Westwinds Station/Chinook Station), 117 (McKenzie Towne Express), 131 (East Bow Express), 151 (New Brighton Express) and 302 (BRT Southeast/City Centre) stop within 450 metres of the site.

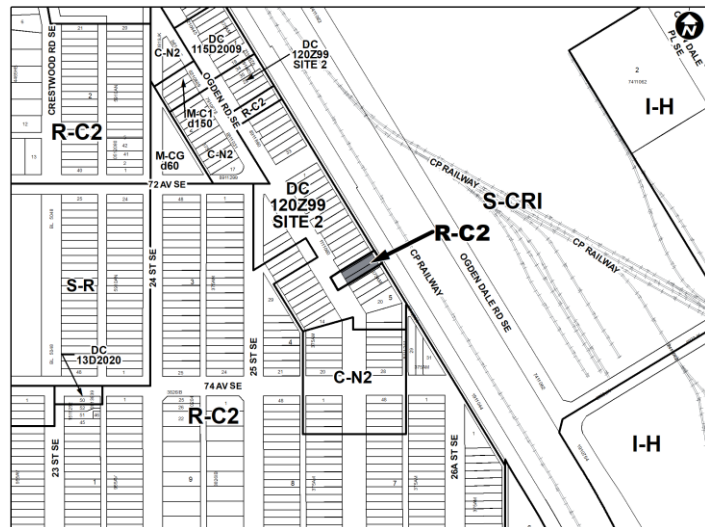
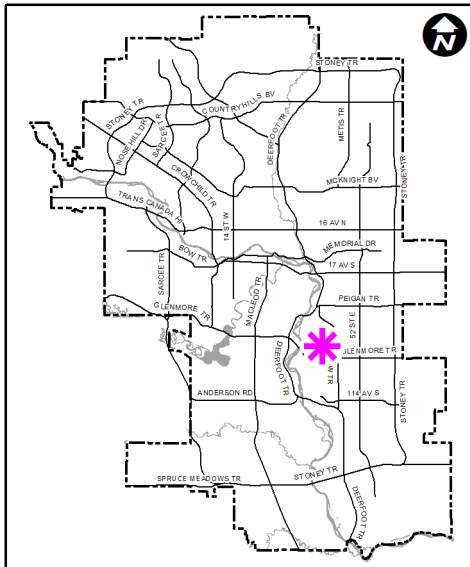
As identified below, the community of Ogden reached its peak population in 1982.

Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.7%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

The existing Direct Control (DC) District (Bylaw [120Z99](#), Site 2) is based on the Residential Low Density (R-2) District of Land Use Bylaw 2P80 with the additional discretionary use of Live-Work. The DC also contains site-specific rules around prohibited uses. The R-2 land use does not allow secondary suites and a land use redesignation is required for the existing secondary suites to become legally conforming uses.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District allows for the low-density housing form of Duplex Dwellings and Semi-detached Dwellings which is consistent with the R-2 District of 2P80. The R-C2 District allows for a maximum building height of 10 metres and two dwelling units. Secondary suites are a permitted use within the R-C2 District. The purpose of this application is to enable the existing semi-detached dwelling and secondary suites to become legally conforming uses with a district that is compatible and similar to the existing neighbourhood context. This is also in alignment with the ARP.

Development and Site Design

If this redesignation is approved by Council, the rules of the R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking.

Transportation

Pedestrian access to the site is available via Ogden Road SE. Bus stops for Routes 117 (McKenzie Towne Express), 131 (East Bow Express), 151 (New Brighton Express) and 302 (BRT Southeast/City Centre) are located 350 metres north on Ogden Rd SE. Bus stops for Route 43 (McKnight-Westwinds Station/Chinook Station) is located 350 metres south on Ogden Road and 76 Avenue SE. A bus stop for Route 302 (BRT Southeast/City Centre) is located 380 metres north on Ogden Road. Street parking is available along Ogden Road SE and vehicular access to the site is via the lane.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water, sanitary sewer and storm mains are available adjacent to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the future 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established area as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP encourages modest redevelopment of Established areas to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Climate Strategy (2022)

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

Millican-Ogden Community Revitalization Plan (Statutory – 1999)

The application conforms with The [Millican-Ogden Community Revitalization Plan](#) which denotes the area as Low Density Residential or Live & Work. The intent of the Low Density Residential or Live & Work area is to allow residents to live and work on these properties.

Applicant Submission

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

The benefits are the extra low income rental units being available and fully compliant to the City of Calgary basement suite registry

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

Everyone in the neiberhood is wanting more low income units and safe units

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

The whole back area from the alley is all parking. We can fit 6 large vehicles back there

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

o there is not

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

ISC: Protected

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2022-0203

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

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

Its a existing building and the usage purpose hasn't changed since it was built in the 70's, and isn't changing. It's always been 4 suites, the 4 tenants rely on the property for affordable housing and the location

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

PROPOSED

CPC2023-0118
ATTACHMENT 4

BYLAW NUMBER 37D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0203/CPC2023-0118)**

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 _____

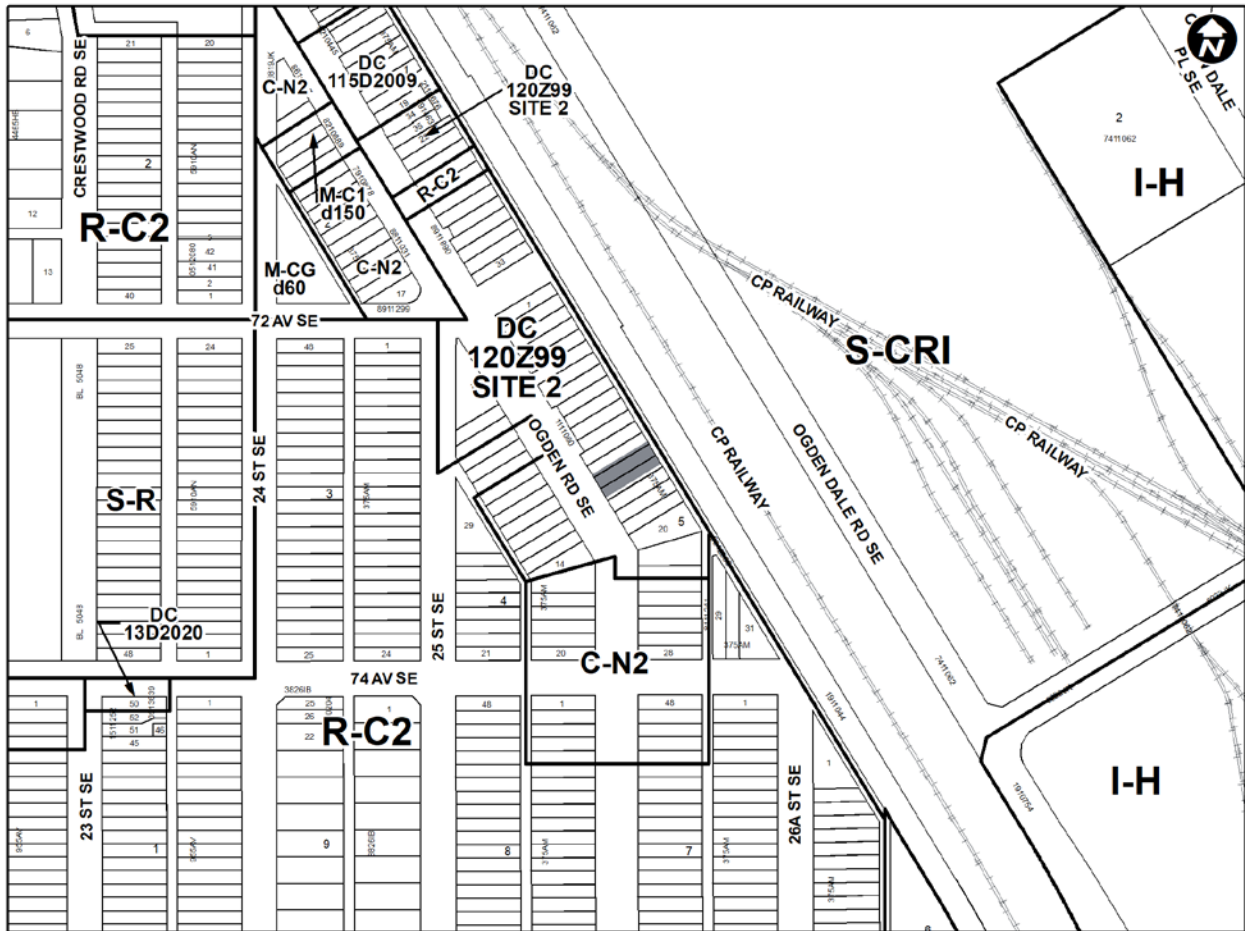
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0203/CPC2023-0118
BYLAW NUMBER 37D2023

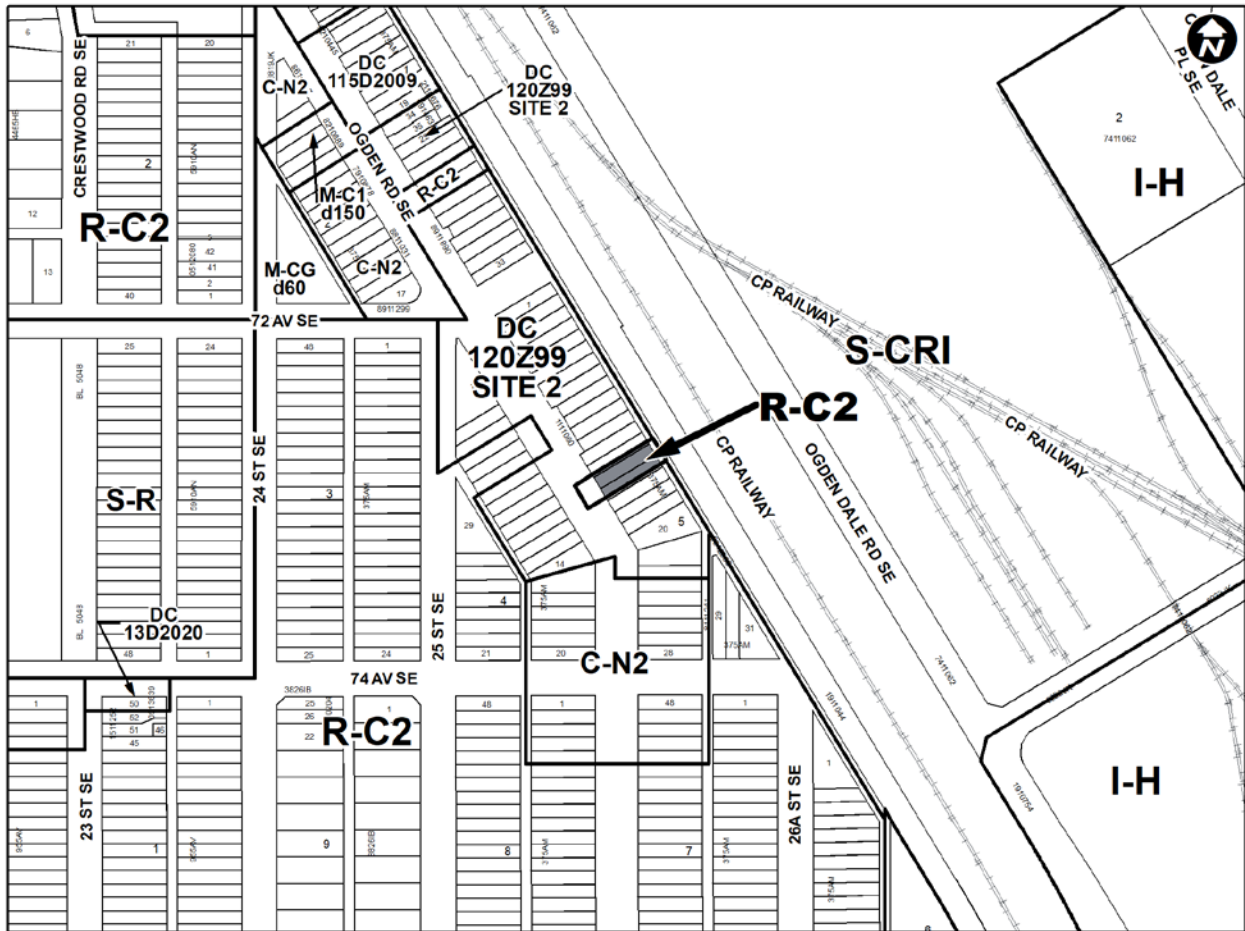
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0203/CPC2023-0118
BYLAW NUMBER 37D2023

SCHEDULE B



Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 806 – 14 Street SE, LOC2022-0114

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give first reading to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
2. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place;
3. Give first reading to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 806 – 14 Street SE (Plan A3, Block 14, Lots 28 to 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate preservation of the Stewart Livery Stable (White Barn) and low-density residential development, with guidelines (Attachment 3); and
4. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council:

1. Give first reading to **Proposed Bylaw 22P2023** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
2. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place;
3. Give first reading to **Proposed Bylaw 53D2023** for the redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 806 – 14 Street SE (Plan A3, Block 14, Lots 28 to 30) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate preservation of the Stewart Livery Stable (White Barn) and low-density residential development, with guidelines (Attachment 3); and
4. Withhold second and third readings pending Municipal Historic Resource Designation of the site or until any other mechanism to ensure such designation is in place.

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District based on the Residential – Grade-Oriented Infill (R-CG) District to allow for rowhouses in addition to the building types already listed in the existing district (e.g., single detached, semi-detached, duplex dwellings and secondary suites). Furthermore, it will allow for the legal protection and designation of the Stewart Livery Stable (White Barn) as a Municipal

Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 806 – 14 Street SE, LOC2022-0114

Historic Resource, an addition to this building and the additional discretionary use of Live Work Unit.

- The proposal represents an appropriate density increase of a residential site, allows for development that is generally compatible with the character of the existing neighbourhood 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? The proposed DC District would allow for a greater variety of housing options within the community, the retention and repurposing of the historically significant Stewart Livery Stable (White Barn) and more efficient use of land, existing infrastructure and nearby amenities.
- Why does this matter? The proposal would provide housing diversity to meet the needs of different age groups, lifestyles and demographics for inner-city living that is supported by convenient access to local amenities and services.
- An amendment to the *Inglewood Area Redevelopment Plan* is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Inglewood, was submitted by New Century Design on behalf of Pen Ventures, owner of Inglewood14 Inc. (Ryan Doherty), on 2022 June 30.

The approximately 0.09 hectare parcel, located at the southeast corner of 8 Avenue SE and 14 Street SE, is currently developed with a two and a half storey barn, known as the Stewart Livery Stable (White Barn), that lies adjacent to the rear lane. The remainder of the parcel is vacant. Vehicular access is currently provided from the rear lane accessed from 14 Street SE.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 4), the applicant has identified the intent to retain and repurpose the Stewart Livery Stable, add a live work unit and provide up to five rowhouses and a semi-detached dwelling.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant held in person and online meetings with residents and the Inglewood Community

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 23**

**ISC: UNRESTRICTED
CPC2023-0069
Page 3 of 4**

**Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 806 – 14 Street
SE, LOC2022-0114**

Association, conducted site tours and delivered postcards to 100 neighbours. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

Administration received four letters of opposition and one letter in support regarding the application. The letters of opposition included the following areas of concern:

- the potential loss of the Stewart Livery;
- increase in density;
- increased traffic and parking in the area;
- impacts on neighbour views and privacy;
- impacts of increased shadowing and height; and
- potential changes to community character.

The Inglewood Community Association provided a conditional letter in support on 2022 September 9 (Attachment 6), subject to the resolution of the following matters:

- That the land use change be conditional on an approved development permit which incorporates the main structure of the Stewart Livery Stable, and
- That the land use change be conditional on preserving the main structure of the Stewart Livery Stable with a Heritage Designation.

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

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

IMPLICATIONS

Social

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

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 23**

**ISC: UNRESTRICTED
CPC2023-0069
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 806 – 14 Street
SE, LOC2022-0114**

Environmental

The applicant has indicated that they will retain and repurpose the Stewart Livery Stable as part of a future development permit. This will align at a high level with the *Calgary Climate Strategy – Pathways to 2050* (Program B, which seeks to retrofit existing buildings). Further opportunities to align future development on this site with applicable climate strategies will continue to be encouraged at the development permit stage.

Economic

The ability to increase the housing density in this location 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 application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 22P2023**
3. **Proposed Bylaw 53D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Inglewood at the junction of 8 Avenue SE and 14 Street SE. The site is approximately 0.09 hectares (0.23 acres) in size and is approximately 25 metres wide by 38 metres deep. Vehicular access is provided from the rear lane. The site is currently occupied by a two and a half storey rectangular building known as the Stewart Livery Stable (The White Barn) building.

The Stewart Livery Stable (The White Barn) building was built in 1909 and is one of the last remaining examples of a livery stable in Calgary, representing the importance of this kind of structure to daily life in the early city when horses and horse-drawn vehicles were an essential mode of travel. This rare structure is a community landmark, particularly notable because the exterior is so unaltered.

The site is surrounded with low-density residential (R-C2) development to the north, southeast and northwest. Directly south and east adjacent to the rear lane is Mills Park, a natural play space and orchard.

The site is 50 metres northeast of 9 Avenue SE, which is a Neighbourhood Main Street, part of the Primary Transit Network and developed with commercial uses under a DC Direct Control District DC1Z93.

Community Peak Population Table

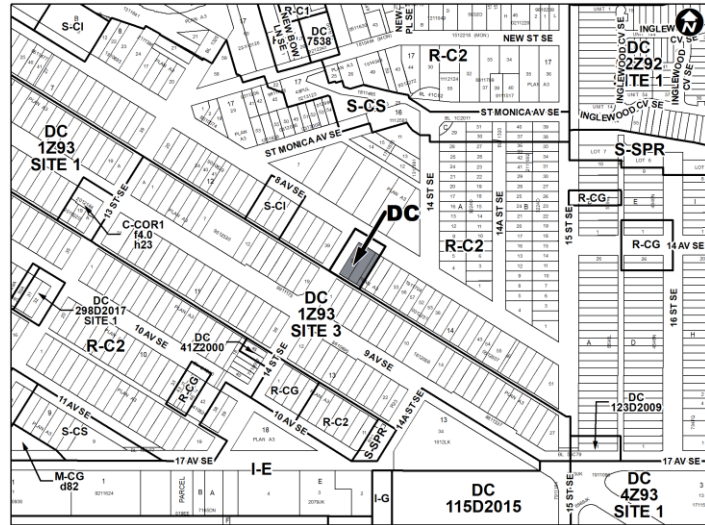
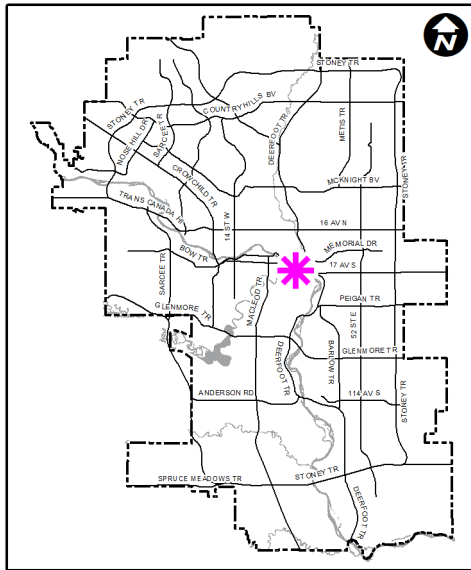
As identified below, the community of Inglewood reached its peak population in 2018.

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 subject parcel is currently designated R-C2 District which is intended to allow for primarily single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed DC District is designed to allow for the following components:

- 1) The designation and legal protection of the Stewart Livery Stable (The White Barn) building as a Municipal Historic Resource, by a separate bylaw. The Stewart Livery Stable (The White Barn) building is currently identified as a Historic Resource on Heritage Calgary's Inventory of Evaluated Historic Resources;
- 2) A site specific policy amendment to the Inglewood Area Redevelopment Plan (ARP) in support of the land use redesignation; and
- 3) Redesignation of the site from Residential – Contextual One/Two Dwelling (R-C2) District to a DC Direct Control District based on the Residential – Grade-Oriented Infill (R-CG) District to allow for:
 - a) rehabilitation of the Stewart Livery Stable (The White Barn) building,
 - b) low density residential development on the remainder of the vacant parcel, along with the additional discretionary use of live-work unit, and

c) an addition to the Stewart Livery Stable (The White Barn) building in a manner that is compatible with heritage conservation.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a DC District was deemed necessary in order to clearly articulate the intent to conserve the Stewart Livery Stable (The White Barn) building and to provide for the applicant's proposed innovative building form that cannot reasonably be accommodated within any of the existing low-density residential districts of the Land Use Bylaw 1P2007. Other land use districts including M-CG and H-GO were reviewed, however, the applicant considered that the R-CG District most closely met their intended development form with the fewest modifications to the base rules of this district.

According to the rules of the proposed Direct Control District a maximum density of 85 dwelling units per hectare is allowed, which based on the subject site parcel area would allow up to seven dwelling units. Secondary suites are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite in accordance with the rules in the R-CG District.

To ensure the success of the development and accommodate the proposed building configuration on the parcel, the requirements for parcel coverage and the minimum building setback rules for the retained Stewart Livery Stable (The White Barn) building and all new development have been modified in this DC District from the base R-CG district.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. In addition, the proposed DC District has included the opportunity for relaxations to Sections 9 through 13 of the DC District. The intent of including these additional DC sections in the relaxation clause is to allow for flexibility should minor bylaw relaxations be identified during the development permit review. Any relaxations granted would still have to meet the test for relaxation included in Bylaw 1P2007.

Development and Site Design

If approved by Council, the rules of the proposed DC District will provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Additional items that will be considered through the review of a future development permit include, but are not limited to:

- location and specifics of waste, recycling and organics storage areas;
- location and specifics of mobility storage areas, and
- location, size and configuration of amenity spaces.

Transportation

A Transportation Impact Assessment (TIA) and parking study was not required as part of this land use amendment.

Pedestrian access to the site is available from 14 Street SE and 8 Avenue SE and vehicular access is available from the rear lane. The site is well served by Calgary Transit with bus stops located within 120m away (1-minute walk) for Route 1 (Bowness/Forest Lawn) and Route 101 (Inglewood). Max Purple bus stops are located within 450 metres (3-minute walk) on 9 Avenue SE. Street parking is restricted to a 2 hour limited on the adjacent streets during peak hours.

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 utilities exist within 8 Avenue SE, while only sanitary and storm utilities exist within 14 Street SE. 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.

Growth Plan (2022)

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

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (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 DC, based on the R-CG 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 site is located within the Residential -Developed – Inner City area as identified on Map 1 of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage infill redevelopment and modest intensification of inner-city communities to optimize 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.

The MDP supports “Recognizing and building upon existing neighbourhood character, heritage and cultural identity” and has a design led approach to built form(s) with an objective to conserve, protect and integrate existing heritage resources (Policy 2.4.2).

MDP Heritage policies recognize that historic preservation is part of good city building and fostering community identity and pride. As such, these policies encourage the identification, protection and management of Calgary’s historic resources by encouraging owners to conserve and/or enhance Calgary’s historic resources and The City to be a leader in preserving and enlivening these resources using all tools and mechanisms that are available to a municipality (Policy 2.3.3).

This land use application proposal is in keeping with the above MDP policies.

Calgary Climate Strategy (2022)

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

Municipal Historic Resource Designation

The Stewart Livery Stable (The White Barn) building is identified for its heritage significance on Heritage Calgary’s Inventory of Evaluated Historic Resources. As such, it merits designation as a Municipal Historic Resource. The owner of the property has agreed to allow this designation and a legal agreement has been prepared that will be required to be in place, prior to Council’s third reading of the ARP amendment and land use redesignation bylaws.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The Stewart Livery Stable (The White Barn) is listed in Table 1 and identified on the Heritage Sites / Special Character Area Map (Map 4) as a historic site in the [Inglewood Area Redevelopment Plan \(ARP\)](#). Section 1.3 of the ARP outlines the importance of heritage to the Inglewood community and encourages conservation of the area’s historic resources.

In order to meet MDP policies and objectives for Municipal Historic Resource designation by allowing for adaptive reuse of the Stewart Livery Stable (The White Barn) building, an amendment to the Inglewood ARP is required. The proposed amendment (Attachment 2) includes the site as an allowable exception to the low density residential retention policy set out within Residential Land Use (subsection 2.3.1).

The prime objective of Policy 2.2, Residential Land Use is to “encourage the construction of more housing to increase the population”. In doing so “new residential development should respect the surrounding housing and contribute to an attractive streetscape” (Policy 2.3.2). Policy 2.3.6 encourages townhousing development within a density range 12-30 upa (30-75 upha) with a maximum height of 3 storeys. However, “to encourage a variety of housing type, medium density (up to 40 upa (99 upha)) 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”. As the subject parcel has both unique site and edge conditions (adjacent to Mills Park, half a block from the commercial corridor of 9 Avenue SE, and contains the Stewart Livery Stable) low to medium profile residential development up to 40 upa (99 upha) is considered appropriate for this site.

PROPOSED

CPC2023-0069
ATTACHMENT 2

BYLAW NUMBER 22P2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE INGLEWOOD AREA
REDEVELOPMENT PLAN BYLAW 4P92
(LOC2022-0114/CPC2023-0069)**

WHEREAS it is desirable to amend the Inglewood Area Redevelopment Plan Bylaw 4P92, 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 Inglewood Area Redevelopment Plan attached to and forming part of Bylaw 4P92, as amended, is hereby further amended as follows:
 - (a) In Section 2.3 Policies, subsection 2.3.1, in the second sentence delete the words “and 2.4.7” and replace with the words “, 2.4.7 and 2.4.8”.
 - (b) In Section 2.4 Implementation, after subsection 2.4.7 insert the following and renumber the subsequent subsections accordingly:

“2.4.8 The site at 806 – 14 Street SE was redesignated to accommodate conservation of the Stewart Livery Stable building (The White Barn), a heritage building listed in Table 1. The redesignation allows for the conservation of the Stewart Livery Stable building, along with an addition to this building in a manner that is compatible with heritage conservation. New development on the remainder of the parcel should be low density residential development in the form of townhouses, rowhouses, semi-detached dwellings and single detached dwellings.”

PROPOSED

BYLAW NUMBER 22P2023

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

CPC2023-0069
ATTACHMENT 3

BYLAW NUMBER 53D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0114/CPC2023-0069)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

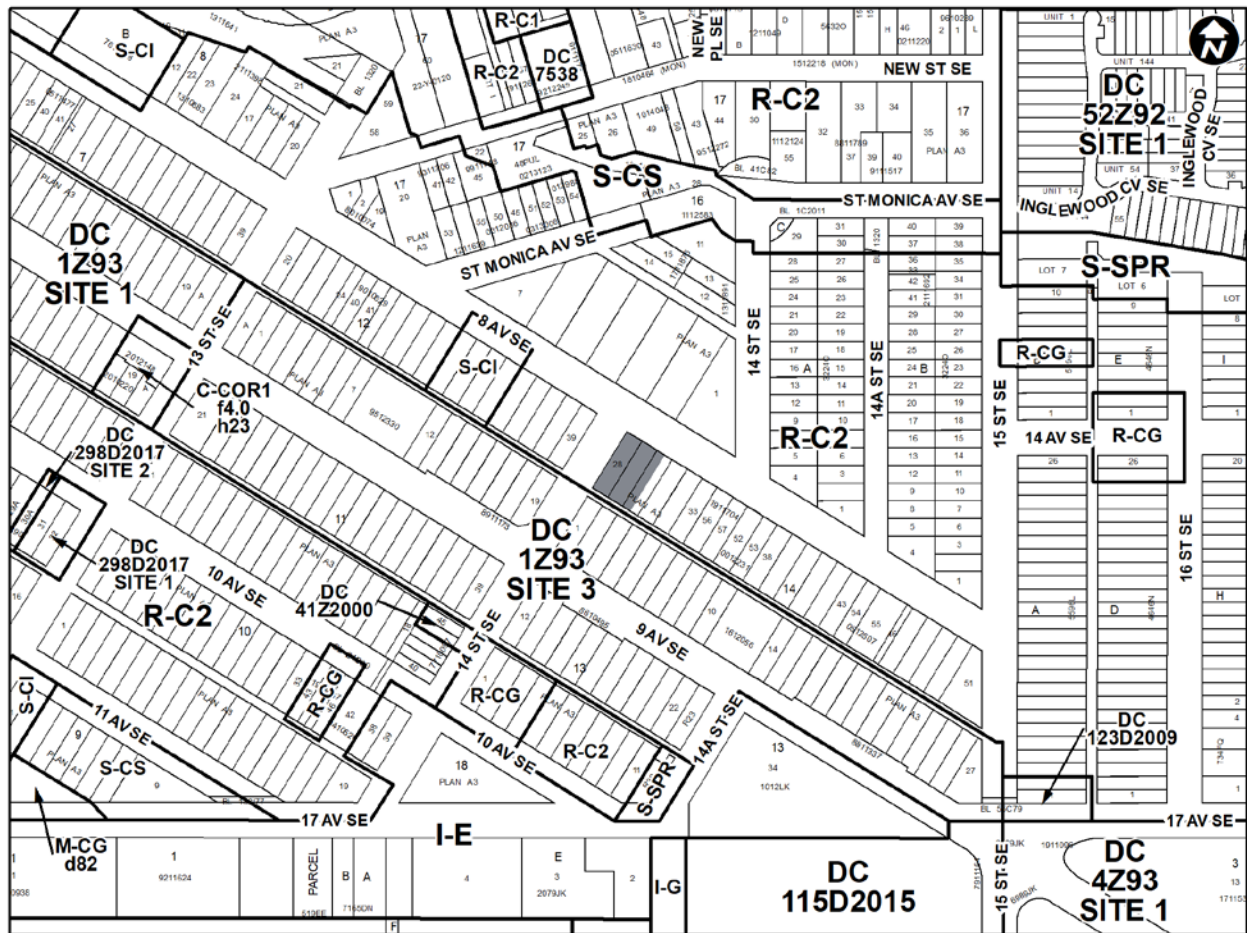
SIGNED ON _____

CITY CLERK

SIGNED ON _____

**AMENDMENT LOC2022-0114/CPC2023-0069
BYLAW NUMBER 53D2023**

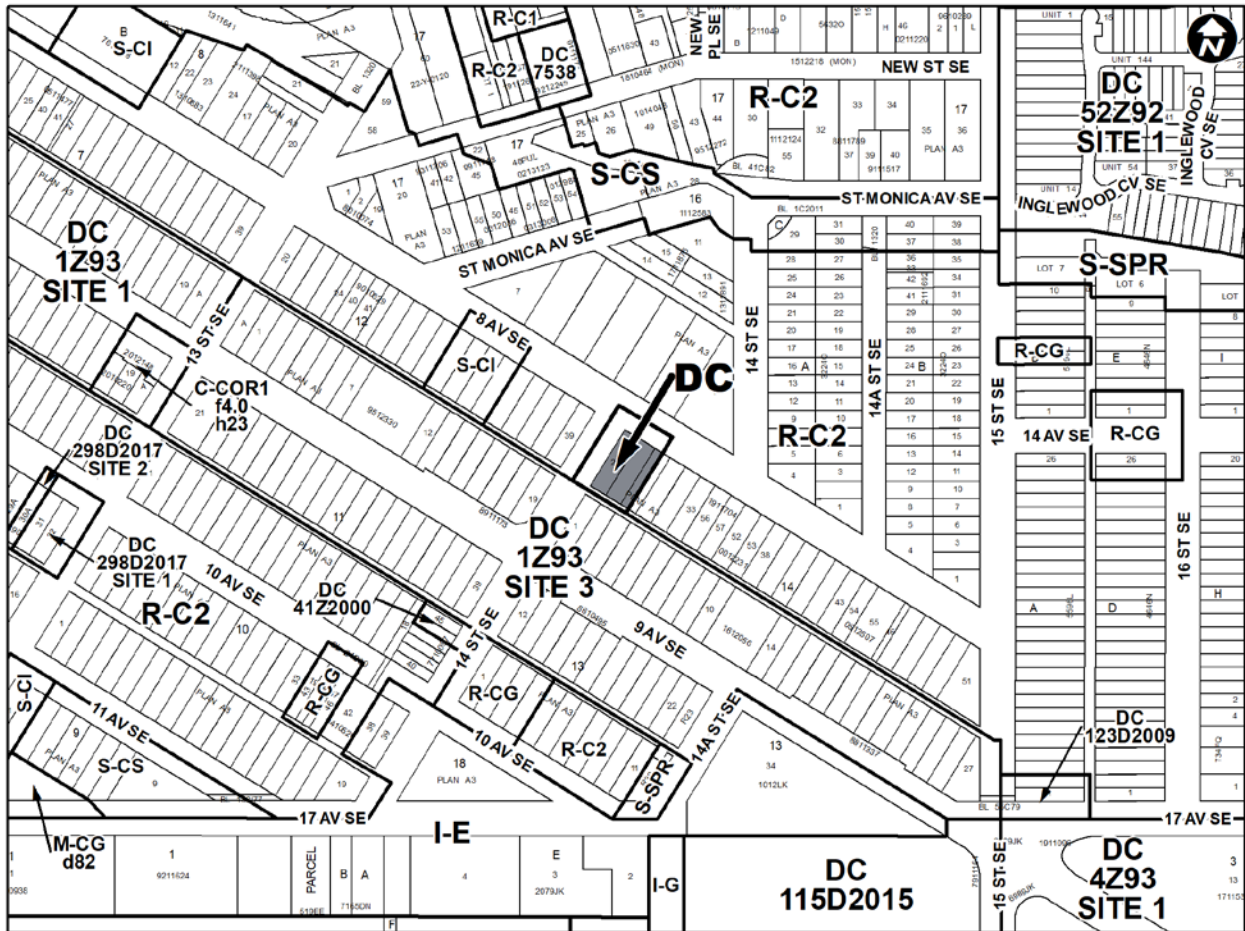
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0114/CPC2023-0069
BYLAW NUMBER 53D2023

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for the conservation of the Stewart Livery Stable building, which is listed on Heritage Calgary's Inventory of Evaluated Historic Resources;
- (b) allow for an addition to the Stewart Livery Stable building in a manner that is compatible with heritage conservation;
- (c) accommodate low-density residential development in a variety of forms and unit configurations that may have basement secondary suites;
- (d) provide for a sensitive transition with adjacent low density residential development, and
- (e) allow for the additional use of live work unit.

PROPOSED

AMENDMENT LOC2022-0114/CPC2023-0069 BYLAW NUMBER 53D2023

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) **'heritage building'** means the historic two and a half storey **building** known as the Stewart Livery Stable located at 806 – 14 Street SE on the date of passage of this Direct Control District.

Permitted Uses

- 5 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

- 6 The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

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

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 8 The maximum **density** is 85 **units** per hectare.

Parcel Coverage

- 9 The maximum **building coverage** is 65.0 per cent of the area of the **parcel**.

Building Setback Areas

- 10 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required by Sections 11 to 13 of this Direct Control District.

Building Setback from Front Property Line

- 11 (1) The minimum **building setback** from a **property line** shared with 8 Avenue SE is 3.0 metres for the easternmost 11.0 metres of the parcel.
- (2) The minimum **building setback** from a **property line** shared with 8 Avenue SE is 0.6 metres for the westernmost 14.0 metres of the parcel.

PROPOSED

AMENDMENT LOC2022-0114/CPC2023-0069
BYLAW NUMBER 53D2023

Building Setback from Side Property Line

- 12 (1) The minimum **building setback** from a **property line** shared with another parcel is:
- (a) 1.2 metres for any new **building**; and
 - (b) 0.6 metres for any addition to the **heritage building**.
- (2) The minimum **building setback** from a **property line** shared with 14 Street SE is:
- (a) 0.0 metres for the **heritage building**; and
 - (b) 0.5 metres for any new **building**.

Building Setback from Rear Property Line

- 13 The minimum **building setback** from a rear **property line** is 0.6 metres for the **heritage building** and 1.0 metres for any new **building**.

Relaxations

- 14 The **Development Authority** may relax the rules contained in Sections 7 and 9 through 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission



Planning, Development & Assessment
City of Calgary
800 Macleod Trail SE

February 6, 2023

Re: 806 14 Street SE - Stewart Livery Applicant Summary

Hello Melodie Horkin,

This is the applicant's planning overview detailing parcel characteristics, the intent of the re-designation, and future development of the Stewart Livery Barn at 806 14th Street SE. We have been working closely with Heritage Planning to enter in the Municipal Historic Resources Designation, Rehabilitation and Compensation Agreement to ensure the Stewart Livery is retained for future generations of Calgarians to enjoy.

The Stewart Livery resides on a large, rectangular corner parcel in Inglewood. The large, gambrel style, white barn is more than 110 years old and is one of the very few remaining examples of this type of structure in Calgary. While currently unused, as its name suggests, the barn used to be an active livery: A structure used to store horses and other transportation methods that could be hired by individuals in need. The 1909 structure is a community and city landmark, even older than our historical city hall building, that has a vibrant history and receives strong emotional attachment from many Calgarians.

806 14th St SE is an ideal location for a low-density multi-family development. Nearby public transportation options are fairly diverse with both existing and proposed LRT stations and bus stops connecting Inglewood residents to the rest of the city. This lot is also directly adjacent and within close walking distance to extensive green spaces, including parks, playgrounds, the Calgary Zoo, the Inglewood Community Association, Wildlands, and Bird Sanctuary, Tom Campbell's Hill Natural Park, and the Bow River and Elbow River trail systems. That's not to mention the benefits of being situated in Inglewood: the slight increase in density increases patrons and employment pools for the local businesses on 9th Ave SE, the neighbourhood has direct access to multiple main roads, and residents have the perks of being 10 minutes from the city core.

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Calgary, Ab
(403) 244-9744
www.NewCenturyDesign.ca



Our intention is to rezone the parcel from R-C2 to a Direct Control (DC) district with an R-CG base to allow for 7 dwelling units with secondary suites on the north portion of the lot while renovating the Stewart Livery to accommodate parking stalls on the ground level and a live-work unit on the existing upper level. We have been working closely with Heritage Planning to ensure the Stewart Livery is maintained and will continue this relationship as this application progresses. Other characteristics of this application include: a large shared amenity space provided in a central courtyard, two additional parking stalls provided in an addition to the Stewart Livery (accessed off of the lane), and ample bike parking and alternative mobility storage units provided in suite or within the Stewart Livery (refer to site plan).

Ultimately our goal was to find a better use for the Stewart Livery site that helps to breathe fresh life into a vibrant inner-city property. Through the renovation and redevelopment of the Stewart Livery, it is our hope that this amazing building will be an important landmark for another 100+ years. There will be many challenges throughout planning, permitting and construction but our client, Pen Ventures, has shown their dedication and excitement to preserve the Stewart Livery while adding highly desirable dwellings to Inglewood. We hope the city will support this application and continue work with us to ensure the protection of an incredible historic building while creating highly desirable dwelling units in the heart of Inglewood.

Regards,

Clay Israelson,
New Century Design

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Applicant Outreach Summary



Planning, Development & Assessment
City of Calgary
800 Macleod Trail SE

February 6, 2023

LOC2022-0114

Re: 806 14 Street SE - Stewart Livery Public Outreach Summary

Melanie Horkin,

Please see below for a detailed schedule of the public outreach in regards to the Stewart Livery Barn at 806 14th Street SE (LOC2022-0114). Communications recorded include those with the Inglewood Planning Committee (IPC), Inglewood Community Association (ICA), the Ward Councillor, the City of Calgary Heritage Planning (HP) team, and various residents and business owners of Inglewood.

Community outreach will continue to be an important part of this application as we move forward. Open communication will remain a top priority throughout the duration of this project and this list will be updated as needed.

Please feel free to reach out for additional information or clarification,

Clay Israelson,
New Century Design

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www.NewCenturyDesign.ca



Inglewood Planning Committee and Inglewood Community Association

April 4, 2022	First email to the IPA at the ICA asking to attend the first planning meeting of the month. Return email sent to thank for the invitation
April 6, 2022	Attended the monthly planning meeting via video call. Involved the introduction of the developer and plans for community engagement and objectives for the site
May 3-16, 2022	Attempt to coordinate the next meeting with IPC. Offered opportunity to attend the June meeting
May 17 - June 10, 2022	Emails with IPC to try and coordinate a meeting to see the barn
June 27, 2022	SITE TOUR - Stewart Livery Barn and coffee to present our re-development plans
October 6-17, 2022	Email to ICA planning group to coordinate meeting/update discussion. Planning to join ICA meeting on February 28, 2023

Ward 9 Councillor Office

April 4, 2022	First introduction email sent to caward9@calgary.ca
April 8, 2022	Call with Councillor Carra or 30 minutes involved introduction, heritage discussion, development history with Corinna, potential for the site, and parking issues
April 15-20, 2022	Email to Ward 9 team on design/plans
May 4, 2022	Update sent to Councillor Carra on evolving design ideas for the site
May 9 - June 15, 2022	Offer to and coordination with Councillor Carra for a tour of the historic barn
June 22, 2022	SITE TOUR - Stewart Livery Barn with Councillor Carra and review of redevelopment plans
September 13, 2022	Councillor Carra introduction to Heritage Planning
September 14, 2022	Update Councillor Carra on heritage planning and provincial response to proposed design
November 9, 2022	Notice of conditional heritage approval sent to Councillor Carra with details of land use application
December 6, 2022	Update sent to Councillor's office

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City of Calgary Heritage Planning

March 30, 2022	First query to HP team
April 8, 2022	First call with HP for 60 minutes involved the history of the site, processes of designation, barn characterized as non-residential, and potential uses for barn
April 28, 2022	Follow-up call with HP involved finding, timeline, and council approval of budget this fall
May 9, 2022	Call with owner of Historic Livery in Inglewood to understand more about the redevelopment process for the other livery barn in Inglewood
June 24, 2022	Update to HP on outcome of meeting with Councillor and planned meeting with IPC
June 24 - December 15, 2022	Maintained communication with HP and discussed various aspects of the plans while working to formalize a historic Resource Designation, Rehabilitation & Compensation (RDRC) agreement
December 15, 2022	Received draft of RDRC agreement from HP to accompany application

Local Residents

January 11, 2022	First call and interaction with adjacent single-family neighbour
April 7, 2022	Call with east neighbour to confirm that we had purchased the Stewart Livery Barn and lands
April 20, 2022	Coffee meeting with north neighbour at Rosso Inglewood to meet and discuss the potential sale of his property and our development plans for the Stewart Livery Barn and lands
May 9, 2022	Call with neighbour
May 26, 2022	Call with neighbour
June 24, 2022	Call with neighbour to coordinate another coffee meeting to discuss our plans and provide an update
July 25, 2022	Post card drop to 100 surrounding residences
September 12, 2022	Meeting with an adjacent neighbour to update status of application
October 25, 2022	Meeting with local resident to discuss long-term Livery maintenance and our plans for improvement

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December 15, 2022	Planning to meet with community members and business owners at the ICA meeting on February 28, 2023
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Community Association Response

INGLEWOOD COMMUNITY ASSOCIATION

1740 24TH AVE SE

CALGARY, AB, T2G 1P9

P: 403-264-3835

E: info@icacalgary.com



Sept 9, 2022

Sean Maclean

Per email: Sean.Maclean@calgary.ca

Development and Building Approvals #8201

Box 2100, Station M

Calgary, Alberta

T2P 2M5

Dear Sean Maclean:

Re: LOC2022-0114 - 806 14 St SE - While Barn

The Planning Committee (PC) has reviewed this application.

We appreciate the time taken by the applicant to meet with the IPC and share and explain their plans and vision for the lot and the challenges and opportunities associated with the unique location.

We would support the land use change conditional on resolving two points:

1. The land use change should be conditional on an approved DP which incorporates the main structure of the Stuart Livery Stable.
2. The land use change should be conditional on preserving the main structure of the Stuart Livery Stable with a Heritage Designation.

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

Yours very truly,

Iuliana Morar

Inglewood Planning Committee Chair

Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses, LOC2022-0082

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.27 hectares \pm (0.66 acres \pm) located at 1809 – 41 Street SE, and 4101 and 4117 – 17 Avenue SE (Plan 2425AC, Block P, Lots 15 and 16; Plan 2011055, Block P, Lot 41; Plan 7510805, Block A), from Mixed Use – Active Frontage (MU-2f4.5h20) District to Direct Control (DC) District to accommodate the additional use of Funeral Home, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council give three readings to **Proposed Bylaw 52D2023** for the redesignation of 0.27 hectares \pm (0.66 acres \pm) located at 1809 – 41 Street SE, and 4101 and 4117 – 17 Avenue SE (Plan 2425AC, Block P, Lots 15 and 16; Plan 2011055, Block P, Lot 41; Plan 7510805, Block A), from Mixed Use – Active Frontage (MU-2f4.5h20) District to Direct Control (DC) District to accommodate the additional use of Funeral Home, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to legalise the existing funeral home and to enable legalisation of an off-site surface parking lot that supports the funeral home.
- The proposal is compatible with the surrounding land uses and development and is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and *International Avenue Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Direct Control (DC) District would support the business activities currently occurring at Pierson's Funeral Home.
- Why does this matter? The proposal would allow Pierson's Funeral Home to better accommodate the increasing demand and needs of the public.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use application, located in the southeast community of Forest Lawn, was submitted by Placeworks Design on behalf of the landowner, Rose Property Corporation, on 2022 May 10. The subject site is approximately 0.27 hectares \pm (0.66 acres \pm) in size and is located on the south-side of 17 Avenue SE. The proposed Direct Control (DC) District is based on the Mixed Use – Active Frontage (MU-2) District with the additional discretionary use of Funeral Home. The DC District will allow the Funeral Home to apply to legalise its existing operations inclusive of the adjacent off-site parking lot to the west, and supports future mixed-use redevelopment based on the Mixed Use – Active Frontage (MU-2) District. No development permit 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.

Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses, LOC2022-0082

ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public public/interested parties and the community association was appropriate. The applicant has indicated that the following community outreach activities were conducted:

- Project webpage was established on Pierson's Funeral Home webpage;
- Plans and information were provided to Forest Lawn Community Association (CA);
- A 2-page printed handbill with project information, drawings, and a request for comments was hand-delivered to residences and businesses within 200 metres of the site; and
- Direct conversations were held with adjacent landowners, the CA, and the Forest Lawn Business Revitalization Zone.

Further details can be found in the Applicant Outreach Summary in Attachment 4.

City-Led Outreach

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

Administration did not receive any letters of objection or support for this application. The Forest Lawn CA was contacted on 2022 July 01 to provide comments, but no comments were submitted. A follow-up attempt was made by Administration on 2022 November 07 to contact the CA for comments via email, but no response was received.

Administration considered the relevant planning issues specific to the land use amendment and has determined the proposal to be appropriate. Parking, site design, vehicle access, and future redevelopment will be reviewed at future development permit stages.

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

IMPLICATIONS

Social

The proposed application enables business continuity in the Forest Lawn community and provides for future mixed-use redevelopment opportunities.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

Planning and Development Services Report to
Calgary Planning Commission
2023 February 23

ISC: UNRESTRICTED
CPC2022-1302
Page 3 of 3

Land Use Amendment in Forest Lawn (Ward 9) at multiple addresses, LOC2022-0082

on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This proposal will enable the Funeral Home to better accommodate the increasing demand and needs of the public.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 52D2023**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Forest Lawn, on the south side of 17 Avenue SE between 40 Street SE and 41 Street SE. The site consists of three separate parcels which have a combined total area of 0.27 hectares \pm (0.66 acres \pm). The eastern portion of the site (4117 17 Avenue SE and 1809 41 Street SE) is currently developed with the Pierson Funeral Home (an existing legal non-conforming use), and the western portion of the subject site (4101 17 Avenue SE) is currently undeveloped. The site is surrounded predominantly by low-density residential development (single detached, semi-detached, and duplex dwellings) to the south, and various commercial developments to the east and west. Holy Trinity Catholic School is located on the north side of 17 Avenue SE. The International Avenue Bus Rapid Transit (BRT) route is located immediately north of the subject sites, with the nearest station located less than 300 metres to the east.

Pierson's Funeral Home previously operated a surface parking lot on the vacant site through a lease agreement with the City of Calgary. Upon initiation of the 17 Avenue Bus Rapid Transit (BRT) project, however, the City advised the Funeral Home that the vacant site would be needed on a temporary basis for project staging. The Funeral Home was advised they could purchase the vacant lot from the City of Calgary after BRT project completion, at which time they could apply to legalize their parking lot through a development permit submission.

During construction of the BRT project, however, the City of Calgary redesignated the subject sites from the Commercial – Corridor 2 (C-COR2f2.0h12) District and 13Z1995 District (both of which listed Funeral Home and Parking Lots as Discretionary Uses) to the Mixed Use – Active Frontage (MU-2f4.5h20) District (which no longer listed Funeral Home as a Discretionary Use). This redesignation occurred as part of the City Initiated 17 Avenue SE Land Use Amendment project. The Funeral Home has since purchased the vacant lot from the City of Calgary and has applied for this Direct Control district to add Funeral Home as a listed use on these lands.

Community Peak Population Table

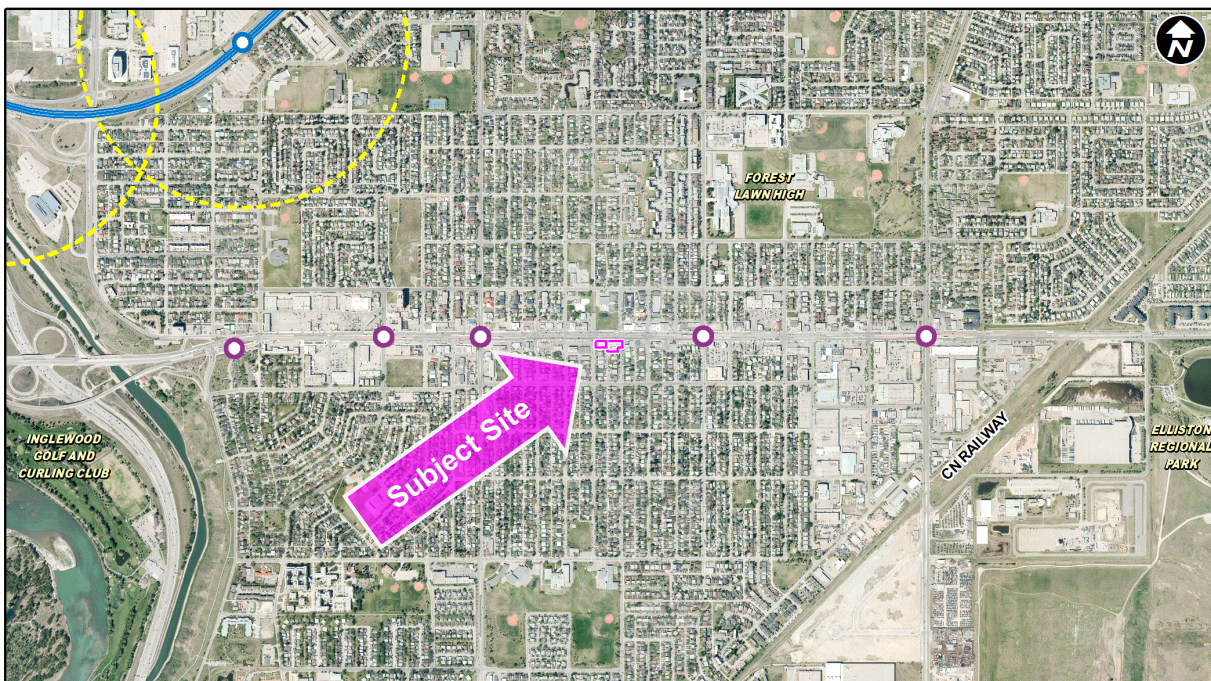
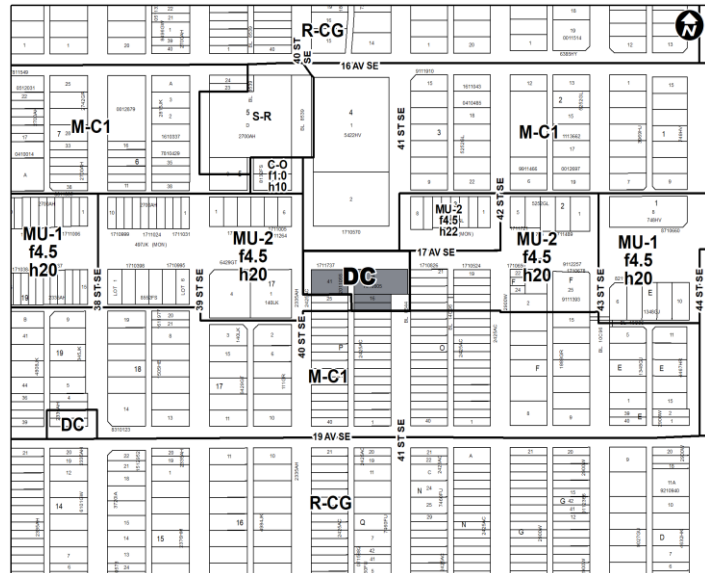
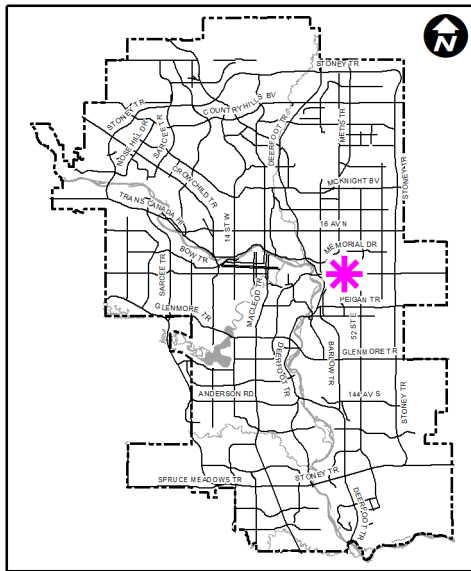
As identified below, the community of Forest Lawn reached its peak population in 1982, and the population has decreased since then.

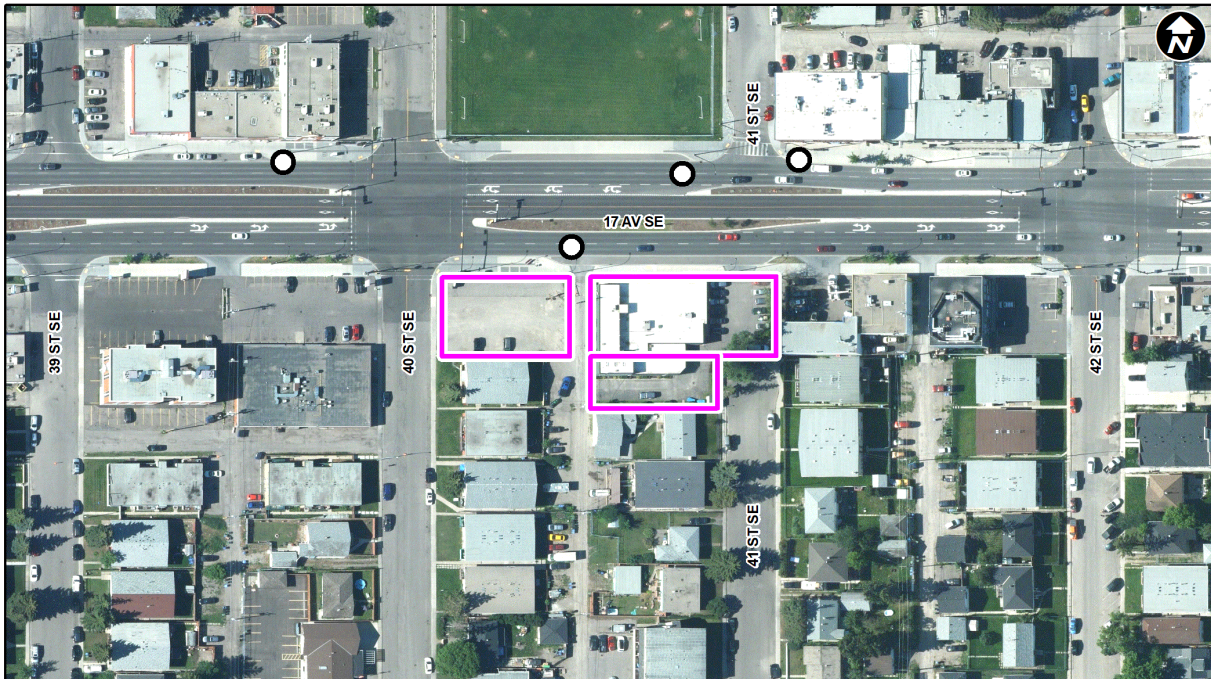
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14.02%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Mixed Use – Active Frontage (MU-2f4.5h20) District allows for commercial and residential development along commercial streets but does not accommodate a Funeral Home use or a standalone parking lot use. The MU-2 District has a maximum floor area ratio of 4.5 and a maximum height of 20 metres.

The proposed DC District is based on the MU-2 District with the additional discretionary use of Funeral Home. There are no changes to the maximum floor area ratio and building height. The proposed DC District enables the following outcome to be achieved:

1. The Funeral Home can apply for a comprehensive development permit to legalise their adjacent parking lot by utilizing the off-site parking regulations contained in Section 116 in Land Use Bylaw 1P2007, which states:

“Motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls and loading stalls required for a use may only be located on a separate parcel from the use where:

- a) the stalls are on parcels that form part of a comprehensive development; and*
- b) all parcels forming part of the comprehensive development are indicated on the same development permit.”*

Alternative Land Use Comparison

Administration considered the feasibility of applying the following stock land use district (all of which include Funeral Home as a listed use) prior to recommending a Direct Control (DC) District based on the Mixed Use – Active Frontage (MU-2) District.

1. Commercial – Community 2 (C-C2) District.
 - Intended to apply to large commercial developments on the boundary of several communities. Not appropriate for 17 Avenue SE mixed use redevelopment.
2. Commercial – Corridor 2 (C-COR2) District.
 - Automotive oriented mixed-use district. Not appropriate for 17 Avenue SE mixed use redevelopment.
3. Commercial – Corridor 3 (C-COR3) District.
 - Commercial corridor designation that is primarily for commercial uses along major roadways. Residential uses are not allowed. Not appropriate for 17 Avenue SE mixed use redevelopment.
4. Commercial – Regional 2 (C-R2) District.
 - Regional commercial designation that is primarily for large-enclosed shopping malls and shopping centers. Not appropriate for 17 Avenue SE mixed use redevelopment.
5. Commercial – Regional 3 (C-R3) District.
 - Regional commercial designation that is primarily for large, mostly retail commercial developments. Not appropriate for 17 Avenue SE mixed use redevelopment.

Upon review, Administration did not consider any of the above-listed stock land use districts appropriate. The intent of applying the Mixed Use – Active Frontage (MU-2) District in this area was primarily to encourage mixed-use redevelopment in conformance with the International Avenue ARP. The Mixed Use – Active Frontage (MU-2) District offers an appropriate list of commercial redevelopment uses, offers transit supportive redevelopment flexibility, and is ultimately the most appropriate base district for this section of 17 Avenue SE.

Development and Site Design

If approved by Council, the rules of the proposed DC District, the International Avenue Area Redevelopment Plan, the applicable rules of the MU-2 District, and site-specific design details such as parking layout, landscaping buffers fronting 17 Avenue SE, screening, and public art contributions will be determined at the development permit stage.

Transportation

Pedestrian and vehicular access to the site is available via 17 Avenue SE, 40 Avenue SE and the adjacent lane. 17 Avenue SE is classified as both an Urban Boulevard and a Main Street at this location as per the Calgary Transportation Plan. The pedestrian sidewalks on 17 Avenue SE were recently re-constructed and widened adjacent to the site, as part of the Max Purple BRT Project. The site is approximately 250 meters walking distance to the Route 307 (MAX Purple) BRT Station on 17 Avenue SE. The site is also directly adjacent to a Route 87 (Applewood) bus stop on 17 Avenue SE. On Street parking is prohibited on 17 Avenue SE at this location, however on street parking is un-restricted on 40 Street SE. A Transportation Impact Assessment was not required for this application. A Parking Study was also not required.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary and storm deep utilities exist adjacent to the 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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Urban Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population. As the proposed MU-2f4.5h20 designation will enable the Funeral Home to continue offering valuable employment and commercial opportunities to the neighbourhood while simultaneously offering redevelopment potential for mixed use, the application is in keeping with the relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy - Pathways to 2050](#). Any future development permits submitted for the site or existing building will include an ask from Administration on what potential climate resilience measures can be included.

International Avenue Area Redevelopment Plan (Statutory – 2018)

The subject site is located within the Community – Mid-Rise typology as identified on Map 3: Land Use Concept in the [International Avenue Area Redevelopment Plan](#) (ARP). The Community – Mid-Rise typology is intended to accommodate a mix of mid-rise buildings that contain residential and commercial uses that create an active and vibrant main street up to 6 storeys in height.

As the proposed surface parking lot can only receive development permit approval as part of a comprehensive development permit application by utilizing Section 116 of Land Use Bylaw 1P2007 with the adjacent Funeral Home, the prohibition on enabling surface parking along 17 Avenue SE under Sections 3.1.3 and 3.1.9 a. i. is not in violation. For these reasons, the proposed MU-2f4.5h20 designation will enable the funeral home to continue offering valuable employment and commercial opportunities while allowing for future mixed-use redevelopment of

these lands. The application, as proposed, is in keeping with the Community – Mid-Rise and General policies of the ARP.

PROPOSED

CPC2022-1302
ATTACHMENT 2

BYLAW NUMBER 52D2023

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0082/CPC2022-1302)

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 LOC2022-0082/CPC2022-1302
BYLAW NUMBER 52D2023

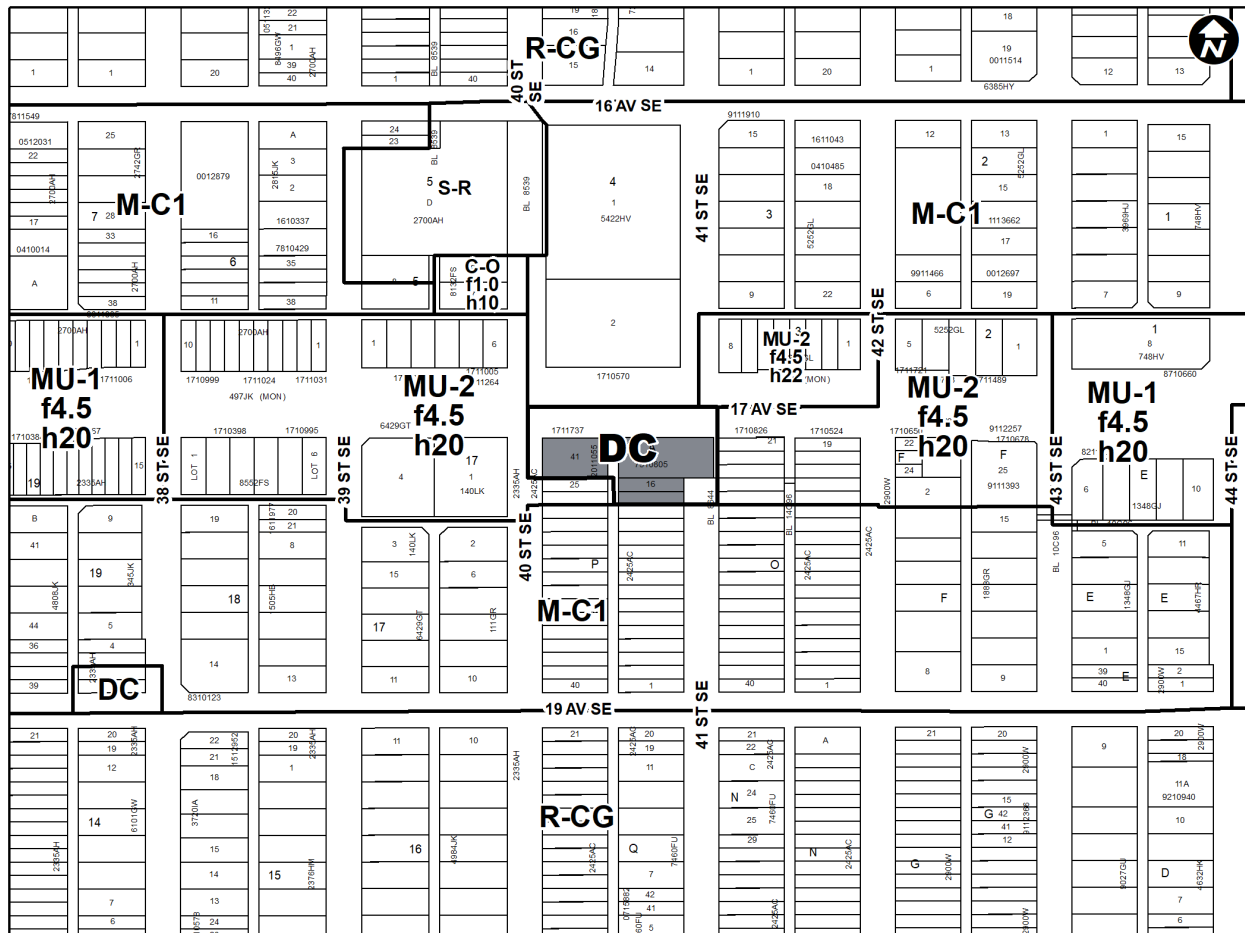
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0082/CPC2022-1302
BYLAW NUMBER 52D2023

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of Funeral Home.

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 Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

PROPOSED

AMENDMENT LOC2022-0082/CPC2022-1302 BYLAW NUMBER 52D2023

Discretionary Uses

5 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Funeral Home.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum **floor area ratio** is 4.5.

Maximum Building Height

8 The maximum **building height** is 20.0 metres.

Façade Width for Uses Facing a Street

- 9
- (1) Unless otherwise referenced in subsections (2), (3), or (4), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
 - (2) For an individual **Drinking Establishment – Medium, Drinking Establishment – Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service** or **Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (1).
 - (3) The length of the **building** façade that faces a **street** containing an individual **Health Care Service, Financial Institution, Office** or **Payday Loan use** on the floor closest to **grade** is a maximum of 9.0 metres.
 - (4) For a **building** that existed on or before the effective date of this Direct Control District Bylaw, the length of the **building** that faces a **street** on the floor closest to **grade** is a maximum of 35.0 metres.

Relaxations

10 The **Development Authority** may relax the rules contained in Sections 6 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Company Name (if applicable):

Rose Property Corporation (Pierson's Funeral Services)

Applicant's Name:

Gregg Ferguson - placeworks design inc. (for Pierson's)

Date:

April 15, 2022

LOC Number (office use only):

Pierson's Funeral Services (Rose Property Corporation) wish to make application to redesignate the current zoning of 4101 17th Avenue SE to DC Zoning to allow for the development of a surface parking lot to replace a parking lot previously at that location which long served the needs of Pierson's Funeral Services at 4121 17th Avenue SE.

Replacement of parking capacity, lost as a result of road widening of the 17th Avenue SE BRT along with an increase of 28% additional capacity, is critical to Pierson's ability to meet the needs of their clients and community. Pierson's purchased an adjacent site and have combined that property with the remaining portion of their old site for the proposed development.

The previous Land-Use of the site was changed during the area-wide Consolidated Land-Use changes before Pierson's could complete the purchase of the City-owned parcel and consolidate the ownership of their parcel, preventing them from applying for a Development Permit. The current Land-Use does not support surface parking, so Pierson's, with guidance of City Planning, is seeking to change the Land-Use to a DC that will allow the re-establishment of surface parking.

Pierson's has created a landscaping scheme that addresses the intent and goals of area plans associated with the BRT and 17th Avenue frontages. The proposed design also provides two community gathering spaces, aligning with International Avenue Design Guidelines. These offset the loss of their wide driveway to the BRT's widening - parallel to 17th, adjacent to the Business's North Doors, they previously provided important gathering and space for attendees.

Pierson's and Planning agreed to request the designation of the site as DC specifically for Funeral Services rather than a Commercial or other Land Use, tying the proposed parking at 4101 to a continued use of that lot for Funeral Services. Pierson's benefits from their continued Use of 'parking' but the City limits that the parking is only allowed for Funeral Services.

Pierson's is now applying for a Land Use Redesignation to DC to allow the proposed - and historic - Use of Surface Parking Lot with the proposed site improvements to move forward.

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.



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)



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)

Land Use Amendment in Franklin (Ward 10) at 1411 – 33 Street NE, LOC2022-0184

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.35 hectares \pm (3.33 acres \pm) located at 1411 – 33 Street NE (Condominium Plan 2111508, Units 1 to 12) from Industrial – Commercial (I-C) District to Direct Control (DC) District to accommodate Place of Worship – Medium, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council give three readings to **Proposed Bylaw 49D2023** for the redesignation of 1.35 hectares \pm (3.33 acres \pm) located at 1411 – 33 Street NE (Condominium Plan 2111508, Units 1 to 12) from Industrial – Commercial (I-C) District to Direct Control (DC) District to accommodate Place of Worship – Medium, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to Direct Control (DC) District to allow for a Place of Worship – Medium in addition to the uses already allowed in the Industrial – Commercial (I-C) District.
- This application allows for a set of uses and an intensity of development that is complementary to the neighbouring character of the area and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would facilitate increased activation of the subject site during times off peak periods while maintaining existing industrial and commercial uses.
- Why does this matter? It is important to support and maintain industrial and employment uses while allowing for additional activation of this area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2022 October 11 by Sarbjeet Sahota, on behalf of the landowner, Franklin Alberta Properties Ltd.

The approximately 1.35-hectare site is located in the community of Franklin in the northeast quadrant of the city. The proposed DC District (Attachment 2) is based on the site's existing designation of I-C District and would allow for the additional discretionary use of Place of Worship - Medium.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit to accommodate a Place of Worship. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

Land Use Amendment in Franklin (Ward 10) at 1411 – 33 Street NE, LOC2022-0184

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested groups was appropriate. In response, the applicant visited and talked with the adjacent tenants. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested groups, 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. There is no community association for the subject area.

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 proposed land use district maintains the industrial character of the area while allowing for an additional use with the potential for social gatherings and community building to occur on the site.

Environmental

This application does not include actions that specifically address the objectives of the Calgary *Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would enable additional flexibility of uses while maintaining a district that allows for industrial and commercial growth.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 49D2023**
3. Applicant Outreach Summary

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 23**

**ISC: UNRESTRICTED
CPC2023-0107
Page 3 of 3**

Land Use Amendment in Franklin (Ward 10) at 1411 – 33 Street NE, LOC2022-0184

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

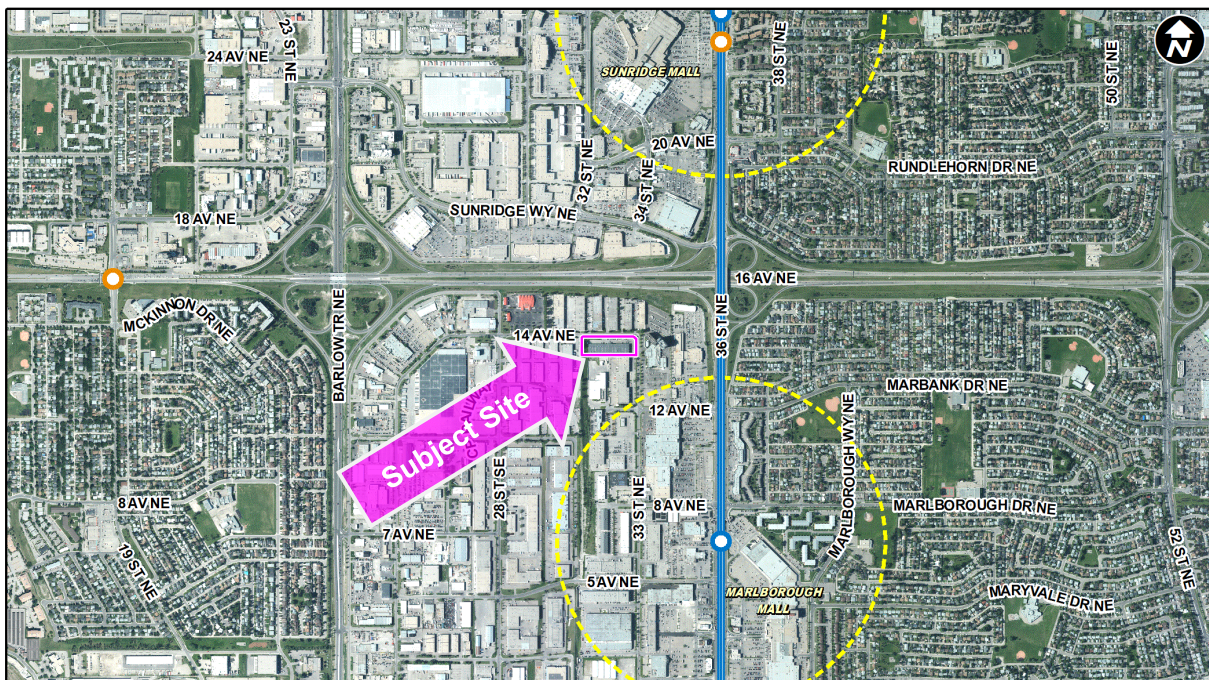
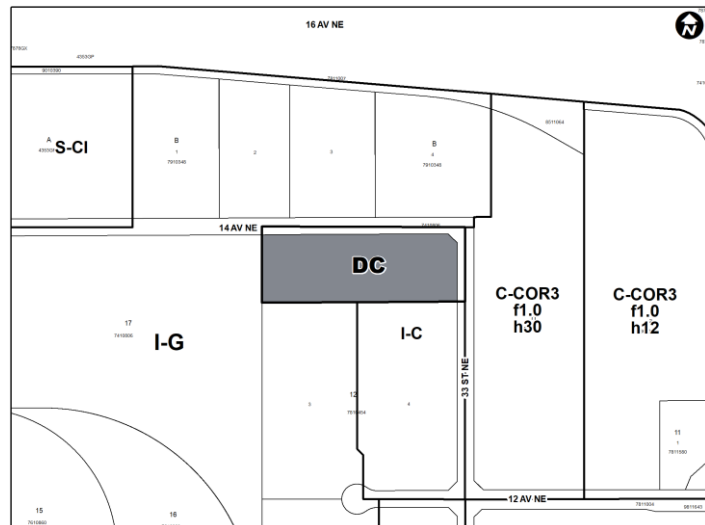
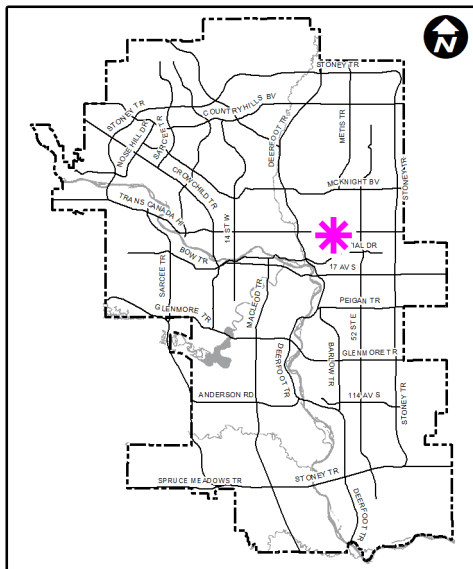
The subject site is located in the community of Franklin on the southwest corner of 14 Avenue NE and 33 Street NE. The site is approximately 1.35 hectares (3.33 acres) in size, with dimensions of approximately 197 metres wide and 69 metres deep. The site is currently developed with a building that includes separate bays and surface parking along the north and east side of the building. Access to the parking lot is provided from 14 Avenue NE.

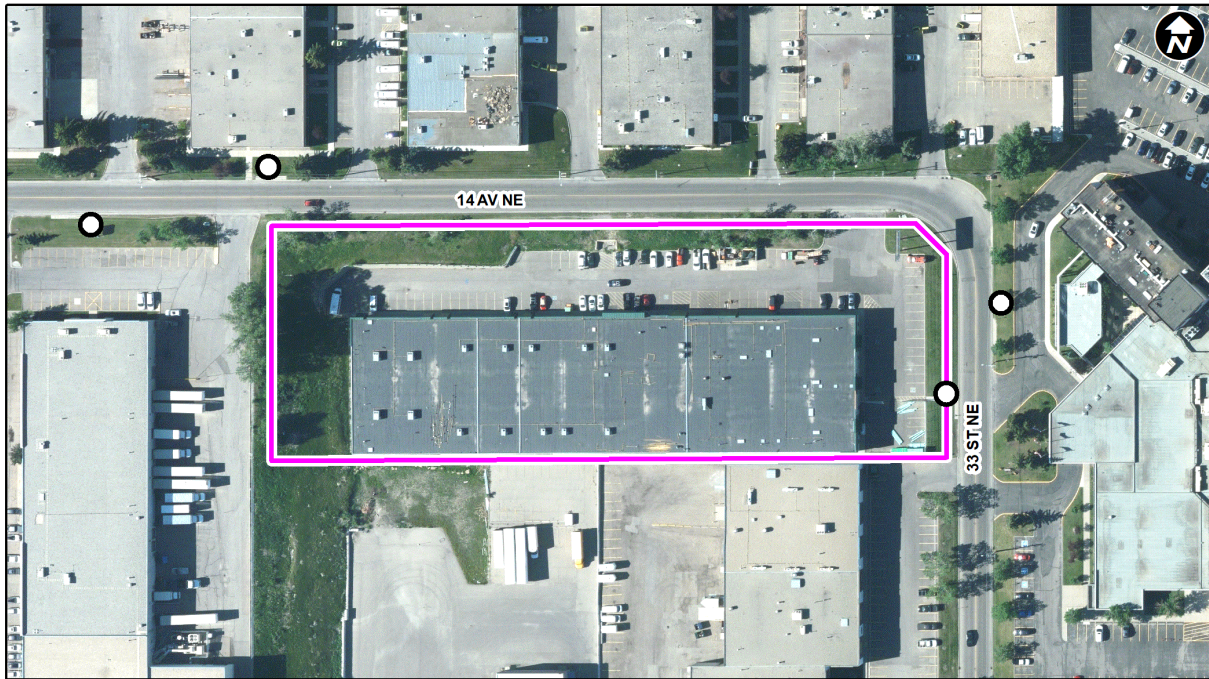
Surrounding development consists of a mix of industrial, commercial, hotel and place of worship developments designated as the Industrial – Commercial (I-C), Industrial – General (I-G), Commercial – Corridor 3 (C-COR3), Commercial – Community 2 (C-C2), Commercial – Regional 1 (C-R1), and Special Purpose – Community Institution (S-CI). The 36 Street NE Main Street commercial area is located 400 metres (a five-minute walk) to the northeast, providing the area with commercial, institutional, and transit facilities.

Community Peak Population Table

Not available because the subject site is in an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-C District is intended for sites primarily on the perimeter of industrial areas along major streets and allows for light industrial uses that are unlimited in size. Small scale commercial uses, which are compatible with light industrial uses, are also accommodated in the District. Rules within the I-C District work to address aesthetic concerns associated with more visible locations. This includes landscaping requirements within the setback areas to help ensure an appropriate interface with other parcels and roadways.

The proposed DC District adds the additional discretionary use of Place of Worship – Medium, allowing for this additional use to occur while not disrupting existing businesses already occurring in the building. The proposed DC District maintains all the uses and rules of the I-C District.

Development and Site Design

The rules of the I-C District, which the proposed DC District is based on, will provide basic guidance for future site development including landscaping, parking and access. The site is already built out with the building mostly occupied. Proposed new development is more likely to occupy existing and vacant spaces within the building.

Transportation

The Route 127 (Maryvale/Franklin Industrial) providing both east and west-bound travel is located 20 metres (a one-minute walk) to the east. Route 42 (Marlborough), route 43 (McKnight – Westwinds Station/Chinook Station) and route 49 (Forest Heights) have stops 700 metres (a nine-minute walk) to the northeast, providing north, south, and east-bound travel. The route 202 (Blue Line – Saddletowne/69 Street CTrain) has a stop 1100 metres (a 14-minute walk) to the southeast.

There is no street parking available adjacent to the site.

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

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time. As such, an Environmental Site Assessment was not required.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Development servicing requirements are being determined through the associated development permit review and Development Site Servicing Plan (DSSP) processes.

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.

Growth Plan (2022)

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

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25-30 and 30-35 Noise Exposure Forecast (NEF) contour of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. The uses in the proposed DC District are generally allowable within the 25-30 and 30-35 NEF contour area. Any future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

The Calgary Airport Authority will also review development permit applications for compliance with the Calgary International Airport Zoning Regulations, which includes guidance on the maximum height of buildings and cranes for the site.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP recognizes the importance of

having a healthy industrial land base and indicates that industrial areas must offer flexibility to support this variety of uses. It notes that Industrial Areas should be predominantly industrial in nature and seeks to protect industrial land from encroachment of non-industrial uses and discourages uses such as places of worship.

The MDP also recognizes the contribution places of worship make in creating complete communities. Part 3 Section 3.7.1 f. states that “portions of the Standard Industrial Areas may be appropriate for redevelopment as non-industrial or mixed-residential business areas, given their proximity to existing communities and the Primary Transit Network.” The subject site is located adjacent to the 36 Street NE Urban Main Street that includes the Light Rail Transit Station with the Marlborough station nearby. There is also existing residential communities 300 metres to the east and 950 metres to west, and predominantly commercial lands to the immediate east.

The DC District, based on the I-C District, maintains the broad range of industrial and compatible commercial uses as the primary uses while allowing for an additional potentially complimentary use that helps build a complete community together with the nearby commercial, residential, and Main Street districts.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

PROPOSED

CPC2023-0107
ATTACHMENT 2

BYLAW NUMBER 49D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0184/CPC2023-0107)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

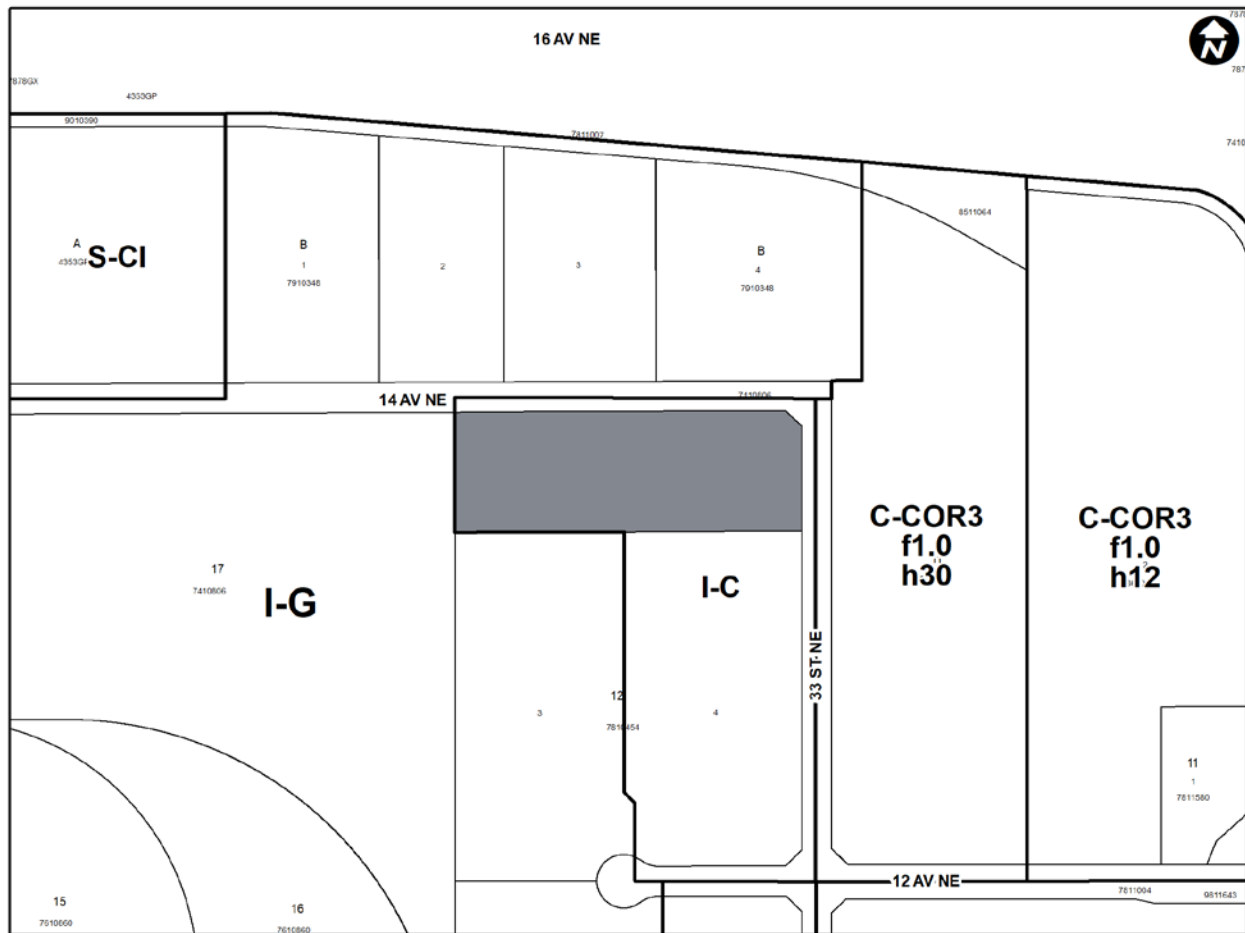
SIGNED ON _____

CITY CLERK

SIGNED ON _____

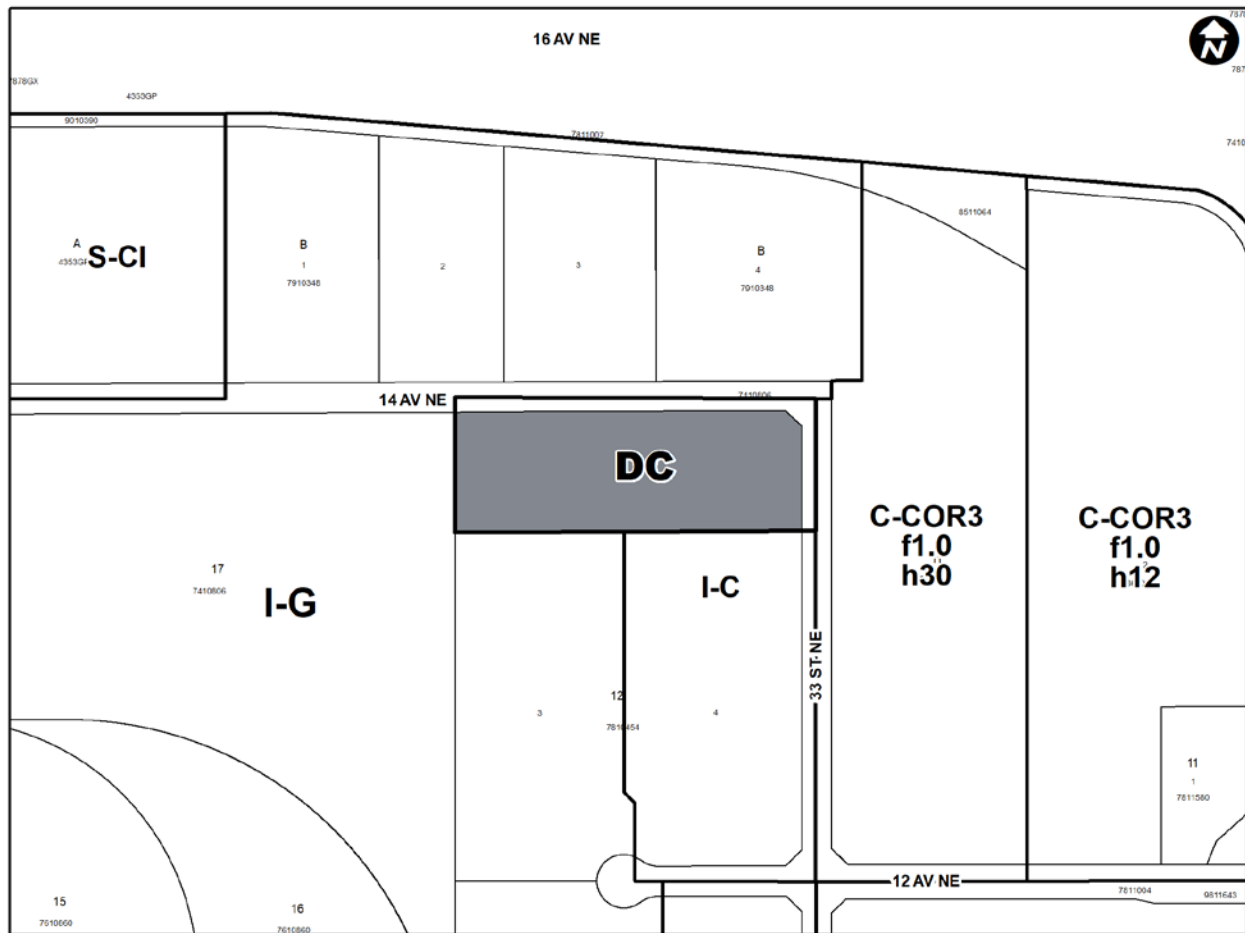
**AMENDMENT LOC2022-0184/CPC2023-0107
BYLAW NUMBER 49D2023**

SCHEDULE A



**AMENDMENT LOC2022-0184/CPC2023-0107
BYLAW NUMBER 49D2023**

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for additional use of place of worship.

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 Industrial – Commercial (I-C) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

PROPOSED

AMENDMENT LOC2022-0184/CPC2023-0107
BYLAW NUMBER 49D2023

Discretionary Uses

5 The ***discretionary uses*** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Place of Worship – Medium.**

Bylaw 1P2007 District Rules

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

Relaxations

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

Applicant Submission

Applicant's Submission

Company Name (if applicable): Kasa Supply Ltd.

LOC Number (office use only):

Applicant's Name: Sarbjee Sahota.

Date: 3/10/2022

we are looking to go for CDC Direct Control
and only add the use of place of worship -
medium to the existing uses without
causing any changes to the adjacent
unit uses.

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(4). 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.

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)

We reached out to adjacent tenants to get their opinion on the new use (place of worship - medium) all of them welcomed the idea.

Stakeholders

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

I connected with them by visiting them in their unit

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 only issue was the parking during the Rush hour on Friday from 1:30pm to 2:30pm.

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.

it will not affect the decisions because we have enough parking stalls during rush hour and most of the other activities it will take place after business hours.

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)

I ensured that we will address all their concerns and they gave their blessing for adding this use to the subject unit.

calgary.ca/planningoutreach

**Land Use Amendment in Greenview Industrial Park (Ward 4) at 207 – 36 Avenue NE,
LOC2022-0094**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.104 hectares \pm (0.26 acres \pm) located at 207 – 36 Avenue NE (Plan 5942AD, Block 14, Lots 21 to 24) from Industrial – Edge (I-E) District to Direct Control (DC) District to accommodate additional automotive uses (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 9:

That Council give three readings to **Proposed Bylaw 38D2023** for the redesignation of 0.104 hectares \pm (0.26 acres \pm) located at 207 – 36 Avenue NE (Plan 5942AD, Block 14, Lots 21 to 24) from Industrial – Edge (I-E) District to Direct Control (DC) District to accommodate additional automotive uses (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the subject parcel to a Direct Control (DC) District to accommodate the additional discretionary uses of Auto Body and Paint Shop and Vehicle Sales - Minor.
- This application aligns with the policies in the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? This application provides opportunities for economic development and additional service to meet the needs of Calgarians.
- Why does this matter? The proposal would preserve the industrial nature of the vicinity while allowing additional business, investment, and job creation in the area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2022 May 26 by Superior Drafting & Design on behalf of the landowner, Doan Huu Lam. The 0.104 hectare (0.26 acre) site is located in the Greenview Industrial Park in the northeast quadrant of the city. The subject site is currently developed with an existing auto service building that is intended to be retained.

The proposed Direct Control (DC) District (Attachment 2) is based on the site's existing designation of Industrial – Edge (I-E) District and would allow for the additional discretionary uses of Auto Body and Paint Shop and Vehicle Sales - Minor. As indicated in the Applicant Submission (Attachment 3), the applicant intends to maintain the existing building and convert five of the existing on-site parking stalls for vehicle sales.

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

**Land Use Amendment in Greenview Industrial Park (Ward 4) at 207 – 36 Avenue NE,
LOC2022-0094**

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and the respective community association was appropriate. The applicant determined that no formal 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 relevant public groups, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners as well.

Administration received one comment from the public expressing concerns about an excess of vehicles being parked along 1 Street NE. The Highland Park Community Association had no objection to the application, and the Thorncliffe Greenview Community Association is in support.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given its location in an industrial area. Public concerns about vehicle parking and business operations will be managed through the development permit and business licensing processes.

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

IMPLICATIONS

Social

There are no social implications based on the proposed application.

Environmental

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

The proposal would allow an additional use that would enable business, investment, and job opportunities in the area while maintaining the integrity of the industrial area.

Planning and Development Services Report to
Calgary Planning Commission
2023 February 09

ISC: UNRESTRICTED
CPC2023-0039
Page 3 of 3

Land Use Amendment in Greenview Industrial Park (Ward 4) at 207 – 36 Avenue NE,
LOC2022-0094

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 38D2023**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

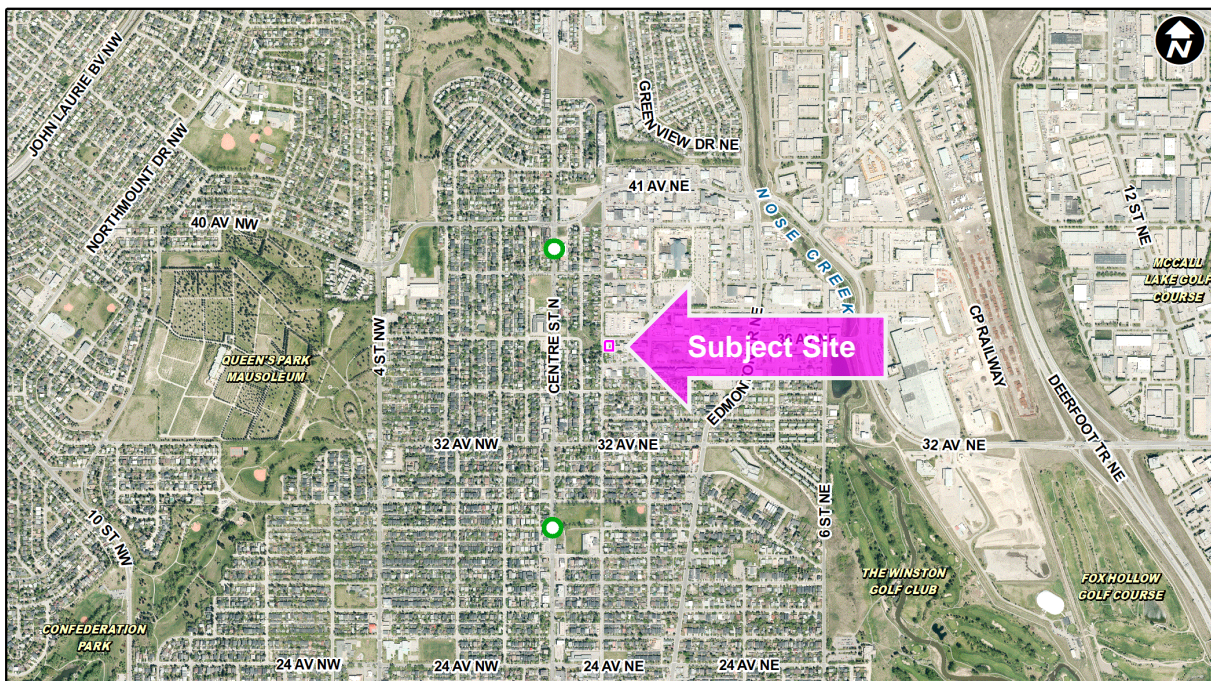
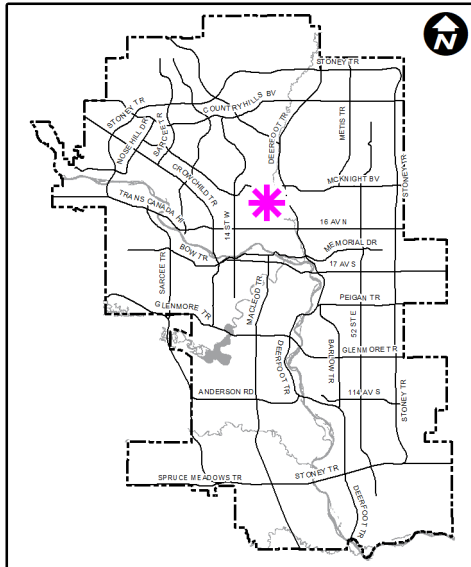
The subject site is located in the community of Greenview Industrial Park, at the southeast corner of the intersection of 1 Street NE and 36 Avenue NE. Surrounding development is characterized by industrial uses to the east, and low density residential to the west. The site is approximately 0.104 hectares in size and is currently developed with a 1-storey auto service building with surface parking.

The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Community Peak Population Table

There is no community population data for Greenview Industrial Park, due to its industrial nature.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated as Industrial – Edge (I-E) District. The I-E District is intended to be located in close proximity to residential areas. It accommodates a range of industrial and commercial uses with a maximum building height of 12 metres.

The application proposes to redesignate the site to a Direct Control (DC) District based on the existing I-E District. The proposed DC District is identical to the I-E District except for the additional discretionary uses of Auto Body and Paint Shop and Vehicle Sales - Minor. Auto Body and Paint Shop is an existing non-conforming use of the site.

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 enable the applicant's proposal due to unique characteristics. The proposed DC District would allow for additional compatible uses while maintaining the I-E District's intended sensitivity to the residential uses across the street, which could not be achieved through the use of a standard land use district in the Land Use Bylaw.

Transportation

Pedestrian and vehicular access to the site is available via 1 Street NE, 36 Avenue NE, and the adjacent rear lane. The area is served by Calgary Transit Route 3 (Elbow Drive – Centre Street) with bus stops along Centre Street N about 550 metres (7-minute walk) from the subject parcel.

Route 3 provides transit service every 10 minutes during the peak hours. The site is located approximately 500 metres (6-minute walk) from the proposed 40 Avenue LRT Station. A Transportation Impact Assessment was not required in support of the land use amendment application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site or the proposal.

Utilities and Servicing

Water, sanitary and storm sewer servicing is available.

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.

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies allow for other uses that support the industrial function of the area, as long as the industrial character is maintained.

The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate 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 as being part of the Industrial - General category (Map 3: Urban Form) with no building scale modifier (Map 4: Building Scale). The LAP notes that Industrial areas may integrate a limited range of supporting commercial uses where appropriate. The proposed land use amendment is in alignment with applicable policy of the LAP.

PROPOSED

CPC2023-0039
ATTACHMENT 2

BYLAW NUMBER 38D2023

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0094/CPC2023-0039)

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 LOC2022-0094/CPC2023-0039
BYLAW NUMBER 38D2023

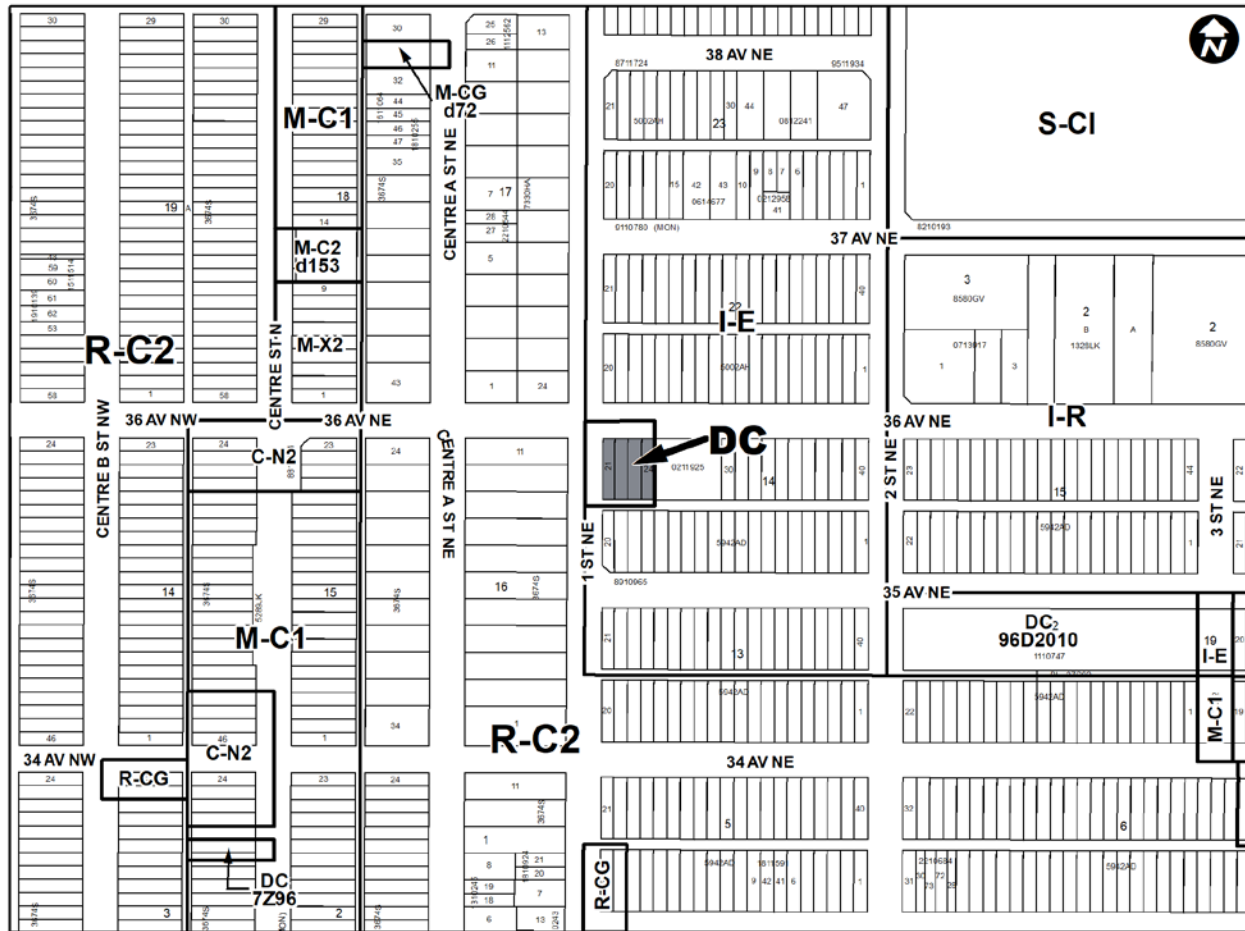
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0094/CPC2023-0039
BYLAW NUMBER 38D2023

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for additional automotive 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 Industrial – Edge (I-E) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

PROPOSED

AMENDMENT LOC2022-0094/CPC2023-0039
BYLAW NUMBER 38D2023

Discretionary Uses

5 The ***discretionary uses*** of the Industrial – Edge (I-E) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Auto Body and Paint Shop;** and
- (b) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

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

Relaxations

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

Applicant Submission

13 July 2022

We are proposing redesignating the property at 207 - 36 Ave NE Calgary, AB. It is currently designated for autobody work under code I-E, and we propose redesignating it as Direct Control to allow for full service and automotive sales. The site currently has capacity for 17 repair vehicles and we're proposing reducing that to 12 so that 5 sales vehicles can be stored in their place. This proposal will not affect the 3 staff parking spaces, nor will it affect street parking/accessibility. We are not proposing any physical changes to the building or redevelopment of the lot.

Applicant Outreach Summary

May 26, 2022

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

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

We're only adding a designation to a pre-existing site.

Outreach Strategy

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

N/A

Stakeholders

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

N/A

What did you hear?

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

N/A

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.

N/A

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)

N/A

Land Use Amendment in Castleridge (Ward 5) at 23 Castlebrook Mews NE, LOC2022-0192

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 23 Castlebrook Mews NE (Plan 8110684, Block 11, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council give three readings to **Proposed Bylaw 46D2023** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 23 Castlebrook Mews NE (Plan 8110684, Block 11, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi detached and duplex dwellings, in addition to the building types already allowed (e.g. single detached 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*.
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for more housing options that 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.

DISCUSSION

This application, located in the northeast community of Castleridge, was submitted by Sioni Custom Homes on behalf of the owner, Mohammed Abdul Baten on 2022 October 25.

The 0.05 hectare \pm (0.12 acre \pm) site is located in the northeast community of Castleridge on the cul-de-sac of Castlebrook Mews NE, south of Castlebrook Road NE and north of Castleridge Boulevard NE. The site is well served by surrounding parks, amenities, services and transit. Prairie Winds Park is located 100 metres to the west, a mix of industrial and commercial uses are located 100 metres to the south and 300 metres to the northwest, and the McKnight-Westwinds LRT station is located 850 metres northwest of the site. The nearby industrial and commercial uses provide for a wide range of employment, retail, restaurants and services.

Land Use Amendment in Castleridge (Ward 5) at 23 Castlebrook Mews NE, LOC2022-0192

A development permit was previously approved for this site for a Single Detached Dwelling with a Secondary Suite; however, as noted in the Applicant Submission (Attachment 2), the owner's intent is to apply for a development permit for a Semi-Detached Dwelling in the future.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate. In response, the owner visited some neighbours and the adjacent church to discuss the application in person. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of opposition from the public. The letter included concerns with increased parking issues.

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

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

IMPLICATIONS

Social

The development of this site may enable a more efficient use of land and infrastructure, and support surrounding uses and amenities.

Environmental

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

Planning & Development Services Report to
Calgary Planning Commission
2023 February 23

ISC: UNRESTRICTED
CPC2023-0159
Page 3 of 3

Land Use Amendment in Castleridge (Ward 5) at 23 Castlebrook Mews NE, LOC2022-0192

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 46D2023**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Castleridge. It is located on the cul-de-sac of Castlebrook Mews NE, south of Castlebrook Road NE and north of Castleridge Boulevard NE. The parcel is approximately 0.05 hectares in size and is approximately 15 metres wide by 31 metres deep. The parcel is currently undeveloped with vehicle and pedestrian access from the street.

The site is surrounded by Residential – Contextual One Dwelling (R-C1) District with single detached dwellings on the north, west and east sides and a church directly adjacent to the south. Residential – Contextual One / Two Dwelling (R-C2) District is located across Castlebrook Road NE to the north.

The site is well served by surrounding parks, amenities, services and transit. Prairie Winds Park is located 100 metres (a two minute walk) to the west, a mix of industrial and commercial uses are located 100 metres (a two minute walk) to the south and 300 metres (a five minute walk) to the northwest, and the McKnight-Westwinds LRT station is located 850 metres (a 15 minute walk) northwest of the site. The nearby industrial and commercial uses provide for a wide range of employment, retail, restaurants and services.

Community Peak Population Table

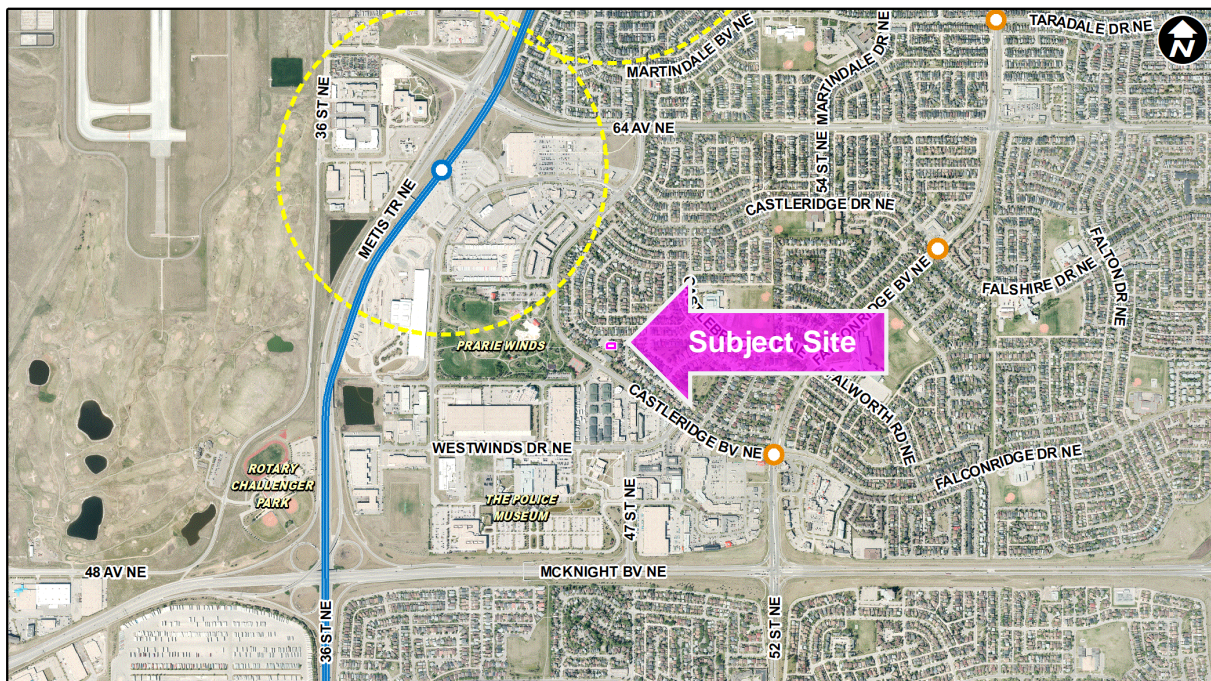
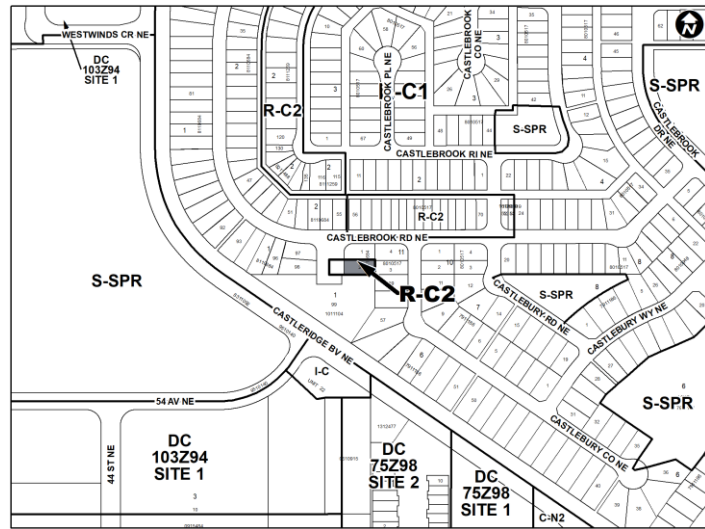
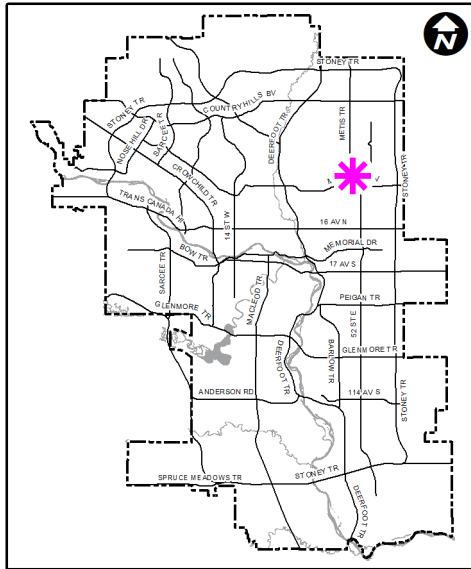
As identified below, the community of Castleridge reached its peak population in 2015, and the population has decreased since then.

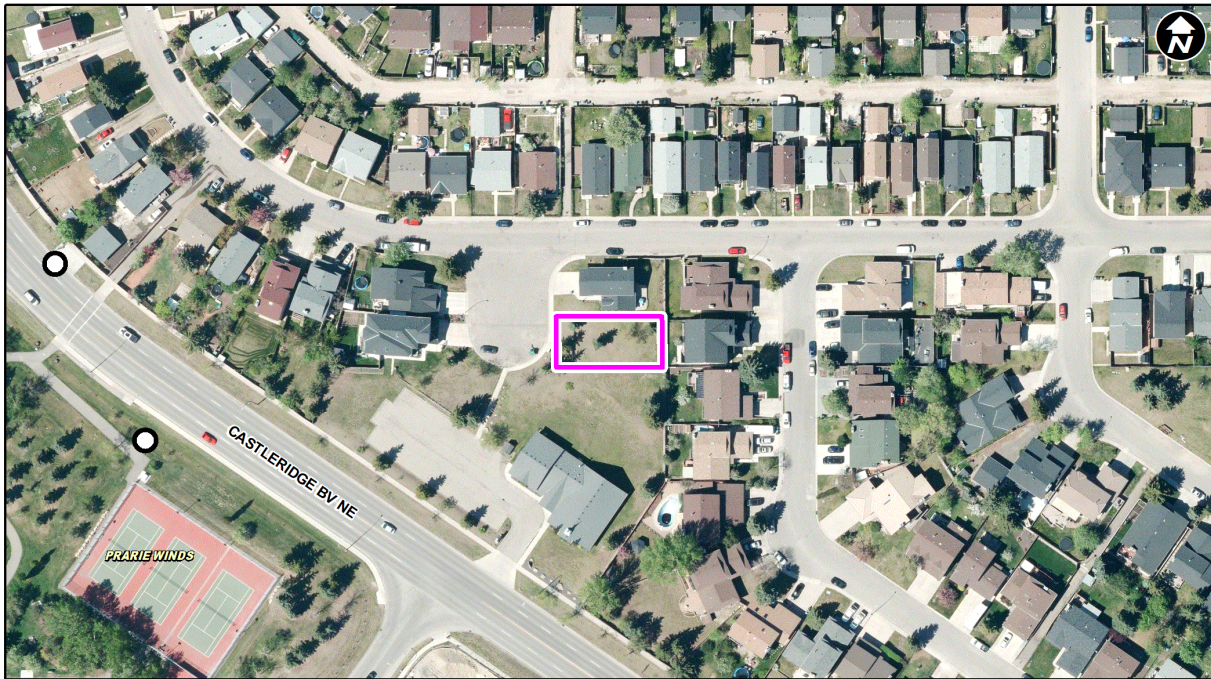
Castleridge	
Peak Population Year	2015
Peak Population	6,475
2019 Current Population	6,127
Difference in Population (Number)	-348
Difference in Population (Percent)	-5.37%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a low-density residential designation applied to developed areas that is primarily for single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and maximum density of one dwelling unit. A maximum of one secondary suite per parcel is allowed in the R-C1 District.

The proposed R-C2 District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex dwellings, which may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are allowed in the R-C2 District and do not count towards allowable density.

Development and Site Design

If approved by Council, the rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage and parking.

Transportation

The site has pedestrian access available from the existing sidewalk along Castlebrook Mews NE and future vehicle access will also be provided from the same street. The site is capable of

accommodating a front driveway for two dwelling units and those details will be determined at the development permit stage. Transit stops are located 100 metres (a two minute walk) from the site including stops for Routes 21 (Castleridge) and 751 (James Fowler/Coral Springs). The McKnight-Westwinds LRT station is located 850 metres (a 15 minute walk) from the site. Street parking adjacent to the site is unrestricted.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service this site. If the parcel is subdivided in the future, separate service connections will be required for each parcel. Further details for servicing 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.

Growth Plan (2022)

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

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (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 residential use is allowable 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 site is located within the Residential – Developed – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest redevelopment of established communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. Redevelopment is intended to be of a similar scale and built form to existing development.

The proposal is in keeping with relevant MDP policies as the rules of the R-C2 District provide for a development form that is low density in nature and sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)

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

Applicant Submission

Applicant's Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

ALLA WAGNER

Date:

2022/09/15

SINGLE TO MULTIFAMILY LAND USE

Single Detached Dwelling, Secondary Suite (basement)

Residential - Contextual One Dwelling

Use Type: Discretionary

Site Address: 23 CASTLEBROOK ME NE

Community: CASTLERIDGE

As an approved development permit holder, we were in the process of applying for new home building permit. Due to changes to our family circumstances we have come to a place where multi-family {semi-detached} is very important to us.

Style of new build architecturally will not be impacted in dramatic ways. Many single-family homes have separate multiple entrances and other items that will be impacted by this change. We will address all development requirements if needed. Please help our family to find a good home in this wonderful community

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.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: SINGLE TO MULTIFAMILY LAND USE

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

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

Please see below

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)

Please see below

Stakeholders

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

We contacted many who would be impacted by this change and had good, positive results: adjacent landowners, neighbors, several community members, church and mosque members in the neighborhood

1. Landowner and his family approached church officials located at the back of property in question. Explained what the new plans are for the new home, circumstances surrounding the changes and was met with positive response.

2. Neighbors in the immediate area and in the near vicinity were approached in person with explanations of changes in planned construction of a duplex instead of a single family building and they also gave a positive response with absolutely no issues with this change.

3. Landowner and family approached some of the neighbors from the area who are members of their community mosque and explained the plans for change and that they have applied for land use change permit and were met with best wishes and positive responses.

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 response was positive, there would be no issues or rejections to changes of land use

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.

N/A

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)

N/A

calgary.ca/planningoutreach

PROPOSED

CPC2023-0159
ATTACHMENT 4

BYLAW NUMBER 46D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0192/CPC2023-0159)**

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 _____

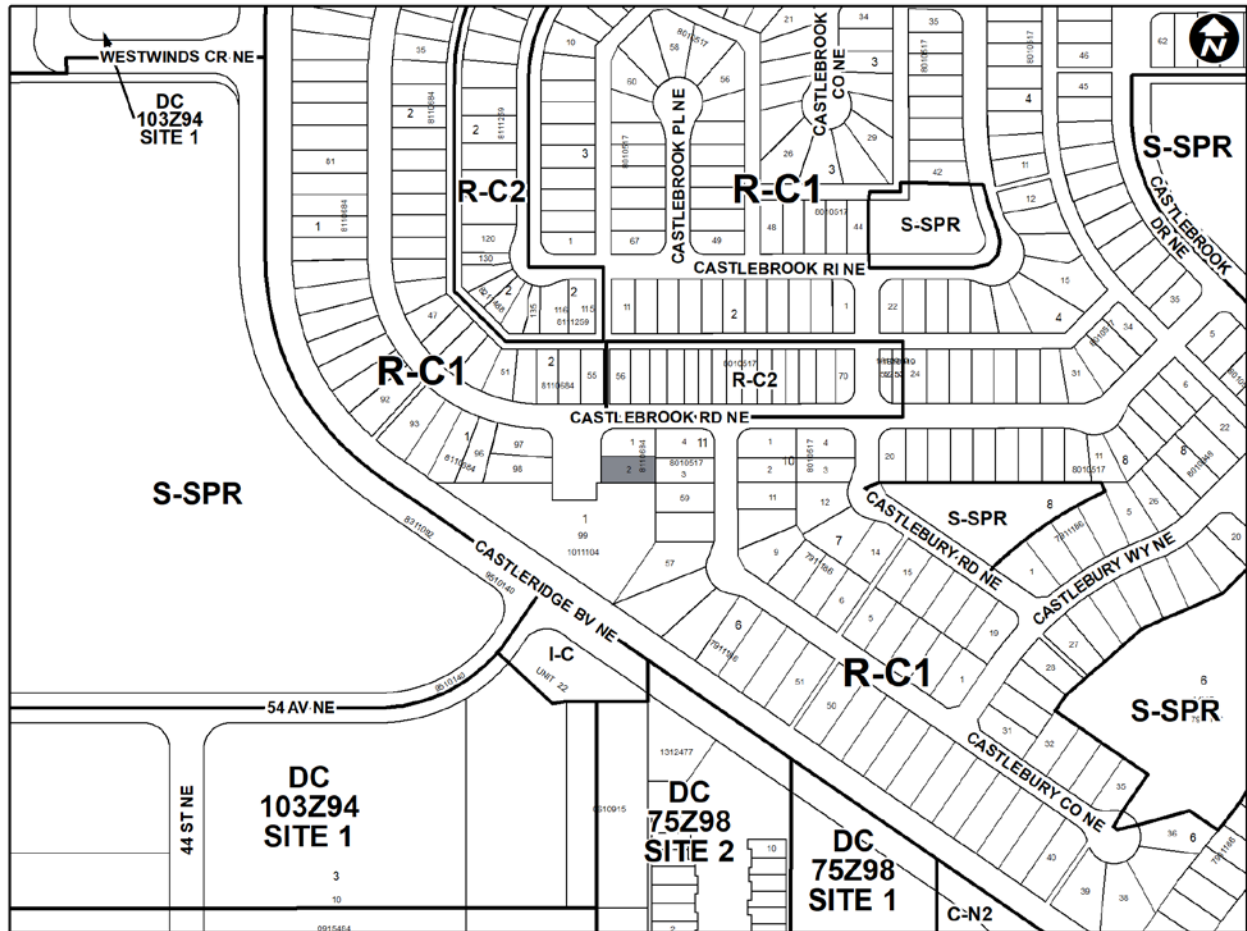
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0192/CPC2023-0159
BYLAW NUMBER 46D2023

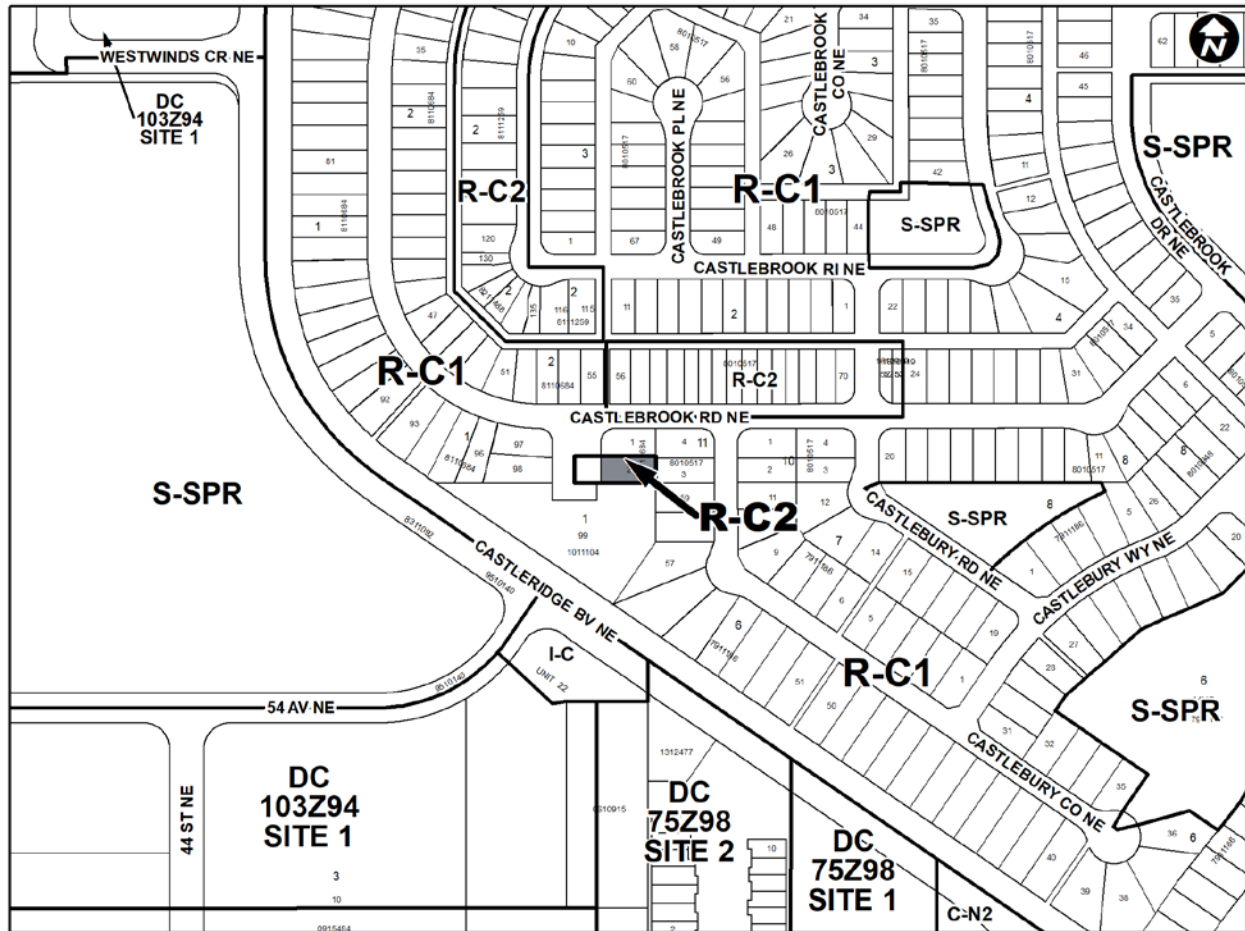
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0192/CPC2023-0159
BYLAW NUMBER 46D2023

SCHEDULE B



Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2022-0119

RECOMMENDATION

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 120.69 hectares \pm (298.22 acres \pm) located at 12323 and 13000 – 68 Street NE, 7880 – 120 Avenue NE, 7990R – 120 Avenue NE, and 6802 Country Hills Boulevard NE (Portion of NE1/4 Section 26-25-29-4; Portion of Plan 0211305, Block 2, Lot 1; NW1/4 Section 25-25-29-4; Plan 0211306, Block 3, Lot 1; Portion of Plan 1510745, Block A) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use – General (MU-1h11) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 9:

That Council give three readings to **Proposed Bylaw 39D2023** for the redesignation of 54.15 hectares \pm (133.81 acres \pm) located at 120.69 hectares \pm (298.22 acres \pm) located at 12323 and 13000 – 68 Street NE, 7880 – 120 Avenue NE, 7990R – 120 Avenue NE, and 6802 Country Hills Boulevard NE (Portion of NE1/4 Section 26-25-29-4; Portion of Plan 0211305, Block 2, Lot 1; NW1/4 Section 25-25-29-4; Plan 0211306, Block 3, Lot 1; Portion of Plan 1510745, Block A) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use – General (MU-1h26) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.

Opposition to Recommendations: Councillor Chabot

HIGHLIGHTS

- This application seeks to redesignate lands in the community of Cornerstone to allow for residential, commercial, and mixed-use development, an elementary school, wetland conservation, open spaces and stormwater management.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Cornerstone Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for increased diversity in housing opportunities, and more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Approval: **M. Sklar** concurs with this report. Author: **C. Wolfe**

City Clerks: C. Doi/ S. Lancashire

Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2022-0119

- No development permit has been submitted at this time.
- Council previously approved the associated outline plan (LOC2014-0173, see Attachment 2) and this land use amendment application is proceeding now that mobility connections are available.

DISCUSSION

This land use amendment and outline plan application was submitted on 2022 July 5 by Stantec Consulting on behalf of the landowner, Northpoint East Development Corporation. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intention is to provide a complete community offering a quality public realm, a range of housing types and affordability levels, and recreational opportunities to promote healthy and active lifestyles.

The 120.69 hectares \pm (298.22 acres \pm) site is located in the northeast community of Cornerstone. Calgary Planning Commission approved the associated outline plan (LOC2014-0173) on 2015 June 4 but the land uses for the subject site were not approved as a part of that application because the street network leading to the site was not constructed yet. The proposed uses reflect those of the approved outline plan (Attachments 2 and 4) and seeks changes to some of the designations of the outline plan to reflect uses that have become available since 2015 such as the R-G and MU-1 Districts.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and the respective community association was appropriate. The applicant determined that outreach would not take place because this land use amendment reflects a continuation of this area's current land uses. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

This application was circulated to the Federation of Calgary Communities and Rocky View County, neither of which responded. There is no community association in the area.

Administration received twenty-five letters of opposition to the proposed land use amendment. All respondent letters objected to a perceived loss of the central wetland area and some mentioned other open space, traffic and property value concerns. Administration clarified with respondents that the wetland area is being preserved as a part of this application and there

Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2022-0119

were no additional concerns identified. Administration considered the other relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Cornerstone and provides a future framework for neighbourhood development and the location of a school site. The development of these lands will enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

This application does include actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050* (see Attachment 1 for information). A large wetland area is being protected in its natural state as a part of this application.

Economic

The proposed land use amendment would enable the development of new residential, institutional, and commercial areas. The development would provide housing opportunity, support local business, and employment opportunities and is consistent with the *Cornerstone Area Structure Plan*.

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. Approved Outline Plan
3. Applicant Submission
4. Proposed Land Use District Map
5. Applicant Outreach Summary
6. **Proposed Bylaw 39D2023**

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 09**

**ISC: UNRESTRICTED
CPC2023-0092
Page 4 of 4**

Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2022-0119

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Cornerstone which is an actively developing part of the city. The lands are bound by Stoney Trail to the north and east and by other developing portions of Cornerstone to the west and south. Adjacent land uses include neighbourhoods to the west (Redstone, Skyview Ranch and Cityscape); agricultural lands and acreage residential to the north and east beyond Stoney Trail; and neighbourhoods to the south (other phases of Cornerstone and Cornerbrook, with Saddle Ridge further south).

The subject site is approximately 120.69 hectares (298.22 acres) in size. Vehicular access to the site will be available through Cornerstone Boulevard NE at both the northwest and southeast ends. Cornerstone Boulevard NE will traverse the site, paralleling Stoney Trail NE as it curves. The development proposed for this site complements other development in Cornerstone and will enable development in the last segment of the northeast within the City's ring road. Other features of the proposal include:

- medium and low density residential in the form of apartments, townhouses, rowhouses and semi and single detached homes;
- a Neighbourhood Activity Centre (NAC) central to the outline plan that provides community commercial and an open space for neighbourhood activity;
- a primary school site and associated playfields;
- preservation of a large wetland area; and
- a block-based grid street network that fosters strong pedestrian and cycling connectivity.

This proposed land uses provides a logical extension and connection to the street and block pattern in adjacent developing neighbourhood areas while respecting the natural wetland area. The main connections to adjacent parts of the community are at the northwest and southeast ends of the subject site.

The subject site is currently undeveloped and has been used for agricultural purposes. The site contains one large wetland complex along the entire southwest boundary. The site is relatively flat and generally drains from north to south.

Community Peak Population Table

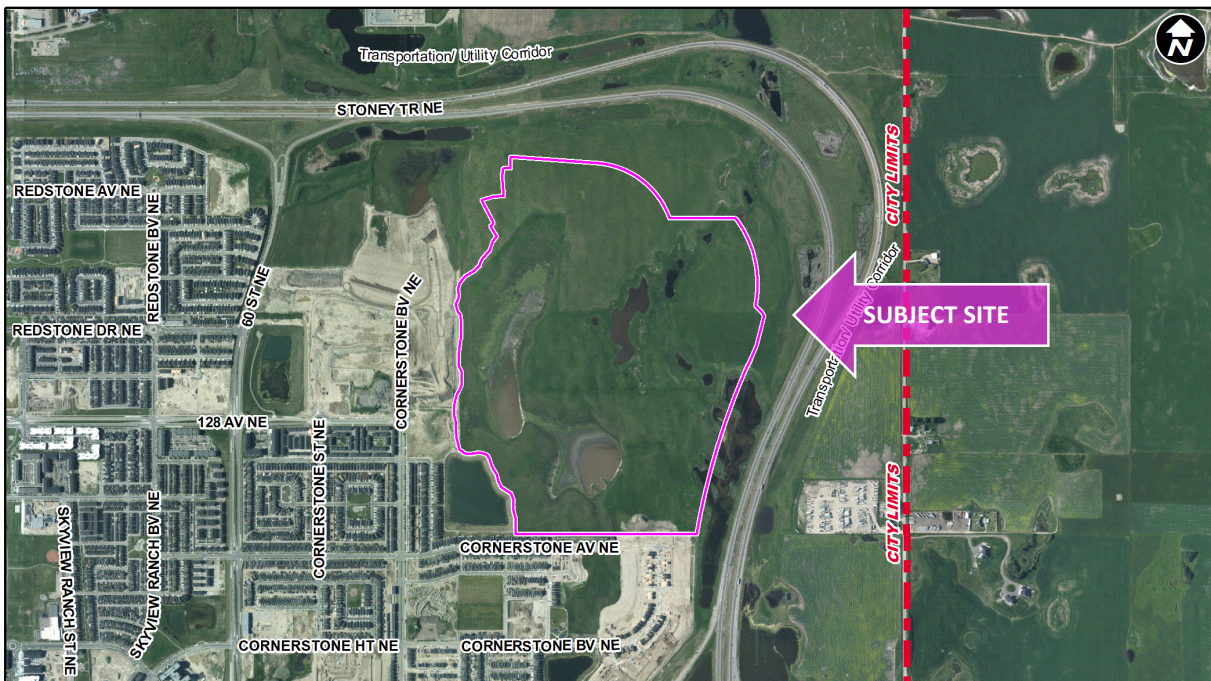
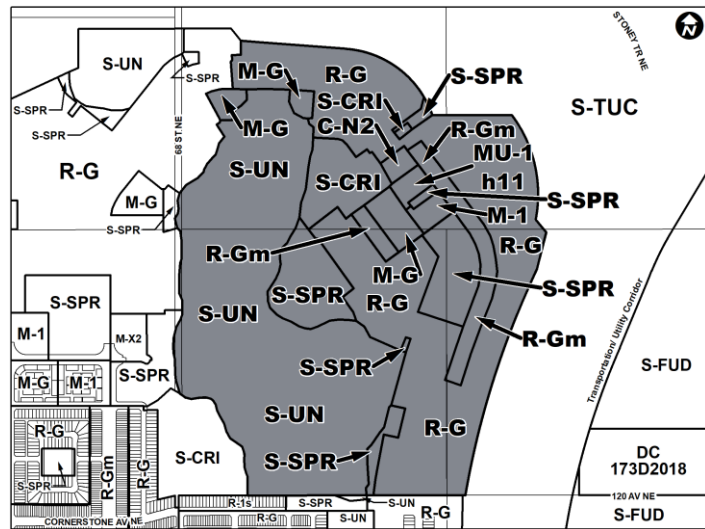
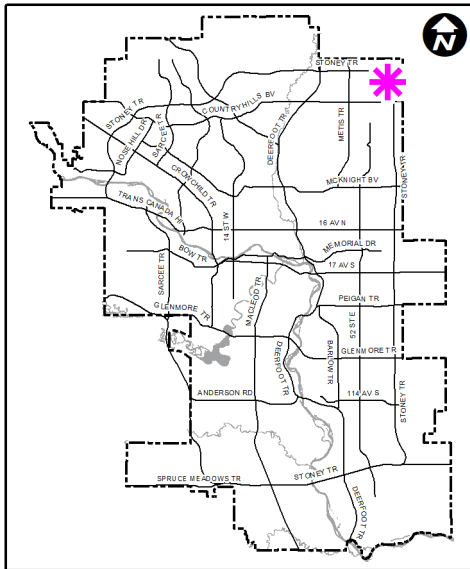
As identified below, the community of Cornerstone reached its peak population in 2019.

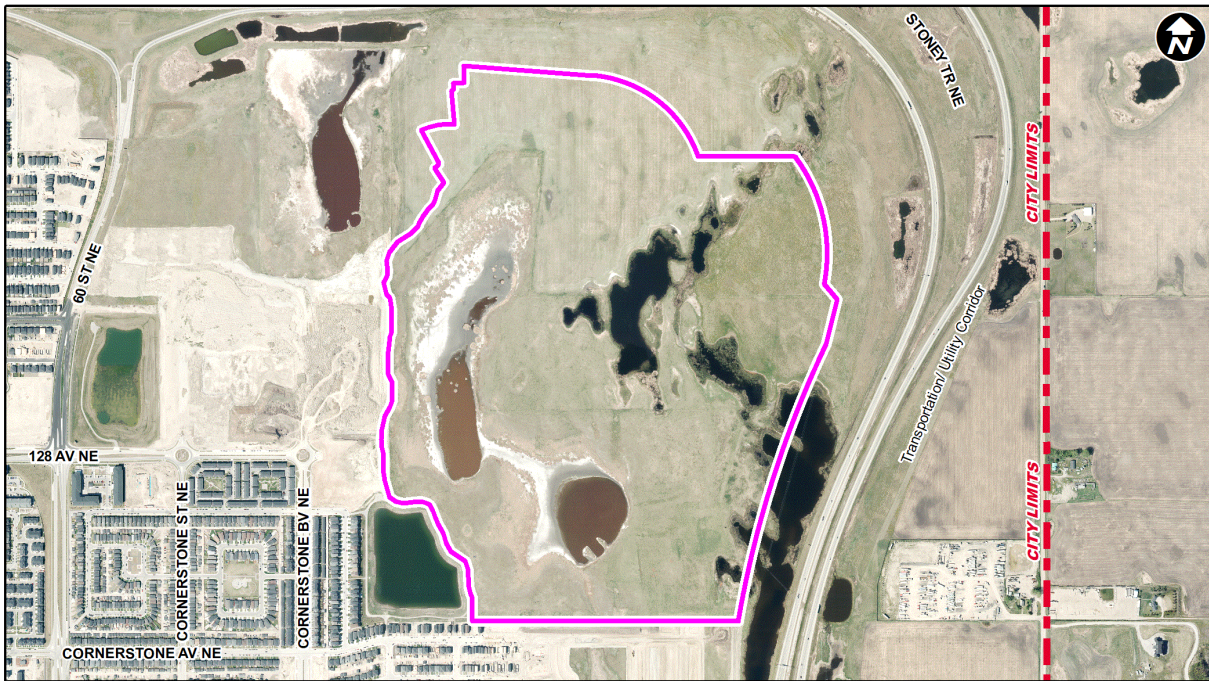
Cornerstone	
Peak Population Year	2019
Peak Population	2,648
2019 Current Population	2,648
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019Civic Census*

Demographic and socio-economic information is not yet available as this is a developing new community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The Cornerstone outline plan was approved by CPC on 2015 June 4 to provide guidance for the subdivision and development of 477 hectares \pm (1,180 acres \pm) of land. This application is proposing a redesignation of 120.69 hectares \pm (298.22 acres \pm) or 25% of the total outline plan area. The proposed uses reflect those of the approved outline plan (see Attachments 2 and 4) and seeks changes to some of the designations of the outline plan to reflect uses that have become available since 2014. The delineation of blocks and areas of sites remain unchanged. Attachment 2 shows the location of this site within the overall outline plan area. This part of the outline plan was not redesignated initially because the leading mobility connections were not yet available.

The existing land use is the Special Purpose – Future Urban Development (S-FUD) District which is intended for lands awaiting urban development and utility servicing.

This application proposes several residential, commercial, mixed-use, and special purpose districts on these lands:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Low Profile (M-1) District
- Commercial – Neighbourhood 2 (C-N2) District;
- Mixed Use – General (MU-1h11) District;

- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

The proposed R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in these Districts is 12.0 metres. R-Gm differs from R-G in that R-Gm designated lands are not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise 46.16 hectares \pm (114.06 acres \pm) and R-Gm District sites comprise 4.89 hectares \pm (12.08 acres \pm) of the proposed redesignation area.

The proposed M-G District is a multi-residential designation that is intended primarily for townhouses and fourplexes where some or all the units have direct access to grade. The M-G District is intended to be applied in close proximity or adjacent to low-density residential areas and has a maximum height of 12 metres. M-G District sites comprise 2.98 hectares \pm (7.37 acres \pm) of the proposed redesignation area.

The M-1 District allows multi-residential development of low height and medium density and it is intended to be in close proximity or adjacent to low density residential development. The M-1 District allows for a maximum building height of 14.0 metres. There is no listed maximum floor area ratio (FAR). The M-1 District has a minimum density of 50 units per hectare and a limit of 148 units per hectare. The M-1 District site comprises 0.89 hectares \pm (2.20 acres \pm) of the proposed redesignation area.

The proposed C-N2 District is intended to allow for small scale commercial development with potential for residential uses on upper floors at a compatible scale to nearby residential areas. While still supporting neighbourhood commercial, vehicular access is permitted to be direct to building frontages and limited automotive uses are also allowed. The C-N2 District allows for a maximum building height of 10 metres and a maximum FAR of 1.0 to ensure compatibility with adjacent neighbourhood areas. The C-N2 District site comprises 0.68 hectares \pm (1.68 acres \pm) of the proposed redesignation area.

The proposed MU-1 District is intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. While commercial uses are permitted, provision of commercial uses is not required. MU-1h11 District has no floor-area ratio limit and a height limit of 11 metres. This height limit was established to complement adjacent development. The MU-1 District site comprises 0.83 hectares \pm (2.04 acres \pm) of the proposed redesignation area.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This District is proposed for the stormwater pond and associated infrastructure as well as a lift station and will be designated as a Public Utility Lot (PUL) pursuant to the *Municipal Government Act* (MGA). S-CRI District sites comprise 4.81 hectares \pm (11.88 acres \pm) of the proposed redesignation area.

The proposed S-SPR District is intended to provide for schools, parks, open space, and recreational facilities, with 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 Municipal Reserve (MR) pursuant to the MGA. A joint use site for a proposed elementary school and corresponding

playfields is located in the eastern portion of the plan area and is approximately 3.34 hectares (8.25 acres) in size. Throughout the subject site, parks are provided that serve varying functions and recreational opportunities. Small to medium size parks are provided in five locations across the site, either as pocket parks or as complementary space to the natural area. S-SPR District sites comprise 11.17 hectares \pm (27.59 acres \pm) of the proposed redesignation area.

The proposed S-UN District is intended for lands that provide for naturally significant landforms, natural vegetation, or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or lands that are undergoing naturalization. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. A major wetland complex along with the applicable setback, that is approximately 48.29 hectares (119.32 acres) in size, will be protected through this application.

Density and Intensity

This application follows the layout of the Cornerstone outline plan (LOC2014-0173) but makes some minor changes to the land uses. Direct Control Districts based on R-2 and R-2M have been changed to R-G and R-Gm and MX-1 sites have been changed to MU-1. These changes represent either an increased intensity of allowable development or an equivalent intensity. The outline plan had a density range of 21.03 to 28.23 units per hectare \pm (8.5 to 11.4 units per acre \pm). The outline plan conditions also require a density phasing plan with each subdivision to demonstrate compliance with the minimum required densities and variety of housing policies as required by planning policy. The density and intensity proposed in this application aligns with City planning policies.

Transportation

The subject site is bounded by Stoney Trail NE to the north and east and by developing lands to the west and south. Convenient access to Stoney Trail NE is available via Country Hills Boulevard NE and 60 Street NE to the south and west of the subject lands. Primary access to the site will be available through Cornerstone Boulevard NE at both the northwest and southeast ends. Cornerstone Boulevard NE will traverse the site, paralleling Stoney Trail NE as it curves. The street network within the subject site was established through the Cornerstone Outline Plan (LOC2014-0173) and no changes are proposed with this application.

When the outline plan was approved, land use amendments were to be provided in phases because important area-wide street connections were yet to be constructed. The street connections necessary to support development on the subject site are now in place. Administration is currently working with the area developers to construct the last remaining area-wide street connections in the northeast.

Pedestrian connectivity has been provided throughout the site through a series of local, multi-use and regional pathways as well as sidewalks. These connect to adjacent neighbourhoods and also loop around the wetland.

The area is not currently served by transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include a bus route running through the subject site. Transit in the area will provide local and regional service through and around the plan area, and later be adjusted to connect with the future Blue Line LRT extension and MAX BRT services.

A Transportation Impact Assessment (TIA) was submitted to establish street classifications and intersection configurations for the plan area as part of the outline plan process. The TIA was reviewed and accepted by Administration.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Cornerstone outline plan (LOC2014-0173). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past. Two abandoned oil and gas wells were evaluated during the outline plan process and the appropriate setback will be determined as a condition of subdivision. Wetlands and appropriate setbacks were established through the outline plan process and are being protected as a part of this land use amendment application.

Utilities and Servicing

The site is currently not serviced. The overall utilities and servicing for this development area have been previously planned with the Cornerstone Outline Plan (LOC2014-0173). The proposed change in use does not significantly impact the proposed services for the area which have been checked to confirm that they have capacity to service the proposed development. As a condition of the subdivision, the developer will be required to enter into a Development Agreement to construct the necessary servicing and pay applicable off-site levies, charges and fees prior to development of the sites. Further utility servicing details will be determined at the appropriate tentative plan and development permit stages.

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.

Growth Plan (2022)

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

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the Rocky View County/City of Calgary IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within a Developing Planned Greenfield areas with an existing Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed land use amendment meets the MDP's more specific policy direction, including the New Community Planning Guidebook. This includes design and policy consistency related to: integrating a mix of dwelling types and land uses; including activity centres within neighbourhoods; using a grid based, connected street pattern and complete streets in the

subdivision design; protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets.

Calgary Climate Strategy (2022)

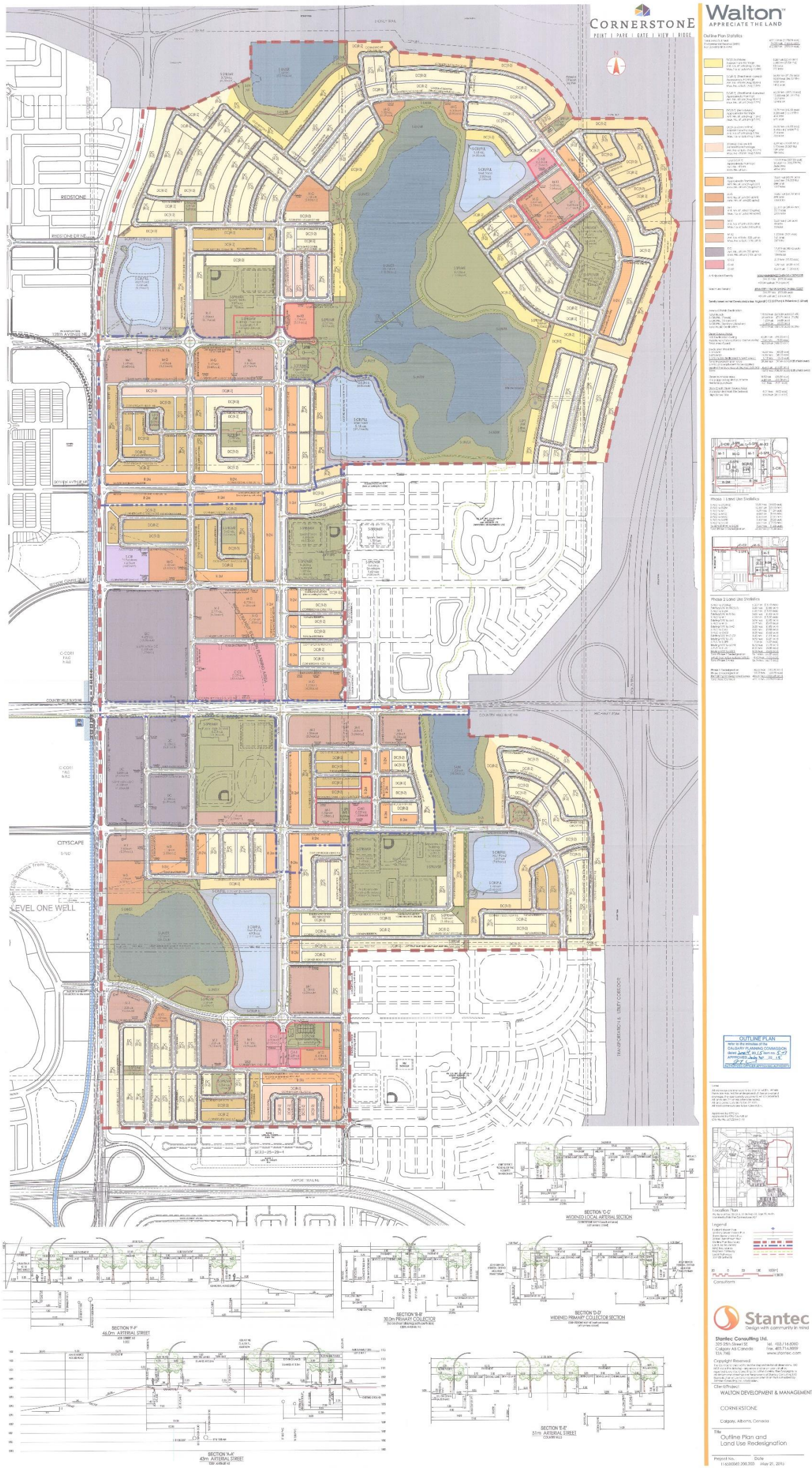
This application includes actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Green Infrastructure will be considered throughout the development permit and overall design process, including formalizing the existing wetland areas as environmental reserve and preserving a significant portion of the subject lands as natural space going forward. Green Mobility is supported by the land use for realizing the Neighbourhood Activity Centre (NAC), which incorporates transit supportive developments and focuses higher densities in proximity to neighbourhood services, amenities, and key neighbourhood open space areas. This application does not include any specific actions that address Food Security objectives; however, individual home builders can, and often do, implement strategies at the specific lot/house level. Further opportunities to align with urban agriculture strategies (such as community gardens in local open spaces, etc.), will be explored by the future site developer(s) and future community group(s), where possible. Further opportunities to align development with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Cornerstone Area Structure Plan (Statutory – 2014)

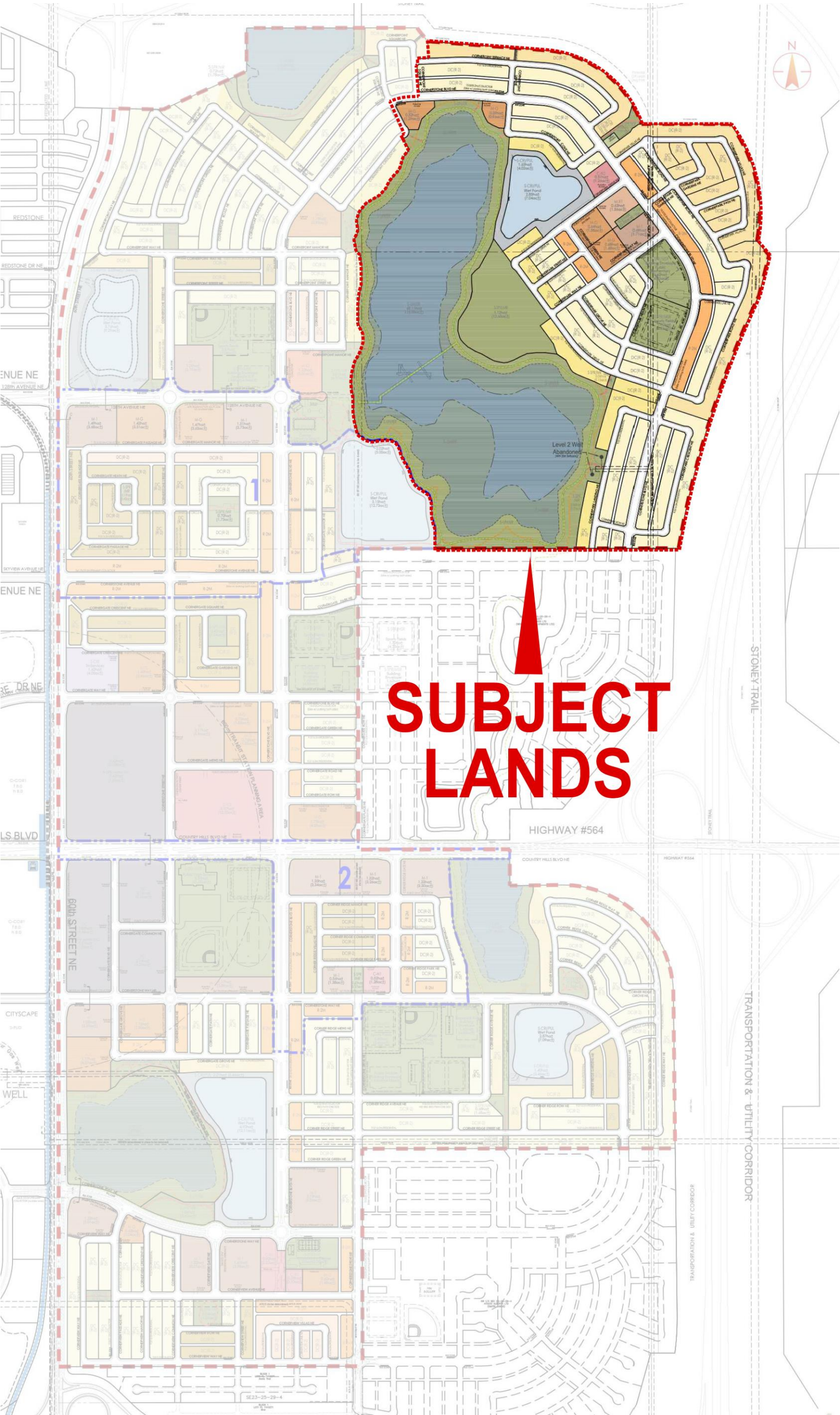
The subject site is located within the [Cornerstone Area Structure Plan](#) (ASP). The ASP identifies the subject lands as predominantly residential, commercial and mixed-use, with a NAC policy area in the central-northeast portion of the subject site. This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area, and the provision of a joint-use site which is anticipated to contain an elementary school and associated playfields. This application aligns with the applicable ASP policies.

Approved Outline Plan

This is the outline plan that was approved under LOC2014-0173 on 2015 June 4 by Calgary Planning Commission.



This is the location of the subject site within the approved outline plan.



Applicant Submission

2022 July 5



On behalf of Anthem Properties (Anthem), Stantec Consulting Ltd. (Stantec) is submitting the following application to redesignate ±120.69 ha (±298.22 ac) of land located in Northwest Calgary at 13000 68 ST NE, legally described as Plan 0211305, Block 2, Lot 1, and NW Sec 25, Twp 25, Rge 29, Mer 4 (subject lands). The subject lands are located in the northeastern portion of the developing community of Cornerstone, south and west of Stoney TR NE, and north of Cornerstone AV NE.

The vision for the Cornerstone Outline Plan is to develop a socially, environmentally, and fiscally responsible community that offers a unique sense of place achieved through a comprehensive approach to community design. This complete community offers a quality public realm, range of housing diversity and affordability, and recreational opportunities to promote healthy and active lifestyles. Residents will be able to use active transportation on the network of streets, pathways, and trails. The subject lands within the Cornerstone Outline Plan are designed to protect and integrates significant ecological features into the design of the community. The attached land use application has been developed in alignment with the New Community Guidebook, Calgary Transportation Plan, Cornerstone Area Structure Plan, and Cornerstone Outline Plan.

As per the original Outline Plan approval (LOC2014-0173), a staged land use approach has been developed to support a progressive and successful implementation model for the individual phases of the Cornerstone Outline Plan. Previous staged land use amendments have included:

Application	Cornerstone OP Phases	Application No.	Approval Date
Cornerstone Outline Plan	-	LOC2014-0173	Jul 04, 2015 (CPC)
Stage 1 & 2 Land Use	1 & 2	LOC2014-0173	Jul 20, 2015 (Council)
Stage 3 Land Use	2, 4, & 6	LOC2016-0093	Jan 17, 2017 (Council)
Stage 4 Land Use	3, 5, & 7	LOC2016-0094	Jan 17, 2017 (Council)
Stage 5 Land Use	9 & 11	LOC2016-0095	Jan 17, 2017 (Council)
Stage 6 Land Use	8, 10, & 19	LOC2018-0147	Jan 14, 2019 (Council)

This application represents Stage 7 of the staged implementation of the Cornerstone Outline Plan and includes Phases 13, 15a, 15b, and 16.

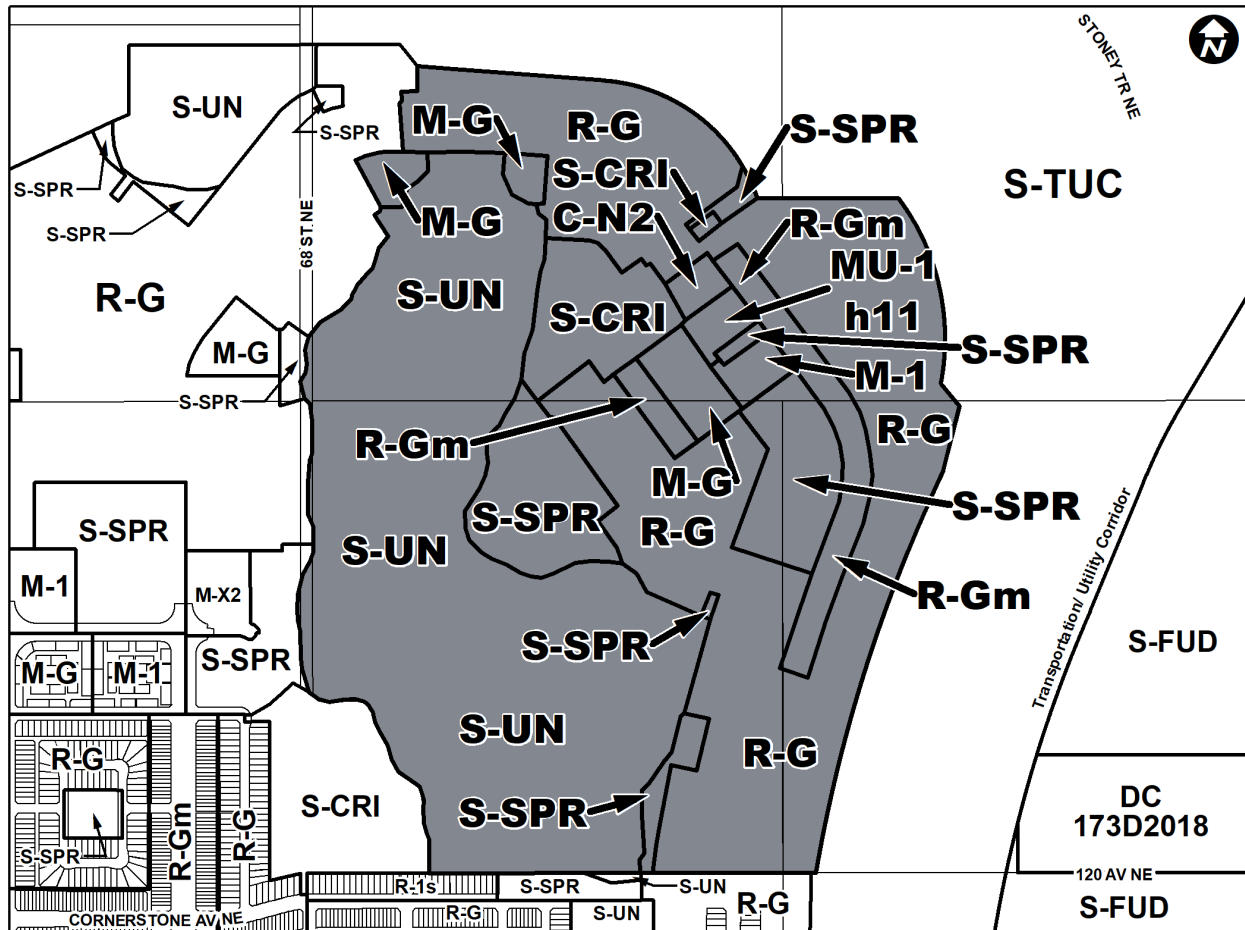
Residential densities will be transit-supportive with higher densities located in proximity to the Neighbourhood Activity Centre (NAC), which provides convenient neighbourhood-scale amenities to nearby neighbourhoods and features a mix of higher densities, open space, and amenities.

All lands within this application are currently zoned S-FUD. The land use districts of R-G, R-Gm, M-G, M- 1, MU-1, C-N2, S-SPR, S-CRI, S-UN are proposed for the subject lands.

One minor revision is proposed to the Cornerstone Outline Plan as part of this application. The R-Gm block end in the central-western region of the Plan Area has been rotated to face the north-south running street (Cornerstone BV NE). This rotation is to allow for a secondary emergency access between the northern and southern portions of the Plan Area. This improves the connectivity for emergency vehicles from the existing Outline Plan, remaining in alignment with the land use objectives of the Cornerstone Outline Plan.

Please note, an abandoned CNOOC (formerly Nexen) pipeline right-of-way (Plan 501JK) is located in the eastern portion of the subject lands. This north-south running abandoned pipeline will be removed in in Q3 2022.

Proposed Land Use District Map



Applicant Outreach Summary

2023 January 19



LOC2022-0119 Engagement Summary

File: LOC2022-0119
Date: January 19, 2023

On behalf of Anthem Properties (Anthem), Stantec Consulting Ltd. (Stantec) submitted an application to redesignate land located in Northwest Calgary at 13000 68 ST NE, legally described as Plan 0211305, Block 2, Lot 1, and NW Sec 25, Twp 25, Rge 29, Mer 4, in July of 2022.

APPLICATION AREA CONTEXT

The subject lands are located in Northeast Calgary, within the northeastern portion of the developing community of Cornerstone. The subject lands consist of ± 120.69 ha (± 298.22 ac) of land and are generally bound by Stoney TR NE to the east and north, and Cornerstone AV NE to the south.

LOC2022-0119 BACKGROUND

Planning for the community of Cornerstone began nearly 10 years ago, with the development of the Cornerstone Area Structure Plan. The vision for the Cornerstone Outline Plan (OP) was to develop a socially, environmentally, and fiscally responsible community that offers a unique sense of place achieved through a comprehensive approach to community design. The Cornerstone OP was approved in 2015 (file number LOC2014-0173) and a staged land use redesignation approach has been used to develop individual phases of the Cornerstone OP since.

This proposed Land Use Amendment aligns with the approved Outline Plan that has been in place since 2015 with no changes to the layout originally approved. The land uses proposed match the existing, approved plan for the community and redesignation is a required step in the development process. Minor updates to specific land uses have been included to reflect updates to The City of Calgary's Land Use Bylaw since 2015.

ENGAGEMENT

Following submission of the application on July 4, 2022, a Proposed Land Use Change sign was installed in the community on July 25, 2022:

Calgary

Tell Us What You Think
Submit comments to The City by **August 15, 2022** at calgary.ca/developmentmap and refer to LOC2022-0119. Comments received after this date may be considered depending on the application review period.

PROPOSED LAND USE CHANGE

A change is proposed at multiple properties (see map) to allow for:

- Single detached, semi-detached, and/or rowhouse homes (R-G and R-GM Districts), rowhouse, townhouse or multi-residential units (M-G, M-1, M-2 Districts), commercial and mixed use development in the form of stores and multi-residential buildings (C-N2 and M-U-1 Districts), public open space which includes wetlands, parks, pathways and stormwater ponds (S-U1, S-CR1 and S-SPP Districts).
- This application is being reviewed under the Municipal Development Plan and the Cornerstone Area Structure Plan.

calgary.ca/developmentmap
Reference Number: LOC2022-0119
Phone: 403-268-5311

Applicant Contact Information:
Name: Marcus Paterson
Phone: (403) 207-7531

January 19, 2023
Page 2 of 2

FOLLOW UP COMMUNITY CONVERSATIONS AND INFORMATION SHARING

Following the installation of the notification sign in the community, we heard feedback from the Ward Councilor and community members with questions and concerns as to what was going to happen with development in the community and the existing natural areas within the redesignation lands.

As a result, we door knocked in the community on Friday, August 12th, distributed the attached information sheet (Attachment 1), and answered a number of questions regarding the application with residents in the blocks adjacent to the current storm pond and the SW corner of the amendment area:



Through conversations with residents, the shared information sheet was also distributed to the community Facebook page. Residents noted appreciating the additional information and confirmation that the wetland and natural areas would be retained, and that development was proceeding in alignment with the 2015 plans.

Anthem has continued to engage with various community members, City staff, and Ward offices since the fall of 2022 as any additional questions have arisen.

Attachment: Attachment 1.0 - Resident Communication Letter

Design with community in mind

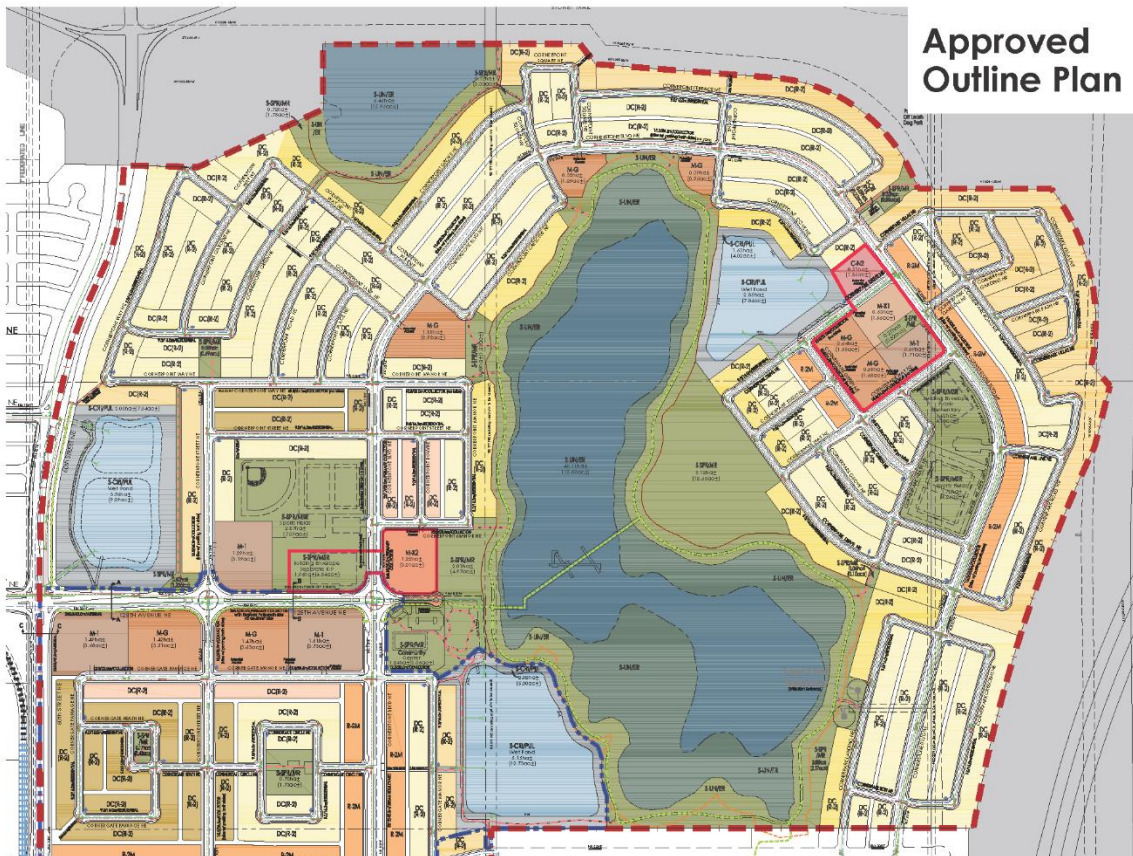


PROPOSED LAND USE CHANGE IN YOUR NEIGHBOURHOOD (LOC2022-0119)

Development History of your Neighbourhood

Planning for the community of Cornerstone began nearly 10 years ago, with the development of the Cornerstone Area Structure Plan. The purpose of an Area Structure Plan is to provide high-level planning direction for a community.

Following the approval of an Area Structure Plan by City Council, smaller areas of development are planned in more detail under separate Outline Plan phases. An Outline Plan for your community was approved in 2015 (file number LOC2014-0173).



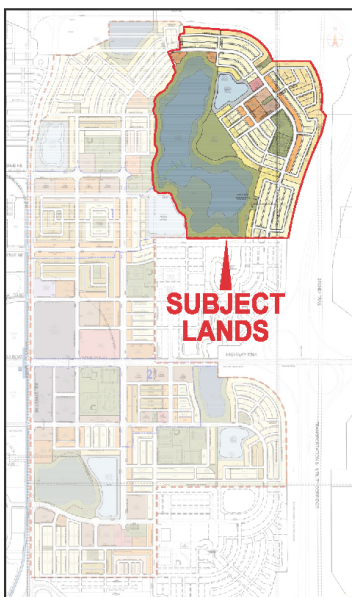
Anthem 

What is the Purpose of the Proposed Land Use Change?

The purpose of the proposed Land Use Amendment is to re-zone the current, undeveloped land to land uses that will permit the next phase of development of your community. Importantly, the proposed Land Use Amendment aligns with the approved Outline Plan that has been in place since 2015. The land uses proposed match the existing, approved Outline Plan for your community and what was planned in 2015 is what will be built in the coming years.

What Does This Mean for Me?

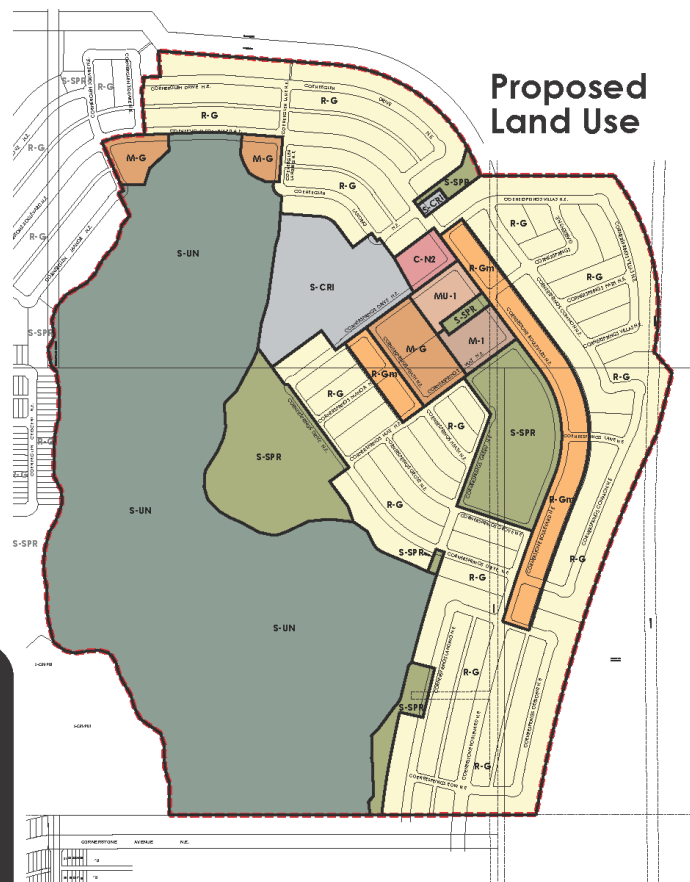
- The land uses that were approved in 2015 remain the same. The wetlands, park spaces, and design of the community align with the existing, approved plans for development.
- The Land Use Amendment process is a process required to transition land designed for future urban development to developable land. This application does not change the approved plans for development but is required by The City of Calgary for development to proceed.



Who Do I Contact If I Have Questions?

City of Calgary Planning Department
403-268-5311
Referencing File LOC2022-0119

Or you can contact the applicant directly
Marcus Paterson
Senior Planner, Stantec
(403) 207-7531



Anthem

PROPOSED

CPC2023-0092
ATTACHMENT 6

BYLAW NUMBER 39D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0119/CPC2023-0092)**

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

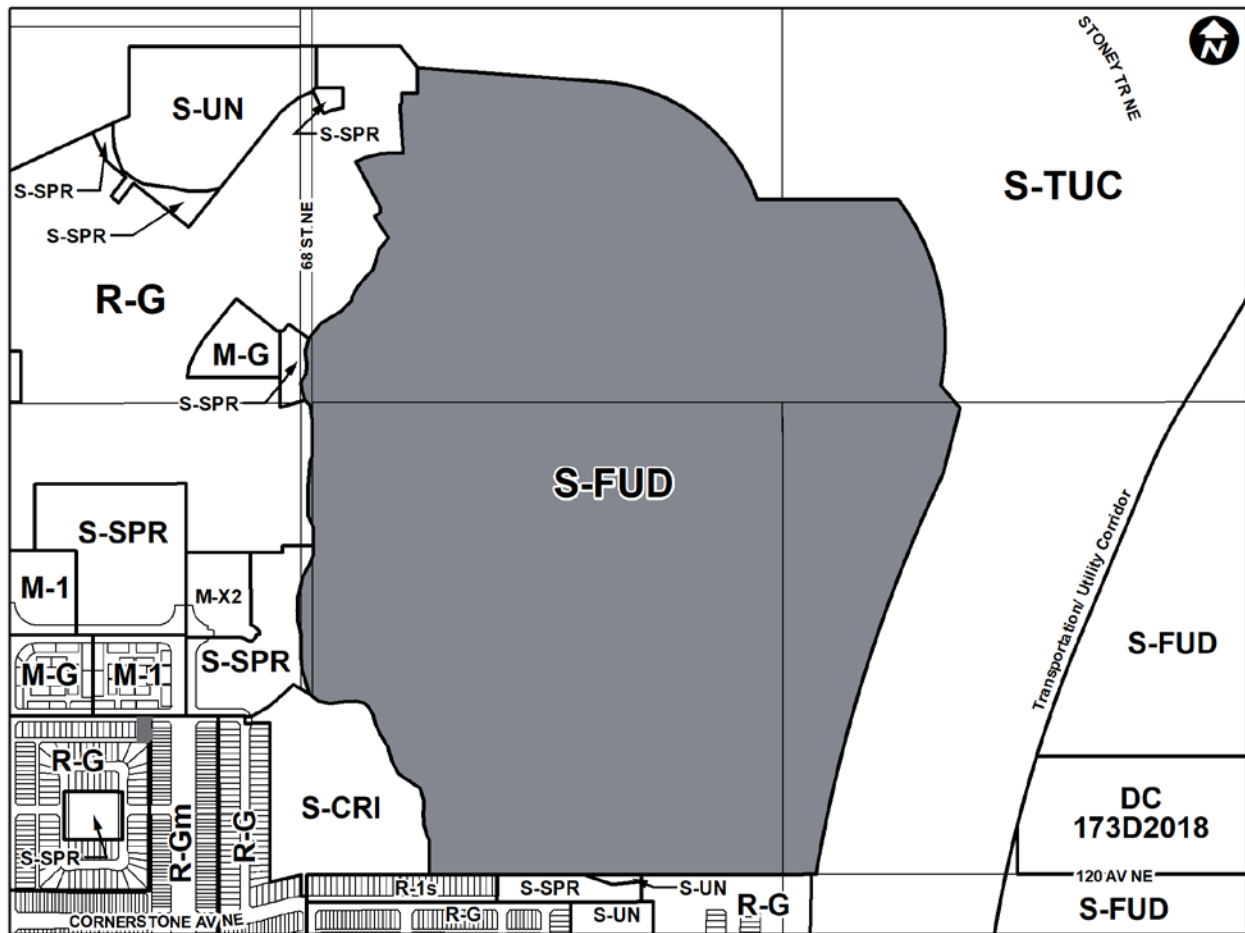
SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0119/CPC2023-0092

BYLAW NUMBER 39D2023

SCHEDULE A

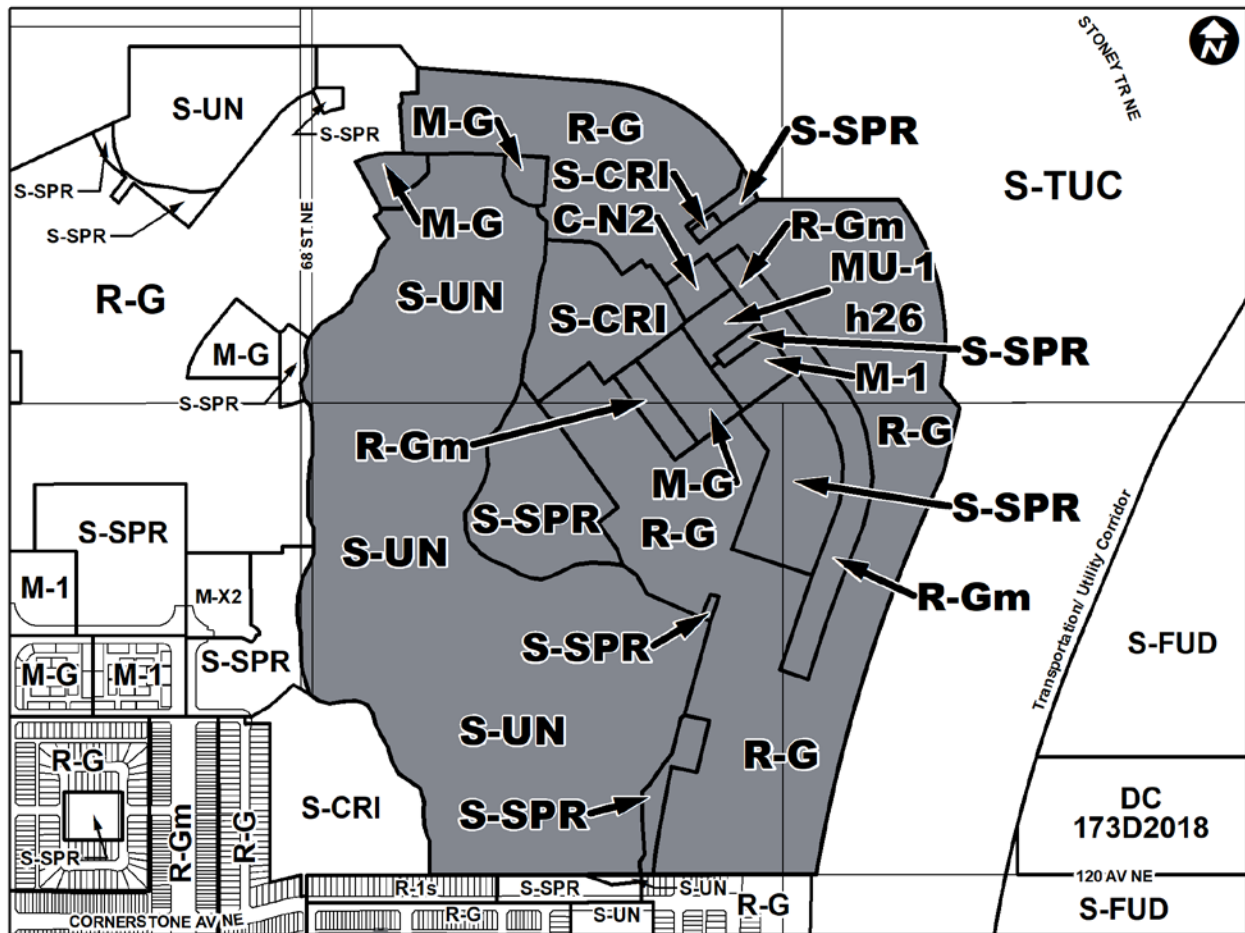


PROPOSED

AMENDMENT LOC2022-0119/CPC2023-0092

BYLAW NUMBER 39D2023

SCHEDULE B



Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2022-0009

RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) to subdivide 21.65 hectares \pm (53.50 acres \pm) with conditions (Attachment 6).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 6.48 hectares \pm (16.02 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Multi-Residential – High Density Low Rise (M-H1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to Commercial – Regional 3 f0.3h16 (C-R3f0.3h16) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.
3. Give three readings to the proposed bylaw for the redesignation of 6.74 hectares \pm (16.65 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Commercial – Community 2 f0.3h16 (C-C2f0.3h16) District to Direct Control (DC) District to accommodate residential dwellings, accessed from grade, with guidelines (Attachment 5).
4. Give three readings to the proposed bylaw for the redesignation of 2.43 hectares \pm (6.01 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to Direct Control (DC) District to accommodate a significant reduction in the minimum density for dwelling units, with guidelines (Attachment 6).

Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2022-0009

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 9:

That Council:

1. Give three readings to **Proposed Bylaw 40D2023** for the redesignation of 6.48 hectares \pm (16.02 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Multi-Residential – High Density Low Rise (M-H1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District, Special Purpose – City and Regional Infrastructure (SCRI) District and Direct Control (DC) District to Commercial – Regional 3 f0.3h16 (CR3f0.3h16) District, Special Purpose – School, Park and Community Reserve (SSPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District;
2. Give three readings to **Proposed Bylaw 41D2023** for the redesignation of 6.74 hectares \pm (16.65 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Commercial – Community 2 f0.3h16 (C-C2f0.3h16) District to Direct Control (DC) District to accommodate residential dwellings, accessed from grade, with guidelines (amended Attachment 5); and
3. Give three readings to **Proposed Bylaw 42D2023** for the redesignation of 2.43 hectares \pm (6.01 acres \pm) located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to Direct Control (DC) District to accommodate a significant reduction in the minimum density for dwelling units, with guidelines (Attachment 6).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, dated 2023 February 9

“Moved by: Councillor Mian

That with respect to Report CPC2023-0117, the following be approved, **as amended**:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 14111 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) to subdivide 21.65 hectares \pm (53.50 acres \pm) with conditions (Attachment 6).
...

For:
(8) Director Fromherz, Commissioner Mortezaee, Councillor Mian, Councillor Chabot,
Commissioner Hawryluk, Commissioner Tiedemann, Commissioner Weber, and
Commissioner Small

MOTION CARRIED”

Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2022-0009

HIGHLIGHTS

- The proposed land use will rearrange the commercial and residential uses within the plan area, as a result of changes to the Airport Vicinity Protection Area Regulations to provide for better opportunities of development locations within the site. The application also seeks to provide for a regional park, to be maintained by the Calgary Parks Foundation.
- The proposal reflects a change in the location of uses within Community D of the Keystone Hills site while still aligning with the policies of the *Municipal Development Plan (MDP)* and the *Keystone Hills Area Structure Plan (ASP)*.
- What does this mean to Calgarians? Ultimate development of this area will provide comprehensive services at a local level, together with employment, leisure and living opportunities in a variety of forms.
- Why does this matter? This will provide greater housing choice, close to local services and employment opportunities.
- No development permit has been submitted at this time.
- Council previously approved LOC2016-0234 for similar land uses to those proposed.

DISCUSSION

This land use amendment and outline plan application was submitted on 2022 January 18 by B&A Planning Group on behalf of the landowner, Melcor Developments. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intention is to provide land uses consistent with this Regional Retail Centre and Industrial/Employment Area, together with associated residential uses and a regional park.

This 21.65 hectare (53.50 acre) site is located in Community D of the Keystone Hills area of Calgary at 14111 15 Street NE and forms a portion of the previously approved 81 acre Outline Plan. The proposed uses reflect the existing approval of LOC2016-0234 and seeks changes to some of the locations of those uses and street design components within the site. A new regional park is also included in this application.

The proposed changes to land uses and locations (relating to 16.98 hectares (41.96 acres)) comes as a direct result of changes to the Noise Exposure Forecast areas in the Airport Vicinity Protection Area (AVPA) Regulations, in 2021 August. This has provided an opportunity to better locate uses within the general area and create a more walkable residential community connected to local commercial and regional park amenities.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant public groups were informed by Administration

Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street NE, LOC2022-0009

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups. As there is no Community Association in this location outreach involved providing information and updates to adjacent landowners. In addition, the applicant is working closely with the Calgary Parks Foundation on the design, provision and future maintenance of the Regional Park. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

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

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Keystone Hills and provides a future framework for residential development, employment opportunities, retail (regional and local) and leisure activities (in the form of a new regional park). The development of these lands will enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. However, the applicant has indicated that they will work with the City to explore opportunities during development. Connections to the Rotary/Mattamy Greenway are contemplated and the storm pond will provide efficiencies in stormwater management.

Economic

The proposed land use amendment would enable the development of 304 residential dwelling units and approximately 61,500 square metres of commercial space (including retail, office and industrial uses). The development would provide housing opportunity, and employment and retail opportunities consistent with the Keystone Hills ASP.

Service and Financial Implications

No anticipated financial impact.

Planning & Development Services Report to
Calgary Planning Commission
2023 February 9

ISC: UNRESTRICTED
CPC2023-0117
Page 5 of 5

Land Use Amendment, and Outline Plan in Keystone Hills (Ward 3) at 14111 – 15 Street
NE, LOC2022-0009

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Land Use Amendment Map
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 41D2023**
6. **Proposed Bylaw 42D2023**
7. **Approved Outline Plan**
8. **Approved Outline Plan Conditions of Approval**
9. **Approved Outline Plan Data Sheet**
10. **Proposed Bylaw 40D2023**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject lands, 13971 and 14111 – 15 Street NE, are situated in the northeast quadrant of the city in the developing community of Keystone Hills. When fully built out, Keystone Hills is envisioned to be a community of 60,500 (Keystone Hills Area Structure Plan, Table 1) with a wide range of local services and employment; diverse housing stock; and passive leisure opportunities. The site is currently an undeveloped greenfield.

The area is bound by 144 Avenue NE to the north, 15 Street NE to the east, 11 Street NE alignment to the west, the remainder of 13971 – 15 Street NE and the Stoney Trail Transportation Utility Corridor to the south. To the west of the plan area, 11 Street NE will directly connect to the planned Stoney Trail NE interchange.

The application is for an amended Outline Plan and changes to the land use and outline plan approved in 2019 (LOC2016-0234). In 2021 August, changes were made to the Noise Exposure Forecast (NEF) contours of the Airport Vicinity Protection Area providing a new opportunity to optimize the community layout. Changes as a result of this application are intended to reflect new opportunities to relocate residential land uses, reclassify and redesign internal streets and to provide for a new regional park. Table 1 of the Keystone Hills Area Structure Plan (ASP) notes an anticipated population for Community D, where this site is located, of 100 and 5,600 anticipated jobs, but also notes that population and employment generation will be determined through the Outline Plan and Land Use Amendment process.

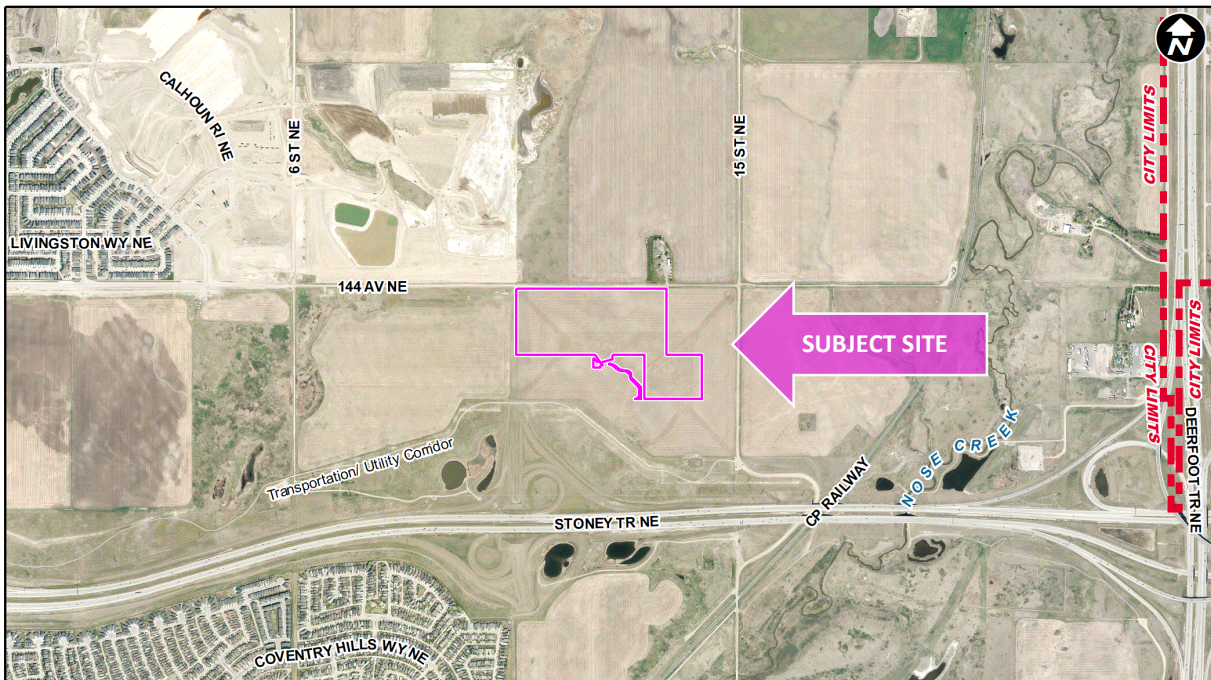
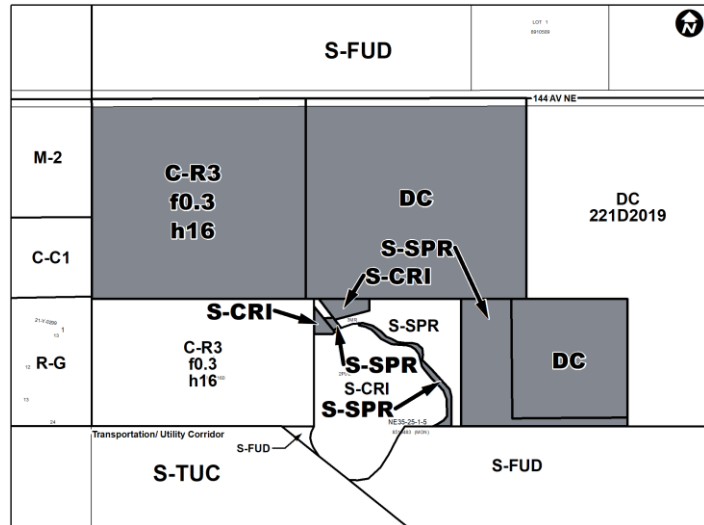
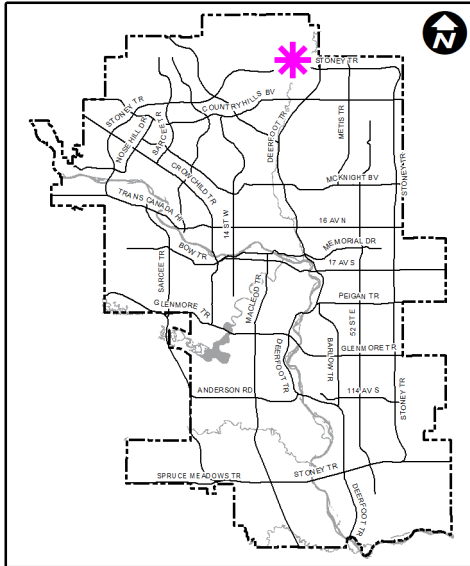
Surrounding land uses provide a mix of retail, commercial, industrial and recreational lands. Directly west of the site, west of 11 Street NW, are Multi-Residential – Medium Profile (M-2), Residential – Low Density Mixed Housing (R-G) and Commercial – Community 1 (C-C1) Districts. North of 144 Avenue NW is Special Purpose – Future Urban Development (S-FUD) District. The lands to the east are currently Industrial – Business (I-B) District. On 2022, September 13, Council approved changes to the Municipal Development Plan and Area Structure Plan for those lands, to enable residential development. South of the subject lands are lands reserved for Future Urban Development (S-FUD) and Special Purpose – Transportation and Utility Corridor (S-TUC) Districts. There is a Land Use amendment application on these lands, principally for Industrial – Commercial (I-C) District.

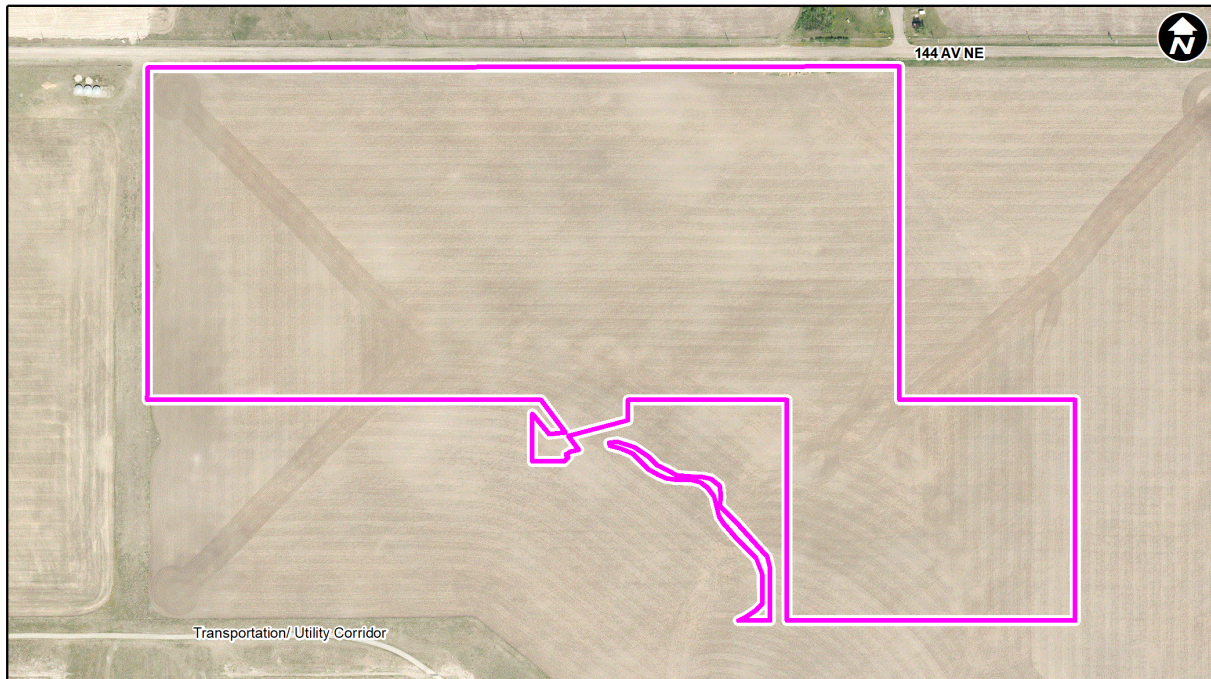
This application proposes areas of large change to the approved Outline Plan, as well as land use amendments to lands located within it. The previously approved Outline Plan included 32.5 hectares (81.18 acres). The proposed Outline Plan changes will modify 66% of the approved Outline Plan Area (reflecting a new / amended outline plan of 21.65 hectares / 53.50 acres). These changes were needed to reflect the new design of street infrastructure / cross sections, the provision of additional Municipal Reserve and the creation of supporting conditions to better reflect the new location of residential uses in the plan area. Proposed Land use amendments will impact 52% of the previously approved area. The proposed land use amendments to 16.98 hectares (41.96 acres) include all original lands except for two of the original sites: the southwest corner of the site is being retained as Commercial – Regional 3 f0.3h16 (C-R3f0.3h16) District, and the area relating to [Bylaw 221D2019](#), providing for employment and light industrial uses will be retained. In addition, this application does not propose to change the land uses associated with and around the storm pond.

Community Peak Population Table

Not available because the area is a newly developing community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The land uses, approved under LOC2016-0234 are shown on the current land use map (Attachment 7) and are a mix of multi-residential, commercial, and park and utility districts. The location of these uses were based on local policy and because the AVPA Noise Exposure Forecast contours prohibited some land uses in the proposed locations on the site. The AVPA regulations changed in 2021 August, enabling a more suitable location of uses, shown in the current application.

The proposed Commercial – Regional 3 f0.3 h16 (C-R3f0.3h16) District is intended to replace the previously approved [Bylaw 220D2019](#) and M-H1 Districts. This will be in the north-western corner and is considered to provide appropriate scale retail development in this recognized Regional Commercial location. The proposed modifiers reflect what was previously approved as the C-C2 land use that this replaces. The C-R3 District is characterized by comprehensively designed subdivisions on larger areas of land, including buildings, uses, vehicle access and pedestrian features on sites that link with each other and adjacent parcels, provide pedestrian access to public transit and between buildings and pedestrian amenities and provide flexibility through the modifiers offered.

The proposed DC District based on the Multi-Residential – High Density Low Rise (M-H1) District provides an alternate location for residential uses in the plan area closer to the Municipal Reserve amenities and interior of the site and allows for a reduction in the minimum number of

dwelling units. The applicant has identified that a density of 150 dwellings per hectare would require up to 5 storeys of building height, which they have determined would be less desirable than a 3-4 storey height development and this results in the proposed reduction in minimum number of dwellings, set against the standard M-H1 District. LOC2016-02234 provided a residential capacity for the site of 441 dwelling units. The current application amends that figure to a minimum of 304 dwelling units and a potential maximum of 471 (Attachment 9) (which still exceeds the ASP density figures). While Administration would have preferred to retain the density represented in the previous approval, it is acknowledged that the proposed changes still exceed the minimum density requirement of the Area Structure Plan and, there are opportunities for other density in the plan area as well. A maximum Floor Area Ratio of 3.0 is also imposed in the proposed DC District.

The proposed DC District based on the Commercial – Community 2 f2.0h26 (C-C2f2.0h26) District, allows for at grade residential units which is not ordinarily available in the C-C2. The remainder of the C-C2 'cell' continues to be intended to provide local retail and employment opportunities.

Pursuant to Section 20 of Land Use Bylaw 1P2007, these applications for DC Districts have been reviewed by Administration and have been determined to be necessary. The use of the Direct Control Districts allow for the applicant's proposed development, to provide innovative residential developments at grade in an area which includes retail uses and to provide for the unique characteristics and the delivery of the stated ASP policies of people per hectare. This proposal allows for the applicants intended development while retaining the C-C2 and M-H1 base Districts to accommodate form and scale of residential development that could not be achieved through the use of a standard land use districts in the Land Use Bylaw. The draft bylaws are provided at Attachments 5 and 6.

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

The proposed Special Purpose – City and Regional Infrastructure (S-CRI) District, is to provide an expanded Public Utility Lot (PUL) as part of the servicing for the storm pond.

The proposed Special Purpose – School, Park and Community reserve (S-SPR), is intended to provide for open space and recreational facilities, with parcels of varying sizes and uses. In this case, the S-SPR lands will provide a new Regional Park to provide an additional amenity to the area and an outdoor resource for the residential component of the area, linking to existing regional path infrastructure. The applicant is working with the Calgary Parks Foundation on the park design to take advantage of their expertise and future maintenance.

Subdivision Design

The outline plan contemplates the subdivision of large parcels served by a grid street network and internal private streets. The large parcels have been designed to accommodate comprehensive site developments. Future development applications will be required to provide for a comprehensive development permit and / or be accompanied with detailed concepts of how the individual cells will develop. The outline plan area and layout are the same as the

previous approval (LOC2016-0234), with the key change being the road classifications from a more industrial/commercial style; to roads that accommodate sidewalks and are more residential in nature. This is due to the proposed relocation of the residential land uses within the site. This will result in a more walkable residential community better located to take advantage of park space, employment opportunities, retail uses and services within the area. This includes changes to Keystone Link NE, 140 Avenue NE, Keystone Street NE and Keystone Way NE. All of these changes are captured on the proposed Outline Plan (Attachment 7). In addition, the intersection with lands to the east (Keystone Avenue NE), in the south-eastern corner of the site is consistent with the recently approved intersection relating to the Pacific Lands.

The land uses associated with this application are similar to those previously approved under LOC2016-0234. The principal difference is their location within the wider site. The changes in location are as a result to changes in the AVPA NEF contours. This has enabled a better location for the multi-residential component of the overall development to an area more centrally located within the site and adjacent to the proposed regional park and retail area. This, in turn, has allowed the location of Regional Commercial opportunities to the north-western portion of the site, at the intersection of 144 Avenue NE and 11 Street NE. This is considered a more favourable location for larger regional serving commercial uses such as a grocery store.

The other commercial use include as part of this application includes the centrally located DC site (based on C-C2f2.0h26). It includes more local community commercial uses and opportunities for residential development. The change from the standard C-C2 District to one that enables at grade residential creates the opportunity to provide townhome forms of residential development in close proximity to a more pedestrian scaled main street retail area. Additional details in Attachments 2, 5 and 7.

The applicant submitted a development concept plan which was reviewed by the City's Urban Design and Open Space Team. This plan is only conceptual therefore the Conditions of Approval (Attachment 8) retain a requirement for development concepts to be submitted to the satisfaction of the Development Authority. The Development Authority will explore key areas of interest, such as gateways to development, important streets including Main street, at grade activation with compatible uses; amenity spaces and building Interfaces of important streets. The focus at the development permit stage will be for continued efforts to ensure a consistent, inter-connected and high quality development is produced.

One notable difference between the previous approval and this application is the provision of an area of Municipal Reserve (MR) for the new Regional Park. The MR provision is below the 10% therefore a cash in lieu option for the additional MR (amounting to 3.9% of the total provision and equating to 3.08 acres) has been placed as a condition of approval. Since the approval of LOC2016-0234, the applicant has been collaborating with the Calgary Parks Foundation (to utilize their expertise in the design of park space) to prepare concepts for this area, now included adjacent to the proposed multi-residential M-H1 based DC District. The Municipal Reserve park design, at a conceptual level, and the general approach to providing a regional park at this site, has been accepted by all interested parties.

Density and Intensity

Both the MDP and the Keystone Hills ASP identify a minimum residential density for neighbourhood areas of 20 units per hectare (8 units per acre). The anticipated residential density for the M-H1 DC area is 118 units per hectare (48 units per acre). The DC District, based on C-C2, also includes the potential for at grade residential development. The applicant

has included a range of density for the residential units in the plan area as between 30.9 units per hectare (17.5 units per acres), generating 304 dwellings; and 63.2 units per hectare (27.1 units per acre) with represents 471 dwellings. The anticipated residential density meets the minimum density target of both the MDP and ASP.

At build-out, the subject area is expected to incorporate 40,000 m² of retail, 14,800 m² office accommodation, ± 304 to 471 residential units, a 415 room hotel and other associated home based and child care uses. This results in an anticipated 87 people and jobs per hectare. This compares to the ASP minimum target in Neighbourhood D, of 60 people and jobs per hectare. The exact level of density (in terms of people and jobs per hectare) will be determined through future development stages.

A copy of the Outline Plan Form and Data Sheet is included in Attachment 9.

Transportation

The Outline Plan has been amended to reflect the changes in land use locations within the area. The relocation of residential land uses to a more central location has presented the opportunity to provide a more pedestrian friendly road network, including improved sidewalks and streets designed to complement these residential uses. In addition, the cross section for Keystone Avenue has been amended to align with the proposed changes to Keystone Boulevard within the Pacific lands on the east side of 6 Street NE (a 24.0m Collector Street with multi-use pathway)

Streets and Access

The subject site is bounded by 144 Avenue NE to the north, 15 Street NE to the east, Stoney Trail N to the south, and 11 Street NE to the west. Administration previously worked with the applicant to develop a transportation network of arterial, collector and industrial standard streets that were refined to accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network.

The plan area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail N and Deerfoot Trail N/QEII Highway. To the west of the plan area, 11 Street NE will directly connect to the planned Stoney Trail NE interchange. In support of the New Community Growth Strategy, the City is advancing the 11 Street NE full interchange with Stoney Trail in support of the Keystone Hills ASP lands. The interchange is anticipated to be constructed and opened in 2023. In conjunction with the advancement of the full interchange, construction of 11 Street NE by the area developers is underway to tie into the interchange, realizing the value of infrastructure investment made by the City in support of the Keystone Hills ASP area development.

Transit

This area is currently not served by any existing transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the Keystone Hills ASP lands, providing local and regional service through and around the plan area, and later phased to support the future Green Line extension along Centre Street N and cross-town bus rapid transit services. Transit service introduction to new communities is balanced with service increases in existing communities with ridership growth, including potential introduction of evening and weekend service. Construction of 144 Avenue NE along the north boundary of and to the west of the plan area by the Developer and by the

neighbouring developers will enable the introduction and eventual enhancement of transit service as the community builds out. The arterial road network (144 Avenue NE) as well as the parallel collector network in the lands will provide a connection for east Keystone Hills to the future Green Line station south of 144 Avenue NE and Centre Street N.

Environmental Site Considerations

Environmentally Significant Areas occur in or near the outline plan area; in the form of potential, previously disturbance wetlands Condition 7 of the Conditions of Approval (Attachment 8), requires Water Act approval prior to development. Land cover in the outline plan area consists of mainly cultivated fields and a few class 1 ephemeral waterbodies. A Biophysical Impact Assessment was submitted accompanying LOC2016-0234 and approved by the City of Calgary Parks department in 2017. All mitigations outlined in the approved report shall be followed for this Outline Plan.

A Phase 1 Environmental Site Assessment (ESA) was completed by the applicant in 2013 November. Both on-site and off-site items of potential environmental concern (IPECs) were identified. On-site IPECs consist of wastes such as wood, fence wire, used tires, a battery, a pick-up truck capper and scrap metal. These wastes are located in and around the remnants of a concrete building foundation of the former airport beacon complex within the outline plan area.

Off-site IPECs consist of two sour gas pipelines situated north and east of the outline plan area and a railway line located to the east. These items will be addressed during the site's redevelopment stages in more detail.

Utilities and Servicing

Sanitary, storm, and water servicing infrastructure is available to service the development area. Water servicing will be provided by extending the existing water network from the south side of Stoney Trail to the outline plan area. Sanitary servicing will be provided by connecting to the existing 1050 sanitary trunk within the Transportation and Utility Corridor at the south-east of the plan area. Stormwater will be managed through the proposed stormwater facility as shown on the proposed outline plan.

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.

Growth Plan (2022)

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

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is within the Policy Area on Map 1: Plan Area of the [Rockyview County/City of Calgary Intermunicipal Development Plan](#) (IDP). Rocky View County was contacted through the review of this application for their comments and no concerns were identified. The proposal is consistent with the policies of IDP.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the eastern half of 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, which have recently been updated. The proposed land uses do not conflict with the provisions of the AVPA. Future Development Permit applications will be circulated to the Calgary Airport Authority, Nav Canada and Transport Canada and reviewed in the context of the regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject lands are located within a Future Greenfield Area as identified on the Urban Structure Map of the [Municipal Development Plan](#) (MDP). The MDP indicates that future greenfield development should achieve a minimum intensity threshold of 60 people and jobs per gross developable hectare. This application anticipates a minimum intensity of approximately 87 people and jobs per hectare.

The proposed redesignation and associated outline plan meets the following *Municipal Development Plan* objectives (Section 3.6.2):

- Land use diversity;
- People and job intensity;
- Mix of local and regional retail;
- Parks within walkable proximity to all residences; and
- Creating a connected, multi-modal street network.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing further analysis and provision of suitably appropriate measures during the submission of future Development Permit applications.

Improving Calgary's Entranceways: A Guide for Development Adjacent to Entranceways (Non-statutory – 2012)

These lands are subject to the City's Entranceway policies as contained in the [Guide for Development Adjacent to Entranceways](#). The policies apply to all roads designated as Entranceways Routes including the entire length of the "Ring Road". The development of the subject lands will have to observe the Entranceway guidelines given the location adjacent to Stoney Trail. Further analysis and application of the policies will be required at development permit stage.

The land uses proposed adjacent or in areas immediately visible from entranceways need to provide for higher quality development opportunities. The proposed land uses are therefore consistent with the guidelines of this guide. This will be further reviewed at the development permit stage.

Keystone Hills Area Structure Plan (Statutory – 2012)

The [*Keystone Hills ASP*](#) provides more direction with detailed policies and guidelines for development. The subject lands are identified as both industrial/employment area and a regional retail centre on Map 5: Land Use Concept; as well as Community D on Map 6: Community and Neighbourhood Concept.

This application fulfils the policy objectives of the area by providing retail uses, employment uses, recreational / institutional uses and residential uses, either in alignment with or exceeding the policies.

Section 6.10 of the ASP deals specifically with Retail Centres and notes that: *The Regional Retail Centre should consist of*

- i. between 9,300 m2 (100,104 ft2) and 46,500 m2 (500,522 ft2), plus or minus 5 per cent, of Retail Uses; and*
- ii. between 9,300 m2 (100,104 ft2) and 46,500m2 (500,522 ft2), plus or minus 5 per cent, of Employment Uses”.*

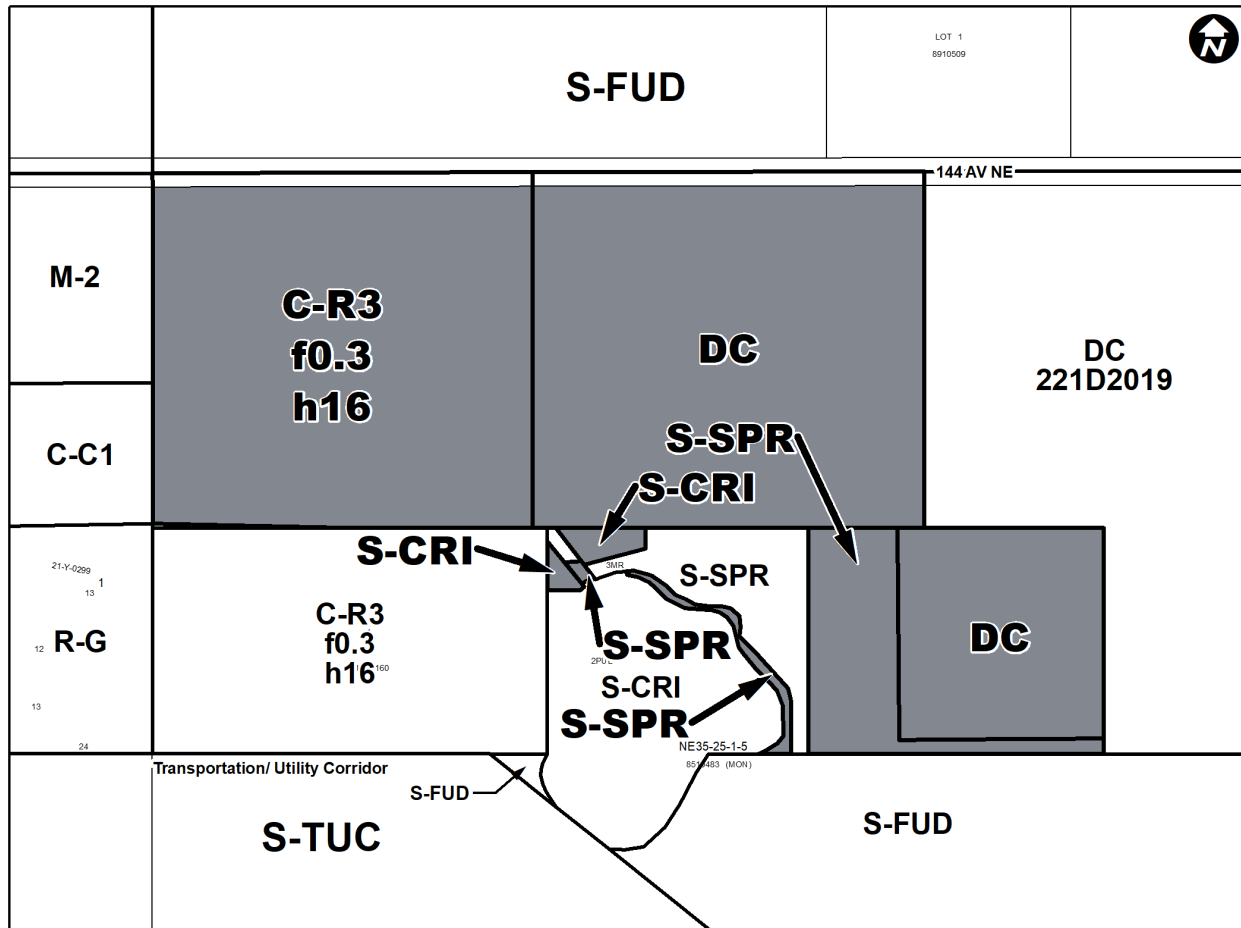
The Land Use Statistics table in Attachment 7 indicates that the proposed land uses will exceed the minimum figures recommended in the ASP. In addition, the policy notes that the composition of the Regional Retail Centre can include compatible uses as deemed appropriate by the Approving Authority. The existing land uses demonstrate that the land use components of this application are consistent with the ASP Retail Centre policies.

Section 6.11 identifies the composition of the Industrial/Employment Area:

- a. “The Industrial/Employment Area should be comprised of light industrial and industrial-supportive uses.*
- b. Employee-supportive uses such as restaurants, retail sales, child care, health services and other uses to support local employees should be provided.*
- c. The Industrial/Employment Area may also contain Employment Uses (offices) where it does not compromise the viability of development in the Major Activity Centre. The following location criteria for office uses in the Industrial/Employment Area should be considered:*
 - i. Office Uses should be located adjacent to major roads, transit routes and/or open space amenities; and*
 - ii. Office Uses should be located in close proximity to services and amenities (restaurants, entertainment, parks, recreational facilities, etc.)”*

Other uses, deemed compatible by the Approving Authority, can also be contained in the Industrial/Employment area. This application meets the requirements of local policy as it is consistent with minimum intensity thresholds and provides a strong mix of uses within this 21.65 hectares (53.50 acre) site. Continued efforts at future development stages will focus on community, built form, and streetscape design and activation, establishing important pedestrian connections and associated infrastructure, and incorporation of appropriate climate resilience measures.

Proposed Land Use Amendment Map



Applicant Submission

Keystone Hills – Melcor – Land Use Redesignation

APPLICANT'S SUBMISSION

APPLICATION PURPOSE & INTENT

On behalf of Melcor Developments ("Melcor"), B&A Planning Group ("B&A") is submitting a Land Use Redesignation application for +/- 16.98 hectares (41.96 acres) of land within Community D of the Keystone Hills Area Structure Plan (ASP). This site is described by the ASP as a Regional Retail Centre and Industrial / Employment Area.

This application is intended to achieve two purposes:

- To adjust the location of commercial and residential uses within the plan, in accordance with changes to the Airport Vicinity Protection Area (AVPA), while continuing to align with the intent of the original Outline Plan approval and the policies of the Keystone Hills ASP; and
- To give land use to a proposed regional park amenity space which was not included under the original Outline Plan approval.

OUTLINE PLAN UPDATE

The site is located within the approved Outline Plan LOC2016-0234, approved in October 2019. As a result of the inclusion of new Municipal Reserve lands, an updated Outline Plan is required.

In addition, through the Internal Team Review (ITR) process for this Land Use application, Administration made comments on the approved road cross-sections in the LOC2016-0234 Outline Plan, specifically the Industrial roadways of Keystone Way NE, Keystone Street NE and Keystone Link NE. These Industrial road sections were revised to offer street parking and wider, separate sidewalks in keeping with the pedestrian-oriented neighbourhood character of the area.

As a result of the road boundary changes, an outline plan application was submitted with the Land Use Redesignation for the areas of the plan that have been updated since the 2019 approval.

BACKGROUND

The subject lands are located within the approved Keystone Hills Outline Plan and Land Use LOC2016-0234, approved in 2019. The majority of the site has existing land uses approved in 2019, with the exception of the 1.36 hectare (3.6 acre) parcel which is designated S-FUD (Special – Future Urban Development).

As approved in 2019, this site was envisioned as a regional retail and employment centre with a pedestrian-scale design focus and mixed-use development. This area is seen as an opportunity to create something more than just auto-oriented big box highway retail, but instead to create a destination that draws pedestrian traffic as well. Key contributors to this design vision included:

- Conceptual Private Streets and a Private High Street. The locations and cross-sections for these streets are illustrated on the approved Outline Plan. These private streets are intended to break

up large parcels within the plan and provide key pedestrian/cycling connections within commercial and employment areas.

- A set of Design Guidelines which were prepared by Melcor in support of the application. While this document was not a part of the approved application package and is not binding, it illustrates Melcor's commitment to development of the site in alignment with guiding principles and design elements. This Design Guidelines package has been included as *Appendix C*, intended for information only.
- Connection to the Rotary / Mattamy Greenway to the south of the site.
- The provision of a regional park space amenity, something not typically seen in retail and employment centres. This amenity is intended to draw regional users to the site, but also to create unique and vibrant interfaces with the surrounding retail high street uses.

APPROVED LAND USES

The approved land uses for the Keystone Hills Outline Plan include the following:

- M-H1 (Multi-Residential High Density Low Rise): the AVPA boundary at the time meant this was the only possible location for residential development.
- C-R3 (Commercial Regional): located adjacent to the transportation and utility corridor, this site would provide large format retail appropriate to the highly visible highway context.
- DC (C-C1) (Community Commercial 1): two separate sites intended for pedestrian-scale retail with the potential for dwelling units above. The Direct Control district removed auto-oriented uses from the list.
- C-C2 (Community Commercial 2): higher-intensity pedestrian-oriented retail and mixed use with a retail high street and the potential for office / dwelling units above.
- DC (I-C): (Industrial Commercial): commercial and employment uses with a high-quality aesthetic and no external nuisances, appropriate for interface with adjacent commercial/residential. The Direct Control district includes minimum thresholds for employment use square footage to ensure the overall Keystone Hills development stays within the designated mix and proportion of uses prescribed by the Keystone Hills ASP.

LAND USE AMENDMENT RATIONALE

At the time of the 2019 approval, two unique constraints existing which have since changed:

1. The original vision for the regional park amenity required additional negotiation to realize, since the proposed amenities are above and beyond what is normally considered for Municipal Reserve space. In the time since the 2019 approval, Melcor has collaborated with Parks Foundation, a non-profit organization, to begin making the original vision a reality. A finalized design for the exact amenities to be included in this park space is still to be completed; Melcor and Parks Foundation plan to work with the City of Calgary and conduct stakeholder engagement to determine the best uses for this site.
2. The Provincial government recently made changes to the Airport Vicinity Protection Area (AVPA) which affect this site. Noise Exposure Forecast (NEF) contours are boundaries which prohibit certain uses in proximity to the Calgary International Airport in order to limit noise impacts. At

the time of the 2019 approval, the NEF 30 contour bisected the northwest portion of the plan. This meant residential uses were prohibited everywhere in the plan except for the small northwest parcel designated M-H1 for multi-residential. Preferentially, multi-residential would be located closer to the retail high street and open space amenities, however this was not possible at the time of the original application. The recent change to the boundaries means that the entire plan area is now outside the NEF 30 contour, and as such residential is now permitted throughout the plan area. This presents an opportunity to arrange the residential and retail uses in a more logical pattern and promote a more integrated mix of uses within the plan, while still aligning with the original vision and with the Keystone Hills ASP.

With these changes, Melcor has prepared an updated Land Use Proposal which brings residential units closer to the heart of the centre and in closer proximity to the Park Amenity. The proposal is a reconfiguration of the pieces to enable a more successful centre.

POLICY ALIGNMENT

This site is described by the ASP as a Regional Retail Centre and Industrial / Employment Area. The boundaries of these two areas are not exact, however the site as approved under LOC2016-0234 met the policies relevant to both of these areas. This current Land Use application will also continue to align with the relevant policy since the primary intent of the application is to adjust the *locations* of the uses within the plan without significantly altering the use mix and parameters. The three relevant ASP policies are given below, and the description of this plan's alignment with these policies is given in **red**.

Keystone Hills ASP 6.10.1.2c. (Retail Centre Policies)

The Regional Retail Centre should consist of

- i. **between 9,300 m² (100,104 ft²) and 46,500 m² (500,522 ft²), plus or minus 5 per cent, of Retail Uses; and**
- ii. **between 9,300 m² (100,104 ft²) and 46,500m² (500,522 ft²), plus or minus 5 per cent, of Employment Uses.**

Upon amendment Melcor's full Keystone Hills project will provide an estimated:

- 40,000 m² of Retail and;
- 21,550m² of Industrial / Office (Employment Uses) based on the proposed land uses and densities as provided in *Appendix A Intensity Statistics*.

This estimate is similar to the proposed balance under the approved plan and remains within the parameters for the Retail Centre Policy.

Keystone Hills ASP 6.10.1.3d. (Retail Centre Policies)

The Regional Retail Centre may include the following:

- i. **Retail Uses in Retail, Small Format, Retail, Medium Format, and Retail, Large Format, and other similar uses;**
- ii. **Employment Uses, including Office Uses and compatible light industrial uses;**
- iii. **Cultural, Recreational and Institutional Uses; and**
- iv. **other compatible uses as deemed appropriate by the Approving Authority.**

- Melcor's Keystone Hills includes Retail Uses, Employment Uses and Recreational/ Institutional Uses in alignment with the above policy.
- The approved uses within the approved LOC2016-0234 included M-H1, C-C1 and C-C2. Each of these uses allow for residential dwellings in some capacity and were approved based on consideration by Administration that multi-residential dwellings are compatible uses with a Retail Centre, especially when provided in a mixed-use setting.
- This current Land Use Redesignation proposes the same or similar uses in a slightly different configuration.
- Therefore, the amended plan still complies with the above policy.

Keystone Hills ASP 6.12.3 (Industrial / Employment Area Policies)

- a. The Industrial/Employment Area should be comprised of light industrial and industrial-supportive uses.
 - b. Employee-supportive uses such as restaurants, retail sales, child care, health services and other uses to support local employees should be provided.
 - e. The Industrial/Employment Area may also contain Employment Uses (offices) where it does not compromise the viability of development in the Major Activity Centre.
- Melcor's approved Outline Plan LOC2016-0234 (Keystone Hills) included a portion of the Industrial/Employment area
 - Melcor's Keystone Hills met the above policies through the provision of a 16.68 acre DC I-C (Industrial Commercial) site.
 - This DC I-C site is not being changed as part of this Land Use application, and thus the overall Melcor lands will continue to meet the above policy.

We kindly request the support of Calgary Planning Commission and City Council on these applications which will improve the Regional Centre.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Keystone Hills Melcor Land Use

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

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

This application is a minor amendment to an approved Outline Plan. Melcor conducted outreach to all adjacent landowners: Genstar, Ahmadiyya Movement In Islam, Gill Developments, Pacific/Partners Group and Espositos.

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)

Throughout the application the adjacent neighbours were circulated the application information and offered to meet and discuss the application. When the plan was being finalized in late 2022 additional correspondence occurred as a final update. No concerns were raised by the adjacent landowners.

Given the nature of the site - within an undeveloped greenfield area, a formal Information Session was not planned.

Stakeholders

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

Genstar Developments
Ahmadiyya Movement In Islam
Gill Developments
Partners Group
The Esposito Family

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.

There were no concerns with the proposed 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.

NA

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)

Final emails were provided in late 2022 advising of the final revisions to the Outline Plan.

calgary.ca/planningoutreach

PROPOSED

CPC2023-0117
ATTACHMENT 5

BYLAW NUMBER 41D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0009/CPC2023-0117)**

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 _____

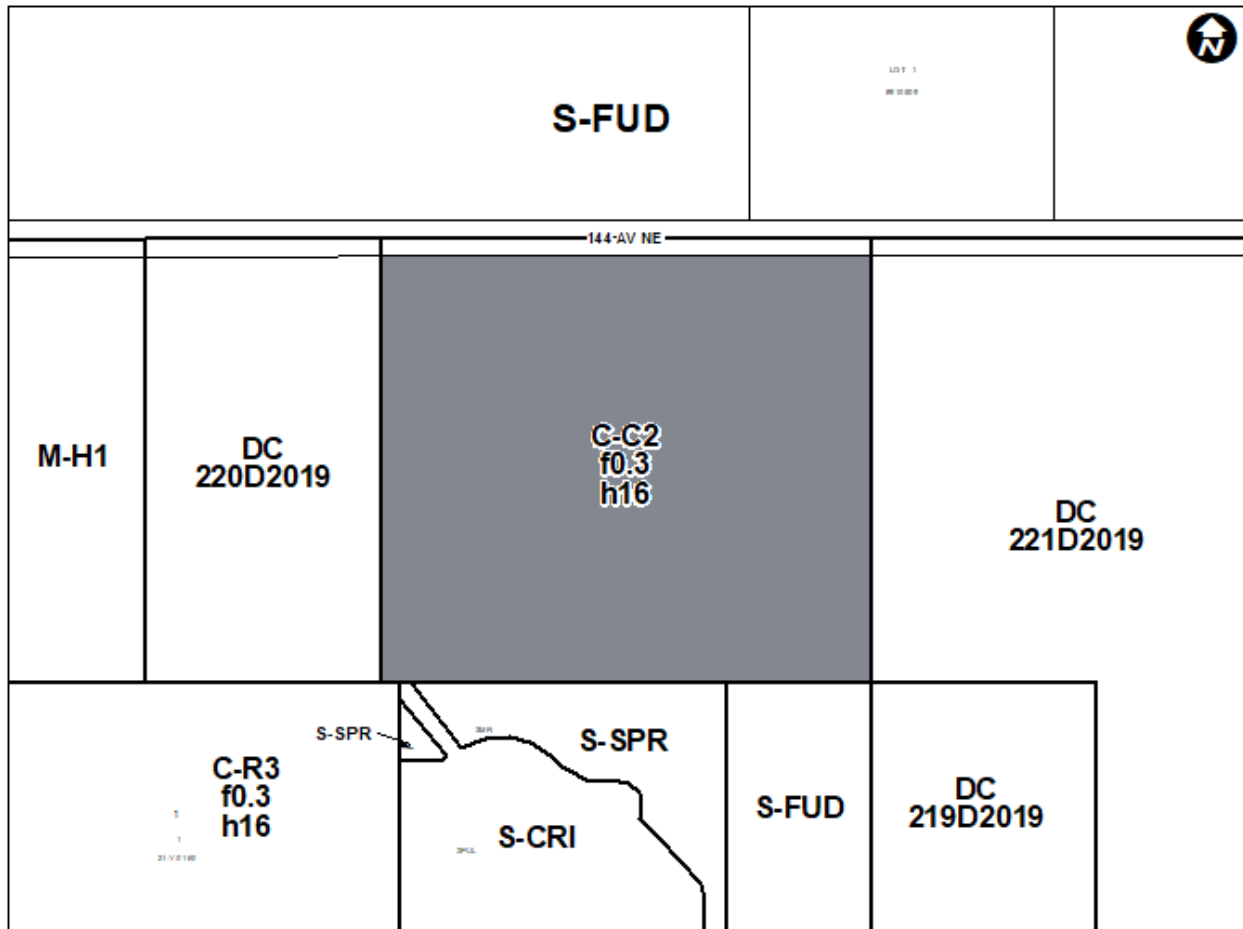
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0009/CPC2023-0117
BYLAW NUMBER 41D2023

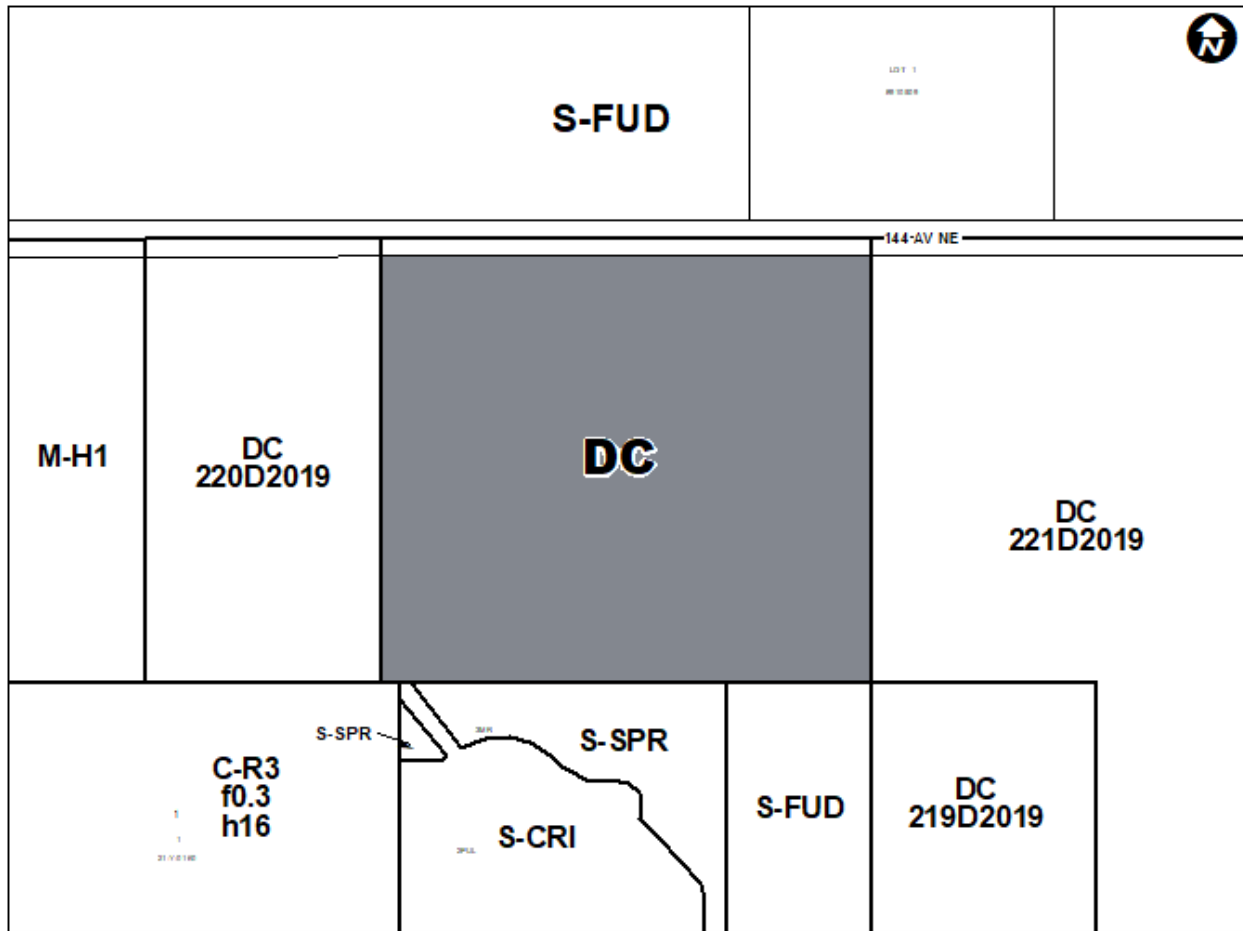
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0009/CPC2023-0117
BYLAW NUMBER 41D2023

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow residential uses to be located on the ground floor of buildings.

Compliance with Bylaw 1P2007

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

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 Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

PROPOSED

AMENDMENT LOC2022-0009/CPC2023-0117
BYLAW NUMBER 41D2023

Discretionary Uses

- 5 The ***discretionary uses*** of the Commercial – Community 2 (C-C2) 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 Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum ***floor area ratio*** is 3.0.

Building Height

- 8 The maximum ***building height*** is 26.0 metres.

Location of Uses Within Buildings

- 9 **Dwelling Units** and **Live Work Units** may be located on the ground floor of a ***building***.

Relaxations

- 10 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.

PROPOSED

CPC2023-0117
ATTACHMENT 6

BYLAW NUMBER 42D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0009/CPC2023-0117)**

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 _____

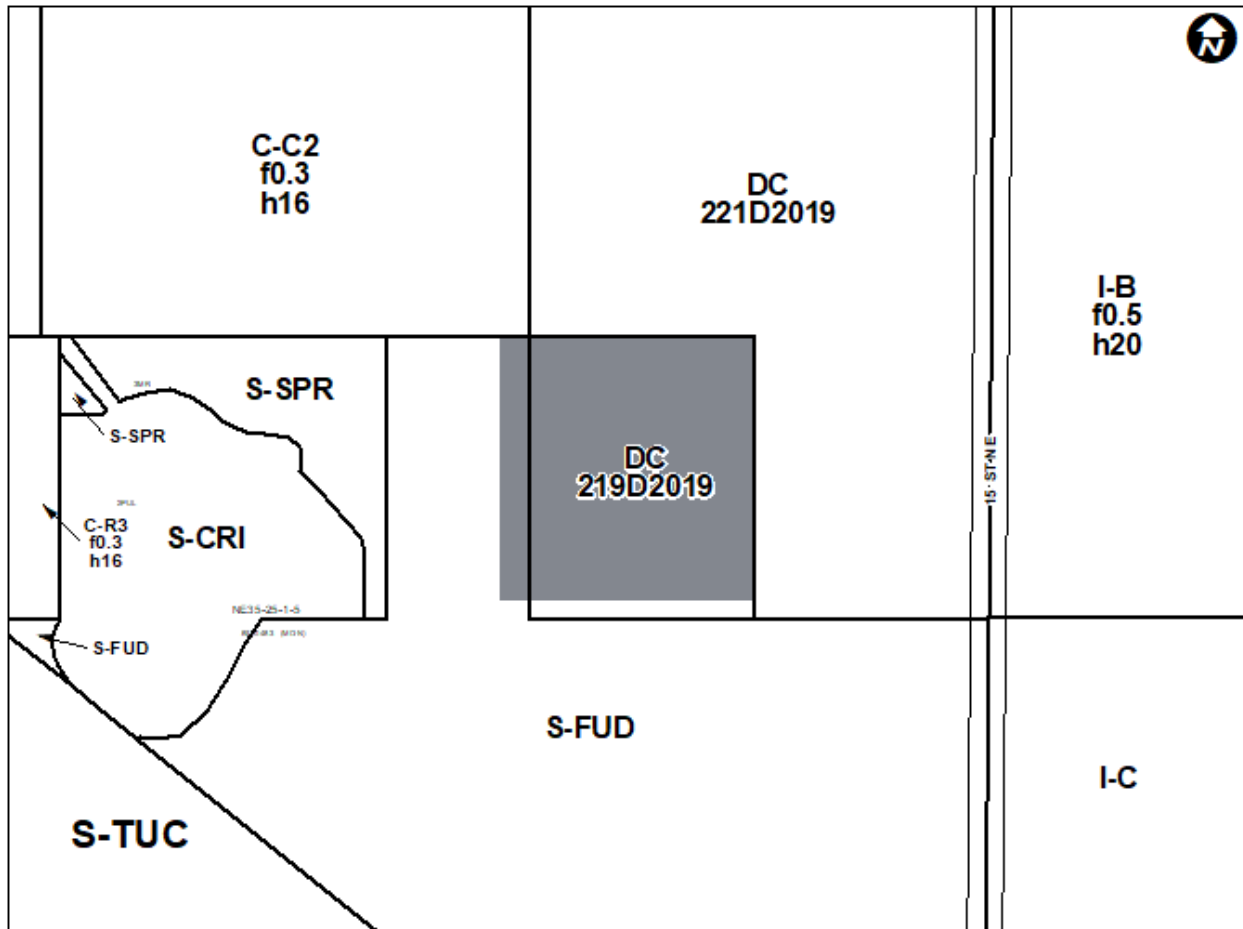
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0009/CPC2023-0117
BYLAW NUMBER 42D2023

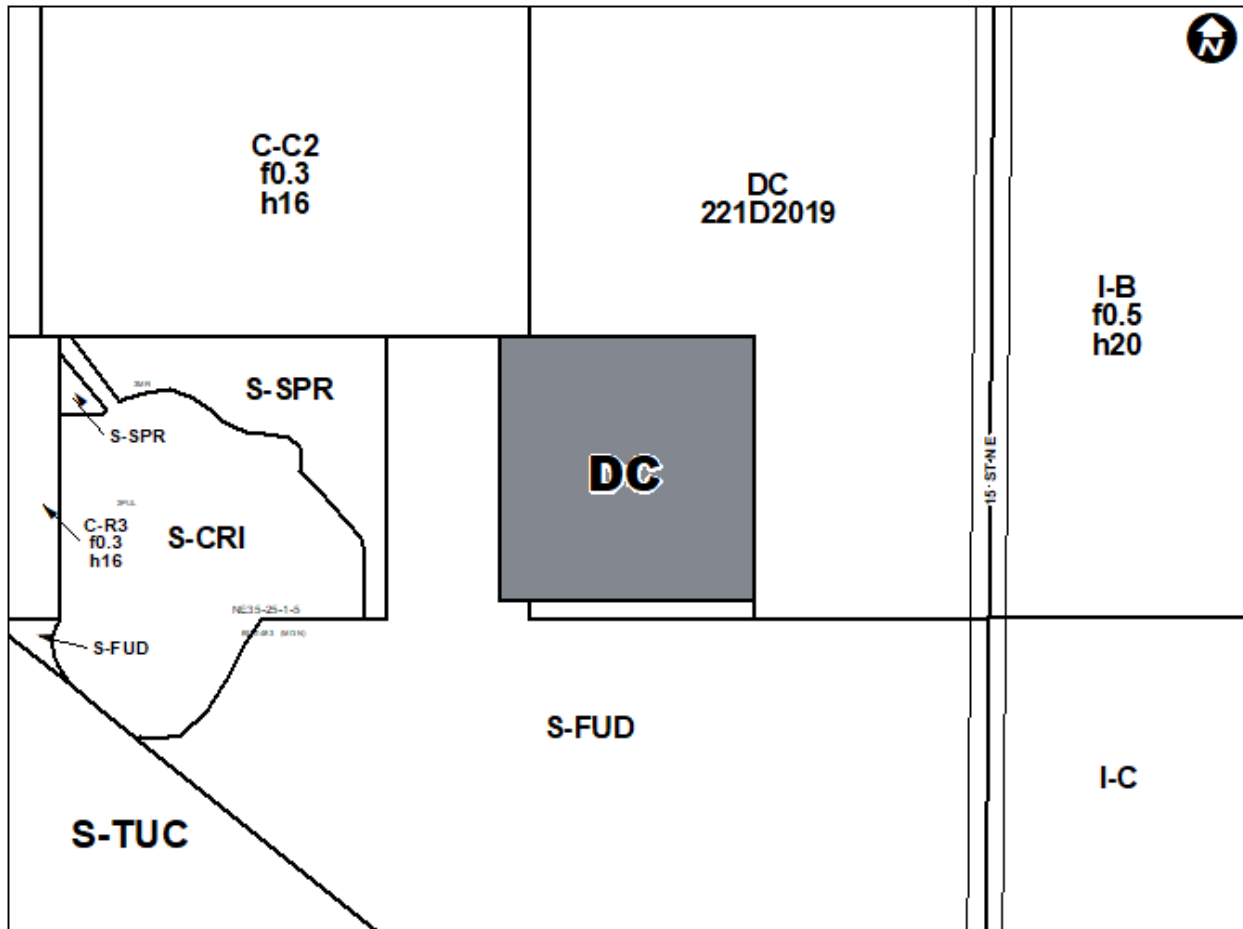
SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0009/CPC2023-0117
BYLAW NUMBER 42D2023

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow a reduction in the minimum density requirement for residential units.

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

PROPOSED

AMENDMENT LOC2022-0009/CPC2023-0117
BYLAW NUMBER 42D2023

Discretionary Uses

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

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 7 The maximum ***floor area ratio*** is 3.0.

Density

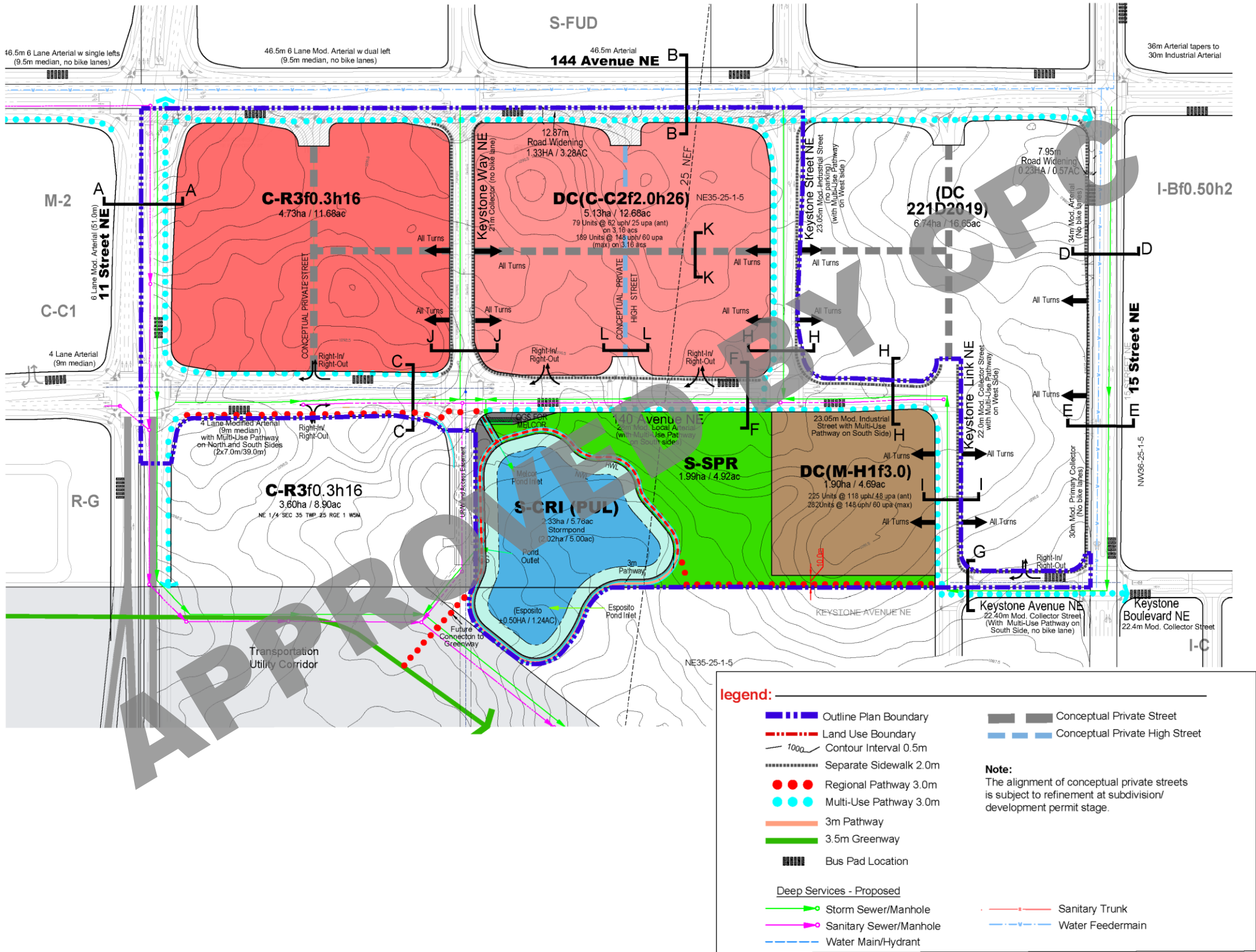
- 8 The minimum ***density*** is 118 units per hectare.

Relaxations

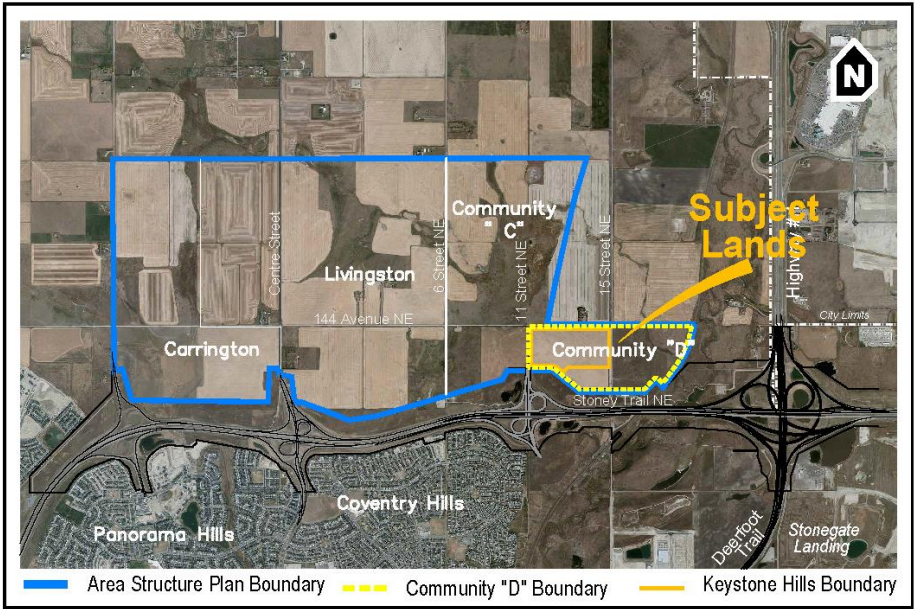
- 9 The ***Development Authority*** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Approved Outline Plan

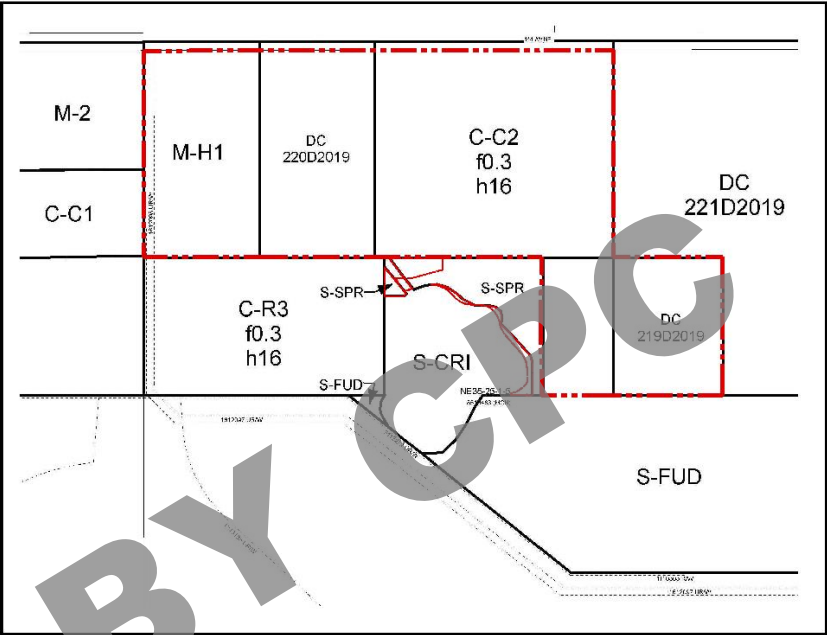
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



Context Map

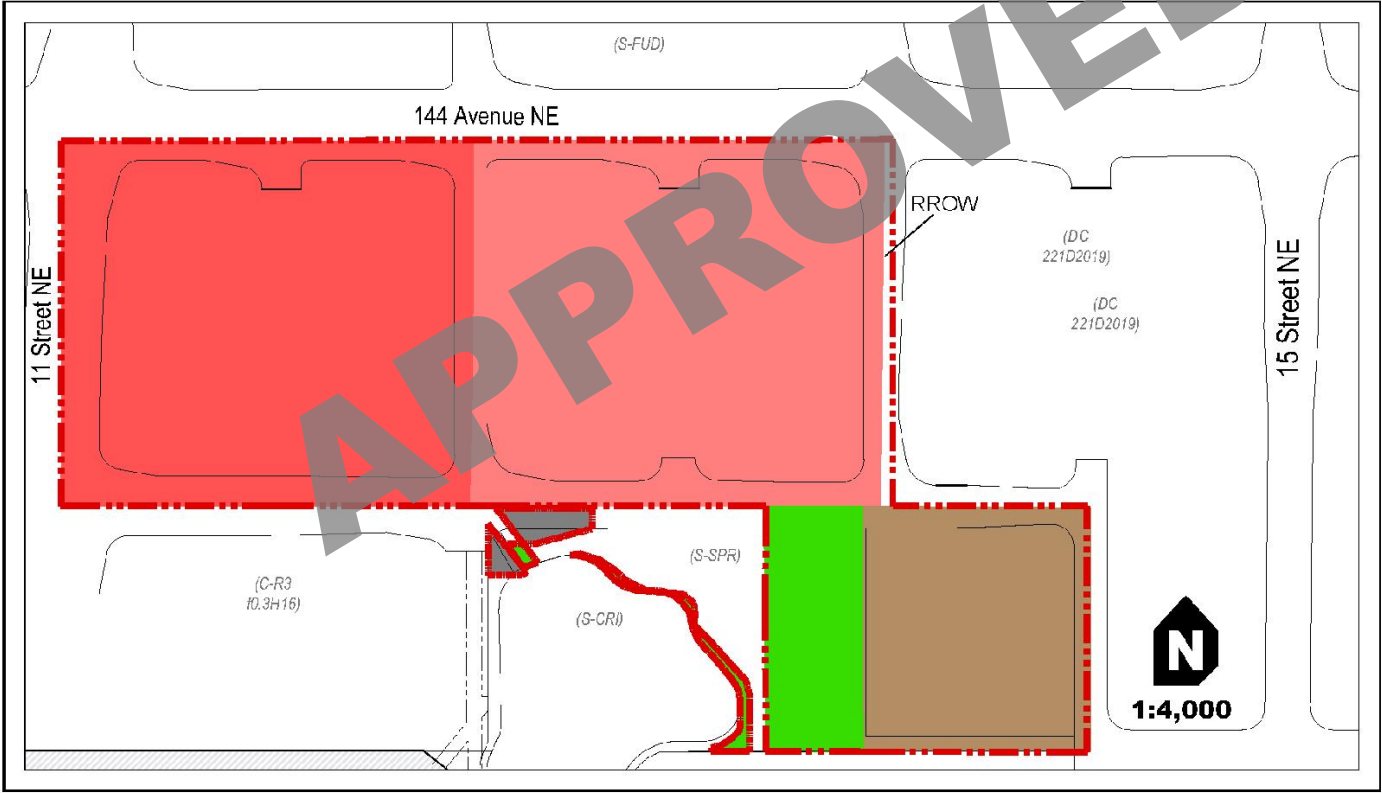


Existing Land Use



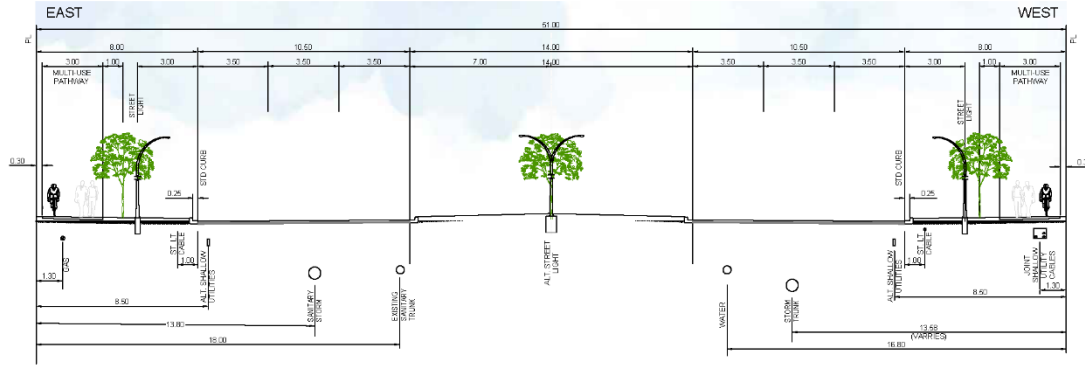
Note:
Includes new proposed land use lines (in red)

Proposed Land Use Redesignation

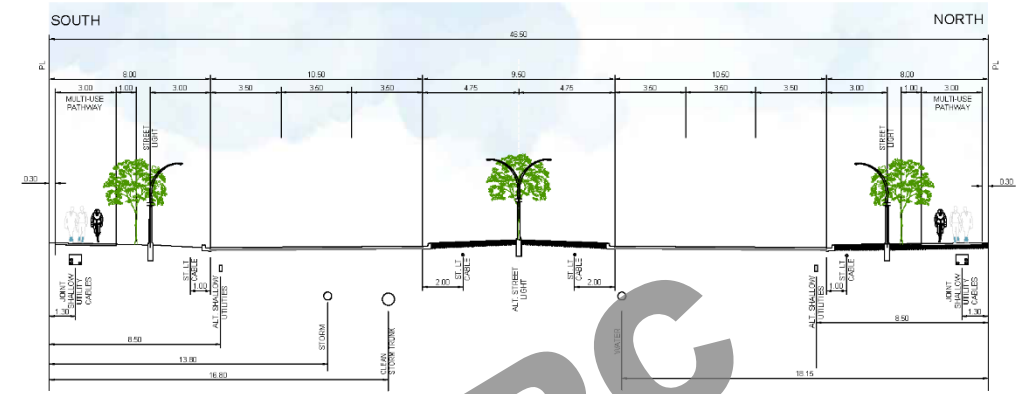


- Legend:
- DC(M-H1f3.0) - Multi-Residential - High Density Low Rise District
 - DC(C-C2f2.0h26) - Commercial - Commercial Community 2 District
 - CR3f0.3h16 - Commercial - Regional 3 District
 - S-CRI(PUL) - Public Utility Lot / Stormpond
 - S-SPR(MR) - Municipal Reserve

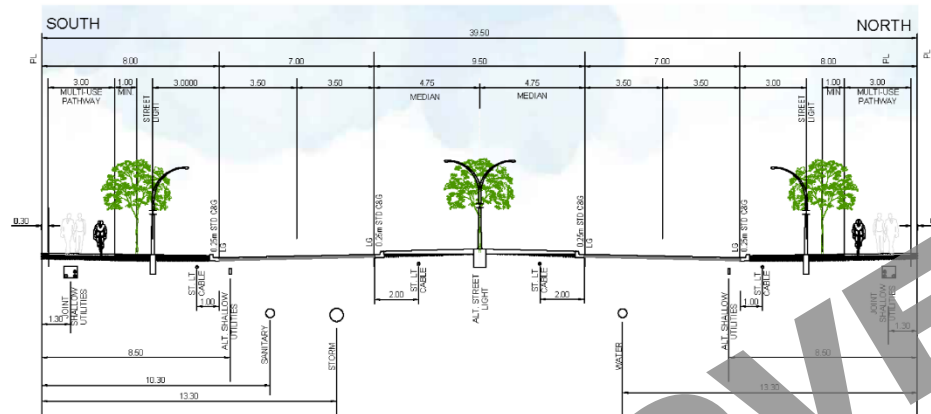
Cross -Sections:



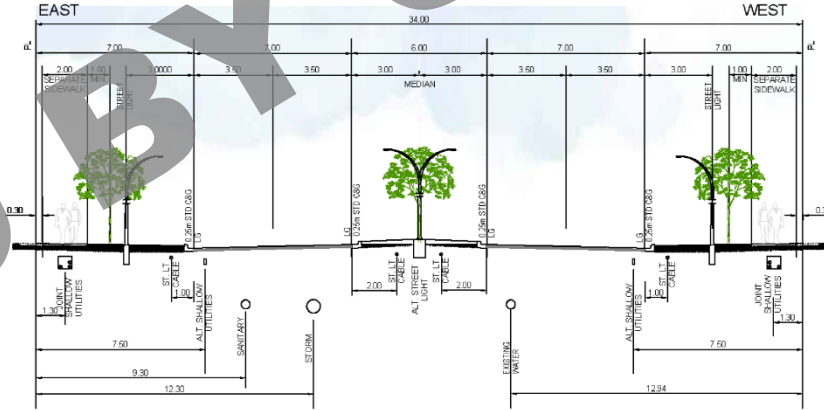
A-A: 11Street NE
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both side
(2x10.5m/51.00m)



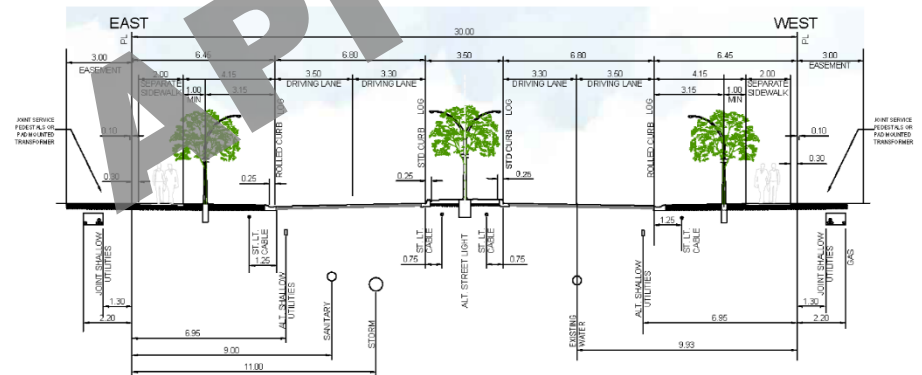
B-B: 144 Avenue NE
Modified Arterial Street - 6 lanes with Multi-Use Pathway on both sides
(2x10.5m/46.50m)



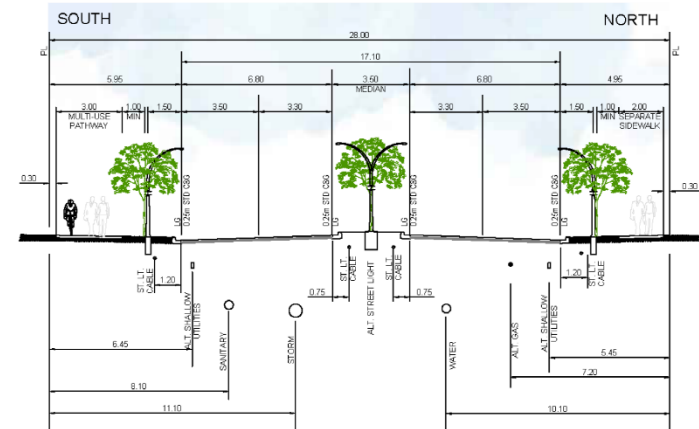
C-C: 144 Avenue NE (between 11 Street and Keystone Way NE)
Modified Arterial Street - 4 lanes with Multi-Use Pathway on both sides
(2x7.0m/39.50m)



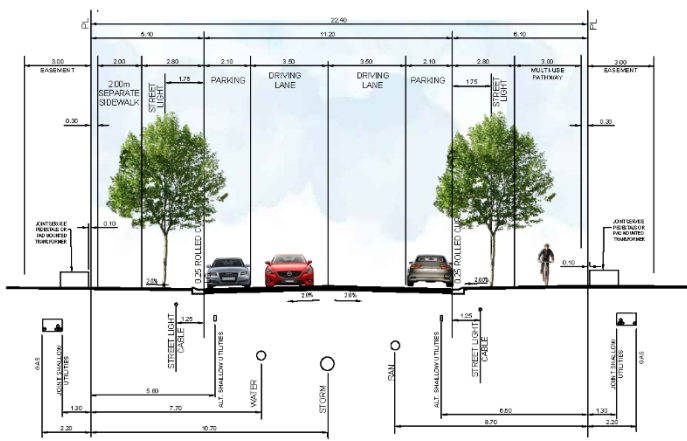
D-D: 15 Street NE (near 144 Avenue NE)
Modified Arterial Street - 4 lanes and separate sidewalks on both sides
(2x7.00m/34.00m)



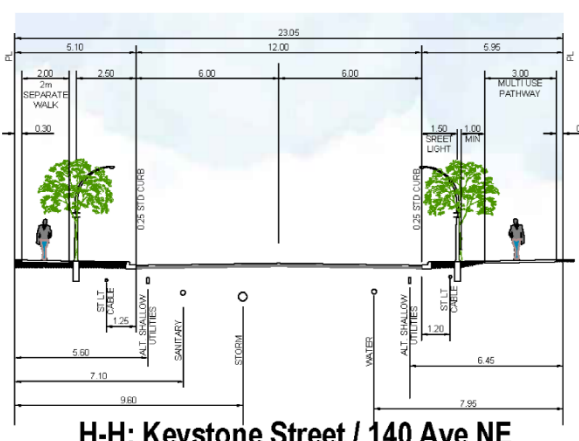
E-E: 15 Street NE (near 144 Avenue NE)
Modified Primary collector Street - 4 lanes and separate sidewalks on both sides
(2x6.80m/30.00m)



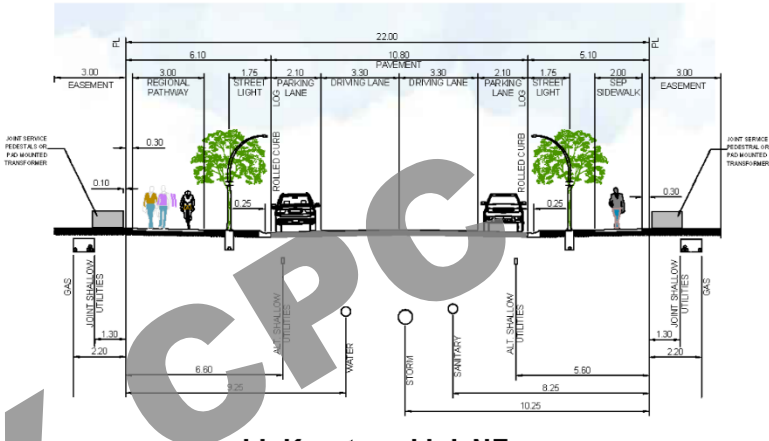
F-F: 140 Avenue NE (between Keystone Way NE and Keystone Street NE)
Modified Local Arterial Street- 4 lanes and Multi-Use Pathway on south side
(2x6.80m/28.00m)



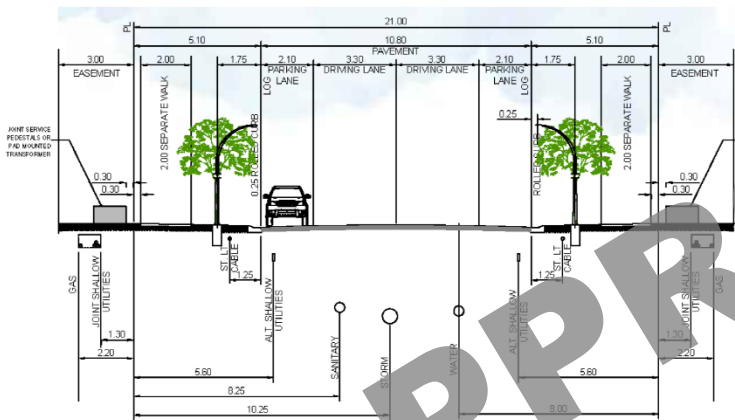
G-G: Keystone Avenue NE
Modified Collector Street - Multi-Use Pathway on south side
(11.20m/22.40m)



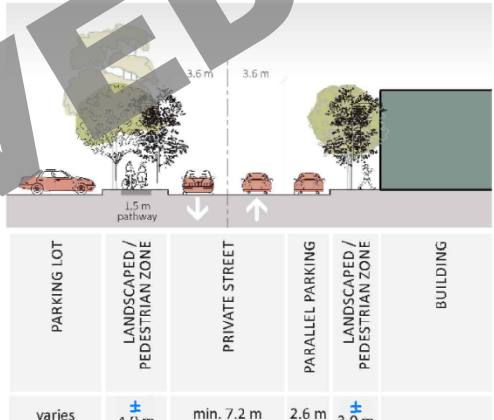
H-H: Keystone Street / 140 Ave NE
Modified Industrial Street (no parking) -
with Multi-Use Pathway (Keystone Street - on West side
& 140Ave NE - on East Side & Separate Sidewalk
(12.00m/23.05m)



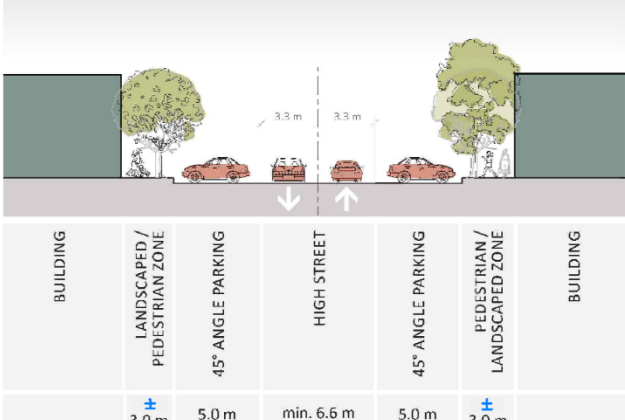
I-I: Keystone Link NE
Modified Collector Street - with Multi-Use Pathway
& Separate Sidewalk
(10.8m/22.00m)



J-J: Keystone Way NE
Collector Street - with separate Sidewalks
on both Sides (10.80m/21.00m)



K-K: Conceptual Private Street
(conceptual to be confirmed at subdivision
and / or development permit stage)



L-L: Conceptual Private High Street
(conceptual to be confirmed at
subdivision and/or
development permit stage)

OUTLINE PLAN STATISTICS					
2023-Jan 25th	upa	Area (ha) (+/-)	Area (ac) (+/-)	Units	% of GDA
Total Area		21.65	53.50		
Melcor Ownership		21.15	52.26		
Esposito Ownership		0.50	1.24		
Gross Developable Area (GDA)		21.65	53.50		97%
Multi-Residential - High Density Low Rise DC(M-H1f3.0) District		1.90	4.69		8.8%
Anticipated number of Units based on 118uph/ 48upa	48	1.90	4.69	225	
Maximum number of Units based on 148uph/ 60upa	60			282	
Commercial - Community 2 DC(C-C2f2.0h26) District with Residential		5.13	12.68		23.7%
Anticipated number of Units based on 62uph/ 25upa on 3.16 acs	25			79	
Maximum number of Units based on 148uph/ 60upa on 3.16 acs	60			190	
Commercial - Regional 3 C-R3f0.3h16 District		4.73	11.69		21.8%
Public Utility Lot / Stormpond (S-CR/PUL)		2.33	5.76		11%
Stormpond		2.02	4.99		
Total Residential Units				304 ant 471 max	
Anticipated Density*		30.9 uph		17.5 upa	
Maximum Density		63.2 uph		27.1 upa	
*The density calculation is based off two residential parcels.					
Municipal Reserve* - 10 % Required on 32.37ha / 79.99 acs *		3.24	8.00		10.0%
Open Space (S-SPR/MR)		1.99	4.92		6.1%
Cash in Lieu		1.25	3.08		3.9%
* Melcor Ownership 32.37ha / 79.99ac (Approved Outline Plan)					
* MR provided only for Melcor Ownership Area. Esposito Ownership to provide MR in future.					
Roadways and Lanes		5.57	13.76		25.7%
Road Widening of 144th Avenue NE (Mod. Arterial 46.5m - 6 lane) - Cross section B		0.93	2.30		
Road Widening of 15th Street NE (Mod. Arterial 34.0m tapers to 30.0m Mod. Primary Collector) - Cross sections D & I		0.00	0.00		
11 Street - Half of ROW (51.0m Mod. Arterial - 6 lanes) cross section A		0.82	2.03		
Mod. Arterial 140 Ave NE with Multi-Use Pathway on North and South Sides - (39.0m) Cross section C		0.88	2.17		
Mod. Local Arterial 140 Ave NE with Multi-Use Pathway on South sides - 28.0m		1.11	2.74		
(between Keystone Way NE & Keystone Street NE) & Keystone Street - Cross-section F					
Mod. Collector Street with Multi-Use Pathway on South Side 22.4.0m - Keystone Avenue - Cross-section G		0.14	0.35		
Mod. Industrial Street 140 Ave NE - east of Keystone Street NE (23.05m) - Cross section H		0.79	1.95		
Mod Collector Street Keystone Street NE (22.0m) - Cross sections I		0.45	1.11		
Collector Street Keystone Way NE (21.0m) - Cross sections J		0.45	1.11		
LAND USE STATISTICS					
From	To	Hectares	Acres		
M-H1	C-R3f0.3h16	3.24	8.01		
DC220D2019	C-R3f0.3h16	3.24	8.01		
C-C2f0.3h16	DC(C-C2f2.0h26)	6.59	16.28		
C-C2f0.3h16	RROW	0.15	0.37		
DC219D2019	DC(M-H1f3.0)	2.12	5.24		
S-SPR(MR)	S-CRI(PUL)	0.16	0.40		
S-CRI(PUL)	S-SPR(MR)	0.11	0.27		
S-FUD	S-SPR(MR)	1.06	2.62		
S-FUD	DC(M-H1)f3.0	0.31	0.77		
TOTAL		16.98	41.96		
SUMMARY OF LAND USE REDESIGNATION					
DC(M-H1f3.0)		2.43	6.00		
C-R3f0.3h16		6.48	16.01		
DC(C-C2f2.0h26)		6.59	16.28		
RROW		0.15	0.37		
S-SPR(MR)		1.17	2.89		
S-CRI(PUL)		0.16	0.40		
TOTAL		16.98	41.96		
INTENSITY STATISTICS					
Development Form	Assumption	GFA/Units	Scale	Jobs & People	
Retail	50 sq m per employee	40,000	50	800	
Office	25 sq m per employee	14,800	25	592	
Industrial	25-34 sq m/employee	6,750	30	225	
Residential	2.2 people/unit	304	2.2	669	
Home Based Jobs	3.8 jobs/100 people		0.038	25	
Daycare	10 jobs/500 sq m	1,004	0.02	20	
Hotel	1.7 jobs&people/room	415	1.7	500	
* Assumes current application and Future I-C Site					2,831
people and jobs per hectare:					87

Approved Outline Plan Conditions of Approval

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

The following Conditions of Approval shall apply:

Planning

1. A legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve which may be required upon further subdivision of the residual lands. Said agreement is to be registered against the residual lands by Caveat concurrent with the final instrument.
2. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
3. Prior to affected Tentative Plan approval the proposed community and street names shall be submitted.
4. A Mutual/Pathways/Emergency Access Easement Agreement and right of way plan shall be executed and registered on title concurrent with the registration of the legal plan
5. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer-s expense.
6. At the time of the first Development Permit submission for a cell or a portion of a cell, a concept plan shall be submitted to articulate the concept / vision for the particular cell to the satisfaction of the development authority.
7. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide the City of Calgary Parks Department with a copy of the Water Act approval, issued by Alberta Environment and Parks, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.
8. The developer, at it's sole cost and expense, shall be responsible for the construction of the Municipal Reserve / Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
9. This condition requires municipal reserve dedication for the entire outline plan area, encompassing both (LOC2022-0009) and (LOC2016-0234). This includes a total land area of 32.37 ha (80.00 acres). Municipal Reserve is to be dedicated by land for 1.99 ha (+/- 4.92 acres). This also requires a cash in lieu payment

for additional reserve dedication for 1.25 ha (+/- 3.08 ac), totalling 10% of the gross land area.

10. After public engagement, re-submission of updated landscape concept plans for the MR site to Parks for review and approval. Landscape Concepts shall consist of (but not be limited to) the following:
 - Rendered plans showing the relationships of the major functions/spaces/constructed features with respect to the site and to each other.
 - Preliminary grading info with minimum and maximum slopes, and conceptual contours.
 - Playfield dimensions with required buffers.
 - Coordination with the Staged Master Drainage Plan (SMDP) and overlay of all storm-related infrastructure above and below ground, including but not limited to access roads, inlets, outlets, etc.
 - Existing and proposed utility right-of-way locations.
 - Conceptual planting locations.
 - The proposed linear park must have a minimum width of 10m and up to a maximum width of 20m.
11. Prior to approval of the affected Tentative Plan, finalized Landscape Concepts shall be submitted to Parks for review and approval with the following:
 - A site plan showing general conformance to preliminary landscape concepts, intended park program, site layout, and preliminary planting.
 - Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
 - Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
12. Prior to the approval of the affected Tentative Plan, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the storm pond complex are located outside of the high water line.
13. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (MR and/or ER) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
14. 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, Dan Borslein at 403-268-1376 or Dan.Boslein@calgary.ca for review and approval prior to construction.

15. 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.
16. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
17. All proposed parks (MR/ER) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
18. Rehabilitate all portions of the MSR/MR/ER/PUL/TUC lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
19. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
20. Parks does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
21. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.
22. All mitigations outlined in the approved Preliminary Natural Site Assessment (PNSA) shall be followed.

Utility Engineering

23. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
24. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
25. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information.
26. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information.
27. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:

- a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements along the boundary of the plan area.
 - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required.
 - e) Construct the MSR/MR within the plan area.
 - f) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
28. The Staged Master Drainage Plan (SMDP) proposes a staged pond wherein full development of the pond will be completed in two stages. Stage One will be constructed with the first subdivision within the plan area. Stage Two will be required when triggered by Development or when required by the City of Calgary. The first subdivision within the plan area will also require a utility right of way over all parts of the ultimate pond that are not included in Stage One. Further pond details and requirements will be resolved via future subdivision applications.

Mobility Engineering

- 29. Prior to endorsement of the initial tentative plan, construction drawings shall be approved to the satisfaction the Director, Transportation Planning for 11 Street NE along the west boundary of the Outline Plan.
- 30. Prior to endorsement of the applicable tentative plan, construction drawings shall be approved to the satisfaction the Director, Transportation Planning for 144 Avenue NE along the north boundary of the Outline Plan.
- 31. In conjunction with the initial tentative plan application (Phase 1) of development: The Developer shall register a road plan or dedicate the east half of the ultimate right of way for 11 Street (51.0m, 6-lane divided arterial with dual slotted left-turn bays) from Stoney Trail to 144 Avenue NE to the satisfaction of Administration. The dedication of 11 Street NE is required to ensure that regional network access to adjacent lands is available, and to ensure that if conditions or needs for the road network in the area change, construction of the road by the Developer,

or adjacent Developers (or The City of Calgary) can occur in a contiguous and timely manner.

32. In conjunction with the Initial Tentative Plan application (Phase 1) of development: The Developer shall register a road plan or dedicate the south half of the ultimate right of way for 144 Avenue (46.5m, 6-lane divided arterial with dual parallel left-turn bays) from 11 Street to 15 Street NE to the satisfaction of Administration. The dedication of 144 Avenue NE is required to ensure that regional network access to adjacent lands is available, and to ensure that if conditions or needs for the road network in the area change, construction of the road by the Developer, or adjacent Developers (or The City of Calgary) can occur in a contiguous and timely manner.
33. In conjunction with the applicable tentative plan, the Developer shall construct the south half of 144 Avenue NE (3 lanes) between 11 Street NE and Keystone Way NE providing local and regional pedestrian, cyclist, and vehicle connection to the transportation network. 144 Avenue NE shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
34. In conjunction with the initial tentative plan, the Developer shall construct the east half of 11 Street NE between Stoney Trail and 144 Avenue NE, providing local and regional pedestrian, cyclist, and vehicle connection to the transportation network. 11 Street NE shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
35. In conjunction with the applicable tentative plan, the Developer shall submit cross-sections, for the interim and ultimate grades for 11 Street and 144 Avenue NE adjacent to the outline plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate grades. Adjustments to the tentative plan boundary may be required to accommodate all necessary right-of-way requirements.
36. In conjunction with the applicable tentative plan, the Developer shall submit cross-sections, for Stoney Trail (TUC) adjacent to the outline plan boundary. Cross-sections shall indicate the existing grades for Stoney Trail (TUC) and how the grades for the proposed adjacent residential development are to tie in. Any back-sloping or other encroachment into the Stoney Trail (TUC) right-of-way will require ministerial consent from the Province of Alberta.
37. Prior to endorsement of the applicable tentative plan: to the satisfaction of Administration remit payment (certified cheque, bank draft) OR provide a Letter of Credit for the pedestrian-actuated crossing signals that are agreed upon by Administration. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the director of, Transportation Planning:
 - where regional pathways or multi-use pathways intersect with the street; and
 - at mid-block crossings.

38. In conjunction with the applicable tentative plan, the Developer shall register road plans for all roadways within the subject lands to the satisfaction of Administration that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary to the arterial road network. The continuous road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.
39. A restrictive covenant shall be registered against the specific lot(s) identified by Administration concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
40. In conjunction with the applicable Tentative Plan, bus bays shall be provided for all transit stops along 144 Avenue and 11 Street NE.
41. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
42. Prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
43. The Transportation/Utility Corridor (TUC) shall be permanently and prominently signed in accordance with City Councils policy and it shall also be clearly identified on the Land Use Sign for the area.
44. Prior to approval development permits for multi-family sites, a noise attenuation study is required for the development adjacent to all skeletal and arterial roadways, including 11 Street, 144 Avenue and Stoney Trail NE, 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 and Skeletal roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.
45. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
46. A 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 Administration.

47. No vehicular access shall be permitted to 144 Avenue, 11 Street, and Stoney Trail NE from the adjacent lands with the exception of the mid-block private road entrances shown on the plans. A restrictive covenant shall be registered concurrent with the registration of the final instrument of the affected subdivision phase.
48. One (1) access only, centred mid-block, will be permitted to 144 Avenue between 11 Street and Keystone Way NE. The access will be restricted to right turns-in and right turns-out only. A restrictive covenant to that effect shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
49. One (1) access only, centred mid-block, will be permitted to 144 Avenue between Keystone Way and Keystone Street NE. The access will be restricted to right turns-in and right turns-out only. A restrictive covenant to that effect shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
50. No direct vehicular access will be permitted to or from 11 Street NE and a restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
51. Should the C-R3 and DC(C-C2) blocks be further subdivided, Mutual Access and/or Access Easement Agreements and right of way plans for the private road accesses shall be executed and registered on all applicable titles, concurrent with the registration of the final instrument at the Tentative Plan stage.

Approved Outline Plan Data Sheet

DATA SHEET FOR OUTLINE PLANS							
Applicant's Name B&A Planning Group				Applicant's Address 600-215 9th Ave SW, Calgary AB, T2P1K3			
Property Owner's Name Melcor Developments Ltd				Property Owner's Address #900, 10310 Jasper Avenue Edmonton, AB T5J 1Y8			
Developer's Name Melcor Developments Ltd				Developer's Address #900, 10310 Jasper Avenue Edmonton, AB T5J 1Y8			
Name of Community/Area Keystone Hills					Phase/Stage Community D		
Legal Description Portion of NE 1/4 35-25-1-W5M				Municipal Address 14111 15 Street NE; 13971 15 Street NE			
Area Structure Plan/ Design Brief/ Community Plan Keystone Hills ASP						Hectares (ha)	Acres (ac)
Existing Land Use Districts (Zoning) M-H1, DC, C-C2, C-R3, S-SPR, S-CRI, S-FUD				Gross Area of Plan		21.65	53.50
				Less: Environmental Reserve			
Proposed Land Use Districts (Zoning) C-R3f0.3h16, DC (C-C2f2.0h26), DC (M-H1f3), S-CRI, S-SPR, RROW				Land Purchase Area			
				Gross Developable Area		21.65	53.50
		Net Area		Anticipated Number of Lots		Maximum Number of Lots	
		Hectares	Acres				
LOW DENSITY RESIDENTIAL	R-C1L	ha	ac				
	R-C1	ha	ac				
	R-C1N	ha	ac				
	R-C2	ha	ac				
	R-1	ha	ac				
	R-1N	ha	ac				
	R-2	ha	ac				
	R-2M	ha	ac				
	R-MH	ha	ac				
	R-CG	ha	ac				
	R-G	ha	ac				
OTHER RESIDENTIAL (comprehensively-designed residential, multi-family, etc.)	Parcel Number			Anticipated # of units		Max # of units	
	Parcel # DC(M-H1f3)	1.90	ha	4.69	ac	225	282
	Parcel # DC(C-C2f2.0h26)	5.13	ha	12.68	ac	79	190
	Parcel #		ha		ac		
OTHER LAND USES	Industrial		ha		ac		
	Commercial	4.73	ha	11.69	ac	21.8	%
	Other		ha		ac		%
ROADS	Credit	5.57	ha	13.76	ac	25.7	%
	Non-Credit		ha		ac		%
	Public Utility Lot	2.33	ha	5.76	ac	11	%
RESERVES	Credit	1.99	ha	4.92	ac	9.4	%
	Non-Credit		ha		ac		%
DENSITY			Projected		Maximum		
	Total Number of Units	304		units	471		units
	Overall Density of Outline Plan	30.9	uph	17.5	upa	63.2	uph
*All the percentages are based on gross developable area							

PROPOSED

CPC2023-0117
ATTACHMENT 10

BYLAW NUMBER 40D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0009/CPC2023-0117)**

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 _____

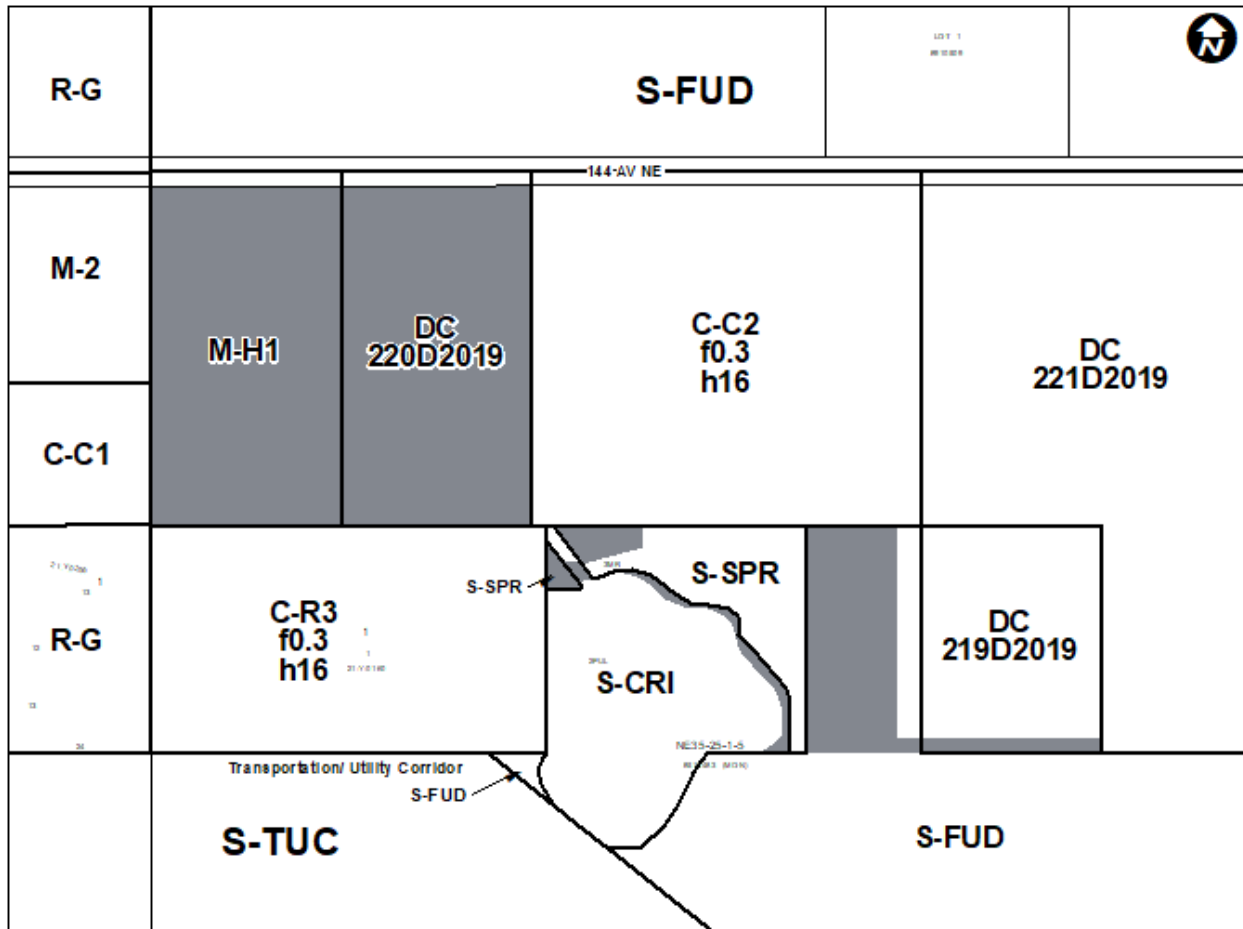
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0009/CPC2023-0117
BYLAW NUMBER 40D2023

SCHEDULE A



PROPOSED

AMENDMENT LOC2022-0009/CPC2023-0117
BYLAW NUMBER 40D2023

SCHEDULE B

