

**CITY OF CALGARY  
NOTICE OF 2023 FEBRUARY 7  
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](http://www.calgary.ca/publicsubmissions)**

**The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. The City of Calgary assumes no liability for any inaccurate, delayed or incomplete information provided on the website. In case of any discrepancies between the documents and materials on this website and the official documents and materials at the Office of the City Clerk, the official documents and materials at the Office of the City Clerk shall prevail. Please contact 403-268-5311 as soon as possible if you notice any errors or omissions in the documents and materials.**



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

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Tuesday, 2023 February 7, commencing at 9:30 a.m.**

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

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters 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 January 31**, 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](http://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](http://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](http://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><b>The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 <a href="http://www.calgary.ca/landusebylaw">www.calgary.ca/landusebylaw</a>, except those for the DC District which are available from Planning &amp; Development. Please direct questions with regard to the matters mentioned herein to 403-268-5311.</b></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 February 7 at 9:30 a.m.

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### PLANNING MATTERS FOR PUBLIC HEARING

- |         |  |
|---------|--|
| Item 1  | Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3104 – 25 Avenue SW, LOC2022-0167, CPC2022-1308<br>Proposed Bylaws 9P2023 & 17D2023   |
| Item 2  | Policy Amendment and Land Use Amendment in South Calgary / Altadore (Ward 8) at 1615 and 1619 – 33 Avenue SW, LOC2021-0173, CPC2022-1309<br>Proposed Bylaws 12P2023 & 21D2023                              |
| Item 3  | Land Use Amendment in Glendale (Ward 6) at 2627 – 45 Street SW,<br>LOC2022-0142, CPC2022-1162<br>Proposed Bylaw 16D2023  |
| Item 4  | Land Use Amendment in Springbank Hill (Ward 6) at 79 Cortina Way SW,<br>LOC2022-0158, CPC2022-1344<br>Proposed Bylaw 15D2023   |
| Item 5  | Land Use Amendment in Bowness (Ward 1) at 8634 – 47 Avenue NW,<br>LOC2022-0149, CPC2022-1341<br>Proposed Bylaw 14D2023   |
| Item 6  | Land Use Amendment in Bowness (Ward 1) at 7911 – 48 Avenue NW,<br>LOC2022-0191, CPC2022-1285<br>Proposed Bylaw 13D2023   |
| Item 7  | Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at<br>4919 – 22 Avenue NW, LOC2022-0139, CPC2022-1315<br>Proposed Bylaws 11P2023 & 19D2023  |
| Item 8  | Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at<br>4515 – 22 Avenue NW, LOC2022-0118, CPC2022-1307<br>Proposed Bylaws 10P2023 & 18D2023  |
| Item 9  | Policy Amendment and Land Use Amendment in Hounsfield Heights / Briar Hill (Ward 7) at 1505, 1507, 1511, 1513, and 1515 – 19 Street NW,<br>LOC2022-0099, CPC2022-1243<br>Proposed Bylaws 13P2023 & 22D2023 |
| Item 10 | Land Use Amendment in Bridgeland / Riverside (Ward 9) at 90 McPherson Square NE, LOC2022-0135, CPC2023-0024<br>Proposed Bylaw 23D2023  |

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3104 – 25 Avenue SW, LOC2022-0167**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3104 – 25 Avenue SW (Plan 1855W, Block 7B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 1:**

That Council:

1. Give three readings to the **Proposed Bylaw 9P2023** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 17D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3104 – 25 Avenue SW (Plan 1855W, Block 7B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This land use amendment seeks to redesignate the subject site 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).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate this proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3104 –  
25 Avenue SW, LOC2022-0167**

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**DISCUSSION**

This application, located in the southwest community of Killarney/Glengarry, was submitted by New Century Design on behalf of the landowner, Killarney25 Inc. (Ryan Doherty), on 2022 September 12.

The approximately 0.06 hectare parcel, located at the northwest corner of 30 Street SW and 25 Avenue SW, is currently developed with a single detached dwelling with a vehicular access from the existing rear lane accessed from 25 Avenue SW. The proposed land use amendment would accommodate rowhouses (up to four units) that would be compatible with the surrounding developments as indicated in the Applicant Submission (Attachment 3). 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 the Background and Planning Evaluation (Attachment 1).

**PUBLIC ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant public groups 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 conducted the following outreach:

- contacted the Killarney-Glengarry Community Association (CA) on 2022 October 26;
- contacted the Councillor's Office on 2022 October 26; and
- delivered postcards to 60 surrounding homes.

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 seven letters of opposition from the public regarding the proposal. The letters of opposition included the following areas of concern:

- increased traffic;
- public safety;
- parking issues;
- increased density;
- privacy considerations;
- community character; and
- shadowing impacts.

**Planning and Development Services Report to  
Calgary Planning Commission  
2022 December 15**

**ISC: UNRESTRICTED  
CPC2022-1308  
Page 3 of 4**

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3104 –  
25 Avenue SW, LOC2022-0167**

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No comments from the Killarney-Glengarry CA were received. Administration contacted the CA on 2022 November 16 to follow-up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, tree retention and parking would be reviewed and determined through a future development permit 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 R-CG District would allow for a wider range of housing types than the existing Residential – Contextual One / Two Dwelling (R-C2) District, and the proposed land use change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

### **Environmental**

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

### **Economic**

The proposed land use application would enable rowhouse development up to four units, would allow for more efficient use of land and existing infrastructure, and may provide more compact housing in the community.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this application.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 9P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 17D2023**

**Planning and Development Services Report to  
Calgary Planning Commission  
2022 December 15**

**ISC: UNRESTRICTED  
CPC2022-1308  
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3104 –  
25 Avenue SW, LOC2022-0167**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry, at the northwest corner of 30 Street SW and 25 Avenue SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 36 metres deep. The laned parcel is currently developed with a single detached dwelling and a two-car detached garage.

Surrounding land uses to the north, south and west consists of a mix of single detached and semi-detached dwellings. To the east, across 30 Street SW, parcels are designated Multi-Residential - Contextual Grade-Oriented (M-CG) District with a density modifier of 72 units per hectare. The area is served by Calgary Transit, with a Route 6 transit stop located on 26 Avenue SW within approximately 185 metres walking distance of the site.

## Community Peak Population Table

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

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

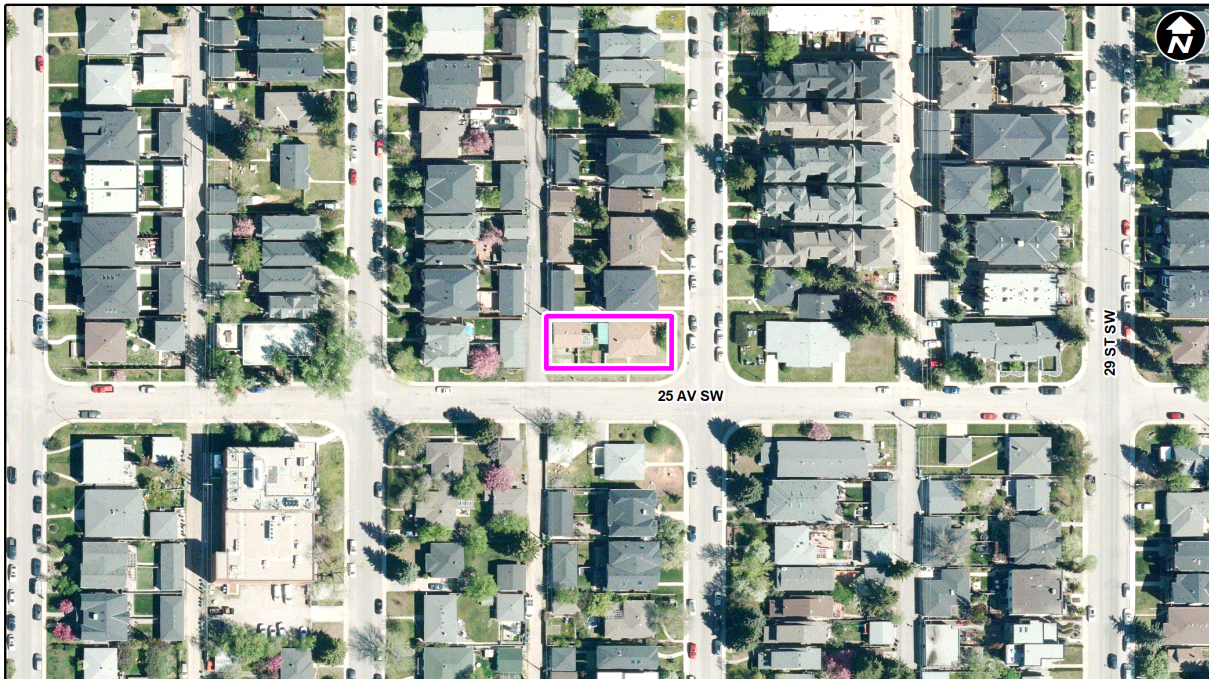
Source: *The City of Calgary 2019 Civic Census*

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









## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a low-density residential designation that is primarily for single detached, semi-detached, and duplex homes in the developed area. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary Suites are also permitted uses within the R-C2 District.

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

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The subject parcel would require one parking stall per suite as the site location does not meet the current rules of Section 546(2) of the Land Use Bylaw 1P2007. However, with the proposed changes to the R-CG District approved on 2022 October 05 by Council, parking requirements will be 0.5 parking stalls per unit and suite as of 2023 January 02. Should this land use amendment be approved by Council, future development permit reviews will be based on the regulations that are in effect at the time of development permit decision.

### **Development and Site Design**

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking.

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

- ensuring an engaging building frontage interface along both streets; and
- mitigating shadowing, overlooking, and privacy concerns.

### **Transportation**

Pedestrian access to the subject site is available from existing sidewalks along 25 Avenue SW and 30 Street SW. Existing cycling infrastructure is nearby, with on-street bicycle lanes on 26 Avenue SW, a new multi-use pathway on 37 Street SW and an on-street bike route on 29 Street SW. The area is served by Calgary Transit, with a Route 6 transit stop located on 26 Avenue SW within approximately 185 metres walking distance of the site. The parcel is also located within 650 metres (approximately 11-minute walk) of 37 Street SW with access to the MAX Teal BRT on the Primary Transit Network. Vehicular access to the subject site is to come from the existing rear lane accessed from 25 Avenue SW. On-street parking adjacent to the parcel is unrestricted along 30 Street SW and 25 Avenue SW.

### **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 deep utilities are available. Servicing requirements will be determined at the time of development to the satisfaction of the Development Authority.

## **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 Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city 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.

### **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.

### **Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)**

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

Notwithstanding the required amendment, this application aligns with the residential land use and development objectives of the Killarney/Glengarry ARP for accommodating a variety of housing types while preserving the existing low-density residential character of the neighbourhood (Section 2.1.1).

### **Westbrook Communities Local Area Plan (under development)**

Administration is currently working on the [Westbrook Communities Local Area Plan](#) project which includes Killarney/Glengarry and other surrounding communities. Planning applications are being accepted for processing during the local area planning process. The proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft Westbrook Communities Local Area Plan



# PROPOSED

CPC2022-1308  
ATTACHMENT 2

## BYLAW NUMBER 9P2023

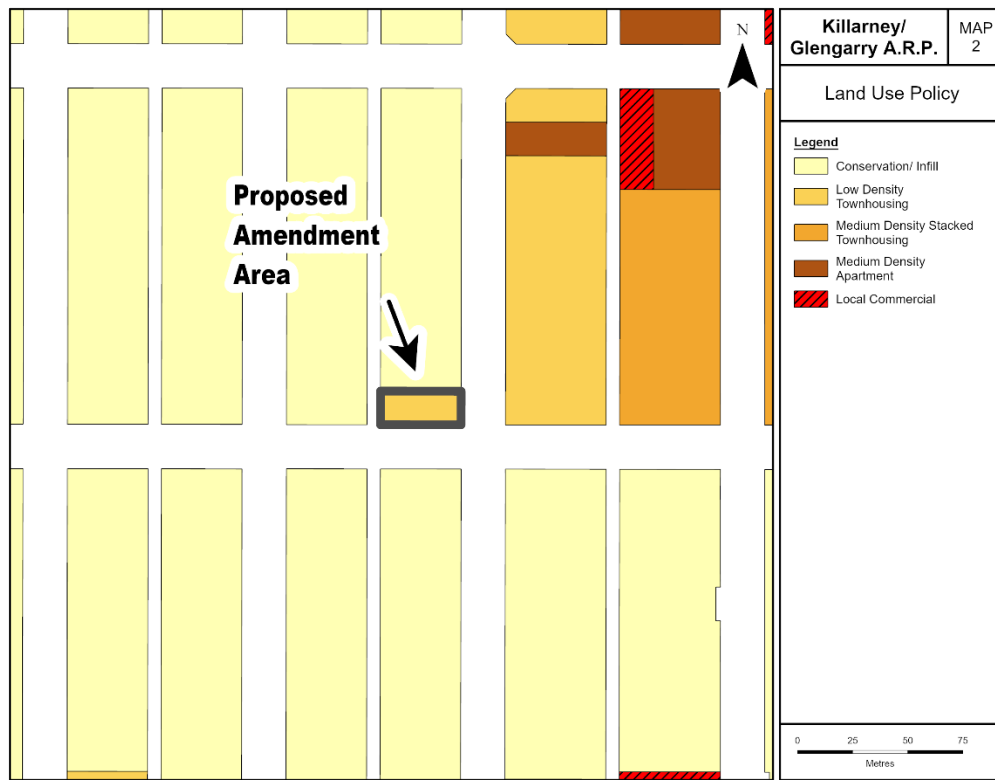
**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE KILLARNEY/GLENGARRY  
AREA REDEVELOPMENT PLAN BYLAW 16P85  
(LOC2022-0167/CPC2022-1308)**  
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**WHEREAS** it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, as amended;

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

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

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 'Land Use Policy' by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3104 – 25 Avenue SW (Plan 1855W, Block 7B, Lots 1 and 2) from 'Conservation/ Infill' to 'Low Density Townhousing', as generally illustrated in the sketch below:



# PROPOSED

**BYLAW NUMBER 9P2023**

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.

Nov 29, 2022

Re: 3104 25<sup>th</sup> Avenue SW  
Planning Justification in Support of Land-Use Application

New Century Design is making an application on behalf of Killarney25 Inc. for the re-designation of 3104 25<sup>th</sup> Avenue SW in the community of Killarney. We are seeking re-designation from the currently existing R-C2 district to a proposed R-CG district (Residential – Grade-Oriented Infill).

This property is a corner lot at the NW intersection of 26th Ave SW and 30th St SW. The lot dimensions are 15.24m X 36.61m (50' x 120') and the lot is relatively flat with no distinct change in grade.

The property currently hosts a single family home with a two car detached garage built in 1965. There are few trees, no city trees, and minor landscaping elements on the lot.

Surrounding context includes mostly R-C2 zoned lots with M-CG, M-C1 and M-C2 properties along 28th, 29th, and 30th Street to the east. A number of R-CG zoned corner lots are present within a 1.0 km radius.

Should this re-designation be approved, the intention is to redevelop the property into a street oriented 4-unit R-CG rowhouse with 4 secondary suites, and a 4-car detached garage. The main rowhouse units are likely to be 1200-1300 square feet, with each basement suite between 380-450 square feet in floor area. Should this application receive support at Calgary Planning Commission we will be submitting a Concurrent DP prior to City Council.

3104 25 Ave SW is a prime candidate for R-CG development for a number of reasons:

**1. Meets the Location Criteria for Multi-Residential Infill Development**

- On a Corner Parcel,
- Within 200m of Transit (Route 6),
- One block within a Major Roadway (26<sup>th</sup> Ave SW – Collector),
- Adjacent to existing or Planned Non-residential or Multi-residential Development (2604 33 St SW R-CG land use district)
- Provides Direct Lane Access.

**2. The property offers close proximity to frequent public transit**

- 200 m to the #6 frequent bus service (along 26th Ave SW),
- 650 m to the #9 frequent bus service (along 37th St SW),
- 650 m to the #697 & #699 bus route (along 37th St SW),
- 650 m to the #306 frequent bus service (along 37th St SW),



- 650 m to the #2 frequent bus service (along 17 Ave SW),
- 650 m to the #698 bus route (along 17 Ave SW), and
- 1.0 km to the Westbrook 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 Killarney park is within a 320m walk and boasts tennis courts, a community garden, and outdoor fields that serve a variety of uses.

**4. Conveniently located near schools**

The Mount Royal University Campus is located 2.5km to the South. The site is also well serviced by primary and secondary schools including Killarney School, Glamorgan School, AE Cross School, Glenbrook School, Calgary Christian School, Calgary Christian Secondary School, St. Thomas Aquinas School, Richmond School, and Glenmeadows School. Each is within a reasonable walking or bicycling distance.

**5. Close to work**

The property is centrally located to a number of employment centres - Westbrook Mall, commercial storefronts along 17th Avenue SW, the Signal Hill Shopping Centre, Westbrook Corporate Campus, the ATCO Corporate Campus, and the Mount Royal University.

**6. Proximity to major road networks**

If traveling by car, the property has quick and easy access to Sarcee Trail via Richmond Road, Crowchild Trail via 26th Avenue SW, Bow Trail and 17th Avenue via 37th ST SW, and Glenmore Trail via 37th ST SW. 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 25th Avenue SW corridor to mid-block properties.

Regards,

Clay Israelson AT,  
Vaughn Makey AT,  
Quinton Fediuk AT,  
Shawn Jensen AT Principal

# 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)

1. October 26, 2022 - Contacted Councillors Office
2. October 26, 2022 - Contacted Community Association (KGCA)
3. October 28, 2022 - Post card drop to 60 surrounding homes
4. October 28, 2022 - Received response from KGCA stating the CA usually takes a neutral stance to development at this scale but the that review panel had not yet provided comments. Director of Development requested concept plans or some visuals to assist in the review and NCD provided images of a previous constructed row house w/ suites by the same developer.
5. November 7, 2022 - Received one response from post card drop from nearby resident. Replied to response to determine concerns.
6. November 8, 2022 - Began preparing for concurrent DP submission with plans to submit after CPC.

### Stakeholders

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

We are looking to connect with:

- City of Calgary file manager
- Community Association
- 60 Direct Neighbours recieved a mail drop with our intended use and our contact information
- Ward Councillor

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



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

### What did you hear?

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

We recieved one response to the post card drop and the Killarney resident felt that these types of development should soley be located on roads like 26 Ave S.

We have not recieved a formal response from the KGCA but the initially supplied comments were that the CA would likely take a neutral position.

The Councillor's office did not request further information from the initial introduction we have sent.

### 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 we have not recieved feedback that has caused us to revise our intention.

### 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 responded to any comments we have recieved by directing residents to our website, which has general information about the R-CG district, or providing information in regards to their concerns. We will continue this process as we approach our date at city council and will revise our outreach strategdy if needed.

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

# PROPOSED

CPC2022-1308  
ATTACHMENT 5

## BYLAW NUMBER 17D2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0167/CPC2022-1308)**

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

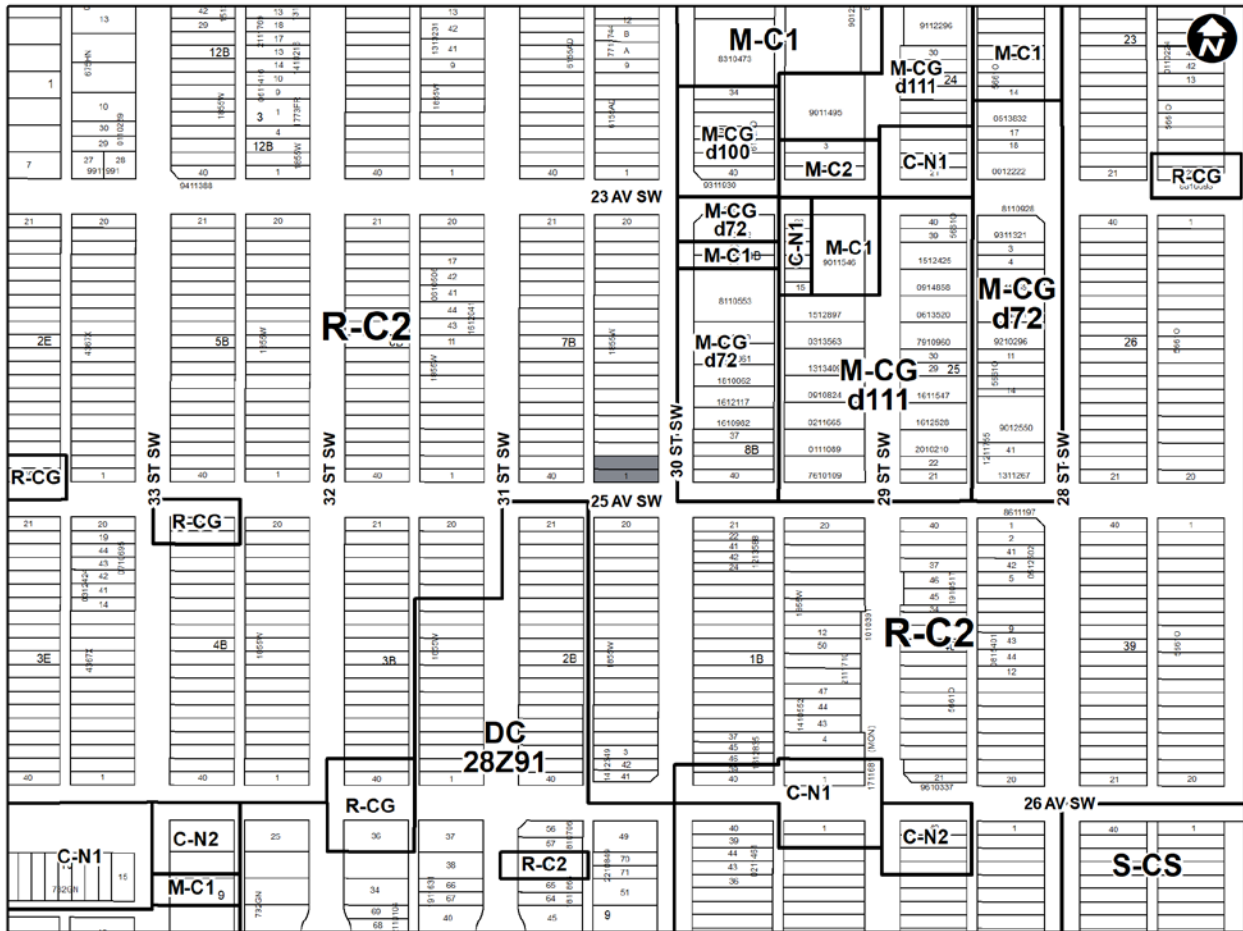
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2022-0167/CPC2022-1308  
BYLAW NUMBER 17D2023

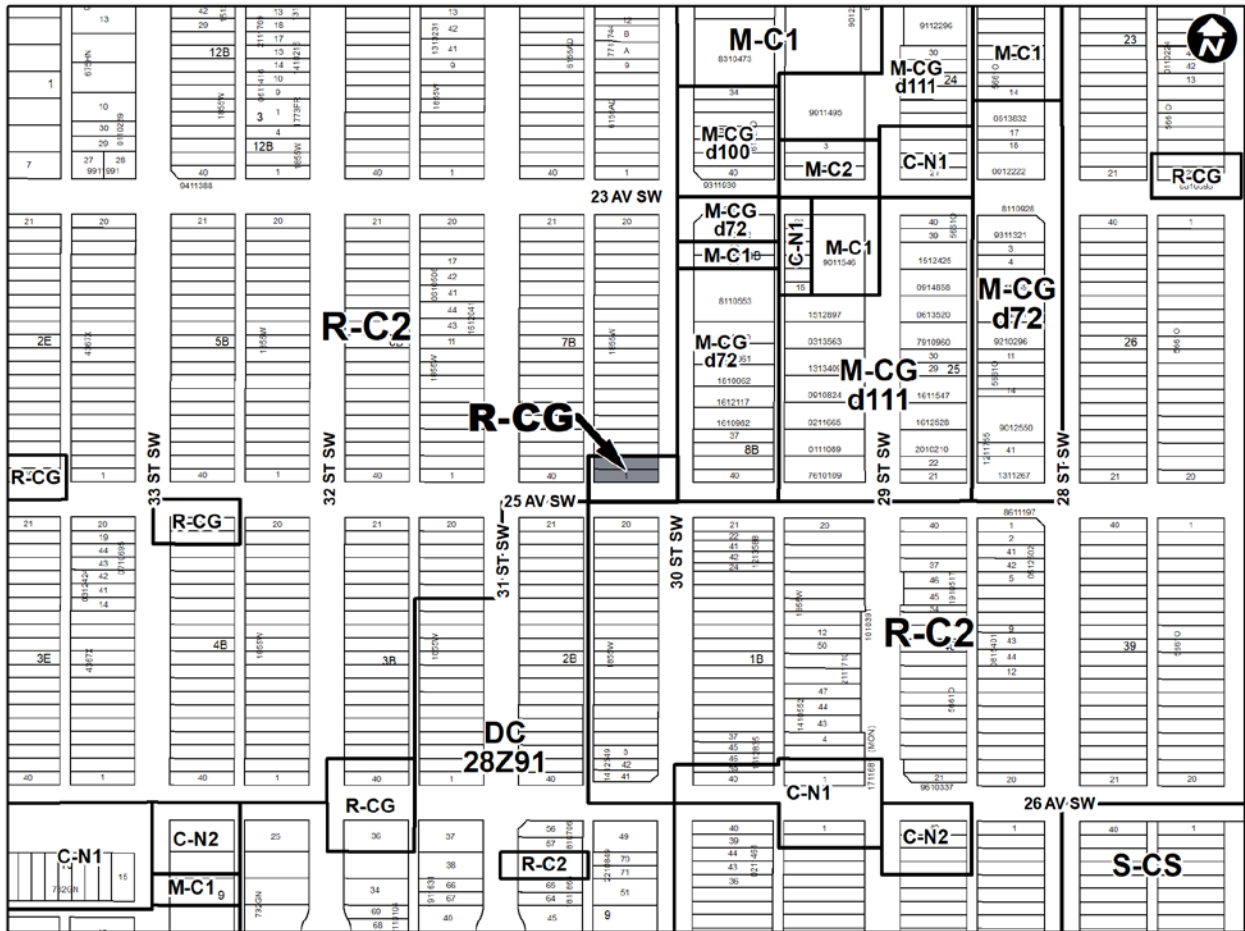
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2022-0167/CPC2022-1308  
BYLAW NUMBER 17D2023

## SCHEDULE B





**Policy and Land Use Amendment in South Calgary (Ward 8) at 1615 and 1619 – 33 Avenue SW LOC2021-0173**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.12 hectares  $\pm$  (0.30 acres  $\pm$ ) located at 1615 and 1619 – 33 Avenue SW (Plan 4479P, Block 65, Lots 31 to 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:**

That Council:

1. Give three readings to **Proposed Bylaw 12P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 21D2023** for the redesignation of 0.12 hectares  $\pm$  (0.30 acres  $\pm$ ) located at 1615 and 1619 – 33 Avenue SW (Plan 4479P, Block 65, Lots 31 to 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a courtyard-style multi-residential development, in addition to the building types already listed in the district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy and land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation.
- A development permit has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.



**Policy and Land Use Amendment in South Calgary (Ward 8) at 1615 and 1619 - 33  
Avenue SW LOC2021-0173**

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**DISCUSSION**

This application, located in the southwest community of South Calgary, was submitted on 2021 October 21 by CivicWorks on behalf of landowners Connor Irving and Nathan Robb, representing Oldstreet Development Corp. (Attachment 3). A concurrent development permit (DP2021-8079) for a multi-residential development was submitted on 2021 November 10 by FAAS Architecture on behalf of Oldstreet Development Corp. The original submission was to change the land use to a Direct Control (DC) District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District. However, following Council's decision to approve the incorporation of the new Housing – Grade Oriented (H-GO) District into Land Use Bylaw 1P2007 on 2022 October 05, the applicant chose to amend the application to seek the H-GO District. The H-GO District can only be approved by Council after 2023 January 02, which is when the new district comes into effect.

The subject site is located mid-block at 1615 and 1619 – 33 Avenue SW, with an area of approximately 0.12 hectares (0.30 acres) and supported by a rear lane. Each parcel is currently developed with a single detached dwelling where vehicular parking is provided from the lane.

The proposed development comprises 18 dwelling units within three multi-residential buildings that frame a central courtyard amenity space. It is anticipated that this development permit will be ready for decision pending the approval of this policy and land use amendment application by Council. A summary of this development permit has been provided in Attachment 4.

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

**PUBLIC ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant public groups 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 initiated discussions and outreach with neighbouring residents and the community through multiple activities such as information mailouts, on-site signage, an outreach phone line and email box and an online public information session. The applicant also initiated discussions with the Marda Loop Communities Association (MLCA) and Ward Councillor in the early stages of the application process. More details can be found in the Applicant Outreach Summary (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 12 letters in opposition to this application. The letters of opposition cited the following concerns:

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1615 and 1619 - 33  
Avenue SW LOC2021-0173**

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- increase in traffic and on-street parking demand along both 33 Avenue SW and the lane;
- decrease in property value; and
- general opposition to increased density.

On 2022 January 19, Administration facilitated a virtual meeting between the MLCA, the applicant's project team and residents, to provide information on several land use amendment applications seeking to accommodate an emerging housing form that was being accommodated through Direct Control (DC) Districts in the Marda Loop communities. Over 100 people attended all or a portion of this online meeting that also gave an opportunity for attendees to provide oral and written comments directly to the applicant and Administration for further consideration. Overall, the most prominent concerns raised and discussed were the following:

- impact of added density on community character;
- impact of built form on neighbouring properties;
- challenges with overburdening of the rear lane (e.g., vehicular parking, waste/recycling); and
- overburdening public streets with increase in vehicular parking demand.

On 2022 October 5, Council adopted changes to the Land Use Bylaw that included the introduction of a new land use district accommodating grade oriented housing forms commonly referred to as the "missing middle". The H-GO District is intended to accommodate grade oriented development in a range of housing forms where dwellings may be attached or stacked within a shared building or cluster of buildings, in a form and scale consistent with low density residential districts. As this new district shared many of the same characteristics of the applicant's original application for a DC District, this application was updated recently to seek redesignation of these parcels to the H-GO District.

The MLCA was circulated and provided an opportunity to submit feedback in 2021 November. A subsequent update was also provided to the MLCA in 2022 November that informed them of the change to from a proposed DC District to the H-GO District. However, as of the date of writing this report, the MLCA has not provided a formal letter expressing a position specific to this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it seeks to accommodate grade oriented multi-residential development in an amenity-rich, inner-city community that is compatible with the existing character of surrounding development.

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

**Planning and Development Services Report to  
Calgary Planning Commission  
2022 December 15**

**CPC2022-1309  
Page 4 of 4**

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1615 and 1619 - 33  
Avenue SW LOC2021-0173**

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**IMPLICATIONS**

**Social**

The proposed land use district would allow for additional housing types and may better accommodate housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

**Environmental**

This application does not include actions that specifically address the objectives of the Calgary *Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant as part of the associated development permit review.

**Economic**

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

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 12P2023**
3. Applicant Submission
4. Development Permit Summary
5. Applicant Outreach Summary
6. **Proposed Bylaw 21D2023**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site comprises two side-by-side mid-block parcels located in the southwest community of South Calgary. The site fronts onto the south side of 33 Avenue SW between 15 Street and 16 Street SW. Thirty-Third Avenue SW is designed as a Neighbourhood Main Street in the *Municipal Development Plan* (MDP). The site is approximately 0.12 hectares (0.3 acres) in size and is approximately 30 metres wide and 38 metres deep. Each of the parcels contains a single detached dwelling.

Surrounding development is generally characterized by a mix of single detached, semi-detached dwellings, as well as a 77-unit four-storey multi-residential development directly north of the site across 33 Avenue SW. Parcels to the east and west are designated as Residential – Contextual One / Two Dwelling (R-C2) District which permits a maximum of two dwelling units. Parcels to the south across the lane are designated as Multi-Residential – Contextual Low Profile (M-C1) District which provides for multi-residential development in a variety of forms. The parcel accommodating the 77-unit four-storey multi-residential development is designated as Mixed Used – General (MU1-f2.55h15) District.

## Community Peak Population Table

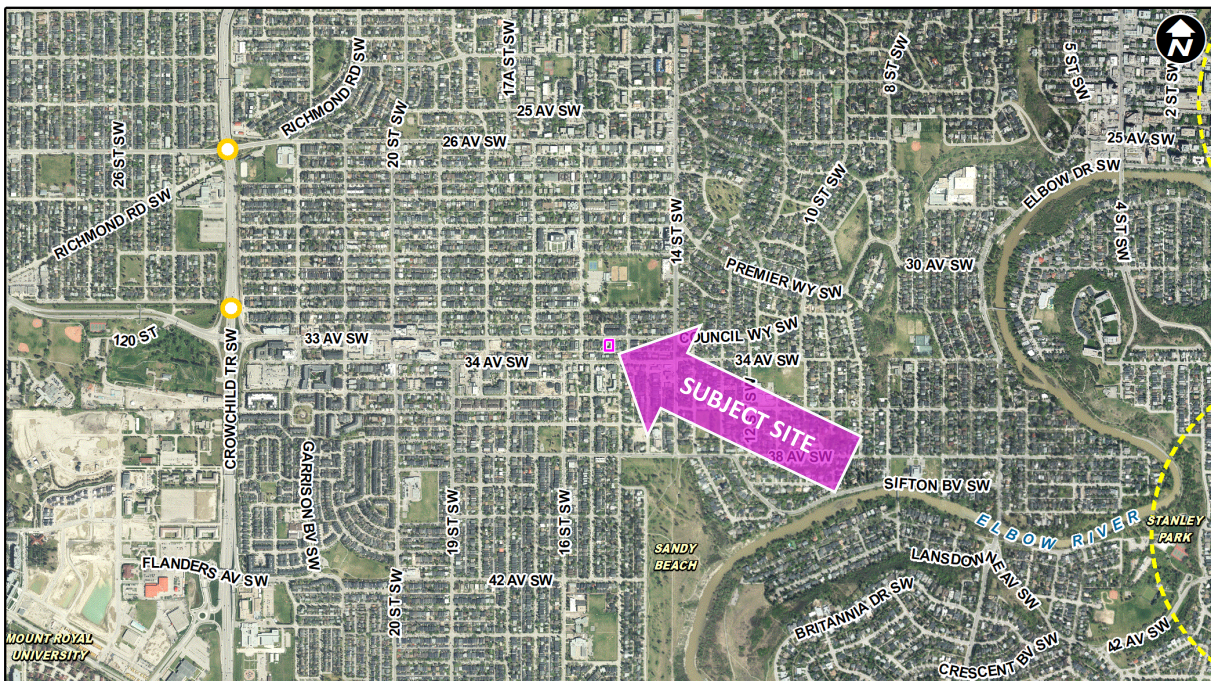
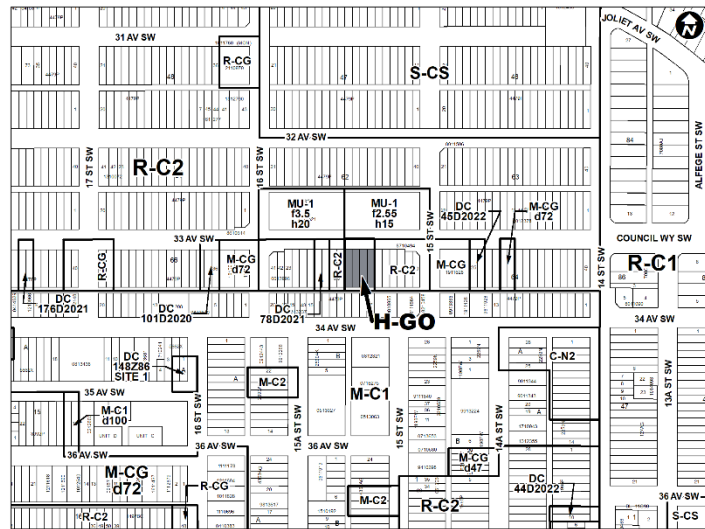
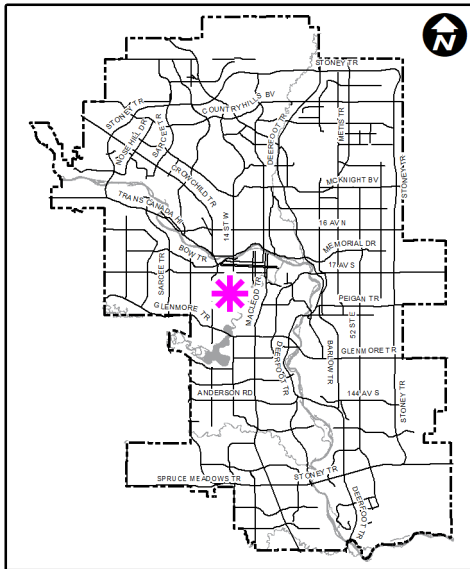
As identified below, the community of South Calgary reached its peak population in 2019.

<b>South Calgary</b>	
Peak Population Year	2019
Peak Population	4,442
2019 Current Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

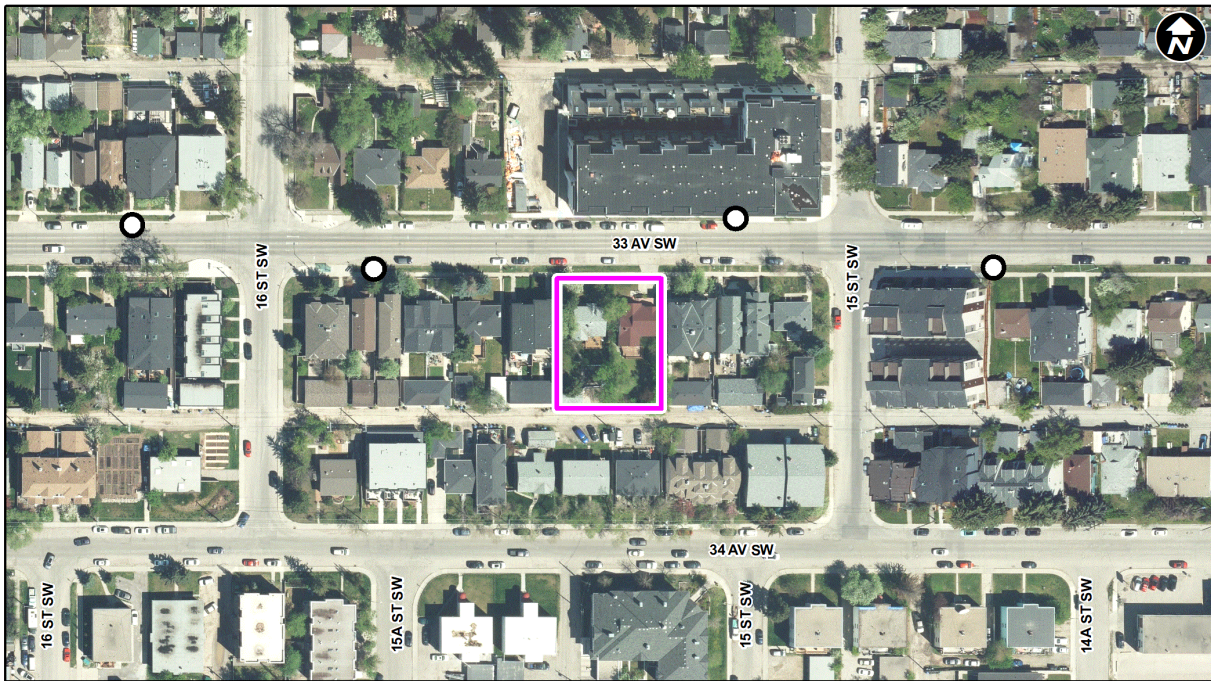
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District accommodates contextually sensitive redevelopment in the form of duplex dwellings, semi-detached and single detached dwellings. This district allows for a maximum of two dwellings and a maximum building height of 10 metres.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade oriented building forms that can be contextually appropriate in low-density areas. The district includes rules for overall height, parcel coverage, height chamfers and amenity space that are intended to decrease massing and shadowing impacts on neighbouring properties. The proposed H-GO District accommodates grade oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with low density residential districts. The H-GO District also provides for rules for:

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

The H-GO District is intended to be designated on parcels within inner city areas that meet one or more of the following criteria:

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

The subject site is located on 33 Avenue SW which is recognized as a Neighbourhood Main Street in the MDP and meets the criteria to be considered for the H-GO District.

As indicated in the cover report, the initial submission for this application was for a Direct Control (DC) District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District. Following Council approval of the H-GO District, the application was amended to the H-GO District. Administration considers this an appropriate change in land use as the intended built form can be facilitated through a new stock district instead of a DC District. Further, this change did not materially impact the uses proposed on the site or the site plan that was originally contemplated.

### **Development and Site Design**

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

- ensuring an engaging built interface along 33 Avenue SW;
- mitigating shadowing, overlooking, and privacy concerns with neighbouring parcels; and
- ensuring appropriate inclusion of required vehicular parking and alternative mobility storage areas while supporting all back-of-house functions.

### **Transportation**

The subject site is located along 33 Avenue SW, a collector road. The site is within walking distance to existing bus stops (Routes 7 and 22) along 33 Avenue SW, which provide service to the Downtown Commercial Core. This parcel is serviced by a rear lane, where back of house functions and vehicular parking are currently provided. These functions are expected to remain upon redevelopment under the proposed H-GO District. On-street vehicular parking is available within this block along 33 Avenue SW, 15 Street SW and 16 Street SW (Zone GG) through the City's Residential Parking Permit program.

### **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, and sanitary deep utilities service the site and will continue to do so upon redevelopment under the proposed H-GO District. 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 policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject site is located within the Developed Residential - Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan \(MDP\)](#). The proposed application complies with relevant land use policies that recognize the predominantly low density residential nature within these communities and support retention of housing stock or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

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

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

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

The subject site is currently identified as Residential Conservation, as shown on Map 2, Land Use Policy, in the [South Calgary/Altadore Area Redevelopment Plan \(ARP\)](#). These areas are intended to improve existing neighbourhood quality and character while accommodating low profile infill development compatible with surrounding development, such as single and semi-detached housing forms.

An amendment to Map 2, Land Use Policy, is required to support the proposed redesignation to the H-GO District, recognizing a change in the applicable land use policy for the site from 'Residential Conservation' to 'Residential Medium Density' (Attachment 2). Residential Medium Density areas are intended to accommodate a variety of housing forms in proximity to activity nodes such as commercial areas or along streets that generally support higher traffic volumes. As 33 Avenue SW is a Neighbourhood Main Street, the H-GO District is compatible with existing development patterns in this area. The proposed land use amendment would represent a gradual progression of built forms beyond the predominantly single and semi-detached housing mix in the plan area.





# PROPOSED

CPC2022-1309  
ATTACHMENT 2

## BYLAW NUMBER 12P2023

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86 LOC2021-0173/CPC2022-1309)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

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






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

1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.12 hectares  $\pm$  (0.30 acres  $\pm$ ) located at 1615 and 1619 – 33 Avenue SW (Plan 4479P; Block 65; Lots 31 to 34) from 'Residential Conservation' to 'Residential Medium Density' as generally illustrated in the sketch below:

Map 2

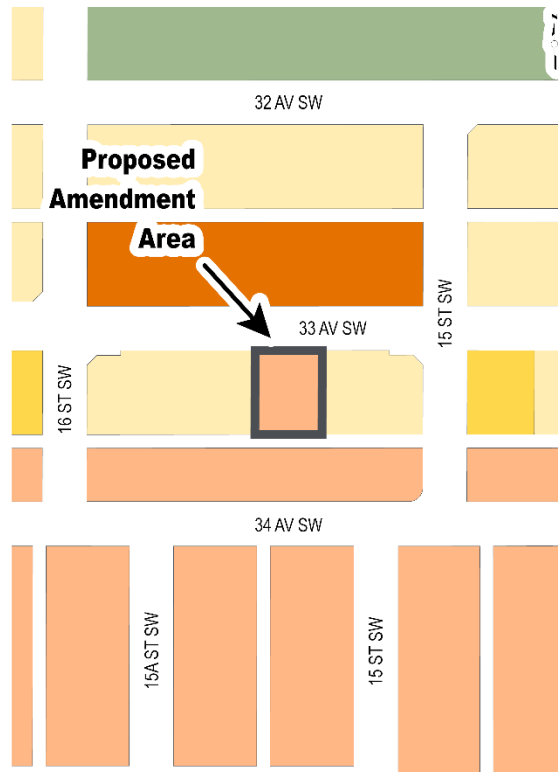
Land Use Policy

**Legend**

-  Residential Conservation
-  Residential Low Density
-  Residential Medium Density
-  Community Mid-Rise
-  Open Space

0 50 100 150  
Metres

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



# PROPOSED

**BYLAW NUMBER 12P2023**

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

*From Letter Dated 2022 November 30:*

**RE:** Land Use Redesignation from R-C2 to DC (based on M-C1 and R-CG)  
1615, 1619 33 AV SW | Lots 31 - 34, Block 65, Plan 4479P

## APPLICANT STATEMENT

Oldstreet Development Corp. has retained CivicWorks and Formed Alliance Architecture Studio (FAAS) to undertake a concurrent Land Use Redesignation and Development Permit process to facilitate the construction of a 2 to 3-storey 18-unit courtyard-oriented multi-residential development with front doors facing 33 AV SW, an internal common courtyard, alternative mobility device (bike, scooter, stroller, etc.) storage and 10 total parking stalls.

In support of the proposed development vision, a Land Use Redesignation is proposed to transition the subject site from the existing R-C2 (Residential - Contextual One / Two Dwelling) District to the new Housing - Grade-Oriented (H-GO) District based on the alignment of the proposed development vision with the H-GO District's Purpose statement, including the following location criteria:

**(d) should only be designated on parcels located within:**

*(i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or*

**(ii) the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:**

**(A) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;**

**(B) 600 metres of an existing or capital-funded LRT platform;**

**(C) 400 metres of an existing or capital-funded BRT station; or**

**(D) 200 metres of primary transit service.**

## APPLICATION TRANSITION

The originally proposed Land Use Redesignation submitted in September 2021 sought a change to a custom Direct Control (DC) District based on M-CG to allow for an innovative missing middle housing typology that did not fit well within any one stock District within Land Use Bylaw 1P2007, filling a significant gap in the nearly 15-year-old Bylaw. Based on this application and other similar DC applications in Calgary's inner city communities, Council directed Administration to address key gaps in the Land Use Bylaw that were creating the need for Direct Control District applications.

The Applicant team commends Administration's efforts and Council's decision to introduce the new Housing - Grade-Oriented (H-GO) District into the Land Use Bylaw, allowing the Applicant team to respond to community concerns related to the use of custom DC Districts by transitioning the subject application (LOC2022-0112) to the new H-GO District. The proposed development vision and associated Development Permit meet all of the rules of the new H-GO District and will continue to recognize and respond to the goals of the *Municipal Development Plan* and the *South Calgary / Altadore Area Redevelopment Plan*, as well as the local inner city context of the 33 & 34 Avenue Main Streets, nearby amenities and frequent transit service.

### CONCURRENT DEVELOPMENT PERMIT

To ensure a high quality bricks and mortar outcome, a supporting concurrent Development Permit has been submitted by FAAS. Development Permit plans and renderings are intended to provide interested parties, the Development Authority, Calgary Planning Commission and Council with additional supporting information and greater certainty about the development intent through the application review and decision making process. Additionally, Development Permit revisions can be made to respond to key feedback heard from interested parties and Administration throughout the concurrent application review process. Significant Development Permit design changes have been integrated through the course of the application review process, based on feedback heard from community, the Ward 8 Councillor's Office and Administration. As a result, the supporting Development Permit meets all the rules of the new H-GO District at the time of writing.

### SITE SUITABILITY

The proposed use and development vision is well-suited to the site given its surrounding built form context, lot characteristics and location. The subject site is strategically located along Marda Loop's 33 Avenue SW Main Street – close to transit, local destinations and community amenities. Recently completed and ongoing multi-residential development directly across 33 AV SW (CoCo and 1600 West) is indicative of the ongoing evolution of 33 Avenue into a true mixed use Main Street corridor. 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 units that cater to a variety of needs and lifestyles, including Calgarians who opt for vehicle-reduced or vehicle-free lifestyles and value low scale ground-oriented housing. A summary of applicable site suitability characteristics is provided below:

**Direct Lane Access:** The subject site has direct rear lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 33 AV SW. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks, increase parking options with limited impact on the existing neighbourhood, and provide safer, more pedestrian-oriented streetscapes with fewer driveways crossing sidewalks.

**Proximity To Local & Primary Transit:** The subject site is within 60m ( $\pm 1$  min walk) of both a local and primary transit stop (Route 7, 22) located along the 33 AV SW Primary Transit corridor. Route 7 provides frequent bus service to the Beltline and Downtown, with 10 min. wait times during peak periods (6:30-8:30; 16:00-18:00), 20 min. during the day (8:30-16:00), and 15-30 min. during all other times. The subject site is also 230m ( $\pm 3$  min walk) from the Route 13 local transit stop at 33 AV / 14 ST SW, with service to Mount Royal University and Downtown.

**On a Collector or Higher Standard Roadway:** The subject site fronts onto 33 AV SW which is classified as a Neighbourhood Boulevard that is designed to handle higher traffic volumes.

**Proximity To A Main Street Corridor:** The subject site is located directly on the 33 AV SW Neighbourhood Main Street corridor and  $\pm 200$ m from the 14 ST SW Neighbourhood Main Street corridor, allowing future residents direct and easy access to a variety of local area destinations to meet their daily needs.

**Proximity To An Existing Open Space / Community Amenity:** The subject site allows residents direct and easy access to a variety of local area amenities, including South Calgary Park, Marda Loop Communities Association, South Calgary Outdoor Pool and the Giuffre Family Library.

**Proximity To Existing Multi-Unit Development:** The subject site is across the street from two multi-unit developments by Sarina Homes: a complete 4-storey building with 74 units (Coco) and approved and under construction 6-storey building with 125 units (1600 West).



## TRANSPORTATION + PARKING CONSIDERATIONS

The proposed 10-stall parking supply will ensure that more than 50% of units have a dedicated parking stall. The proposed parking supply exceeds the requirements of the new H-GO District, and also provides all units without a parking stall with an individual and secure alternative mobility storage areas for bikes, scooters and strollers. The site's strategic location and proposed unit mix allows some 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 originally proposed DC District, Bunt & Associates was retained to undertake a Parking Study to evaluate the appropriateness of the proposed parking supply. The Parking Study found the proposed parking supply to be supportable and appropriate based on the following considerations:

1. Policy: The parking supply reduction for smaller units is consistent with relevant Council approved policy and criteria.
2. Literature: Smaller units experience lower parking demand when compared to other types of dwellings.
3. Walkability: The site is within easy walking distance of shops and services along the 33 Avenue SW Main Street and surrounding area.
4. Transit: Frequent bus service is available near the site (Routes 7, 13, 22).
5. Cycling: Multiple cycling routes service the site and surrounding area.
6. Carshare: The site is within the Communauto car share service area.

## 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 land use change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services. In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the MDP also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

## LOCAL AREA POLICY ALIGNMENT

The subject site is within the policy boundaries of the *South Calgary / Altadore Area Redevelopment Plan* (ARP, 1986), and within the ARP's "Residential Low Density" land use policy area. The proposed development vision meets the overall spirit and intent of the ARP, whose residential land use policies seek to improve existing neighbourhood quality and character, provide family-oriented housing options, and allow compatible and sensitive infill development. To ensure alignment with contemporary city-wide policy and acknowledge the unique development vision of the proposed land use change and supporting Development Permit, a minor map-based amendment to the ARP is proposed to transition the site to a "Residential Medium Density" land use policy area – a change consistent with the contemporary "Community Mid-rise" land use policy area directly north of the subject site.

**APPLICANT-LED OUTREACH**

CivicWorks and Oldstreet 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 contact the local area Ward Councillor's Office, Community Association, and surrounding residents at the outset of the application process to encourage them to share questions, comments and feedback throughout the application review process.

Significant application and design changes have been incorporated as a direct result of feedback heard from community, Ward 8 Councillor's office and Administration. These key changes include:

1. Transition of the application from a custom Direct Control (DC) District to Council's new stock Housing - Grade-Oriented (H-GO) District, which will become effective Jan. 1, 2023 per Council's Oct 5 2022 decision.
2. Reduction of proposed density from 22 to 18 units (total number of smaller units reduced from 12 to 8).
3. Overall reduction in building mass, height and gross floor area (eg. rear building reduced from 3 to 2 storeys).
4. Contextual building height transitions that reflect H-GO District building height chamfer rules and allow for more sensitive transitions to adjacent properties
5. Increased building step backs and clearance between the east and west residential buildings at the shared side property lines.
6. Larger alternative mobility storage areas.
7. Addition of electric vehicle charging rough-ins and secure mobility storage with outlets for e-bikes and scooters.
8. Integration of private consolidated Molok in-ground waste, recycling and organics storage and collections.
9. Lowered carport roof pitch to mitigate shadow impacts.

A comprehensive summary of applicant-led outreach process 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 'missing middle' 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.

# Development Permit Summary

A development permit application (DP2021-8079) was submitted by FAAS Architecture on 2021 November 10 on behalf of Oldstreet Development Corp. The development permit application proposes a multi-residential development comprising of three (3) residential buildings that frame a central courtyard that also provides for alternative mobility storage areas. The rear lane provides 10 uncovered vehicular parking stalls and consolidated waste/recycling facilities.

The following excerpts (Figures 1 through 4) from the development permit submission provide an overview of the proposal and are included for information purposes only. The development permit plans are subject to change through the development review process. Administration's review of the development permit will determine the ultimate building design and site layout details such as parking, landscaping, and site access.

**Figure 1: Rendering along 33 Avenue SW**





### Figure 2: Site Plan

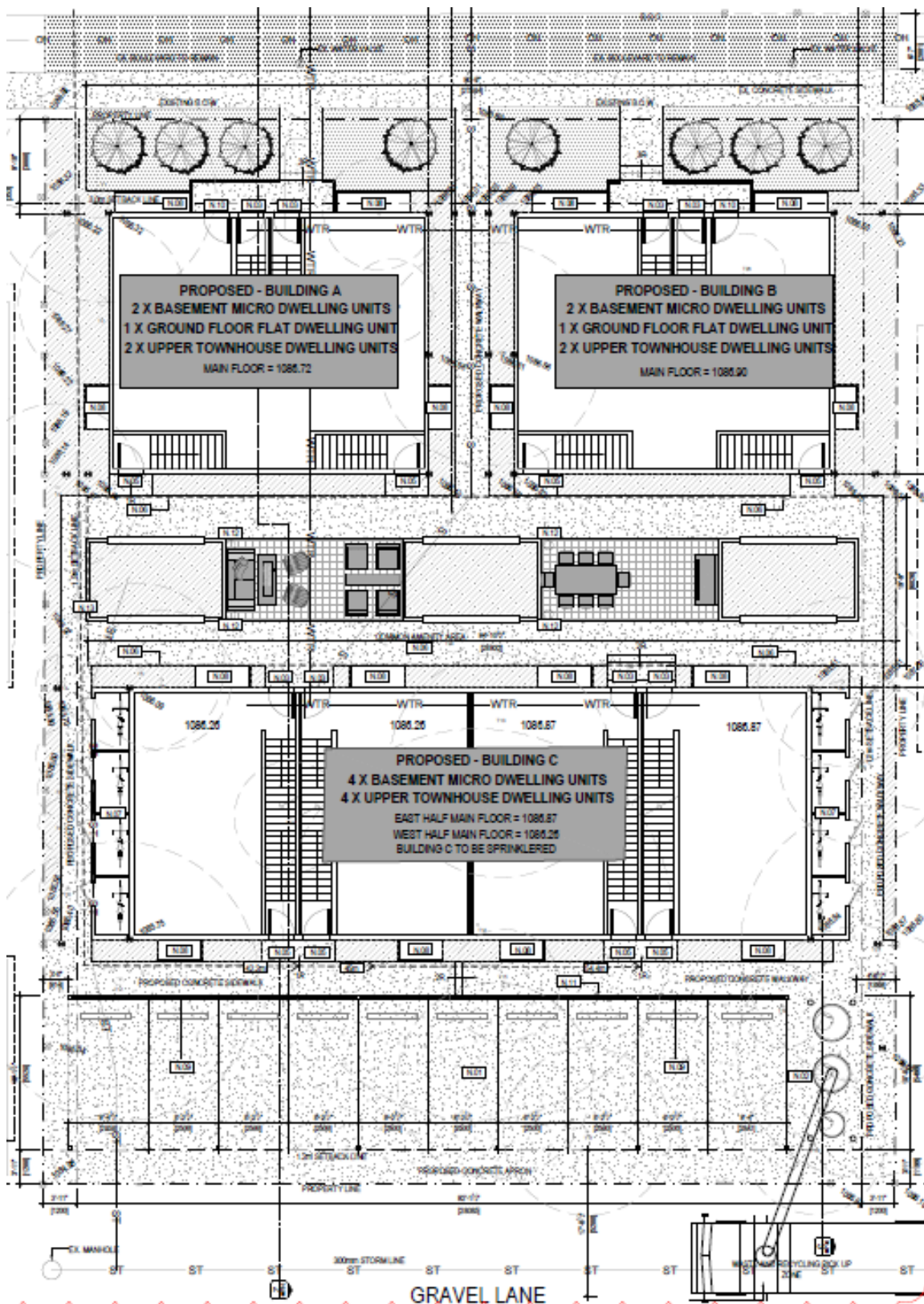
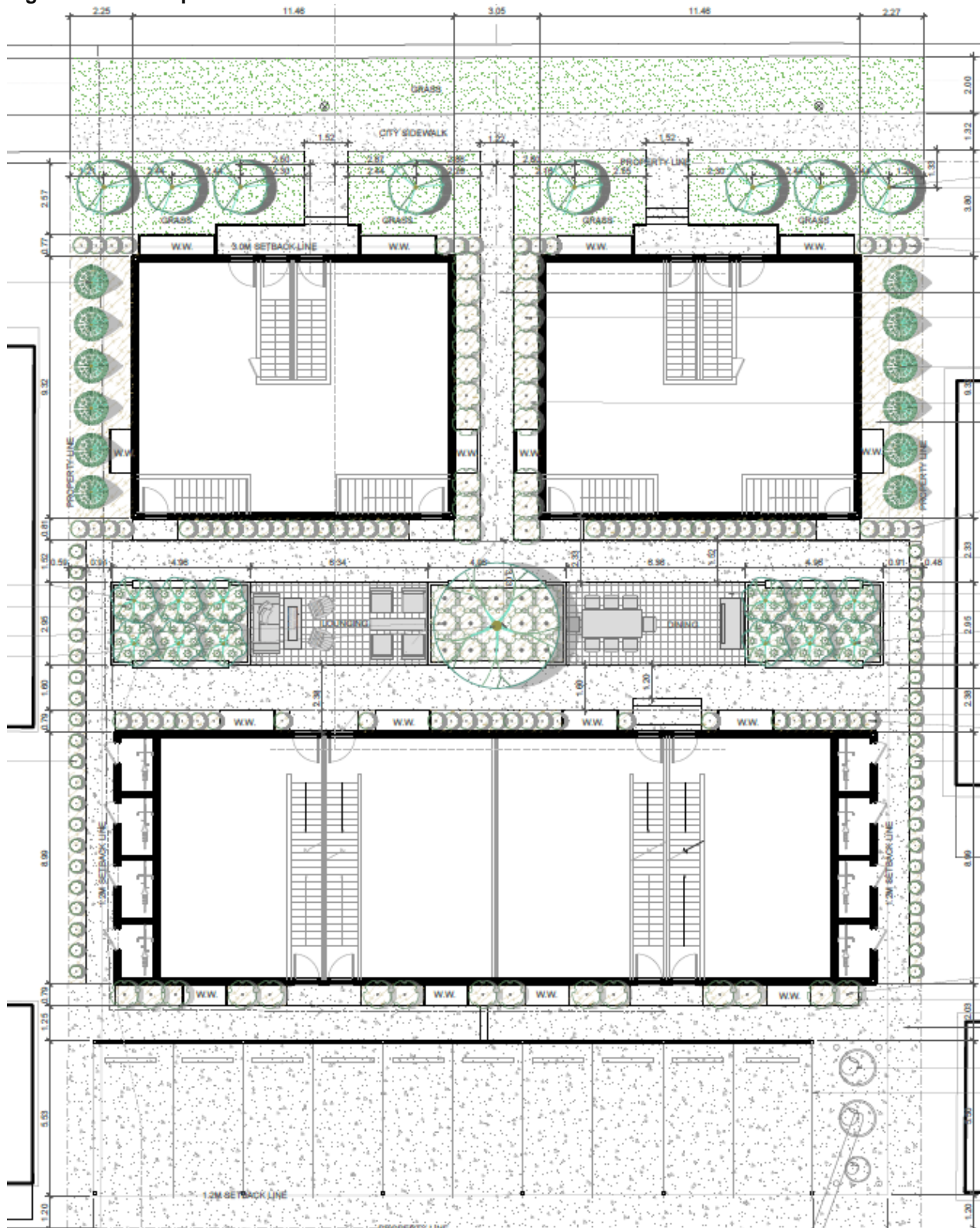


Figure 3: Elevations (Front & Side)



### Figure 4: Landscape Plan





# Applicant Outreach Summary

## Applicant-Led Stakeholder Outreach Summary

LOC2021-0173 / DP2021-8079

### OUR PROCESS

CivicWorks and Oldstreet are committed to being good neighbours and working with stakeholders 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 stakeholders.

Our stakeholder outreach process began in mid October 2021, and included the following key strategies:



#### On-Site Signage

Large supplementary on-site signage is installed early in the application process. Signage remains on-site to share detailed project information and visualizations directly with surrounding neighbours and provide project team contact information until a Council decision.



#### Hand Delivered Mailers

Detailed project mailers are hand delivered to surrounding area neighbours within a 200m radius of the project site to share project information and provide project team contact information.



#### Phone Line & Email Address

An outreach phone line and email inbox provides a direct line of contact for stakeholders to communicate with the project team. The outreach phone number and email address are listed on both mailers and on-site signage.



#### Stakeholder Memo

A brief summary of the development vision, conceptual site plans and a planning and design rationale for the proposed change are shared directly with the local area Community Association and Ward Councillor's office.



#### Online Public Information Session: January 19, 2022

The project team met with Administration, Marda Loop Communities Association, Elbow Park Residents Association and local area stakeholders on January 19, 2022 to discuss active Missing Middle projects in the Marda Loop communities. Background information about the event and key outcomes is provided on pg. 2.

### 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  
'Missing Middle' projects that provide greater housing choice for Calgarians looking to live in amenity-rich communities.

4. Economic Viability  
The need to design and deliver financially viable projects.

5. Stakeholder Feedback  
What various stakeholders think and say about a proposed project or specific issue.

### OUR COMMITMENT

Since no single design solution can satisfy all stakeholders 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: January 19, 2022

### Active 'Missing Middle' Housing Development Applications in Marda Loop

#### BACKGROUND

On January 19, 2022, The City of Calgary hosted an Online Public Information Session to bring together City Planning Staff, representatives of the Marda Loop Communities Association (MLCA) and Elbow Park Residents Association (EPRA), project Applicant team, and local area residents to discuss several active 'Missing Middle' housing development applications in Marda Loop communities, including the subject application. At this late stage in the application review and outreach process, the 3-hour (6-9PM) session provided an opportunity for:

- City of Calgary Administration to share policy and application review process information;
- The Applicant team to share project-specific information and address late-arising feedback from the MLCA and EPRA following a MLCA board and leadership change in late October 2021; and
- Representatives of the MLCA and EPRA to share their project specific questions and concerns directly with Administration and the Applicant team, followed by a live moderated Q&A session.

#### NOTIFICATION & ATTENDANCE

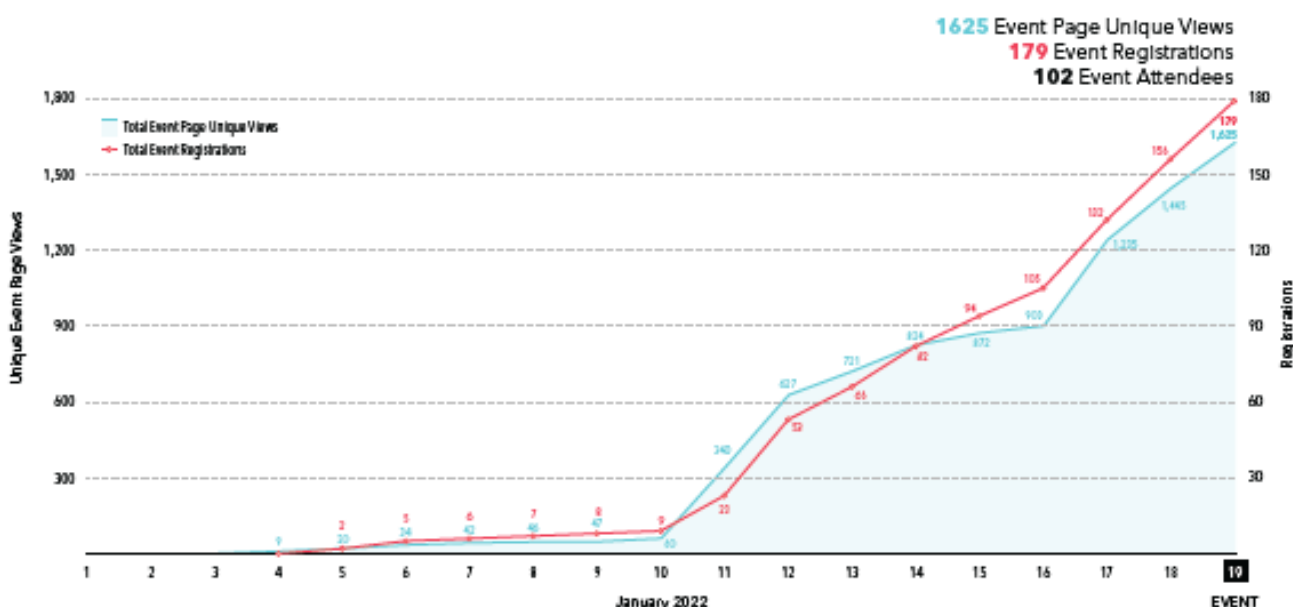
The Online Public Information Session was widely advertised by the Applicant team through:

- A dedicated Eventbrite registration and event information webpage shared widely by Applicant team, The City of Calgary, and MLCA / EPRA;
- Emailed invitations to members of the MLCA / EPRA;
- Custom event on-site signage across all four project sites with mobile-ready QR codes linked to the dedicated Eventbrite page; and
- Hand delivered event invitations to surrounding area residents within 200m of project sites.

During a 16-day advertising and notice period, the dedicated Eventbrite page received 1,625 unique page views and 179 registrations for the online event. 102 participants attended the 3-hour event on January 19, 2022.

Following the event, Administration shared a list of questions raised by the MLCA, EPRA and event participants. Questions were categorized by those posed to City Administration and questions for the Applicant team.

#### EVENTBRITE STATISTICS



# PROPOSED

CPC2022-1309  
ATTACHMENT 6

## BYLAW NUMBER 21D2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2021-0173/CPC2022-1309)**

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

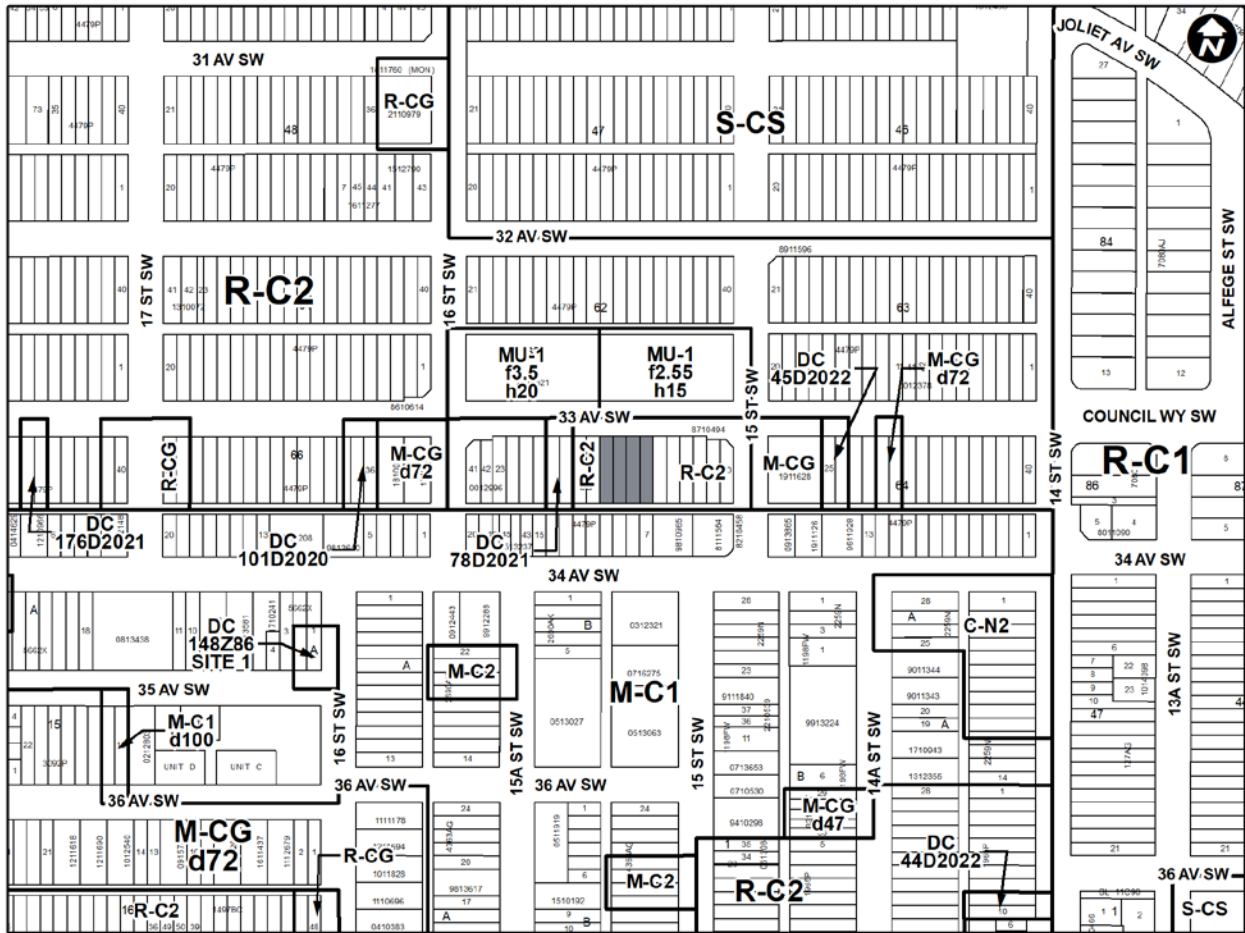
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2021-0173/CPC2022-1309  
BYLAW NUMBER 21D2023

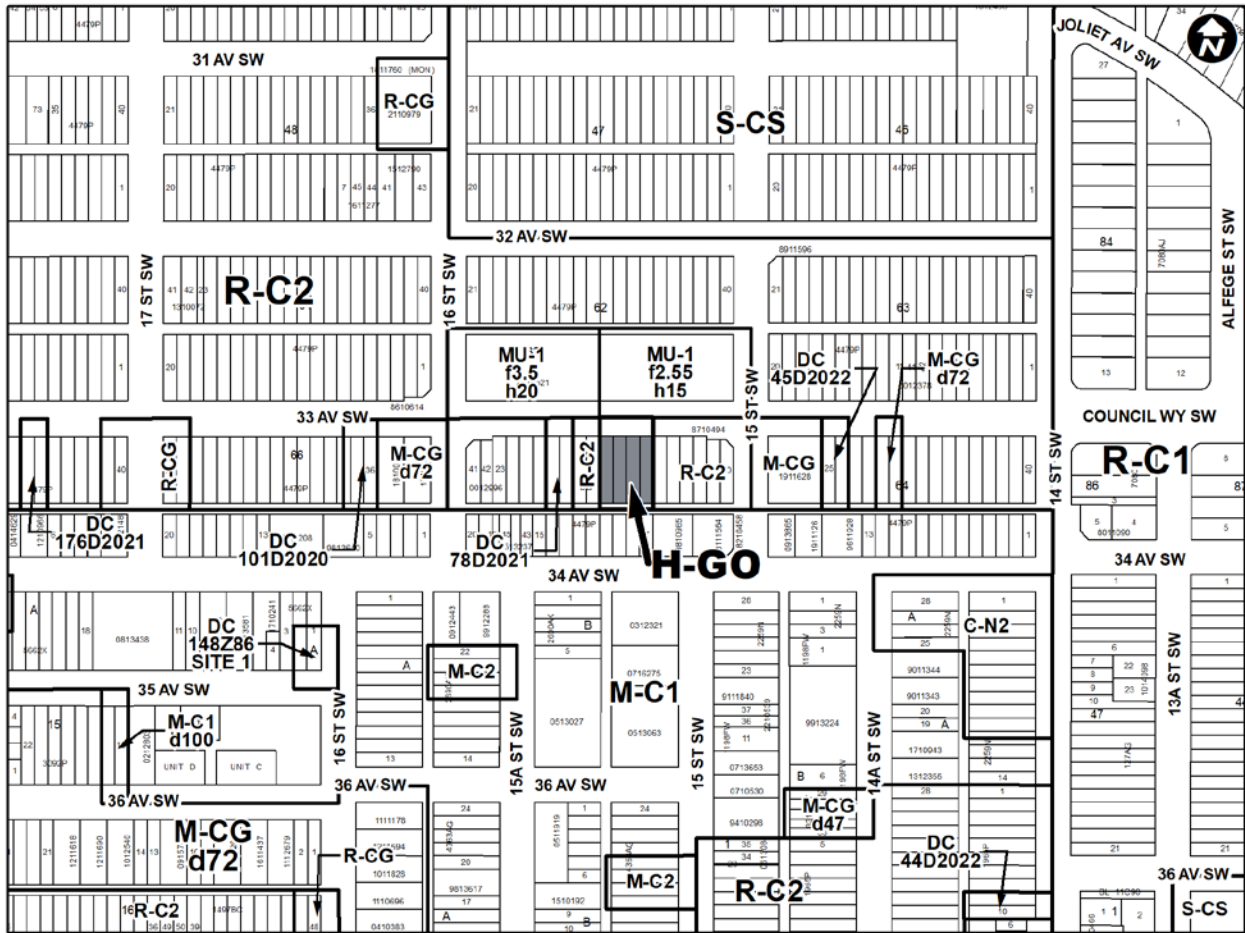
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2021-0173/CPC2022-1309  
BYLAW NUMBER 21D2023

## SCHEDULE B





**Land Use Amendment in Glendale (Ward 6) at 2627 – 45 Street SW, LOC2022-0142**

**RECOMMENDATION:**

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2627 – 45 Street SW (Plan 4928HH, Block 14, 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, 2022 DECEMBER 15:**

That Council give three readings to the **Proposed Bylaw 16D2023** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2627 – 45 Street SW (Plan 4928HH, Block 14, Lot 2) from Residential–Contextual One Dwelling (R-C1) District to Residential–Contextual One / Two Dwelling (R-C2) District.

**HIGHLIGHTS**

- The proposed land use amendment would allow for a semi-detached and duplex dwelling in addition to the building types already allowed (e.g., single detached dwellings and secondary suites).
- The proposal would allow for a slight density increase of a low-density residential site, would allow for development that would be compatible with the character of the existing neighbourhood, and is keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential Contextual One / Two Dwelling (R-C2) District would allow for additional housing options in an inner-city community and allow for a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Encouraging an R-C2 district in this location would promote appropriately scaled densification that would better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a single storey semi-detached building with two secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

**DISCUSSION**

The application, in the southwest community of Glendale, was submitted by Horizon Land Surveys on behalf of Royal Model Homes Limited on 2022 July 28. The intent of the application is to allow for a low-density development with two dwelling units, as identified in the Applicant Submission (Attachment 2).

**Land Use Amendment in Glendale (Ward 6) at 2627 - 45 Street SW, LOC2022-0142**

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The 0.06 hectare site is a mid-block parcel located along 45 Street SW. The proposed R-C2 District would be compatible with the low-density residential districts within the immediate neighbourhood.

A development permit application (DP2022-06565) was submitted on 2022 Sept 16 and is currently under review (Attachment 3). The application proposes a two-unit semi-detached building and two secondary suites. Two vehicle parking stalls will be provided in a detached garage accessed from the rear lane.

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

**PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant public groups 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 delivered postcards to residents within 90 metres of the subject site. The applicant also shared the information with the Glendale Community Association (CA) and the Ward 6 Councilor'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 12 letters of opposition from the public. Those in opposition noted the following areas of concern:

- increase in density and strain on public infrastructure;
- additional on-street parking challenges;
- traffic and pedestrian safety issues, particularly along 45 Street SW and the intersection with 26 Avenue SW;
- lack of community fit and preference for a single detached development; and
- preference for limiting land use amendments until the Westbrook LAP is complete.

The Glendale CA also provided comments to Administration indicating their opposition to the proposed application. The Community Association Response can be found in Attachment 5.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The building and site design, number of units, onsite parking and waste management are currently being reviewed with the submitted development permit application.

**Land Use Amendment in Glendale (Ward 6) at 2627 - 45 Street SW, LOC2022-0142**

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

**IMPLICATIONS**

**Social**

The proposed land use district would allow for additional housing types 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*.

**Economic**

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2022-06565) Summary
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 16D2023**

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 Glendale, north of 45 Street SW. The parcel is approximately 19.8 metres wide and 30.5 metres deep. Currently, this mid-block parcel is developed with a one-storey single detached house with front and rear lane driveway access. Situated in a school zone, St. Thomas Aquinas Elementary School is located across the street from the subject parcel. Primary vehicular access for the adjacent residences is a combination of 45 Street SW and the rear lane.

The surrounding development is characterized by low-density residential districts. Adjacent parcels to the immediate north and west are designated as Residential – Contextual One Dwelling (R-C1) District. To the east is the elementary school, and the adjacent parcel to the south contains a small-scale commercial building (Tri Glen Centre) designated as Commercial - Neighbourhood 2 (C-N 2) District.

The site is rich with walkable amenities, such as Optimist Athletic Park, which is located within an eight-minute walk. Additionally, the Glendale Tennis Court, the Glendale Community Preschool and the Glendale Community Association (CA) outdoor rink are all located within a five-minute walk. A cycling route is located on 26 Avenue SW. Nearby bus stops provide direct connections to downtown, the Westbrook LRT, Westhills Town Centre, and Mount Royal University.

## Community Peak Population Table

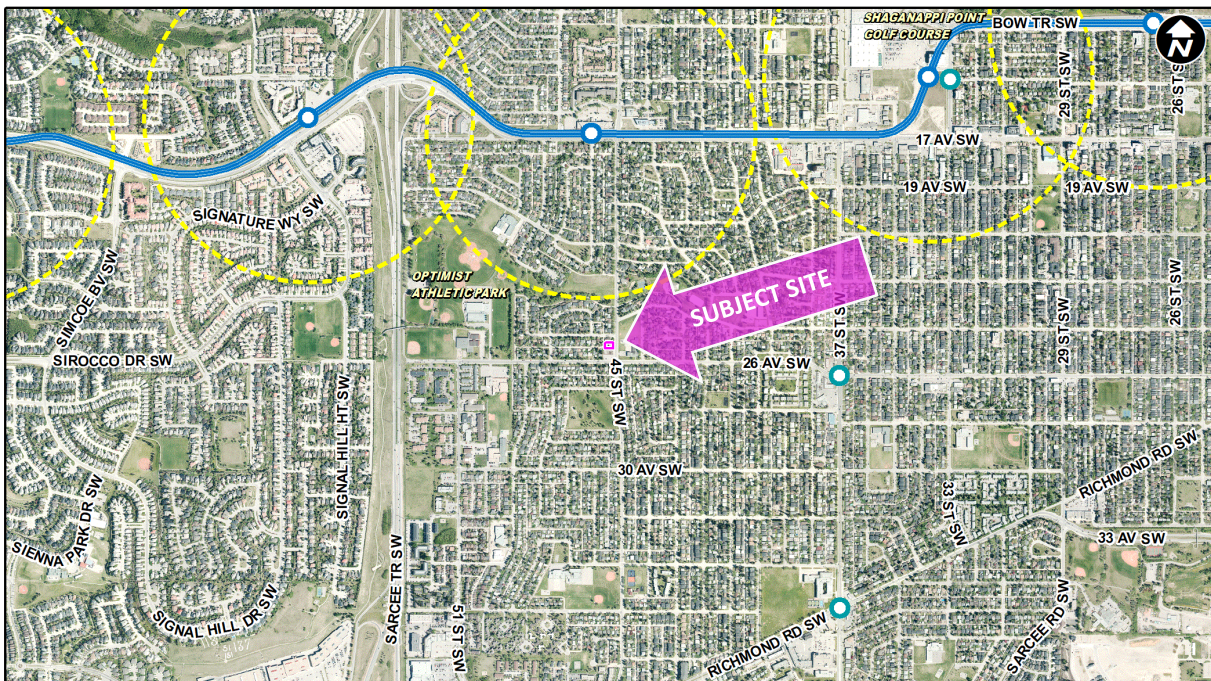
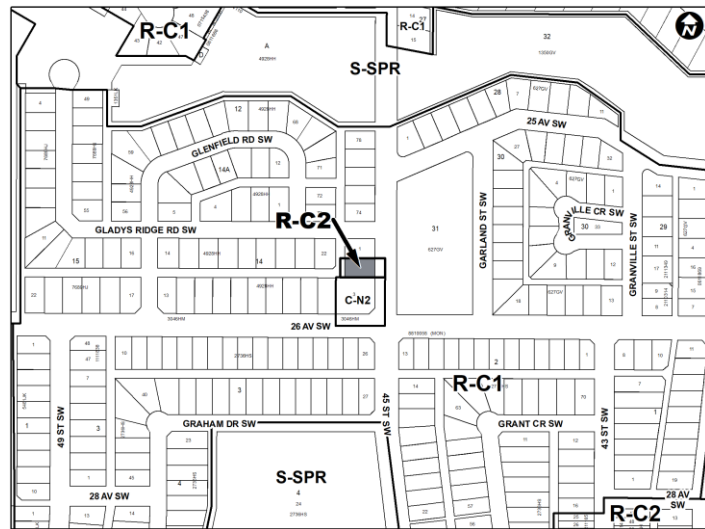
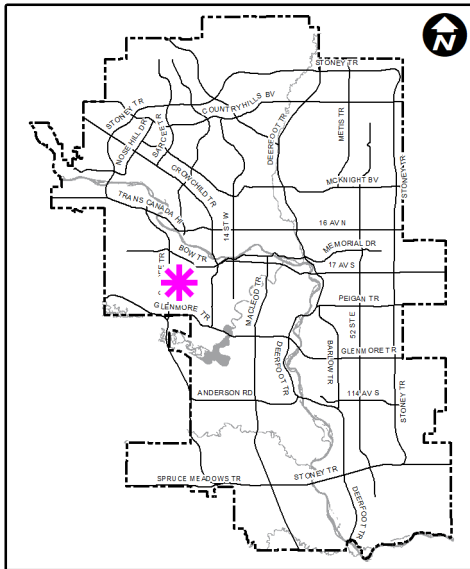
As identified below, the community of Glendale reached its peak population in 1969.

<b>Glendale</b>	
Peak Population Year	1969
Peak Population	3,950
2019 Current Population	2,765
Difference in Population (Number)	- 1,185
Difference in Population (Percent)	-30.0%

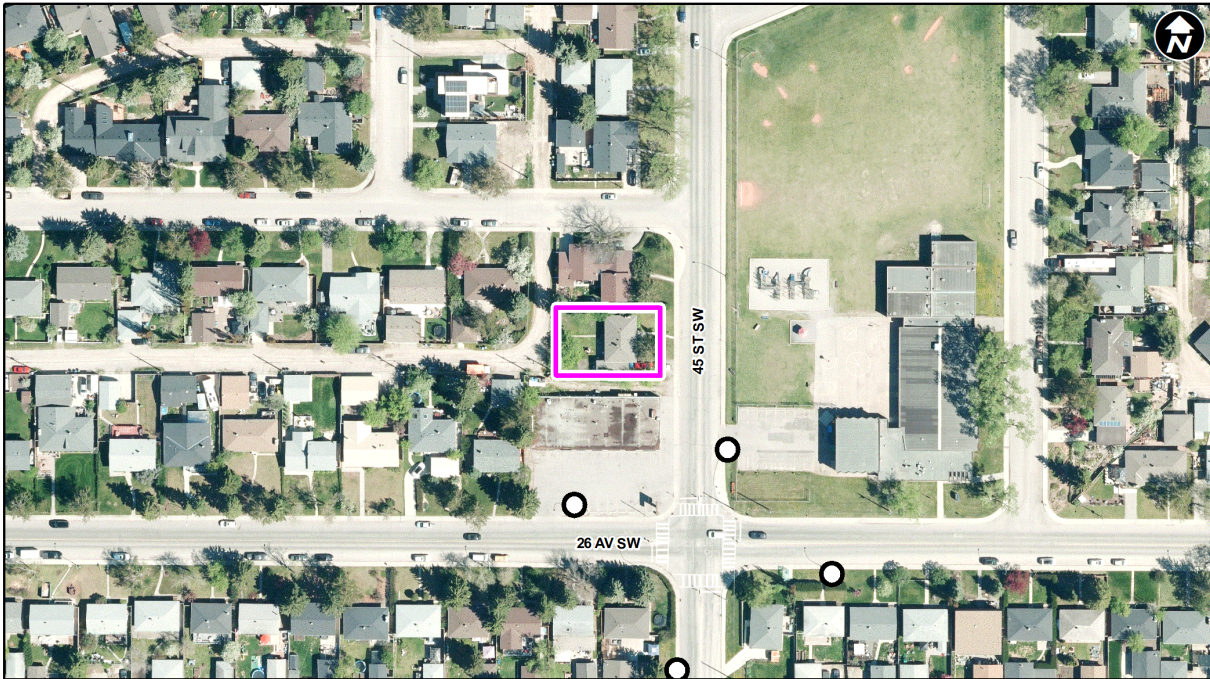
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1 District is primarily for single detached dwellings and secondary suites. The R-C1 District allows for a maximum building height of 10.0 metres (two-storeys) and a maximum of one dwelling unit. Secondary suites are permitted uses within the R-C1 District.

The proposed R-C2 District is intended to accommodate a semi-detached and a duplex dwelling, in addition to the dwelling types listed in the R-C1 District. The maximum number of dwelling units will be increased to two as a result of this application, and the maximum building height will remain at 10.0 metres. Secondary suites are permitted in the R-C2 District.

### 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, waste management and parking.

The development permit (Attachment 3) proposes a semi-detached dwelling with two secondary suites fronting onto 45 Street SW. The secondary suites are proposed to be 45 square metres or less in size. Vehicle parking is to be provided in a detached garage that is accessed via the rear lane. Given the specific context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- well-considered amenity space design, and

- appropriate interface along 45 Street SW.

### **Transportation**

The site fronts onto 45 Street SW, which is a collector road. Pedestrian connectivity in the neighbourhood is provided through sidewalks on each street frontage. Transit service to downtown, the Westbrook LRT, Westhill Town Centre, Mount Royal University and the 306 - Max Teal Bus Rapid Transit stop on 37 Street SW are provided by local bus stops within one-minute walk of the subject site.

A stop for northbound Route 93 (Coach Hill/Westbrook LRT station) is located on 45 Street SW approximately 50 metres away. A westbound Route 6 (Killarney/26 Avenue SW) stop is located approximately 100 metres away on 26 Avenue SW. A cycling route is also located on 26 Avenue SW.

Vehicle access to the subject site would be provided from the rear lane. The subject site is adjacent to a school zone and not located within a residential street parking permit zone.

### **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 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 low to moderate residential intensification and grade-oriented built forms 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.

### **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.

**Westbrook Communities Local Area Planning Project**

There is no existing local area policy for this site. Administration is currently working on the [Westbrook Communities Local Area Planning Project](#), which includes Glendale and surrounding communities. Planning applications are being accepted for processing during the local area planning process. The proposed land use is in alignment with the urban form category and building scale modifier found in the draft *Westbrook Communities Local Area Plan*.





# Applicant Submission



## Land Use Redesignation Applicant's Submission

### Not Including Secondary Suites

PL 1263 (R2017-09)

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

On behalf of the landowner, please accept this application to redesignate a +/-0.060 hectare site from R-C1 to R-C2 to allow for:

- duplex Dwellings, Semi-detached Dwelling in addition to the uses already allowed (e.g. single-detached)
- a maximum building height of 10 metres (same as existing zoning allowed)
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling units)
- the uses listed in the proposed R-C2 designation.

The subject site, 2627 45 Street SW is a middle block lot located in the community of Glendale along 45 Street. Currently the site is occupied by a single detached dwelling built in the late 50s. To the south of the site is a building under Commercial Neighborhood zoning. An Elementary school is on the opposite site of the dwelling.

The site is approximately 0.060 hectares in size with approximate dimensions of 19.80 by 30.47 meters. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the closet bus stop along 45 Street and 26 Ave both within 50 meters.

#### Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-C2 provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-C2 is a Low Density Residential District carrying same maximum height, lot coverage, setback rules, landscaping requirement, etc. The density increase is very mild and represents a better use of lot. Please kindly support this application.

#### Public Engagement

Our office did postcard delivery to residents within 90 meters, the concerns we heard are with regards to increase density, traffic, parking issue, safety, character of the neighborhood, etc. While those are legit concerns, we believe this site is still a perfect spot for such mild increase of density:

- R-C2 is a very mild density increase for a large 19.80 by 30.47 meters lot. The lot itself is bigger than normal standard lot, more than enough to build semi-detached or two singles each with double garage. So sufficient parking can be provided for each family who likes to live in this beautiful neighborhood but unable to afford a big single lot like this.
- The area is a school zone meaning vehicles are driving in a much slower speed. Mere increase of one family will not materially affect the traffic flow in the area and cause safety issue.
- The building format of R-C2 is very similar if not the same as R-C1 with the same maximum height, lot coverage, setback rule, etc. Unlike the current house that built in the 50s, we are confident the new houses will only enhance the beauty of the area.

ISC: Protected



# Development Permit (DP2022-06565) Summary

DP2022-06565 proposes a semi-detached dwelling with two secondary suites fronting onto 45 Street SW. The secondary suites are proposed to be 45 square metres or less in size. Vehicle parking is to be provided in a detached garage that is accessed via the rear lane.

The following excerpts (Figures 1 – 2) from the development permit submission provide an overview of the proposal and are included for information purposes only. The development permit plans are subject to change through the development review. Administration's review of the development permit will determine the ultimate building design and site layout details such as parking, landscaping, and site access will be determined through the Development Permit review.

**Figure 1: Renderings**



**SITE PLAN**

SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
D1	25/01/2022	SP SITEPLAN	T.T.Z
D2			
D3			

**JOHN TRINH & ASSOCIATES**  
Design | Drafting | Planning | P.E.

www.johntrinh.ca - 403.472.1131

# Applicant Outreach Summary



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

Please complete this form and include with your application submission.

**Project name:** 2627 45 Street SW

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

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

### Outreach Strategy

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

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

From May 16th to May 19th, 2022, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

We have also contacted community association and councilor's office for comments. Councilor's office encourage us to continue engage with local residents and CA.

### Stakeholders

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

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

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





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

### What did you hear?

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

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

Some people also express concerns over property value and crime.

### How did stakeholder input influence decisions?

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

We believe those concerns can be properly dealt with at the development permit stage. So to provide clarity, a concurrent DP application is being submitted.

The proposal is a very mild increase from current R-C1 to R-C2. With the lot being a bigger lot (19.80x30.47), sufficient parking can be provided which eliminate the concerns for parking.

The area is a school zone and vehicles drive in a much slow speed. One additional family will not materially change the overflow of traffic.



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

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

Continue the conversation with local residents and community association.

# Community Association Response

**Glendale/Glendale Meadows Community Association**4500 25<sup>th</sup> Ave. SW, Calgary, Alberta, T3E 0M1

September 20, 2022

City of Calgary Planning Department  
Attn: Quadri Adebayo, Quadri.Adebayo@calgary.ca

Re: LOC2-22-0142  
Glendale Community Association Response

Dear Mr. Adebayo,

The Glendale Community Association would like to object to rezoning this property at 2627 45<sup>th</sup> Street from R-C1 to R-C2.

Members of our Community Association fully recognize the need to increase density in our community. We are fully supportive of growth that is thoughtful and measured and respects the rights and investments of current and future Glendale residents. We recognize that a broader population base can influence the kind of commercial amenities that residents will be able to walk to and help create a more sustainable city.

We have been involved in multiple planning processes over just the last decade that have included discussions surrounding the West LRT C-Train line, a visioning exercise with the University of Calgary's Urban Planning faculty, the ongoing 37<sup>th</sup> Street Main Streets project, private development applications and now the Westbrook LAP. We have always worked with City and private developers to come up with solutions that work for all parties.

With the Westbrook LAP process ongoing, the rules around development are somewhat cloudy. Approving projects and land use changes such as this is creating policy that has yet to be approved by City Council or endorsed by the local community. We do not feel it is appropriate to approve such a land use change before rules are in place. The rules that are on the books say this development should not be allowed.

To that end we have presented a scenario that we believe could guide new development in Glendale. We have taken a detailed look at properties in this neighbourhood and attached specific density targets for each property. As a math exercise, the Glendale map shows potential growth of 300% in our community if this buildout is followed. Using 1,000 square-foot units as a baseline, there is room for an additional 2,300 homes to be built in Glendale while maintaining the fabric of our single-family home neighbourhood. This increase in density does not take into account the growing number of secondary suites already in Glendale homes, or the emerging reality of laneway homes that we see popping up in our neighbourhood. The map attached to this submission illustrates the properties we believe are appropriate for higher density development. The bulk of such development is along the 17<sup>th</sup> Avenue SW corridor closer to the LRT, and along 37<sup>th</sup> Street SW where Main Streets developments are underway. This property at 2627 45<sup>th</sup> Street SW falls outside that higher density zone and is not in line with the spirit of preserving Glendale's single-family home neighbourhood characteristics.

Our Community Association cannot presume to speak for every homeowner in Glendale, but from what we heard through the City's own engagement sessions for the Westbrook LAP and in our local meetings with residents, some things were obvious about development scenarios put forth in Phase 2 of the Westbrook LAP. They are:

**Glendale/Glendale Meadows Community Association**  
4500 25<sup>th</sup> Ave. SW, Calgary, Alberta, T3E 0M1

1. There should be no increased density near Glendale parks, including the community centre, Turtle Hill and Optimist Park.
2. Thoughtful and measured density should be targeted to the perimeter of the community – that being 17<sup>th</sup> Avenue SW, 37<sup>th</sup> Street SW and 26<sup>th</sup> Avenue SW. ***All growth discussions with the City for more than a decade have centred on this principle.***
3. The R-C1 designation of properties within that perimeter should not be altered.
4. Natural features such as parkland, green spaces and Glendale's historic tree canopy should be protected at all costs.
5. Development should only be allowed as it meets standards of architectural beauty. I will refer you to correspondence on this file from Glendale resident William French, who writes in part: "of greater importance than the allocation of any particular density to any particular location is to ensure that whatever is placed anywhere is not ugly. Whereas, small-scale ugliness is unfortunate, but could possibly be ignored or easily remedied, ugliness on a large scale will vitiate any potential that exists for the realization of placemaking."
6. Development must come with a commitment from the City to ensure infrastructure upgrades and public amenities reflect the level of growth being proposed.

A few dozen Glendale residents responded to a Community Association survey based on the City's three questions about 4-storey plus developments. We do not attest to any scientific nature of the survey but offer its results to help guide discussion.

1. **17<sup>th</sup> Avenue SW Transit Area:** 35% of respondents felt 4-storey plus is most appropriate along the 17<sup>th</sup> Avenue SW transit hub, but many voices expressed concerns about traffic, safety, parking and access, particularly near the intersection of 45<sup>th</sup> Street and 17<sup>th</sup> Avenue that would come with a dramatic increase in density. 50% thought 4-storey development was too high along 17<sup>th</sup> Avenue. Concerns were raised about the ability of City infrastructure to handle this scale of growth, including road, water and sewer services.
  - a. The Glendale CA Scenario proposes 6-storey development at 17<sup>th</sup> Avenue and 45<sup>th</sup> Street, with stepped-down building heights as you progress east and west away from the transit hub.
  - b. There is a 3.5-hectare parcel of land at the corner of 17<sup>th</sup> Avenue and 37<sup>th</sup> Street with potential to replace aging development and add more than 1,100 new residential units and new commercial space based on existing zoning.
2. **17<sup>th</sup> Avenue SW, East and West of Transit Hub:** 31% were in favour of 4-storey development in this region. 46% were not in favour.
  - a. The Glendale CA Scenario proposes land use such as MC-1, which exists currently on 17<sup>th</sup> Avenue west of Gateway Drive and mirrors 37<sup>th</sup> Street Main Streets. We envision buildings up to 3 storeys for residential units and limited commercial development.
3. **45<sup>th</sup> Street SW Corridor:** 92% were opposed to 4-storey plus development along 45<sup>th</sup> Street between 26<sup>th</sup> Avenue and 17<sup>th</sup> Avenue. A common sentiment was this kind of development would create a "concrete curtain dividing our community." Safety concerns were raised for school children and park users affected by increased traffic.
  - a. The Glendale CA Scenario agrees with residents that 45<sup>th</sup> Street is not appropriate for increased density in Glendale. These properties should remain RC-1. 4-storey development in the stretch would create a physical divide in Glendale. The short stretch

**Glendale/Glendale Meadows Community Association**4500 25<sup>th</sup> Ave. SW, Calgary, Alberta, T3E 0M1

of 45<sup>th</sup> Street in Glendale is not conducive to commercial operations with the park and elementary school in place. 45<sup>th</sup> Street also has a beautiful and mature tree canopy that would suffer with higher density development.

4. **Green Spaces:** 96% of respondents reject any density increases around green spaces. Many termed the idea “ridiculous.”
  - a. The Glendale CA Scenario agrees that density development around green spaces is not appropriate. The topography of Glendale parks is not conducive to taller developments that would wall off the park, shade the park and create artificial light pollution. Such development would restrict broad public access and would affect the wildlife that uses this corridor. Development would also negatively affect native vegetation in the parks, biodiversity, and the existing tree canopy. There may be an opportunity for more moderate density on the western boundary of Glendale near Optimist Park.
5. **26<sup>th</sup> Avenue SW:** 84% were against 4-storey plus development on 26<sup>th</sup> Avenue SW, with only 4% in favour.
  - a. The Glendale CA Scenario illustrates that R-C2 Zoning for infill type development would provide appropriate density on 26<sup>th</sup> Avenue. The aging Tri-Glen strip mall at 26<sup>th</sup> Avenue and 45<sup>th</sup> Street could be an appropriate location for a new commercial plaza with residential units above, potentially up to 4 storeys. R-C2 zoning would not be appropriate on 45<sup>th</sup> Street.

Glendale is an evolving community with dozens of new young families with many small children. If we open up Glendale to limitless growth for developers, you will be sending such families to far-flung suburbs — people who prefer to live in a home with a back yard, close to where they work while supporting the downtown core and all of the neighbourhood businesses in all quadrants of Calgary.

Revitalization is happening every day in Glendale — along 37<sup>th</sup> Street with new commercial and residential building on “Main Streets;” a development permit has been issued for a new community coffee/ice cream shop with apartments above on 17<sup>th</sup> Avenue at Glenmount Drive SW. Further west along 17<sup>th</sup> Avenue, a developer has plans for a 3-storey, 50-unit condominium project where 5 homes currently sit. We look forward to seeing all of these projects come to life to enrich our neighbourhood with new residents. However this project at 2627 45<sup>th</sup> Street does not fit in with our community’s vision of itself.

To say we love our community is an understatement. We want to make sure the best little town in the big city grows up very well cared for.

Sincerely,



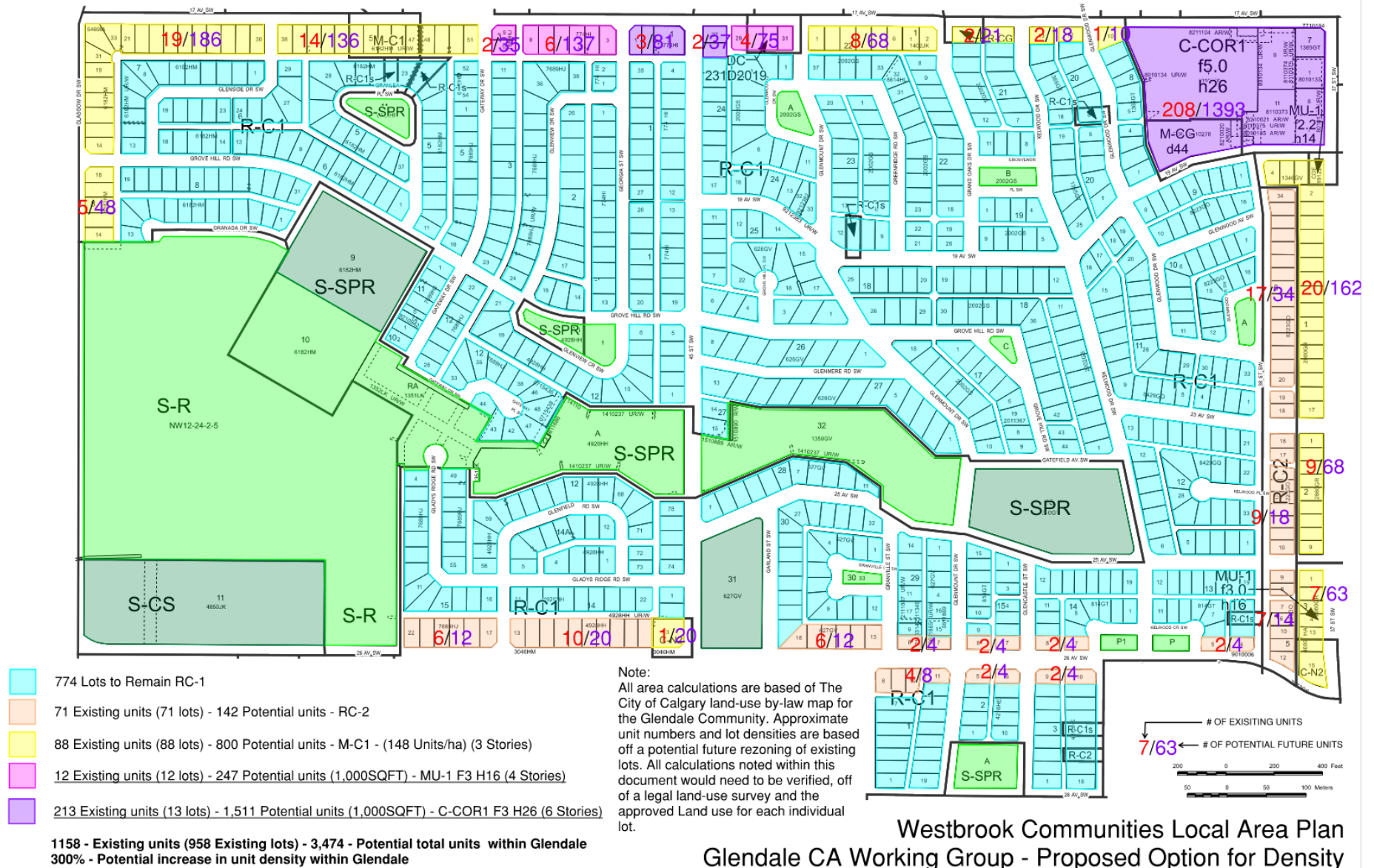
Chris Welner, president@myglendale.ca

**Glendale/Glendale Meadows Community Association**  
4500 25<sup>th</sup> Ave. SW, Calgary, Alberta, T3E 0M1

President, Glendale/Glendale Meadows Community Association

CC: Peter Schryvers  
Councillor Richard Pootmans  
Glendale CA Board of Directors









# PROPOSED

CPC2022-1162  
ATTACHMENT 6

## BYLAW NUMBER 16D2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0142/CPC2022-1162)**

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

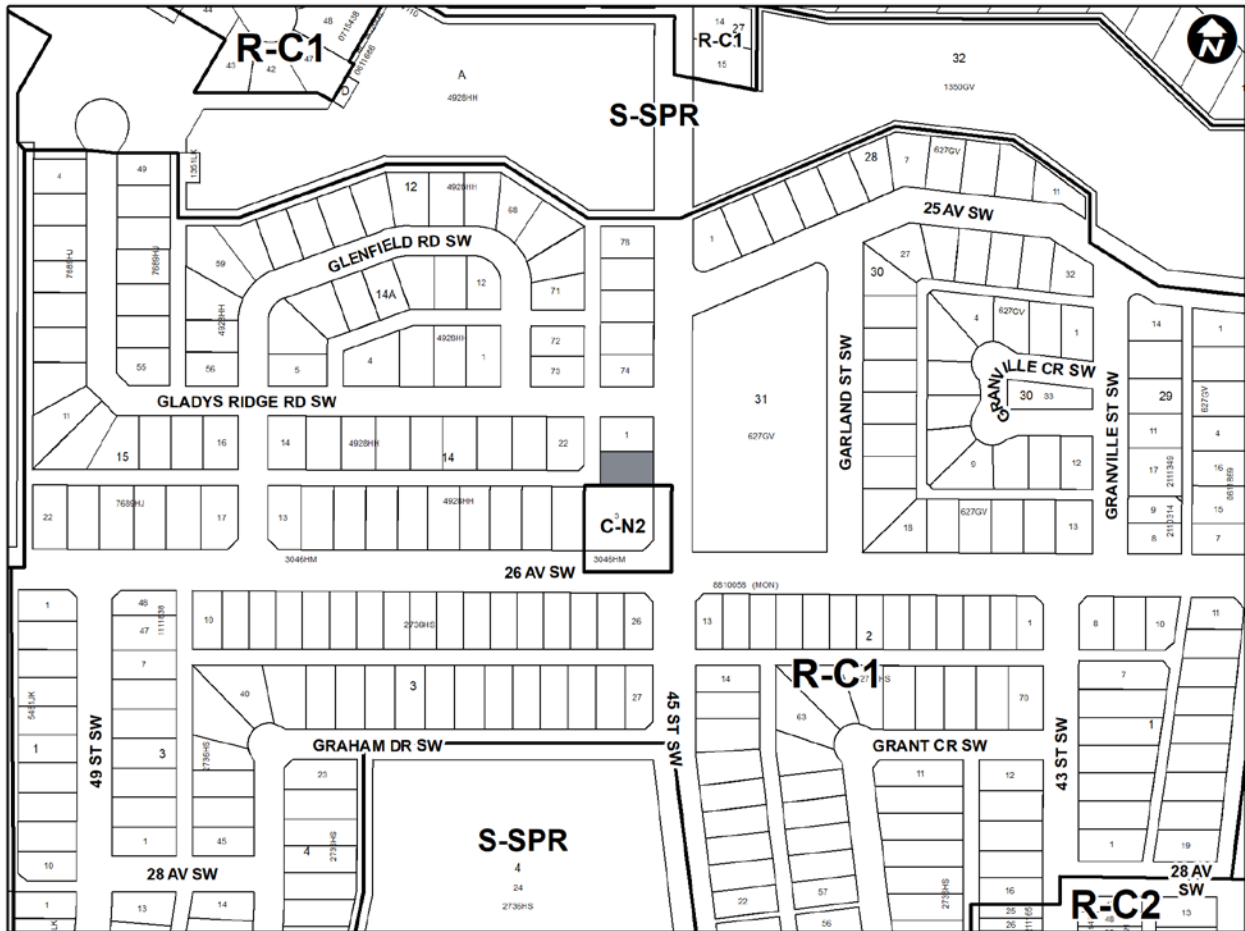
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2022-0142/CPC2022-1162  
BYLAW NUMBER 16D2023

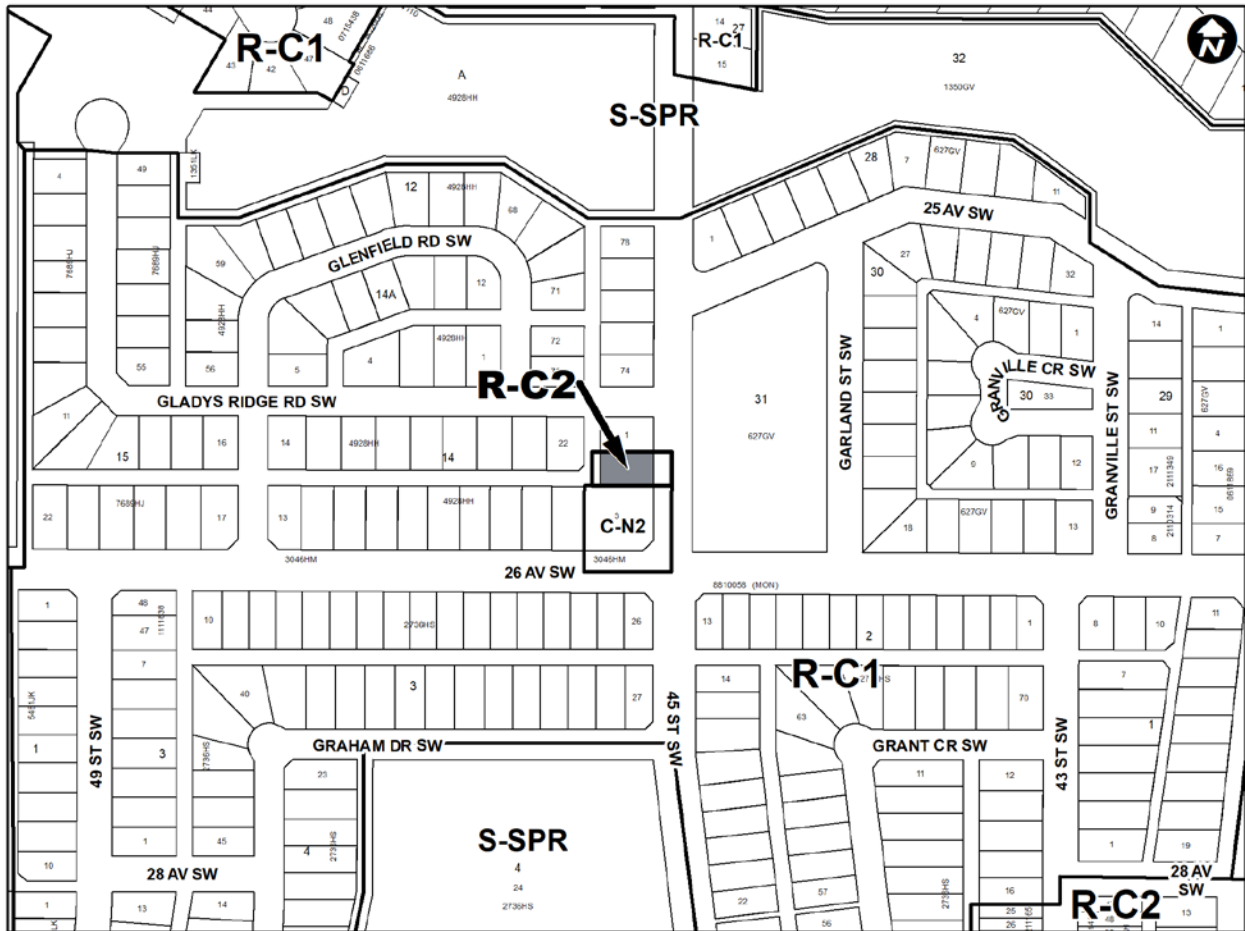
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2022-0142/CPC2022-1162  
BYLAW NUMBER 16D2023

## SCHEDULE B





**Land Use Amendment in Springbank Hill (Ward 6) at 79 Cortina Way SW, LOC2022-0158**

**RECOMMENDATION:**

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 79 Cortina Way SW (Plan 0811216, Block 6, Lot 17) from Direct Control (DC) District to Residential – Contextual One Dwelling (R-C1s) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:**

That Council give three readings to **Proposed Bylaw 15D2023** for the redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 79 Cortina Way SW (Plan 0811216, Block 6, Lot 17) from Direct Control (DC) District to Residential – Contextual One Dwelling (R-C1s) District.

**HIGHLIGHTS**

- This land use amendment seeks to redesignate the subject site to allow for the additional uses of backyard suites and secondary suites in addition to the already allowed building types such as single detached dwellings.
- This application would allow for increased intensity on the subject site that is compatible with the surrounding context and would align with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One Dwelling (R-C1s) District would allow for greater housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Greater housing choice may better accommodate the evolving needs of different age groups, lifestyles, and demographics in an established community with convenient access to amenities and services.
- No development permit has been submitted for this parcel at this time.
- There is no previous Council direction regarding this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

**DISCUSSION**

This application, located in the southwest community of Springbank Hill, was submitted by Horizon Land Surveys on behalf of the landowners, Yanling Xu and Zunhua Lu, on 2022 Aug 19.

The 0.04-hectare parcel, located midblock near the corner of Cortina Drive SW and Cortina Way SW, is currently developed with a single detached dwelling and an attached garage with access from Cortina Way SW. The proposed land use amendment would retain the use of a single detached dwelling on site and would allow for either a backyard suite as a discretionary use, or a secondary suite as a permitted use. This proposed land use amendment would be compatible with the surrounding developments as indicated in the Applicant Submission (Attachment 2). No development permit has been submitted at this time.



**Land Use Amendment in Springbank Hill (Ward 6) at 79 Cortina Way SW, LOC2022-0158**

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

**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 directly connected with residents in a 90-metre radius, as well as contacting the Community Association and the Councillor. 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 noting the following areas of concern:

- the development of rental suites;
- the increase of waste bins on the site; and
- the perceived reduction of property values.

Administration did not receive any comments from the Springbank Hill Community Association. Administration contacted the community association on 2022 Aug 03 to follow up; however, no response was received.

Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate with the surrounding context. The development, site design, tree retention and parking would be reviewed and determined through a future development permit 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.

**Land Use Amendment in Springbank Hill (Ward 6) at 79 Cortina Way SW, LOC2022-0158**

**IMPLICATIONS**

**Social**

The intent of the existing DC district was to develop single detached dwellings in a slope-adaptive manner. The proposed R-C1s District would support a wider range of housing types than the existing DC District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

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

**Economic**

The proposed land use application would enable a more compact urban form that would allow for more efficient use of land and existing infrastructure.

**Service and Financial Implications**

No anticipated financial impact

**RISK**

There is no known risk associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 15D2023**

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 Springbank Hill. The site is a midblock parcel and it is near the corner of Cortina Way SW and Cortina Drive SW. The parcel is approximately 0.04 hectares (0.10 acres) in size and is approximately 11.5 metres wide and 35 metres deep. The parcel is currently developed with a single detached dwelling and an attached garage with driveway access from Cortina Way SW. The subject parcel slopes towards the rear of the site, which results in a walkout basement on the residential building.

The surrounding land use districts to the north, east, and west are designated as Direct Control (DC) District (Bylaw 95Z2003) with development consisting of single detached dwellings. To the south of the parcel is land designated as Special Purpose – School, Park and Community Reserve (S-SPR) District.

## Community Peak Population Table

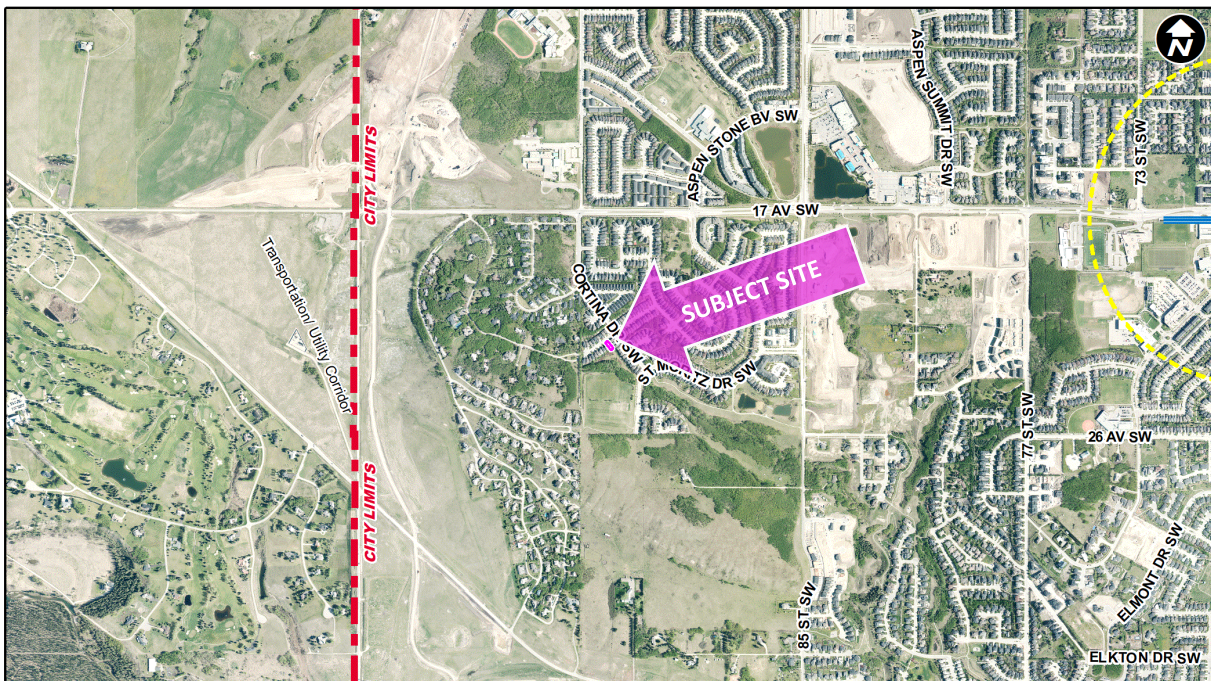
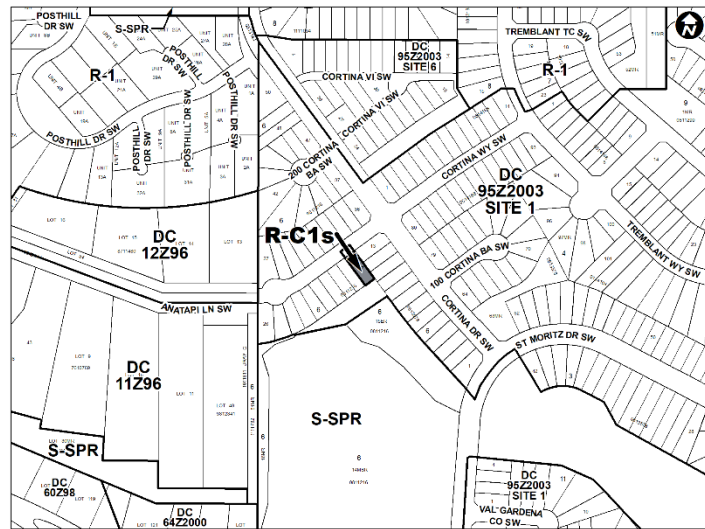
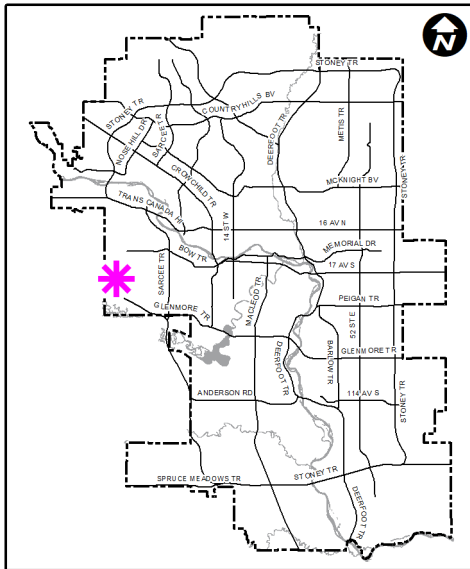
As identified below, the community of Springbank Hill reached its peak population in 2018.

<b>Springbank Hill</b>	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	- 109
Difference in Population (Percent)	- 1.1%

Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject parcel is currently designated as Direct Control (DC) District ([Bylaw 95Z2003](#)) based on the R-1 Residential Single-Detached District of the previous Land Use Bylaw 2P80. The purpose of the district is to accommodate slope adaptive development which is sensitive to the natural topographical and vegetative features of the landscape. The DC District allows for single detached dwellings with a maximum building height of 11 metres for single detached dwellings with walkout basements.

The proposed R-C1s District would allow for the additional use of a backyard suite or a secondary suite within a single detached dwelling. The R-C1s District allows for a maximum building height of 10 metres. The proposed land use district would require one parking stall per suite as well as one parking stall for the primary residential dwelling, as this district does not have an allowance for a zero-parking requirement for secondary suites as defined by the land use bylaw.

### Development and Site Design

If this application is approved by Council, the rules of the proposed R-C1s District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. The land use bylaw provides specific rules around secondary suites and backyard suites which include private amenity space, maximum sizes, and allowable relaxations.



### **Transportation**

Pedestrian access to the subject site is available from sidewalks along Cortina Way and Cortina Drive S.W. The area is well served by Calgary Transit Route 156 with bus stops located along Cortina Way S.W. The site is currently not within a within Residential Parking zone. At the time of a development permit, all parking (size/ amount) as well as loading is to be situated on site, and all vehicular site access is to come from the lane.

### **Environmental Site Considerations**

No environmental site considerations.

### **Utilities and Servicing**

The site is connected to existing services that support this proposal.

## **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 Developing Residential – Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). 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 given that the R-C1s District provides for a modest increase in intensity in a form that is sensitive to existing residential development in terms of height, scale and massing.

### **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.

### **Springbank Hill Area Structure Plan (Statutory – 2017)**

The subject parcel is located within the Standard Suburban area as identified on Map 2: Land Use Concept in the [Springbank Hill Area Structure Plan](#) (ASP). The Standard Suburban area is intended for low-density developments in the form of single detached and semi-detached dwellings. This application aligns with the residential land use and development objectives of the ASP for accommodating a variety of housing types while preserving the existing low-density residential character of the neighbourhood.

# Applicant Submission

August 19, 2022



## Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

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

On behalf of the landowner, please accept this application to redesignate a +/-0.041 hectare site from DC95Z2003 to R-C1 so homeowner can apply to legalize their existing basement suite.

The current Direct Control bylaw reference to Bylaw 2P80 which doesn't list basement suites as permitted or discretionary use. Other than this request, all the rest would stay the same as R-C1. So please support this application. Thanks.



# Applicant Outreach Summary

October 21, 2022



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

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

**Project name:** 79 Cortina Way SW

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

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

### Outreach Strategy

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

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

### Stakeholders

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

Community association, local residents within a 90 meters radius and also Ward Councilor Office.

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



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

### What did you hear?

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

Our office hasn't heard any concern yet.

### 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 goal of the application is to legalize the existing basement suite on site. The building was built in 2008 with a basement suite. However although the direct control zoning reference to R-1, it doesn't have secondary suites clause.

No local residents have expressed concerns with the project since it is for an existing suite

### 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

# PROPOSED

CPC2022-1344  
ATTACHMENT 4

## BYLAW NUMBER 15D2023

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0158/CPC2022-1344)

\*\*\*\*\*

**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

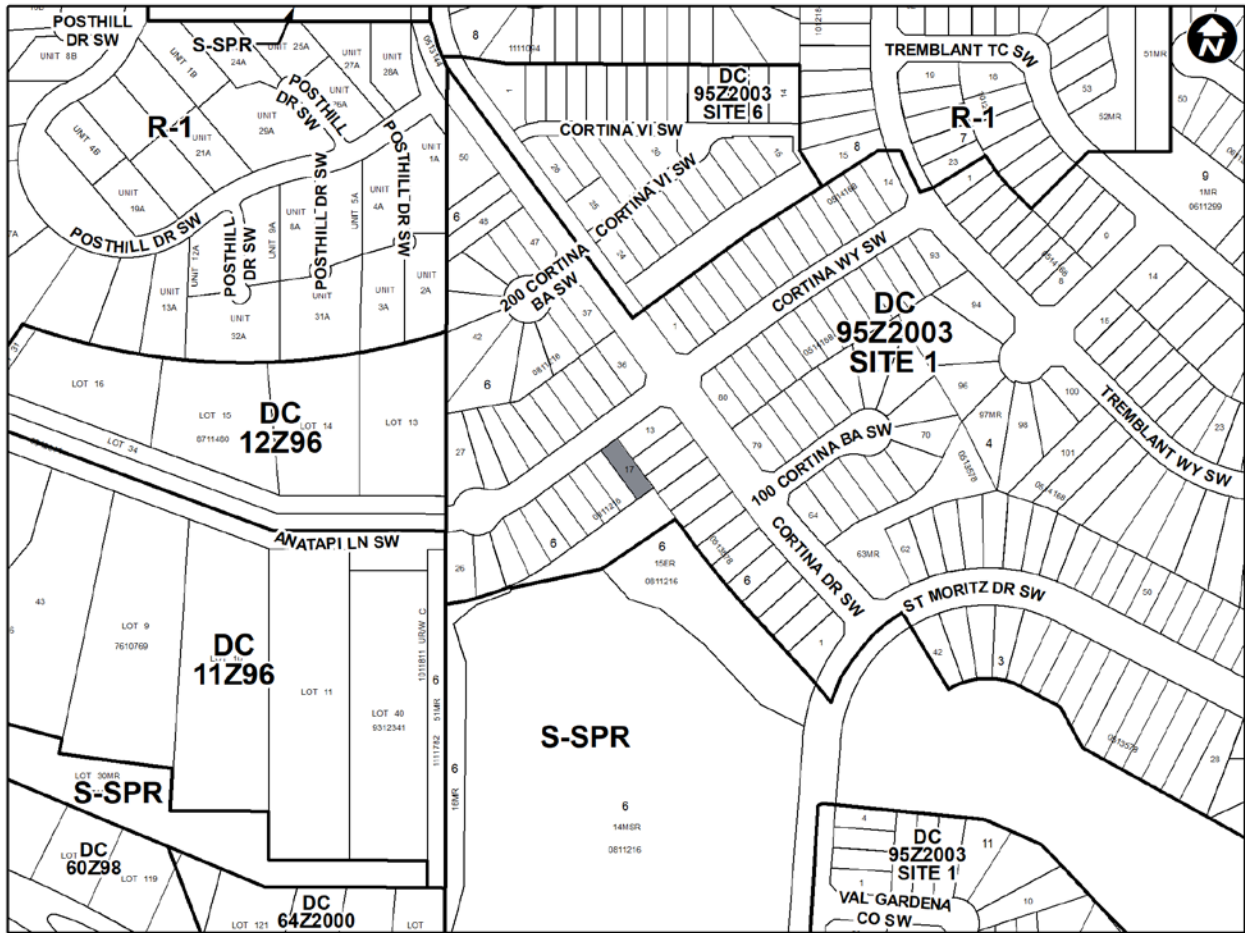
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# PROPOSED

AMENDMENT LOC2022-0158/CPC2022-1344  
BYLAW NUMBER 15D2023

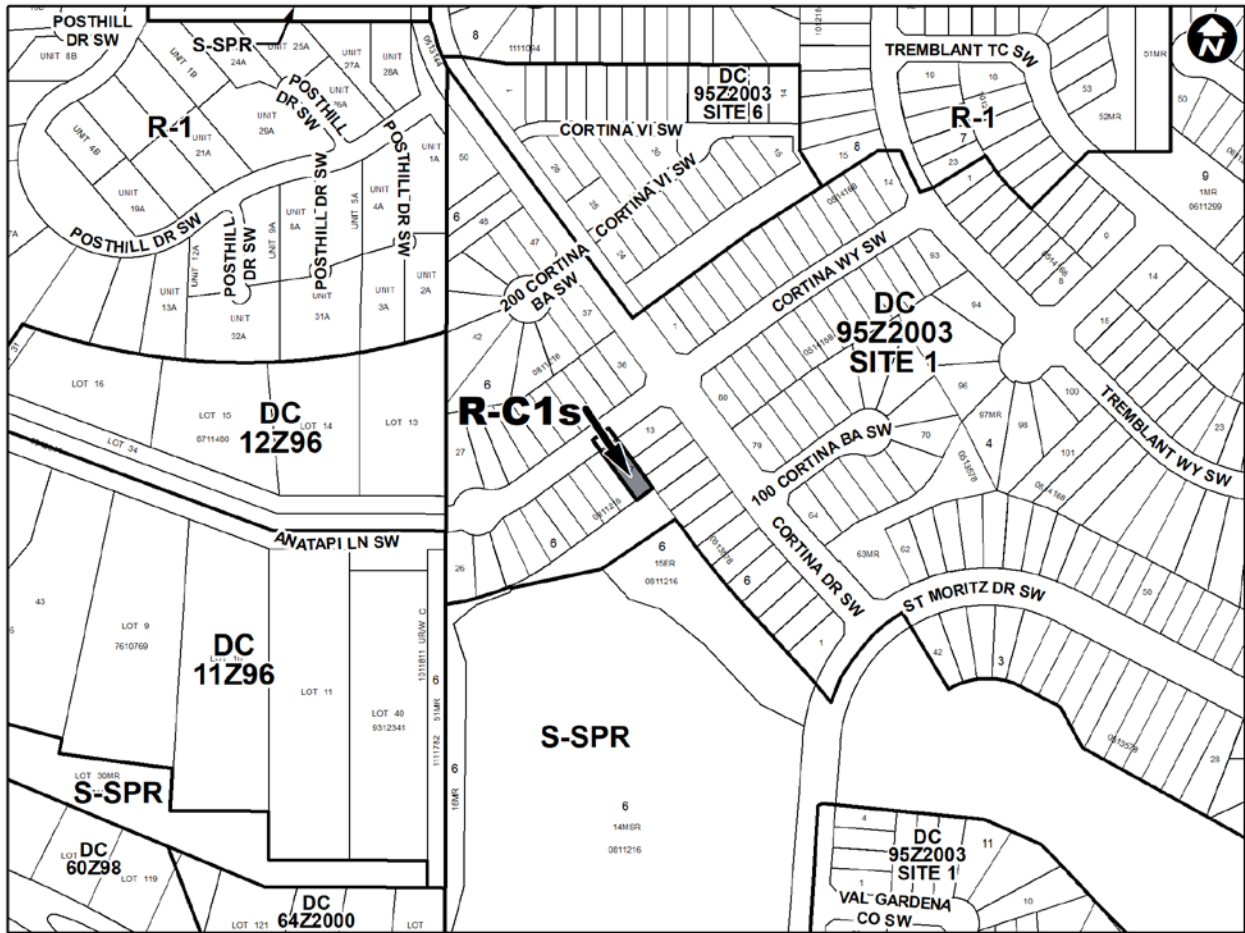
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2022-0158/CPC2022-1344  
BYLAW NUMBER 15D2023

## SCHEDULE B





**Land Use Amendment in Bowness (Ward 1) 8634 – 47 Avenue NW, LOC2022-0149**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 8634 – 47 Avenue NW (Plan 4960AP, Block 3, a portion of Lot 19) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:**

That Council give three readings to **Proposed Bylaw 14D2023** for the redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 8634 – 47 Avenue NW (Plan 4960AP, Block 3, a portion of Lot 19) 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 legalize an existing secondary suite within the existing semi-detached dwelling.
- The proposal allows for development that is compatible with the low-density built form of the neighbourhood and aligns 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 redesignation would provide additional housing options in Bowness and make more efficient use of infrastructure and nearby amenities.
- Why does this matter? The proposed Residential – Contextual One / Two Dwelling (R-C2) District may better accommodate the evolving needs of different age groups, lifestyles, and demographics in an established community with access to safe housing options for Calgarians.
- No development permit has been submitted at this time.
- Council passed a Notice of Motion on 2022 Feb 22 directing Administration to waive fees for redesignation applications on non-conforming semi-detached dwellings (Attachment 4).
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**Land Use Amendment in Bowness (Ward 1) 8634 - 47 Avenue NW, LOC2022-0149**

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**DISCUSSION**

The subject site is located in the northwest community of Bowness. This application was submitted by the current landowner, Darlene Smith, on 2022 Aug 08. Through various updates to land use bylaws over the years, the current land use designation for this specific parcel has resulted in a non-conforming use on the site. The purpose of this application is to enable one half of the existing semi-detached dwelling and secondary suite to become legal conforming uses as stated in the Applicant Submission (Attachment 2). The site is approximately 130 metres (or a one-minute walk) from a bus stop on 85 Street NW.

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

**Applicant-led outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. The applicant handed out flyers within a 100-metre radius of the site, with a follow-up flyer based on responses received as outlined in the Applicant Outreach Summary (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 sent to adjacent landowners.

Administration received one letter of objection from a member of the public on this application. The letter of objection cited the following concerns:

- a lack of available parking;
- a concern for an increase of noise;
- a perception that tenants are transient; and
- that it would set a precedent for the rest of the community to be rezoned.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given the existing nature of the suite, the location in relation to transportation and general community amenities.

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

**Land Use Amendment in Bowness (Ward 1) 8634 - 47 Avenue NW, LOC2022-0149**

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## IMPLICATIONS

### Social

This proposal may have positive social implications by continuing to address Calgary's unsafe existing secondary suites and ensuring safe and accessible dwelling units for Calgarians near existing services and amenities.

### Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

### Economic

The proposed land use would 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.

## RISK

There are no known risks associated with this proposal.

## ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Notice of Motion
5. **Proposed Bylaw 14D2023**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the northwest community of Bowness, and the parcel is situated midblock on the north side of 47 Avenue NW and east of 86 Street NW. The parcel is approximately 0.03 hectares (0.07 acres) in size, and approximately 37 metres long by 7.5 metres wide. The site is currently developed with one half of a semi-detached dwelling shared with the neighbouring parcel and has an existing secondary suite. Semi-detached dwellings are not a listed use in the existing Residential – Contextual One Dwelling (R-C1) District, making this building and the associated secondary suite non-conforming. Development on this block is characterized by single detached and semi-detached dwellings. The site is well-served by transit and is located one block west of 85 Street NW.

## Community Peak Population Table

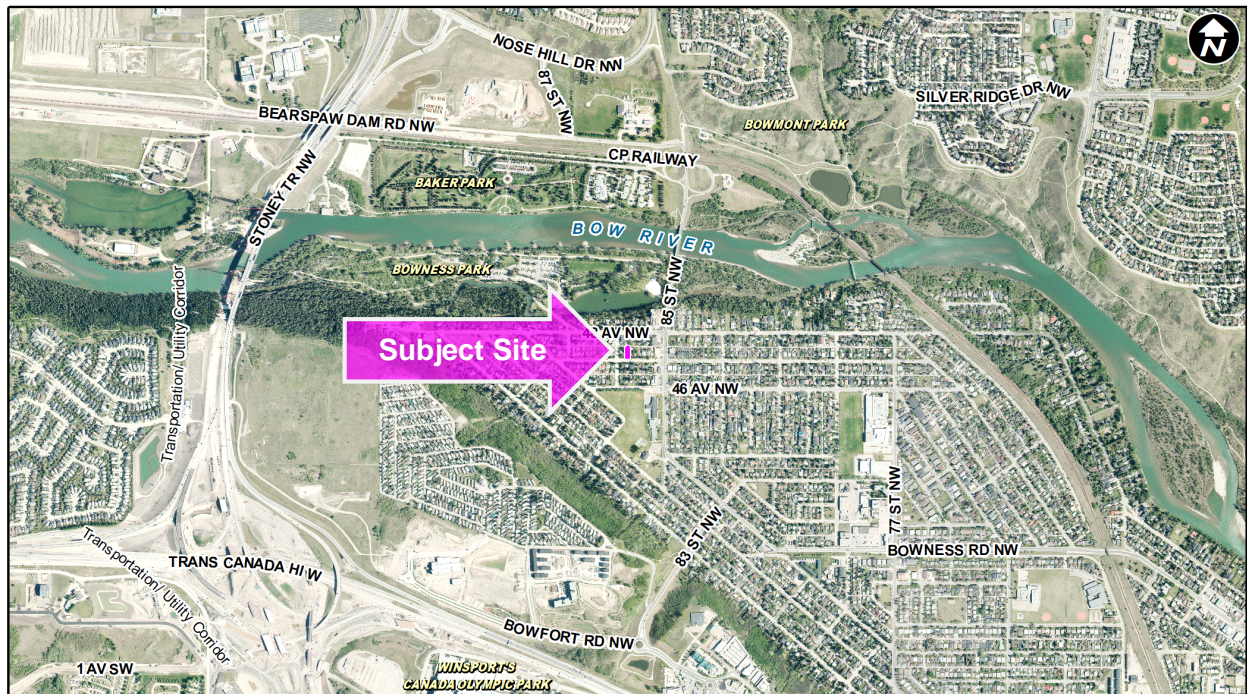
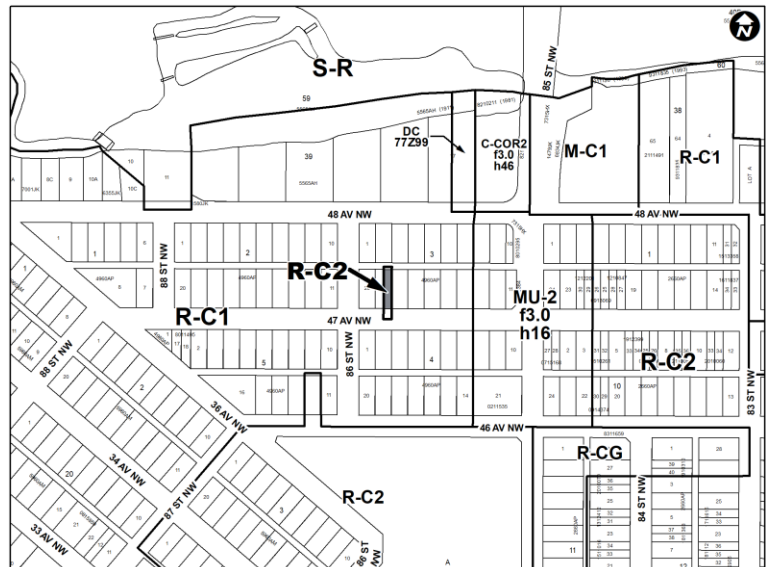
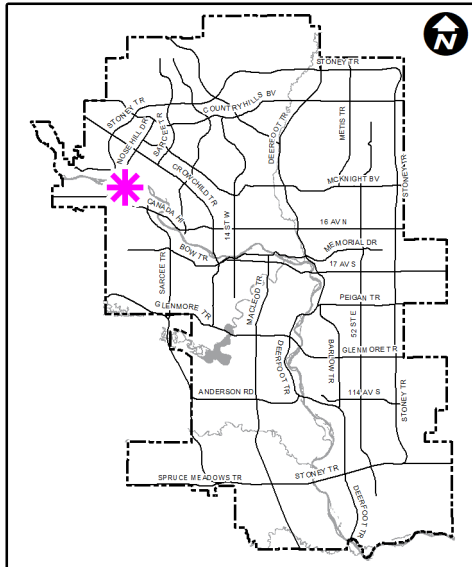
As identified below, the community of Bowness reached its peak population in 1982.

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

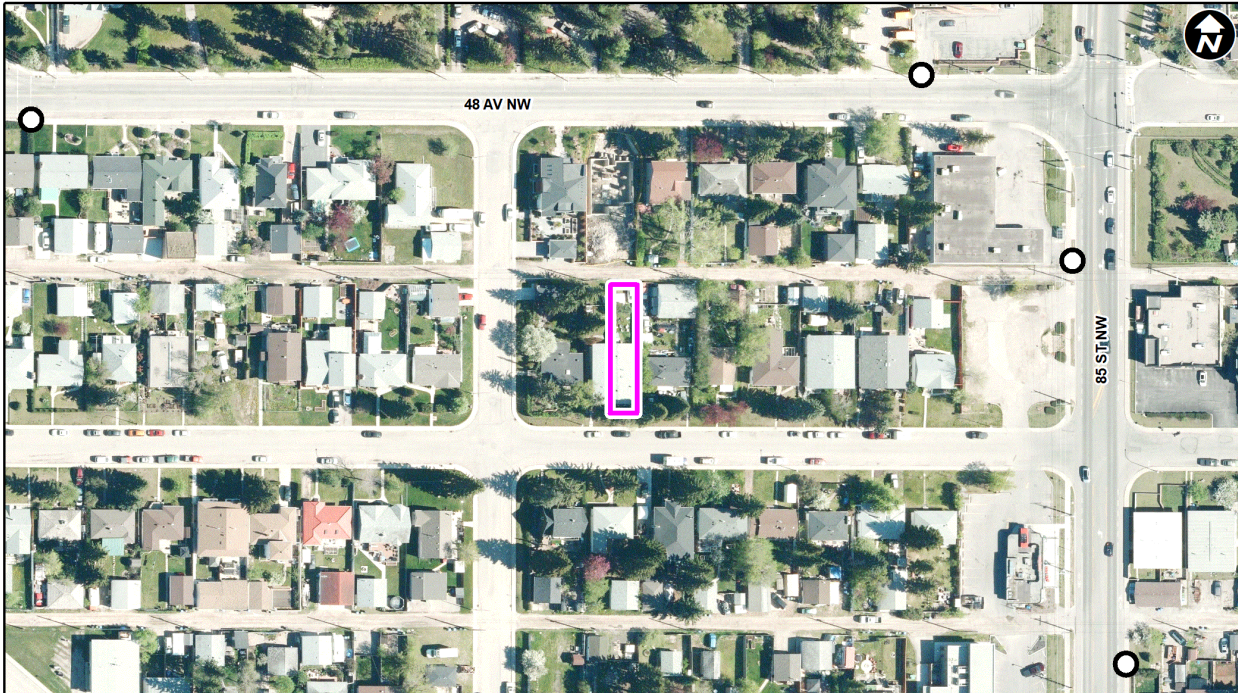
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

On 2022 February 22, City Council passed a Notice of Motion that directed Administration to waive the fees associated with land use redesignation applications from the R-C1 District to the R-C2 District on parcels with semi-detached dwellings that were built on lots designated as R-1 Residential Single-Detached District under Land Use Bylaw 2P80 before 2008 – EC2022-0249 (Attachment 4). Through the transition from Land Use Bylaw 2P80 to 1P2007, this home became non-conforming. The land use redesignation to the R-C2 District would allow for the existing semi-detached home to become a legal conforming use.

## Planning Evaluation

### Land Use

The existing R-C1 District is primarily for single detached dwellings. Secondary suites are discretionary uses within the R-C1 District.

The proposed R-C2 District allows for contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two primary dwelling units. Secondary suites are permitted uses within the R-C2 District.

### 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 subject site is available from sidewalks along 47 Avenue N.W. The area is well served by Calgary Transit Route 1 with bus stops located along 85 Street. The site is currently within Residential Parking zone “NN” which currently has no on street parking restrictions. At the time of a development permit, all parking (size/ amount) as well as loading is to be situated on site, and all vehicular site access is to come from the lane.

## **Environmental Site Considerations**

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

## **Utilities and Servicing**

The existing development is currently serviced with water, sanitary and storm connections.

# **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 as defined on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP states that “sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density.” As this site is one block southwest of the Bowness Road NW Main Street, this redesignation to the R-C2 District is appropriate.

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

## **Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). This land use application will encourage a more compact and efficient city which will decrease green house gas emissions over time.

## **Bowness Area Redevelopment Plan (Statutory – 2019)**

The subject site is defined as Residential: Low Density, Conservation & Infill on Map 2 of the [Bowness Area Redevelopment Plan](#) (ARP). The intent of this typology is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. The proposed land use district is in conformance with this plan.

# Applicant Submission

August 8, 2022

## Applicant's Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Darlene Smith

Date:

7/25/2022

Trying to rezone RC1 to RC 2 to grandfather an existing suite as my home was built prior to the land use bylaw and does not currently comply with the Land Use Bylaw. Currently, I have an application with the City to legalize this existing suite.

**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

August 8, 2022



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

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

**Project name:** Existing secondary suite re-zoning from RC1 to RC2

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)

July 25, 2022 handed out flyers asking for feedback from residents within a 100m radius of my property and spoke to 5 residents that were home. The flyer included a map of the location of the property and the following verbiage "Good Day. I am collecting independent feedback for an application with the City of Calgary to re-zone my semi-detached property located at 8634 47 Ave NW from RC1 to RC2. I have a pending application to legalize an existing basement suite. I am asking residents to please contact if you have any objections, feedback or questions. Please reach out to me at 403-473-1322. Have a wonderful day."

### Stakeholders

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

Nearby residents living within 100m of the property.

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



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

### What did you hear?

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

Concern: Will there be construction?

Answer: No this is an existing suite and will not require construction, except for some interior upgrades.

Concern: Can you build a suite above a garage?

Answer: No this is solely to legalize an existing suite.

Concern: If you do it then everyone can do it.

Answer: My application is for one unit only it would not affect the other houses on the street.

Concern: How will this affect parking?

Answer: It will not change as this suite is already in operation and there is on-site parking available.

After answering questions there were no objections and no other concerns were voiced.

### 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.

I was able to allay most of the concerns due to the fact that this is not a new development, the purpose is to simply legalize an existing suite. Many resident concerns were around issues that new construction would raise.

### 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 distributed another information flyer on August 7th that summarized the concerns and the answers and thanking them for their participation. See question above "what did you hear". I also encouraged further participation, should there be any concerns that have not been voiced yet.

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

# Notice of Motion

Item # 8.2.1



Report Number: EC2022-0249

Meeting: Executive Committee

Meeting Date: 2022 February 22

## NOTICE OF MOTION

**RE: REMEDYING LEGAL NON-CONFORMING USE OF SEMI-DETACHED HOMES**

**Sponsoring Councillor(s): Councillor Sharp, Councillor Carra, Councillor Walcott, Councillor Wong**

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WHEREAS approximately 162 semi-detached homes across Calgary were rendered as "legal non-conforming uses" by zoning changes after construction;

AND WHEREAS non-conforming status prevents any change or intensification of these sites, including the ability to add a secondary suite or legalize an existing secondary suite;

AND WHEREAS bringing existing suites into compliance, creates safer communities and more affordable housing options for Calgarians;

AND WHEREAS the maximum fee revenue foregone for the approximately 162 land use redesignations of \$810,000 and any costs associated will be funded within the Development Approvals and Building Safety services lines operating budget within Planning & Development, and the revenue foregone will likely be lower as not every homeowner will choose to pursue a redesignation of their land.

NOW THEREFORE BE IT RESOLVED that Council directs Administration to waive the fee of redesignating land use from R-C1 to R-C2 on sites with semi-detached homes that have been existing on lots designated as R-C1 since 2008, such land use redesignation enabling the semi-detached homes to become legal conforming uses.

AND FURTHER BE IT RESOLVED that Council directs Administration to update the Fee Schedule to reflect the described waiver of fees.

Attachment:

1. Notice of Motion - Checklist



# PROPOSED

CPC2022-1341  
ATTACHMENT 5

## BYLAW NUMBER 14D2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0149/CPC2022-1341)**

\*\*\*\*\*

**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

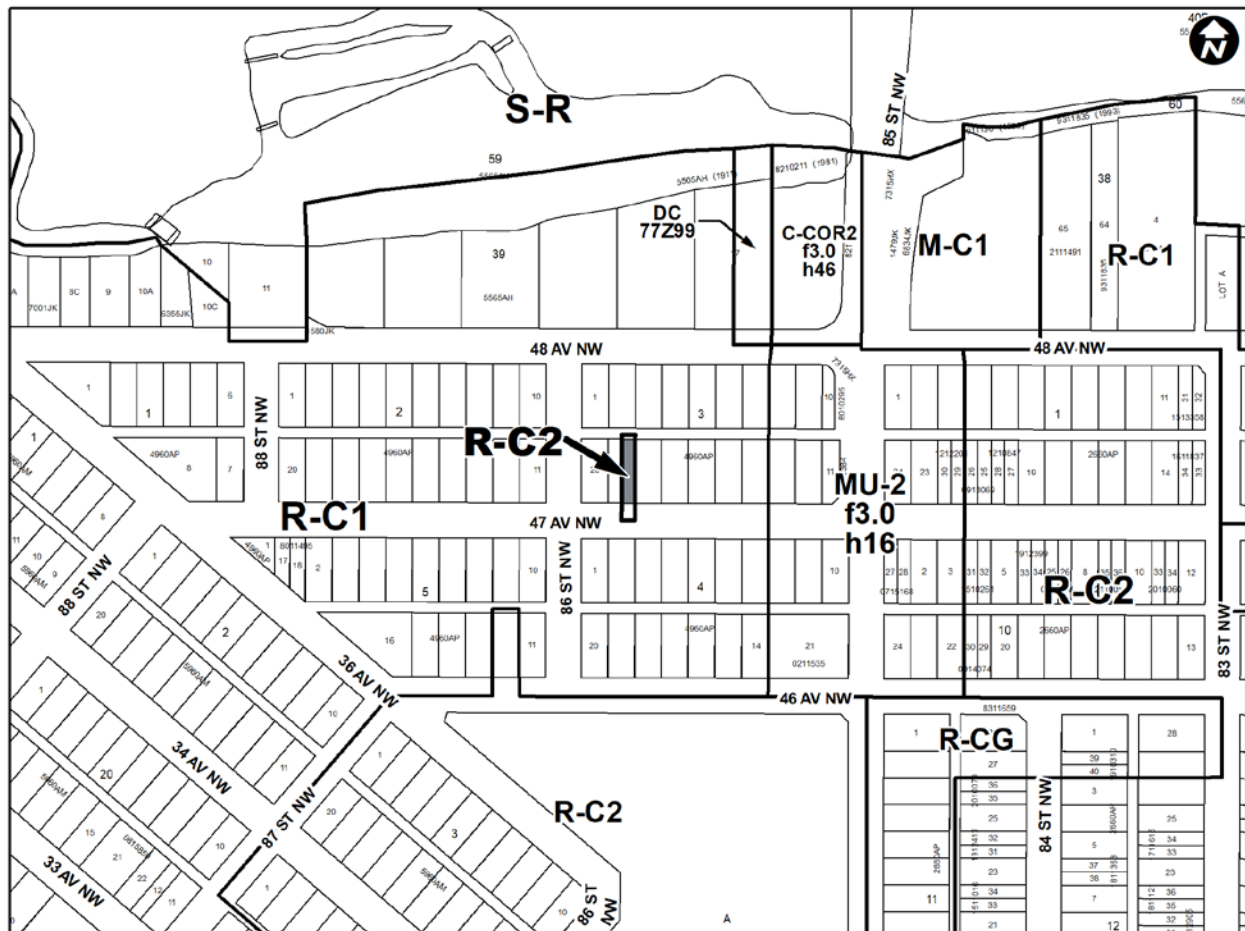
AMENDMENT LOC2022-0149/CPC2022-1341  
BYLAW NUMBER 14D2023

## SCHEDULE A



**AMENDMENT LOC2022-0149/CPC2022-1341  
BYLAW NUMBER 14D2023**

**SCHEDULE B**





**Land Use Amendment in Bowness (Ward 1) at 7911 – 48 Avenue NW, LOC2022-0191**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 7911 – 48 Avenue NW (Plan 8111299, Block 4, Lot 25) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:**

That Council give three readings to **Proposed Bylaw 13D2023** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 7911 – 48 Avenue NW (Plan 8111299, Block 4, Lot 25) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**HIGHLIGHTS**

- The proposed land use amendment would allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- This proposal represents an appropriate density increase of a residential site, allows for development compatible with the character of the existing neighbourhood and aligns with the applicable policies of *Bowness Area Redevelopment Plan* (ARP) and the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two (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 housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This application, located in the northwest community of Bowness, was submitted by the KA Associates on behalf of the landowner Khalid Muhammad Ansari and Aafia Khalid on 2022 October 20. No development permit application has been submitted at this time.

This 0.06-hectare (0.15-acre) mid-block parcel is located on the south side of 48 Avenue between 77 Street NW and 79 Street NW. It is currently developed with a single detached dwelling and rear detached garage. Vehicle access is provided from the rear lane.

**Land Use Amendment in Bowness (Ward 1) at 7911 - 48 Avenue NW, LOC2022-0191**

In addition to existing allowable single detached and secondary suite uses, the proposed redesignation to the R-C2 District would allow for semi-detached and duplex dwellings. The Applicant Submission (Attachment 2) indicates the intention to build 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).

**PUBLIC ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant public groups 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 attended a Bowness Community Association meeting, visited approximately 40 homes within a 100-metre radius to discuss the application in person with residents and attained 9 signatures on a petition in support of the proposal, spoke with the Ward Councillor and provided informational flyers to neighbours. 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 two letters of opposition and seven letters of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- inappropriate density increase in the area;
- inappropriate building type in the area;
- reduced sunlight for neighbouring lots;
- effect on the value of the existing neighbouring homes; and
- setting a precedent for redevelopment in the community.

The Bowness Community Association provided a response to the circulation expressing no support for the application (Attachment 4) with the following concerns:

- The application will set a precedence for redevelopment in the community; and
- A secondary suite is already an option under the R-C1 land use.

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

**Planning and Development Services Report to  
Calgary Planning Commission  
2022 December 15**

**ISC: UNRESTRICTED  
CPC2022-1285  
Page 3 of 3**

**Land Use Amendment in Bowness (Ward 1) at 7911 - 48 Avenue NW, LOC2022-0191**

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

**IMPLICATIONS**

**Social**

The proposed land use would allow for the development of a semi-detached dwelling or a duplex dwelling. This would allow for a wider range of housing types than the existing Residential – Contextual One Dwelling (R-C1) District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

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

**Economic**

The ability to develop up to two dwelling units on the subject site would make more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 13D2023**

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, mid-block on the south side of 48 Avenue between 77 Street NW and 79 Street NW. The site is approximately 0.06 hectares (0.15 acres) in size with dimensions of 16.5 metres wide by 36.5 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage which is accessed from the rear lane.

Surrounding development is characterized primarily by single detached dwellings on parcels designated as the Residential – Contextual One Dwelling (R-C1) District. The site is approximately 300 metres (a four-minute walk) from Bowness High School and approximately 500 metres (a six-minute walk) to the Bowness Community Centre which includes an arena and pickleball courts. In addition, the site is within walking distance approximately 850 metres (a ten-minute walk) to a neighborhood commercial centre.

## Community Peak Population Table

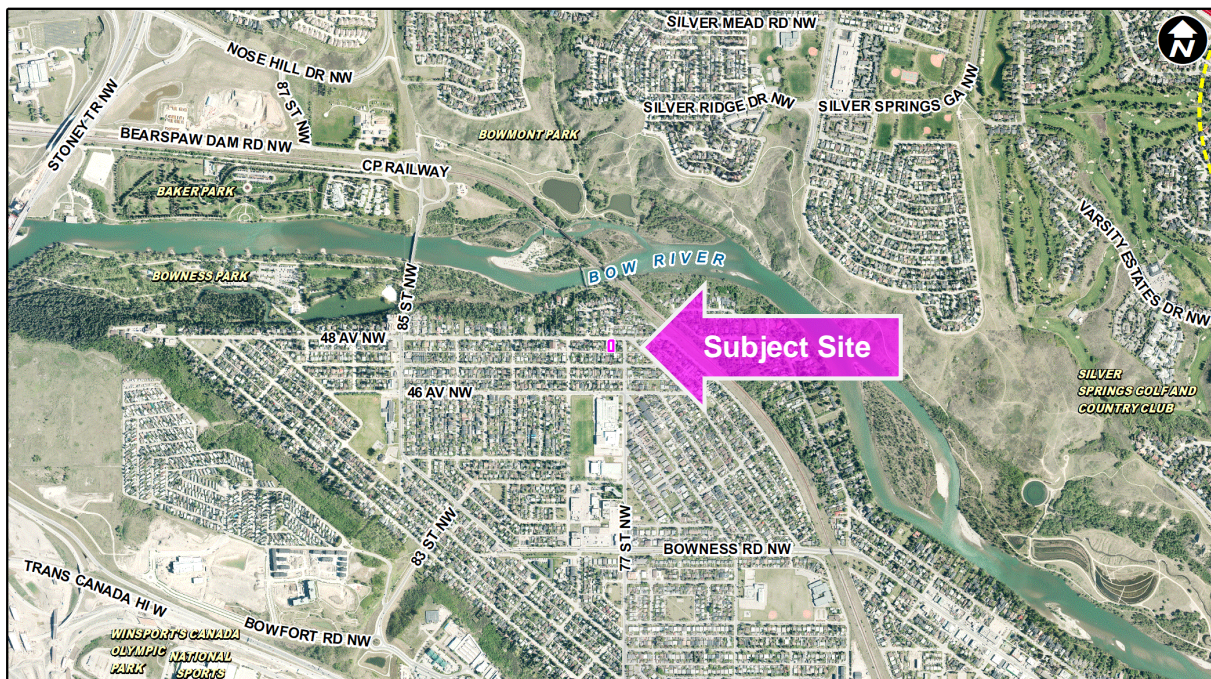
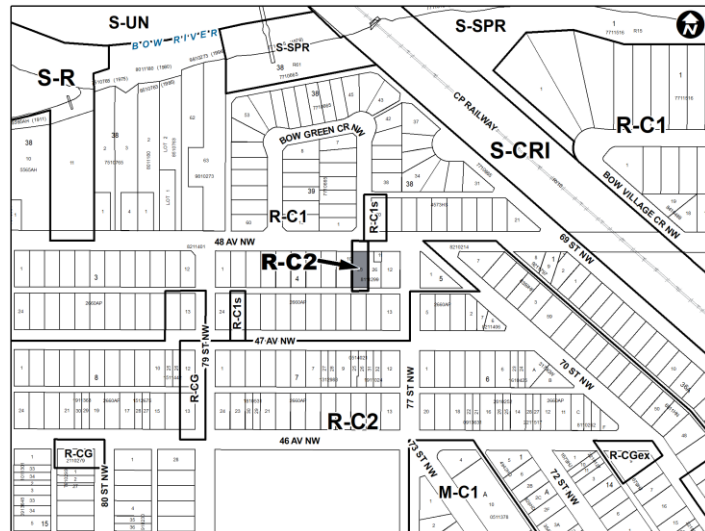
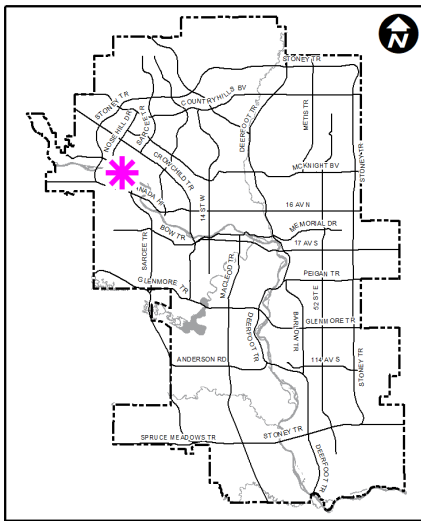
As identified below, the community of Bowness reached its peak population in 1982.

<b>Bowness</b>	
Peak Population Year	1982
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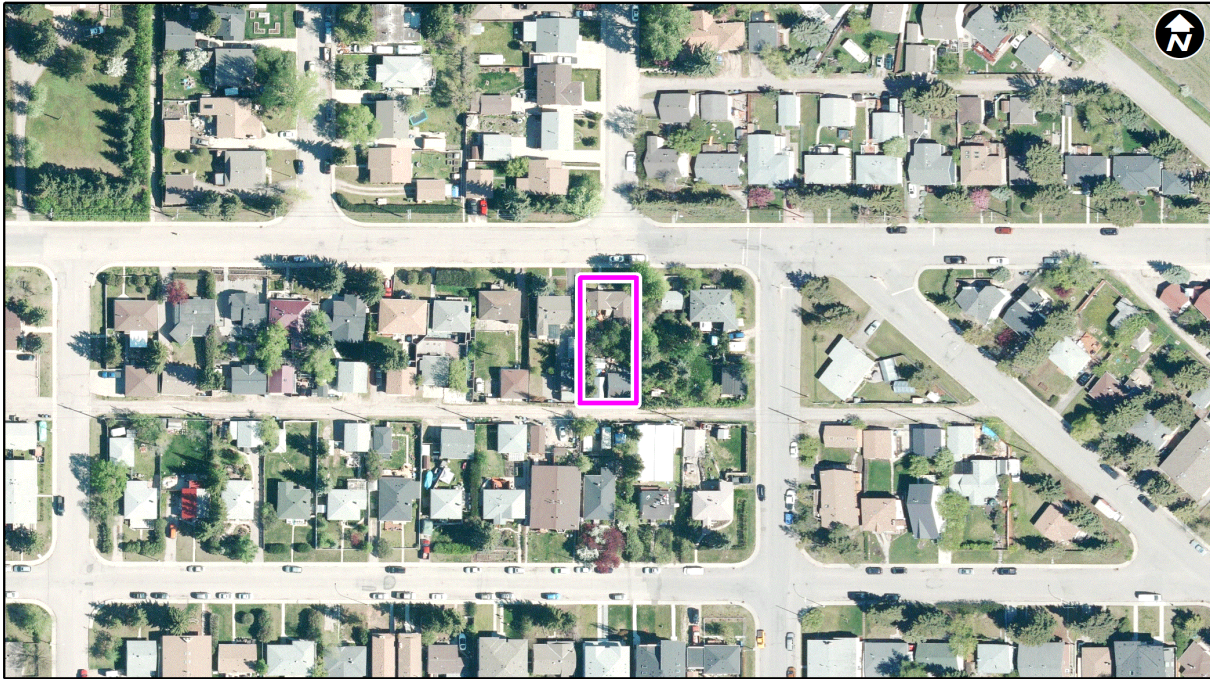
Source: *The City of Calgary 2019 Civic Census*

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 a low-density residential designation applied to developed areas that is primarily for single detached dwellings and may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. The minimum parcel width is 12 metres.

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 and 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. The minimum parcel width is 7.5 metres for a parcel containing a single detached dwelling or 13 metres for a parcel developed with a semi-detached or duplex dwelling. As the subject parcel is approximately 16 metres wide, it could accommodate either two single detached houses through a subdivision, or one semi-detached or duplex dwelling.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also 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 would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking

### **Transportation**

The subject site is approximately 250 metres (a four-minute walk) from the westbound stop for Route 40 (Crowfoot Station/North Hill) and 500 metres (a seven-minute walk) from the Eastbound stop for Route 40 (Crowfoot Station/North Hill) on 46 Avenue NW. The subject site is located within a Residential Parking zone and on-street parking on 48 Avenue is currently unrestricted. At the time of redevelopment, all vehicular access is to come from the lane and all required parking/loading is to be provided on site.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water main, storm, and sanitary deep utilities are available to service the site. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) stage(s).

## **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](#) 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 Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage modest redevelopment intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the proposed R-C2 District is a low density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing

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

This application does not include any specific actions that address the objectives of the Calgary [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development on

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) identifies the subject site as being part of the Residential: 'Low Density Conservation and Infill' category (Map 2: Land Use Policy Area). This classification is intended to allow for compatible redevelopment with the intention of maintaining neighborhood character. The proposed land use amendment is in alignment with applicable policy of the ARP.





# Applicant Submission

## Applicant's Submission

Company Name (if applicable): KA Associates

LOC Number (office use only):

Applicant's Name: M. Khalid Ansari

Date: October 19,2022

The proposed rezoning of the property, 7911 48 Ave NW, would reallocate the dwelling from an RC-1 class to an RC-2. As a family of 6 with two young adults, we are looking for a space that can accommodate our family while respecting each other's privacy. As such, a semi-detached dwelling on this lot would fulfill our criteria perfectly. It could be the perfect solution to ensure that our older children have the freedom that they need while still being accessible and close to family. In accordance with the City of Calgary's Redevelopment Plan, this project would be ideal as the current dwelling is deteriorating from old age. As it stands, the current dwelling was constructed in 1945 and has seldom seen remodels or upgrades. Thus, the dwelling requires immense changes that do not make fiscal sense. This is why we are proposing to utilize the space available on the lot as the current dwelling has very poor special management. This would mean that we could have the option to make two separate dwellings that stretch further back into the lot. This would likely encompass the addition of a new garden, soft landscaping and the addition of a garage that is easily accessible from the main dwellings. Not only will this be a workable addition for our family, but it will significantly improve the lots contribution to the street view. A redevelopment of the area would enhance the architecture of the street and add much needed aesthetic value in reference to the previous lot. Thus, the more reasonable solution to our dilemma is to use the space available to us as a solution and a providing home as it will benefit both the inhabitants and the community.



# 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)

The outreach was conducted in two separate phases. A preliminary assessment with the concerned stakeholders to find important views, opinions and guidelines. The second phase involved reaching out to members of the community and other vested parties to offer feedback directly to the City of Calgary. During the preliminary assessment, the majority of the outreach involved providing informational flyers, contact information and going door to door for input. Whenever possible, we took down basic contact information and any comments made by all individuals. Over the duration of the September and October months, we reached out to nearly 40 houses in a 100m radius of the dwelling. During this phase, we got in touch with the Councillors Office of Ward 1 and members of the Bowness Community Association. The second phase was geared more towards showcasing the support from the community. As such, we collected signatures and possible concerns from surrounding neighbors. In addition, we spoke to the Bowness Community Association and the Ward 1 Councillors office again. This step was taken while the City's input phase was active, allowing community contribution to the cause.

### Stakeholders

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

The three main groups we targeted through our community outreach were the neighbors, community associations and the councillors office. For each of these groups, there were multiple occasions on which we discussed and conversed the proposal. In secondary stakeholder reviews, we spoke to architects, realtors and builders to ensure that this project was feasible, efficient and beneficial to the community.

**What did you hear?**

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

The biggest concern that we received was that the neighbors wanted us to abide by the city laws. A majority of the neighbors were much more confident in our proposal after we told them that city stipulations would be our first consideration. Some of the more personalized feedback that we heard was: to keep the development at a reasonable height, be careful when excavating as Bowness is a common area for rodents, to be aesthetically pleasing, and to best utilize the lot. The general consensus was that the public was happy with the redevelopment as the old house seemed out of place and hard to inhabit. Some of the responses provided by the neighbors and will be attached to the application for review. In addition, we found support from Councillor Sharps office. Our final meeting with the Bowness Community Association, where some members had internal concerns which led to a split decision. Regardless, the President encouraged us to gather community support and continue the 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.

There was definite merit to the input offered by some of the people we interacted with. The main influences would be to ensure that the house front facade should not look like a commercial building and does not take away from the aesthetic of the street. We also got some good insight on how other people have designed houses within the RC-2 class and what problems they faced. For example, many people suggested that expanding intrinsically is a very good idea for our plot, as it is quite a bit longer than it is wide. We also are looking into ways to reduce the amount of displaced animals, when building is an option.

**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)

For those stakeholders who had a specific interest and contacted us, we continued the conversation and let them know of any developments or potential ideas that we had. This way, they were able to offer their feedback and insight on potential issues and how they would react to a certain scenario. We also made sure to keep in touch with the invested parties and promised to reach out when we were to move onto the next step of the process. We will continue to reach out to the vested parties to ensure that the project contributes to the community as a whole.

# Community Association Response

Application: LOC2022-0191

Submitted by: Bowness Community Association

## Contact Information

Address: 7904 43 AVENUE NORTHWEST, CALGARY, AB, T3B 4P9, CANADA

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

Phone: 4032888300

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses

What are the strengths and challenges of the proposed:

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

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

How will the proposed impact the immediate surroundings?

General comments or concerns:

We can't support it because it sets a precedent. The request for a secondary suite is already an option.





# PROPOSED

CPC2022-1285  
ATTACHMENT 5

## BYLAW NUMBER 13D2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0191/CPC2022-1285)**

\*\*\*\*\*

**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 \_\_\_\_\_

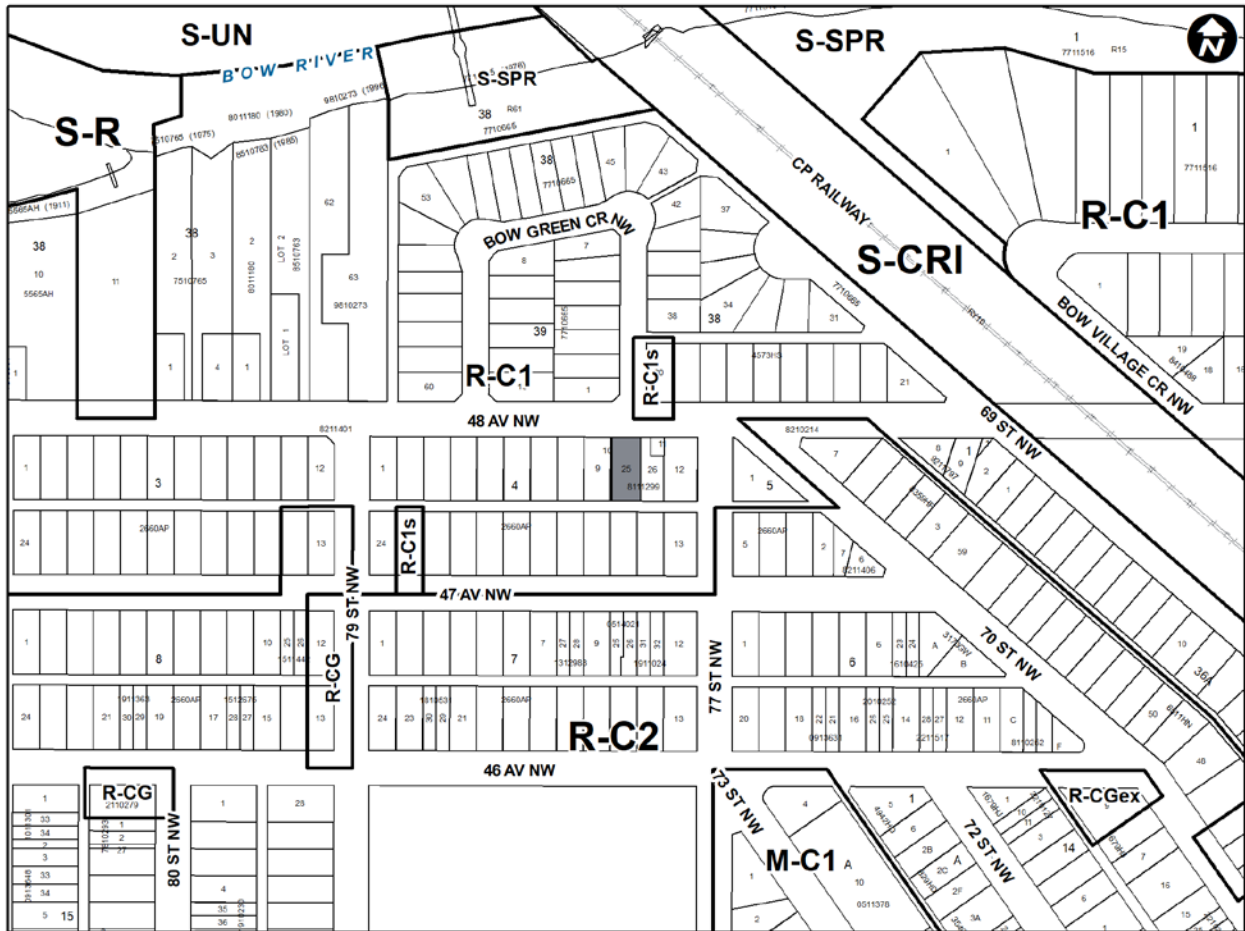
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2022-0191/CPC2022-1285  
BYLAW NUMBER 13D2023

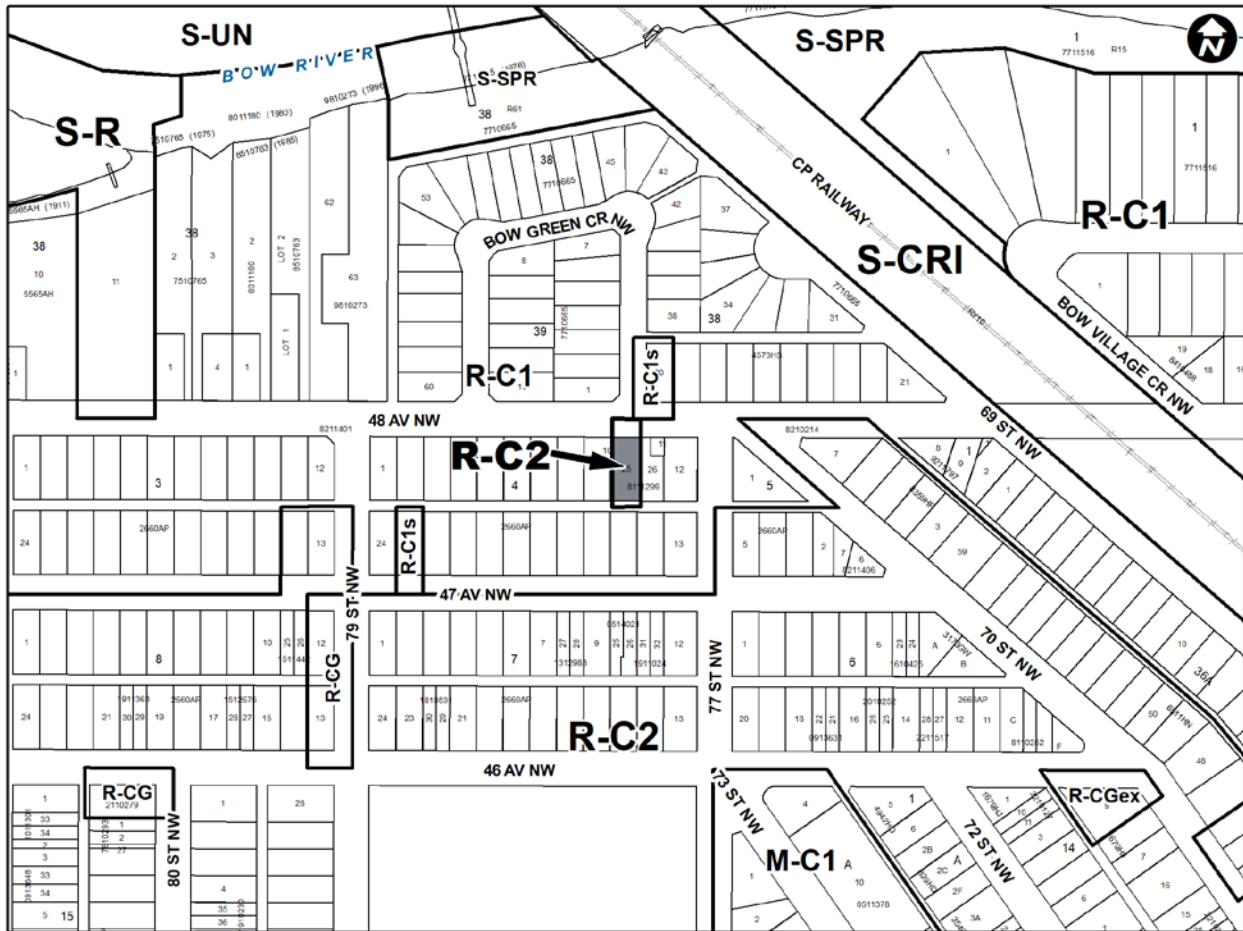
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2022-0191/CPC2022-1285  
BYLAW NUMBER 13D2023

## SCHEDULE B





**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4919 – 22 Avenue NW, LOC2022-0139**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4919 – 22 Avenue NW (Plan 4994GI, Block 49, Lot 16) from Residential – Contextual One Dwelling (R-C1s) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:**

That Council:

1. Give three readings to the **Proposed Bylaw 11P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 19D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4919 – 22 Avenue NW (Plan 4994GI, Block 49, Lot 16) from Residential – Contextual One Dwelling (R-C1s) 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 may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – 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 may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *Montgomery Area Redevelopment Plan* (ARP) 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.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.



**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4919 -  
22 Avenue NW, LOC2022-0139**

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**DISCUSSION**

This land use amendment was submitted by Tricor Design Group on behalf of the landowner, HBC Custom Homes Inc. on 2022 July 27. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to build two dwelling units on the site. The subject site is approximately 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) in area and is located mid-block on 22 Avenue NW between 48 Street NW and 49 Street NW. The site is served by a rear lane and is currently developed with a single 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).

**PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant public groups 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 sent an email to the Montgomery Community Association and delivered letters to the neighbouring addresses as noted in the Application Outreach Summary, which 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 four letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased density;
- increase in height;
- increased traffic and parking issues;
- scale of lot coverage and development;
- loss of mature trees and green canopy;
- loss of community character;
- increased pollution and garbage; and
- loss of privacy.

The Montgomery Community Association did not provide any comments or respond to any follow-up communications.

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4919 -  
22 Avenue NW, LOC2022-0139**

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The amendment is deemed acceptable as it is consistent with the policies of the MDP regarding modest intensification of existing neighbourhoods. The building height, landscaping, site design, vehicle access and on-site parking will be reviewed at the subsequent development permit stage.

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

## **IMPLICATIONS**

### **Social**

The proposed land use would allow for the development of either two single detached homes with a subdivision, or a semi-detached or duplex dwelling, all with the option of secondary suites. This would allow for a wider range of housing types than the existing designation and may better accommodate the housing needs of different age groups, lifestyles and demographics.

### **Environmental**

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

### **Economic**

The ability to develop up to two dwelling units on site will make more efficient use of existing infrastructure and services.

### **Service and Financial Implications**

No anticipated financial impact.

### **RISK**

There are no known risks associated with this proposal.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 11P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 19D2023**

Department Circulation

**Planning & Development Services Report to  
Calgary Planning Commission  
2022 December 15**

**ISC: UNRESTRICTED  
CPC2022-1315  
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4919 -  
22 Avenue NW, LOC2022-0139**

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General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

This mid-block site is located in the northwest community of Montgomery, north of the intersection of 22 Avenue NW and 48 Street NW. The parcel is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 15 metres in width and 37 metres in depth. The site is currently developed with a single detached dwelling and, while the site has rear lane access, no detached garage or parking pad are provided on the parcel.

Surrounding development consists of a mix of single and semi-detached dwellings designated as R-C1, R-C1s and R-C2 District.

The site is situated in a community that provides services and amenities to meet day-to-day needs of residents with major transportation routes, parks, commercial and institutional uses nearby. Bowness Road NW, a Neighbourhood Main Street and part of the Primary Transit Network, is located approximately 450 metres (a six-minute walk) to the southeast. Terrace Road School, a Calgary Board of Education elementary school, is located approximately 500 metres (a six-minute walk) to the southeast. Shouldice Athletic Park is located approximately 800 metres (a 10-minute walk) to the southwest and the Bow River Pathway network is located approximately 500 metres (a six-minute walk) to the northwest.

## Community Peak Population Table

As identified below, the community of Montgomery reached its peak population in 1969.

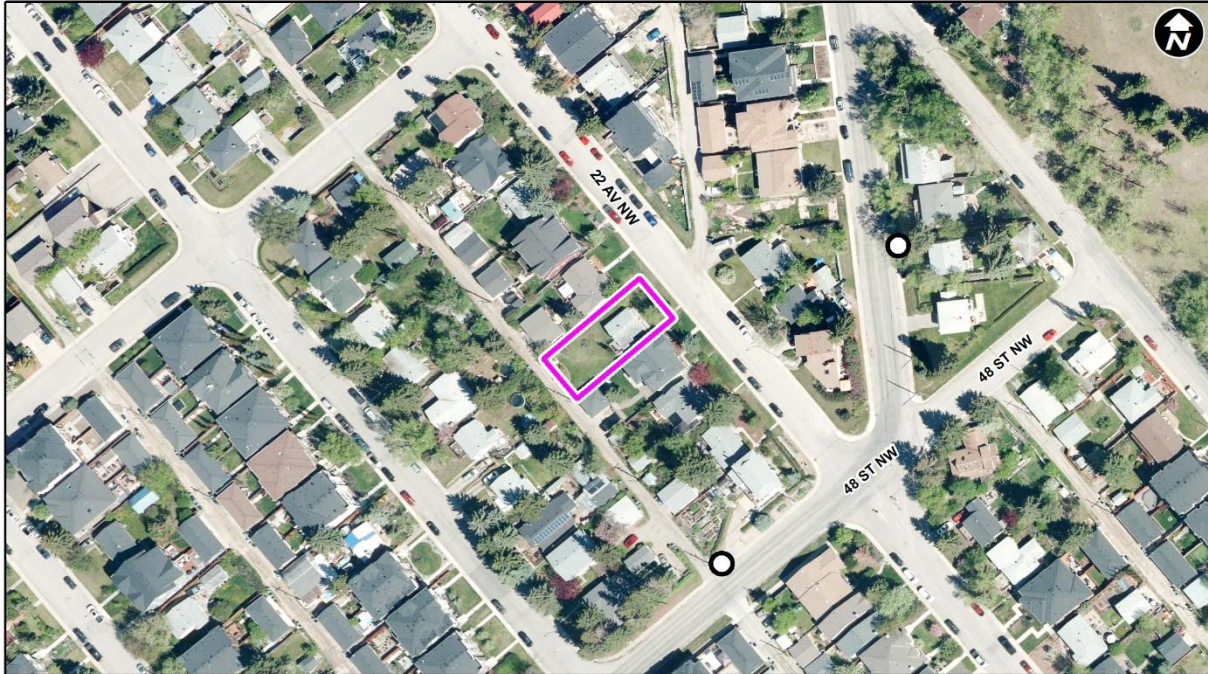
<b>Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

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







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1s District is a low-density residential designation applied to developed areas that is primarily for single detached dwellings which may include a secondary suite. The R-C1s District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. A maximum of one secondary suite per parcel is allowed in the R-C1s 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. 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 also 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 is located in proximity to transit and amenities. The nearest Transit stop (Route 422, Dalhousie/Montgomery) is along 48 Street NW, approximately 100 metres (a two-minute walk) from the parcel. A Transit stop with Routes 53 (Brentwood Station/Greenwood), 408 (Valley Ridge) and 422 is available approximately 500 metres (a six-minute walk) along Home Road NW. Transit stops on Bowness Road NW are also located approximately 500 metres (a six-



minute walk) from the parcel and are served by Routes 1 (Bowness/Forest Lawn), 40 (Crowfoot Station/North Hill), 53 (Brentwood Station/Greenwood), and 305 (BRT Bowness/City Centre).

A Transportation Impact Assessment was not required as part of this application. As required by the Land Use Bylaw, all vehicular access shall be provided through the rear lane.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate stormwater management, will be considered and reviewed 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 and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment and modest intensification of inner-city 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 R-C2 District is a low-density district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

### **Climate 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 stages.

### **Montgomery Area Redevelopment Plan (Statutory – 2005)**

The subject parcel is located within the Low Density Residential area as identified on Figure 1.3: Future Land Use Plan within the [Montgomery Area Redevelopment Plan](#) (ARP). The Low Density Residential policies discourage redesignation of residential parcels from R-C1 to R-C2

to secure stability and maintain character, while the general Residential Objectives encourage a variety of housing forms to accommodate a range of household types and tenures.

The ARP was created prior to the adoption of the MDP in 2009 which encourages modest intensification of inner-city communities, and with which this proposal is well aligned. Minor text amendments to Policy R4 and R5 within the ARP are proposed to accommodate the land use redesignation.

**South Shaganappi Communities Local Area Planning Project (Area 13)**

Montgomery and surrounding communities, has been identified as Area 13 (South Shaganappi Communities) on the [City Planning and Policy Roadmap](#) and is scheduled to launch in 2023. Planning applications will be accepted for processing throughout the local area planning process.



# PROPOSED

CPC2022-1315  
ATTACHMENT 2

## BYLAW NUMBER 11P2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE MONTGOMERY AREA  
REDEVELOPMENT PLAN BYLAW 11P2004  
(LOC2022-0139/CPC2022-1315)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Montgomery Area Redevelopment Plan Bylaw 11P2004, 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 Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
  - (a) In Policy R4, at the end of the sentence, add the following address “4919 – 22 Avenue NW” to the list of exempt sites.
  - (b) In Policy R5, at the end of the sentence, add the following address “4919 – 22 Avenue NW” to the list of exempt sites.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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



# Applicant Submission

Company Name (if applicable):

TRICOR DESIGN GROUP

LOC Number (office use only):

Applicant's Name:

AHMED GOUDA

Date:

May 12, 2022

4919 22 Ave NW

The proposal is to rezone from R-C1 to R-C2. The density under R-C2 could include up to 2 units which is the intention for the rezoning of this lot.

- The requested Zoning of R-C2 is the minimum change from lowest density district (R-C1) to the second lowest density district (R-C2). This application would permit the smallest increase in growth under the current Land Use Bylaw and Municipal Development Plan.
- The R-C1 & R-C2 share exact Bylaws for allowed Building's size, height, and massing (e.g. both zoning allows 45% coverage, max. 10m height ..etc.). Essentially, this application is requesting permission to build the same size of building as is already allowed.
- Under R-C2, Semi-Detached units will be provided with 4 Cars garage (2 parking stalls for each unit) which eliminates the need for street parking for residents.
- This application treats adjacent neighbors with as much respect as the current Land Use District.
- Simultaneously, this application adds more family-sized housing options for future neighbor.

**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:** 4919 22 Ave NW

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

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

### Outreach Strategy

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

Sent email to Montgomery Community association notifying of intent to re-zone. We also delivered letters to neighbors doors at the following addresses (Nov. 21st) :

4915 / 4923 / 4927 / 4904 / 4908 / 5002 - 22 Ave NW

4908 / 4912 / 4916 / 4920 - 21 Ave NW

### Stakeholders

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

Montgomery Community Association & Neighbors at above mentioned addresses.



## 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.

Have not heard a response back

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

# PROPOSED

CPC2022-1315  
ATTACHMENT 5

## BYLAW NUMBER 19D2023

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0139/CPC2022-1315)

\*\*\*\*\*

**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 \_\_\_\_\_

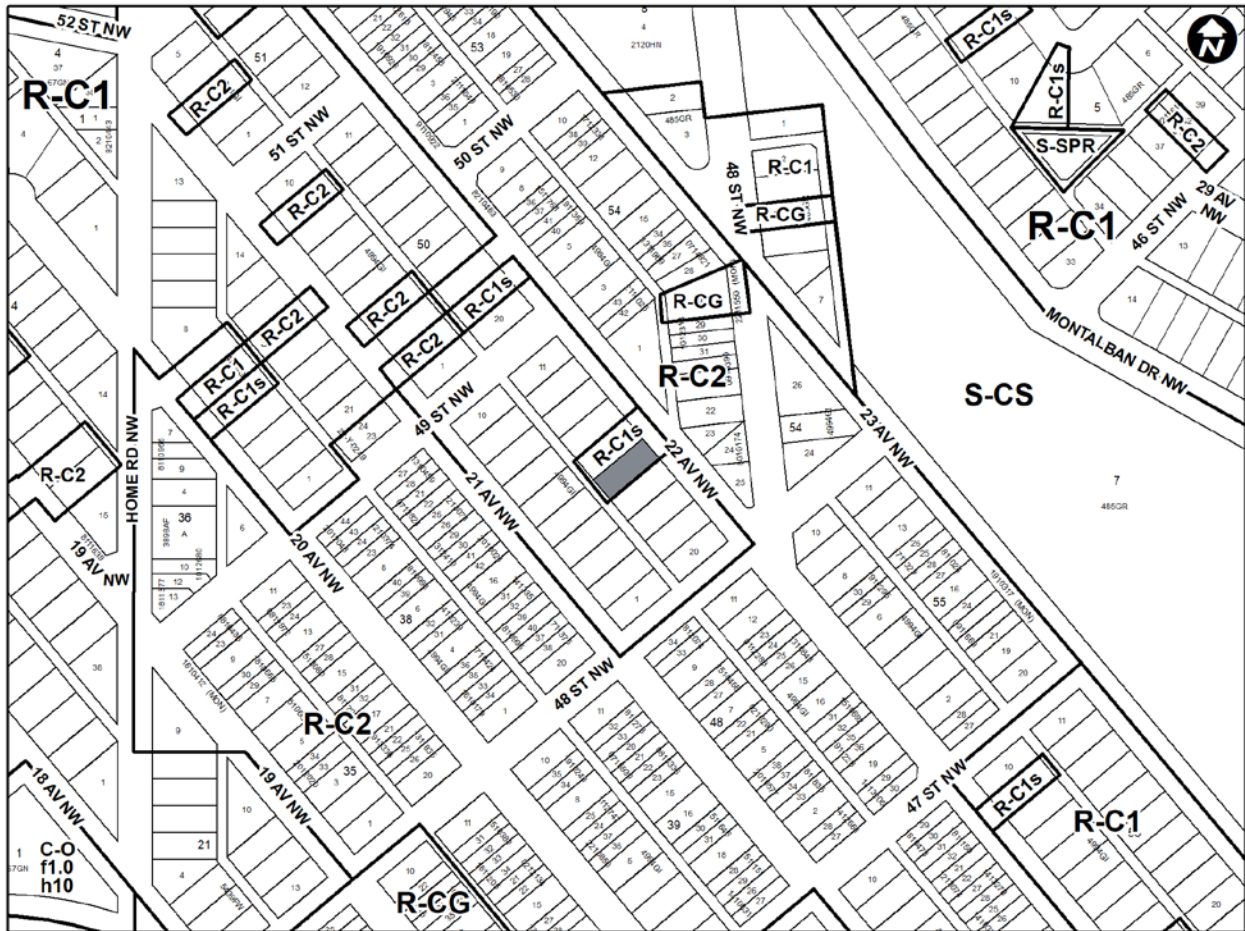
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2022-0139/CPC2022-1315  
BYLAW NUMBER 19D2023

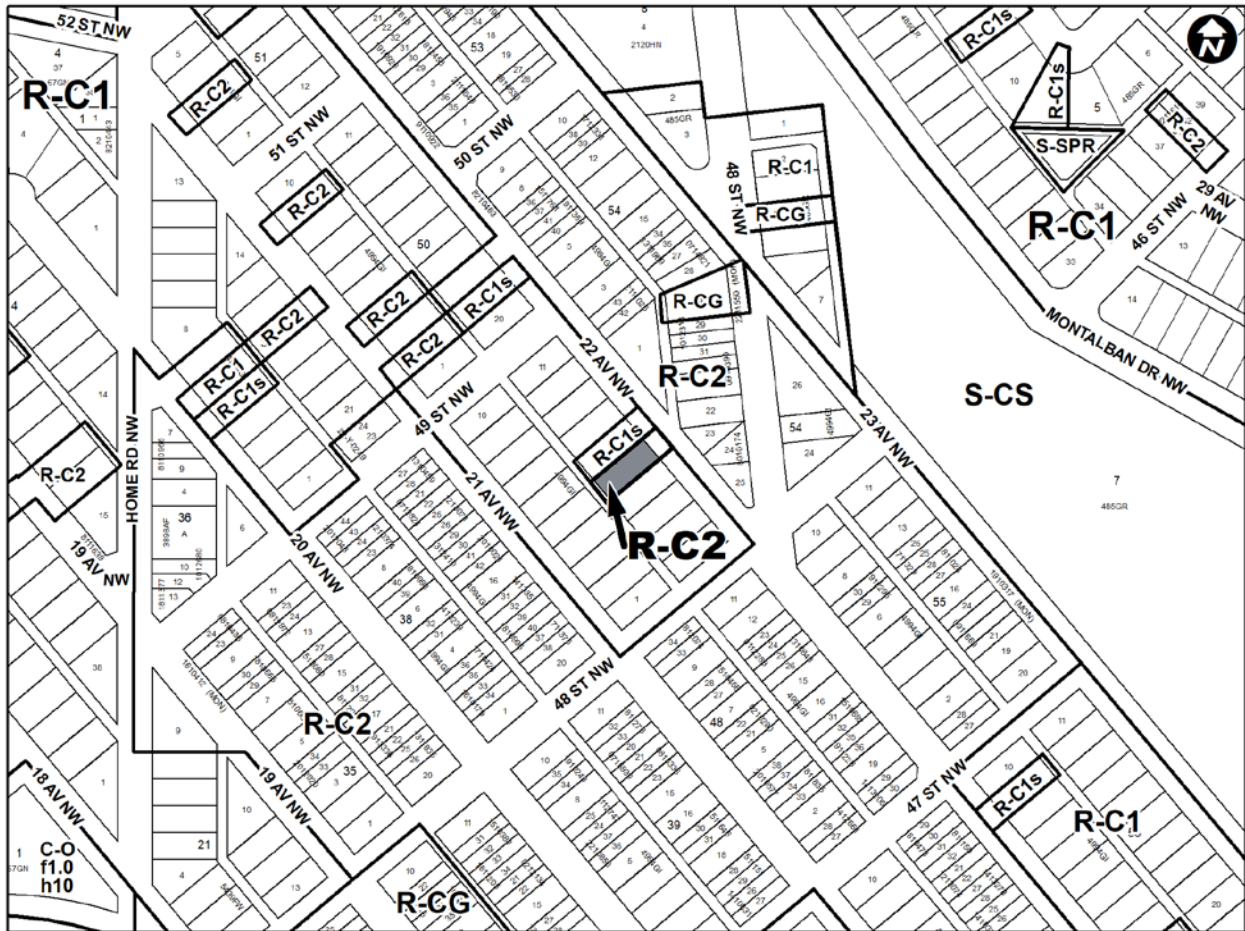
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2022-0139/CPC2022-1315  
BYLAW NUMBER 19D2023

## SCHEDULE B







**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4515 – 22 Avenue NW, LOC2022-0118**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4515 – 22 Avenue NW (Plan 4994GI, Block 45, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:**

That Council:

1. Give three readings to **Proposed Bylaw 10P2023** for the amendments to the Montgomery Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 18D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4515 – 22 Avenue NW (Plan 4994GI, Block 45, Lot 17) 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 compatible with the character of the existing neighbourhood and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed 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 may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *Montgomery Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4515 - 22  
Avenue NW, LOC2022-0118**

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**DISCUSSION**

This application, in the northwest community of Montgomery, was submitted by Vista Geomatics on behalf of the landowner, Nicoletti Homes Inc., on 2022 July 05. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant identified the intent to subdivide the parcel and develop two dwellings in the future. The approximate 0.06-hectare parcel is located along the southwest side of 22 Avenue NW between 44 Street NW and 45 Street NW. The site is currently developed with a single detached dwelling and detached garage with rear lane access.

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

**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 met with neighbours to discuss the proposal. 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 one letter of opposition from the public. The letter of opposition included the following areas of concern:

- increased density;
- increased parking issues; and
- loss of community character.

The Montgomery Community Association did not provide any comments or respond to follow-up communications.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The amendment is deemed acceptable as it is consistent with the policies of the MDP regarding modest intensification of existing neighbourhoods. The proposal is for a low-density residential district and is compatible with the existing character of the neighbourhood. The building height, landscaping, site design, number of units, and on-site parking will be reviewed and determined at the subsequent development permit stage.

**Planning and Development Services Report to  
Calgary Planning Commission  
2022 December 15**

**ISC: UNRESTRICTED  
CPC2022-1307  
Page 3 of 3**

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 4515 - 22  
Avenue NW, LOC2022-0118**

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

**IMPLICATIONS**

**Social**

The proposed land use would allow for the development of two single detached homes with a subdivision, or a semi-detached or duplex dwelling, all with the option of secondary suites. This would allow for a wider range of housing types than the existing Residential – Contextual One Dwelling (R-C1) District and may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

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

**Economic**

The ability to develop up to two dwelling units on site will make more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 10P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 18D2023**

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 Montgomery. It is a mid-block parcel located on 22 Avenue NW between 44 Street NW and 45 Street NW. The parcel is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with rear lane access.

Surrounding development is characterized by a mix of single and semi-detached dwellings, with parcels primarily designated as R-C1 District and Residential – Contextual One / Two Dwelling (R-C2) District. The site is well situated in a community near services and amenities that meet the day-to-day needs of residents. Major commercial and institutional uses are also located within a short commute from the subject site.

Nearby amenities include Montalban Park, located 200 metres (a two-minute walk) to the north and Shouldice Athletic Park, located 1.1 kilometres (a 14-minute walk) to the west of the site. The Foundations for the Future Charter Academy North High School Campus is 200 metres (a two-minute walk) to the southeast, and Terrace Road Elementary School is 400 metres (a five-minute walk) to the northwest. The Bowness Road NW Neighbourhood Main Street is 500 metres (a seven-minute walk) southwest of the site, and provides various retail, restaurant and service uses. Alberta Children's Hospital is 850 metres (an 11-minute walk) to the northeast, and Market Mall is 1.5 kilometres (a 17-minute walk) to the north.

## Community Peak Population Table

As identified below, the community of Montgomery reached its peak population in 1969.

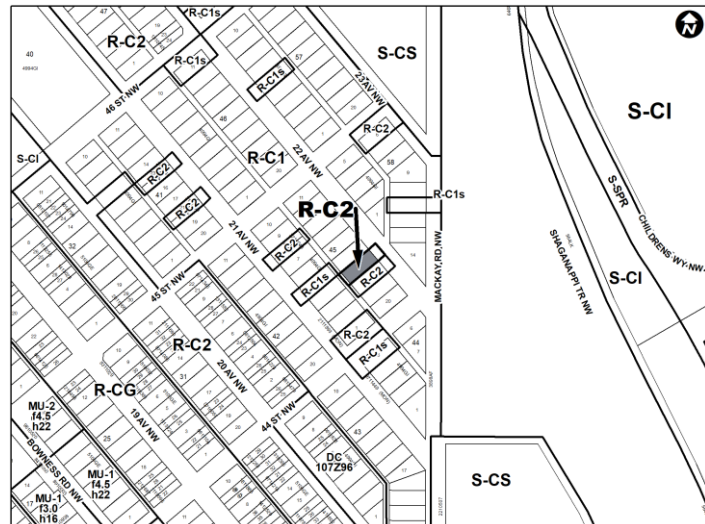
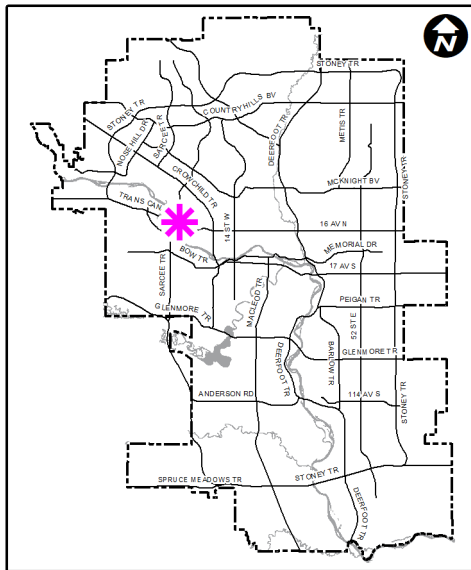
<b>Montgomery</b>	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

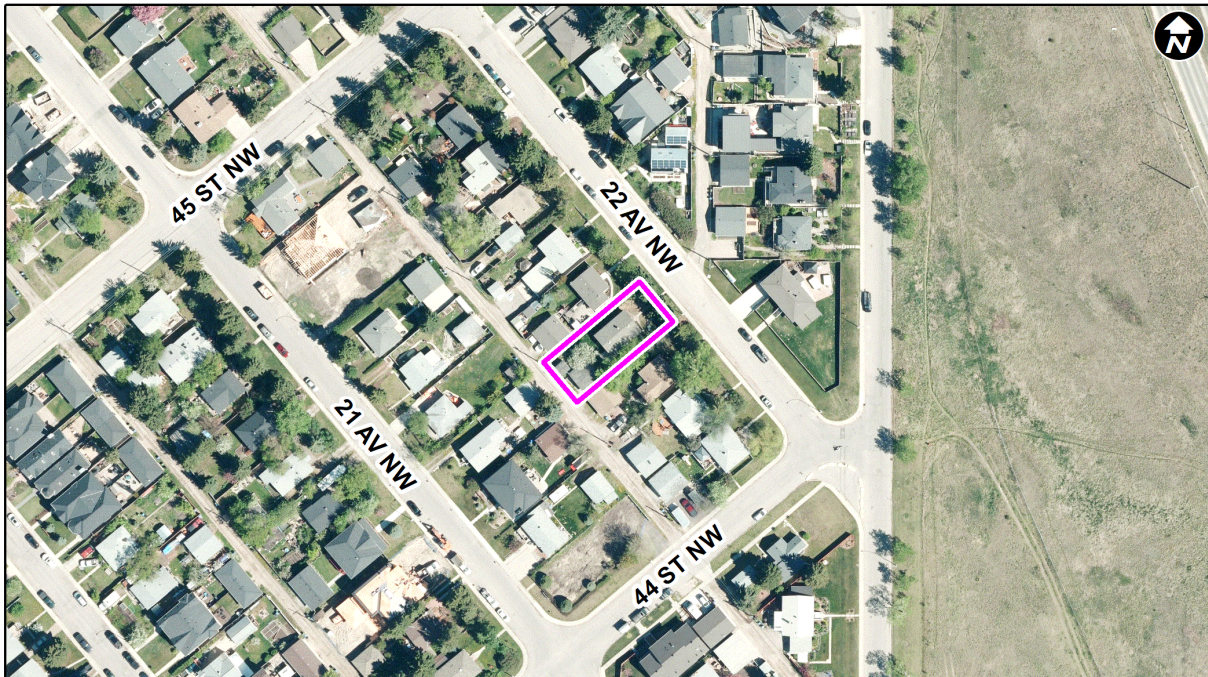
Additional demographic and socio-economic information may be obtained online through the [Montgomery Community Profile](#).



## 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 a 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

Pedestrian access to the site is available from the existing sidewalk along 22 Avenue NW. Transit stops are located within 600 metres (a seven-minute walk) of the site along Bowness Road NW, including stops for Routes 1 (Bowness/Forest Lawn), 40 (Crowfoot Station/North

Hill), and 305 (BRT Bowness/City Centre). The nearest MAX Orange station is located on the east side of the Alberta Children's Hospital and is about a 16-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 and sanitary sewer mains are available to service the subject site. Storm water management for the subject site 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 and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

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

### **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.

### **Montgomery Area Redevelopment Plan (Statutory – 2005)**

The subject parcel is located within the Low Density Residential area as identified on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). The Low Density Residential policies of the ARP discourage redesignation of residential parcels from R-C1 to R-

C2 to secure stability and maintain character, while the general Residential Objectives encourage a variety of housing forms to accommodate a range of household types and tenures.

The ARP was created prior to the adoption of the MDP in 2009 which encourages modest intensification of inner-city communities, and with which this proposal is well aligned. Minor text amendments to Policy R4 and R5 within the ARP are proposed to accommodate the land use redesignation.

**South Shaganappi Communities Local Area Planning Project (Area 13)**

Montgomery and surrounding communities, has been identified as Area 13 (South Shaganappi Communities) on the [City Planning and Policy Roadmap](#). This local area planning process is scheduled to launch in early 2023. Planning applications will be accepted for processing throughout the local area planning process.



# PROPOSED

CPC2022-1307  
ATTACHMENT 2

## BYLAW NUMBER 10P2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE MONTGOMERY AREA  
REDEVELOPMENT PLAN BYLAW 11P2004  
(LOC2022-0118/CPC2022-1307)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Montgomery Area Redevelopment Plan Bylaw 11P2004, 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 Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
  - (a) In Policy R4, at the end of the sentence, add the following address “4515 – 22 Avenue NW” to the list of exempt sites.
  - (b) In Policy R5, at the end of the sentence, add the following address “4515 – 22 Avenue NW” to the list of exempt sites.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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





# Applicant Submission

## Applicant's Submission

Company Name (if applicable):

VISTA GEOMATICS LTD.

LOC Number (office use only):

LOC2022-0118

Applicant's Name:

Travis Siltala

Date:

May 20, 2022

We are seeking a Redesignation from the current R-C1 zoning to a R-C2 zoning to facilitate a future 2 lot subdivision. The minimum parcel width under the R-C1 zoning is 12.0m. The proposed width of the subdivision would be 7.62m per lot, which would be allowable under the R-C2 zoning.

It is our understanding that this Redesignation has been approved on other lots on the block.

**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:**

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)

The owner of the property has engaged with several neighbours on multiple dates to discuss his plans for the property. As a prominent builder/Developer in the Montgomery/Bowness area for over a decade, Mr. Nicoletti has built many strong relationships in the area, which has allowed for an open discussion with many parties with respect to this project.

It is worth noting that the neighbour on Lot 18, Block 45, Plan 4994 GI (4511 22 AV NW) has also been going through the same process.

### Stakeholders

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

Neighbours  
Community Members  
Fellow Builder/Developers

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



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

### What did you hear?

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

All feedback was positive. Construction has begun on Lot 18, with no objections from any neighbours.

### 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.

As a community with much turnover, the neighbours and residents in the area are well-groomed in the process of redesignation and infill homes. As mentioned previously, the feedback was positive with no objections.

### 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)

All plans are tentative at this point, so only verbal discussions were had with respect to Mr. Nicoletti's decisions.

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

# PROPOSED

CPC2022-1307  
ATTACHMENT 5

## BYLAW NUMBER 18D2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0118/CPC2022-1307)**

\*\*\*\*\*

**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

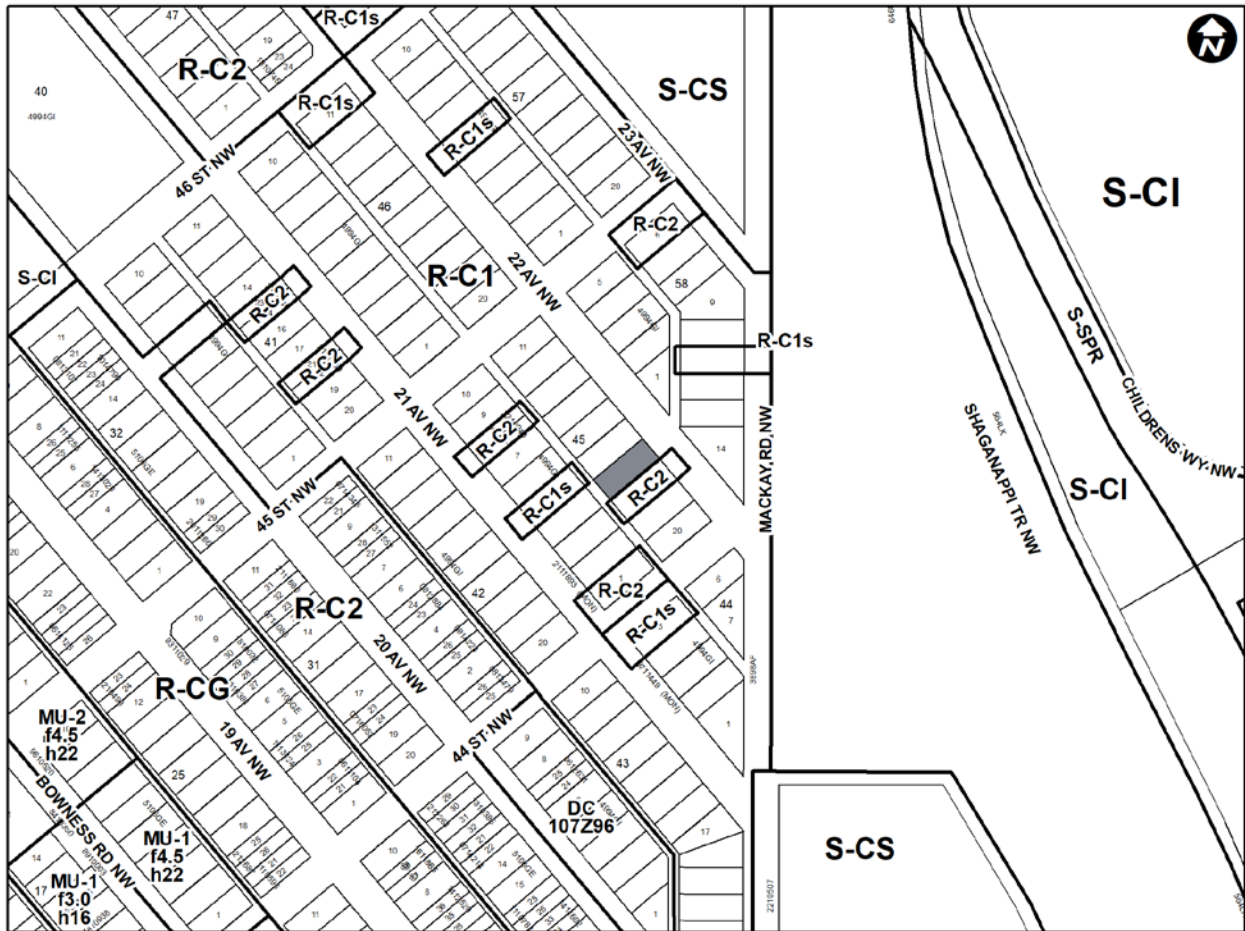
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2022-0118/CPC2022-1307  
BYLAW NUMBER 18D2023

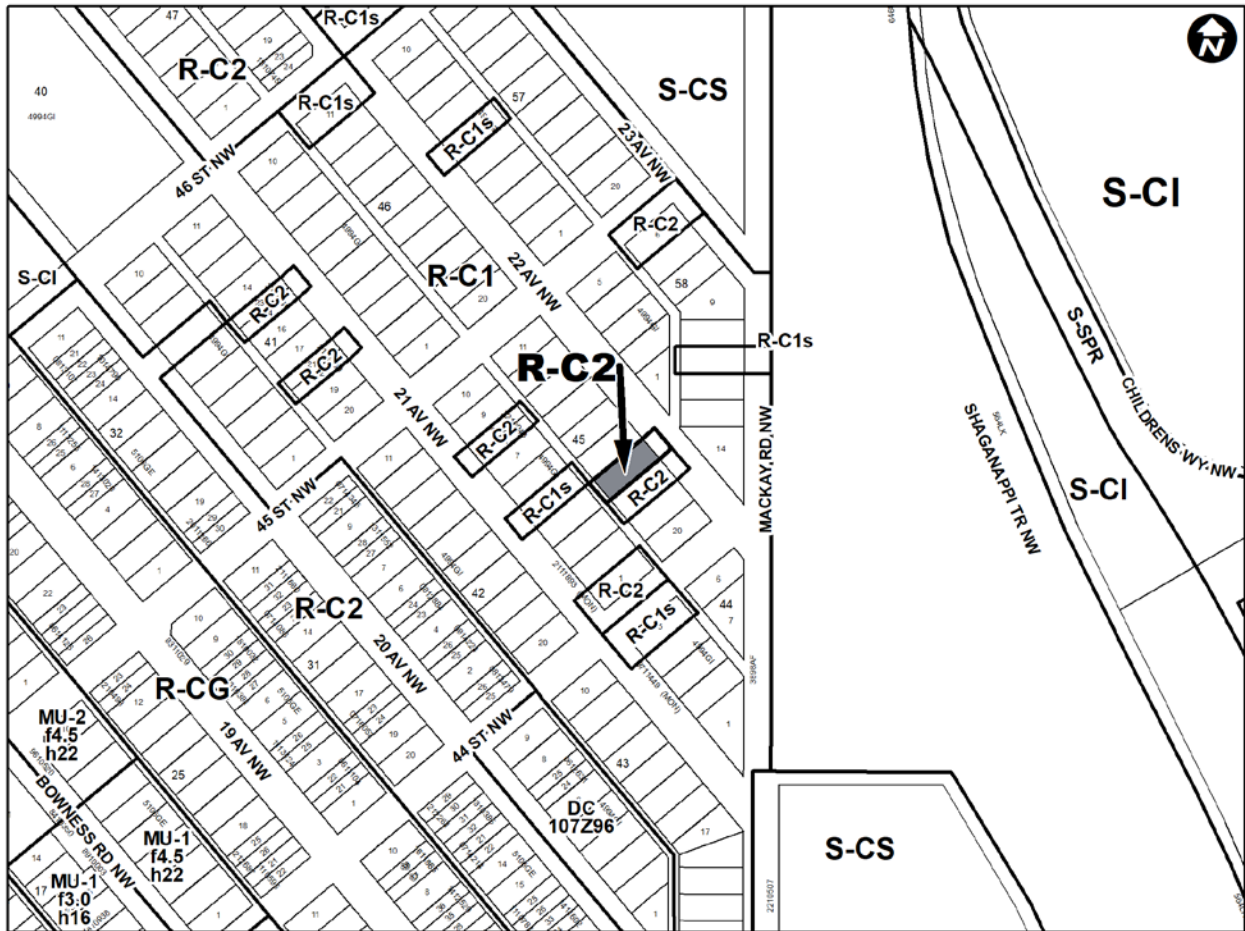
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2022-0118/CPC2022-1307  
BYLAW NUMBER 18D2023

## SCHEDULE B





**Policy Amendment and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at multiple addresses, LOC2022-0099**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.34 hectares  $\pm$  (0.83 acres  $\pm$ ) located at 1505, 1507, 1509, 1511, 1513, 1515 – 19 Street NW (Plan 1161GJ, Block 1, Lots 2 to 7) from Direct Control (DC) District to Community – Neighbourhood 2 (C-N2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:**

That Council:

1. Give three readings to **Proposed Bylaw 13P2023** for the amendments to the Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 22D2023** for the redesignation of 0.34 hectares  $\pm$  (0.83 acres  $\pm$ ) located at 1505, 1507, 1509, 1511, 1513, 1515 – 19 Street NW (Plan 1161GJ, Block 1, Lots 2 to 7) from Direct Control (DC) District to Community – Neighbourhood 2 (C-N2) District.

Opposition to Recommendations: Councillor Chabot

**HIGHLIGHTS**

- This application seeks to redesignate the subject sites to allow for additional commercial uses available in the Commercial – Neighbourhood 2 (C-N2) District to provide flexibility for future tenants on the site.
- The proposal is compatible with the surrounding land uses and developments and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed C-N2 District would allow for small scale commercial developments, which are in keeping with the scale of neighbouring residential areas.
- Why does this matter? The proposed land use would enable additional commercial and employment opportunities adjacent to a Community Activity Centre and Lions Park LRT station to serve citizens.
- An amendment to the *Hounsfield Heights/Briar Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**Policy Amendment and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at multiple addresses, LOC2022-0099**

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**DISCUSSION**

This application, located in the northwest community of Hounsfield Heights/Briar Hill, was submitted by Riddell Kurczaba Architecture on behalf of the landowner, Decco Holdings Ltd., on 2022 June 14. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant has identified the desire to have additional commercial uses available for future tenants. There are no intended changes to the building exterior or the site at this time.

The 0.34 hectare site is located on the northwest corner of 19 Street NW and 14 Avenue NW. The site is adjacent to a Community Activity Centre, which includes the Hounsfield Heights/Briar Hill Community Association building and playfield, a fire station, Louise Riley Library and the North Hill Shopping Centre. The Lions Park LRT Station is approximately 180 metres (a two-minute walk) to the east. The existing DC District (Bylaw 267D2018) limits the uses on the site, includes a maximum height of seven metres, and prohibits vehicle access from the lane. The proposed C-N2 District would open the site for additional commercial uses and, if the site is redeveloped, allow for a building form sensitive to neighbouring low density residential development.

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

**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 Hounsfield Heights/Briar Hill Community Association (CA) was appropriate. Prior to submission of the application the applicant met virtually with the CA on 2021 July 06 to discuss the desire for additional flexibility on the site for tenants. On 2021 August 26, letters were dropped off in resident mailboxes. In 2021 October, the applicant updated the CA, notifying the board of the intention to pursue the proposed C-N2 District. No further outreach was completed by the applicant after the submission of the application. 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, published [online](#), and notification letters were sent to adjacent landowners.

Administration received two responses of support from the public, two responses neither for nor against, and 18 responses in opposition. The neutral letters and those in support raised questions about allowing additional intensity over and above the proposal, noting this may be an appropriate site due to the location along 19 Street and next to the North Hill Shopping Centre. The letters of opposition highlighted the followings areas of concern from respondents:

**Policy Amendment and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at multiple addresses, LOC2022-0099**

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- additional intensity on the site could increase traffic and parking issues;
- the lane is too narrow to allow for redevelopment;
- water servicing may be strained by additional development;
- the proposed mix of uses could increase nuisances such as noise, pollution, odours, and pests;
- auto-oriented uses are not appropriate;
- could decrease the value of existing neighbouring homes;
- additional height and redevelopment would not fit it with the current community character;
- additional height could increase shadowing and privacy concerns; and
- mix of uses could attract undesirable user groups, which could decrease safety on the site.

The Hounsfield Heights/Briar Hill Community Association (CA) provided a letter of opposition on 2022 November 20 (Attachment 5). The CA raised the following concerns:

- the increase in height could cause an imposing massing and shadow the rear yards of neighbouring residents;
- increased intensity could increase parking demand, which is already strained;
- potential access from the rear lane would increase noise and pollution for residents;
- increased traffic could result in safety concerns; and
- potential mix of uses is unsuitable near residential homes.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed C-N2 District includes setback requirements, which helps to ensure that an appropriate interface is created between any new building, the lane, and the residential developments to the west. These setback requirements and maximum 10 metre height (two-storeys) also helps to decrease the shadowing on neighbouring sites. Although no new development is contemplated at this time, all new buildings and additions to existing buildings are discretionary in the district. This allows the Development Authority to apply the policies in the ARP, which, as amended, discourages auto-oriented uses, uses that have extended hours of operation, and uses that cause undue off-site impacts to the residential parcels. The overall massing, access to the site, parking requirements and mix of uses will be reviewed and determined at the development permit stage.

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

## **IMPLICATIONS**

### **Social**

The proposed land use district provides the opportunity for additional commercial uses, while maintaining a building form sensitive to the neighbouring residents should redevelopment occur. The expanded list of uses would serve the area and support a complete community.



**Planning & Development Services Report to  
Calgary Planning Commission  
2022 December 15**

**ISC: UNRESTRICTED  
CPC2022-1243  
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at multiple addresses, LOC2022-0099**

**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 the site with applicable climate resilience strategies will be explored and encouraged at the subsequent development stages.

**Economic**

The proposed land use amendment enables additional flexibility of uses, especially commercial options. This would allow for additional employment in the area and would support existing commercial businesses, advancing Calgary's economic development goals.

**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 13P2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. Proposed Bylaw 22D2023**

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 Hounsfield Heights/Briar Hill at the northwest corner of 14 Avenue NW and 19 Street NW. The parcel is approximately 0.34 hectares (0.83 acres) and is approximately 37 metres wide by 91 metres long. Motor vehicle access is available from 14 Street NW and 19 Street NW. Although there is a lane adjacent to the site, the existing DC District ([Bylaw 267D2018](#)) prohibits vehicle access to the lane. The site is developed with a single storey commercial building with parking available between the building and 19 Street NW.

Surrounding development is characterized by a mix of low density residential, commercial, and special purpose uses. This includes single detached dwellings to the west and south, a park with the Louise Riley Library, North Hill Fire Station No.10 and Hounsfield Heights/Briar Hill Community Association building to the east and commercial developments to the north along 16 Avenue NW. Bus Rapid Transit stops serviced by the Max Orange Line are also located along 16 Avenue NW (180 metres, two-minute walk). The North Hill Shopping Centre and Lions Park LRT Station is located approximately 180 metres (a two-minute walk) to the east and is part of the Community Activity Centre identified in the Municipal Development Plan. The Southern Alberta Institute of Technology (SAIT), Southern Alberta Jubilee Auditorium, and Alberta University of the Arts (AUArts) are approximately 900 metres east, approximately an 11-minute walk.

## Community Peak Population Table

As identified below, the community of Hounsfield Heights/Briar Hill reached its peak population in 1971.

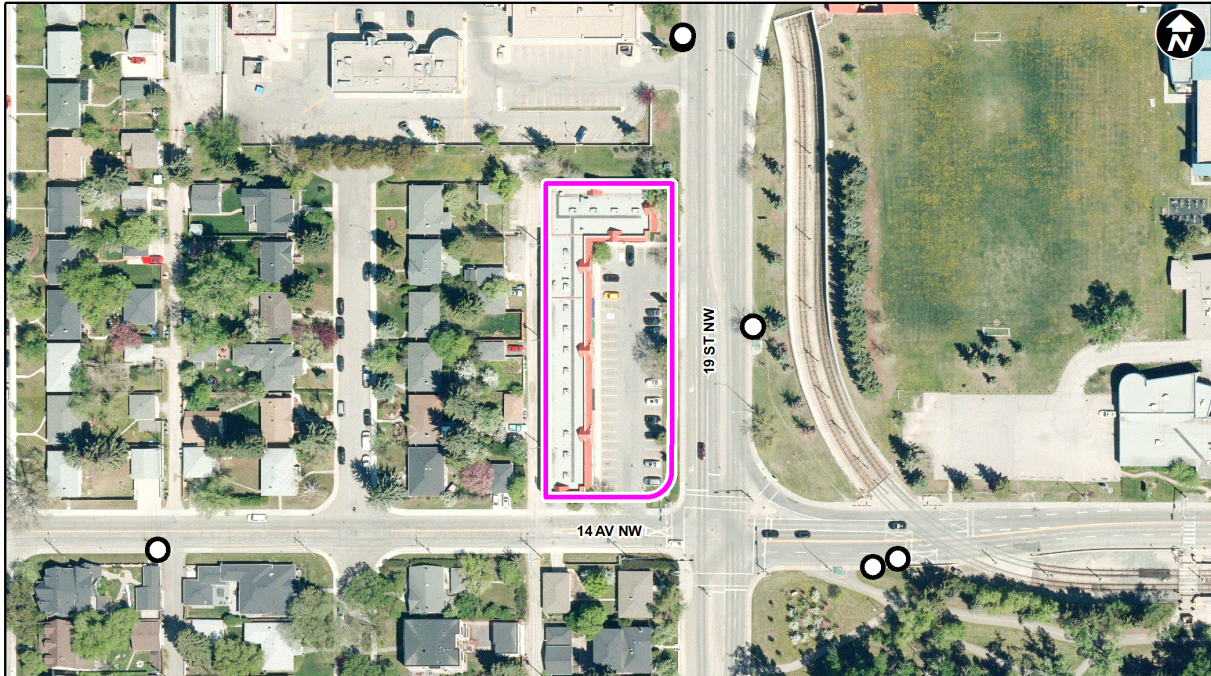
Hounsfield Heights/Briar Hill	
Peak Population Year	1971
Peak Population	3,294
2019 Current Population	2,798
Difference in Population (Number)	-496
Difference in Population (Percent)	-15.06%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Hounsfield Heights/Briar Hill Community Profile](#).







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District is based on the Commercial – Neighbourhood 2 District with additional rules to limit specific uses, massing of buildings, and access to the site. The DC District allows for a maximum height of 7.0 metres, and a maximum floor area ratio (FAR) of 1.0. A rule in the districts prohibits vehicular access from the lane. This DC District was approved on 2018 November 12 specifically to allow for the Cannabis Store use.

The proposed C-N2 District is intended for small scale commercial developments that are one to two storeys and are accessible by motor vehicles. This district includes limited use sizes and has limited automotive uses as discretionary uses. Any new building would be subject to a discretionary review against applicable policies and the Land Use Bylaw. Additional characteristics of the district include ground-oriented storefronts with pedestrian connections from the public sidewalk to buildings on the site. The district allows for parking between the building and the street, decreasing impacts on adjacent residential areas that share a lane with the site. The C-N2 District would increase the maximum height from 7.0 metres to 10 metres, allowing for two storey buildings. The maximum floor area ratio (FAR) would remain the same at 1.0, which would allow for approximately 3360 square metres of development.

### Development and Site Design

The rules of the proposed C-N2 District would allow for additional flexibility of uses within the existing development on the site. Should a redevelopment occur in the future, the C-N2 District will provide guidance on items such as building height and massing, landscaping and parking.

Given the specific context of this site, additional items that would be considered in future redevelopment permit applications include, but are not limited to:

- site access and treatment of the lane;
- providing an engaging building design and interface along both street frontages; and
- mitigating impacts of the commercial development on adjacent residential properties including shadowing, overlooking, and privacy concerns.

The existing building is built directly on the west property line along the lane. This was conforming at the time of construction in 1989, although it does not meet the required setback in the current DC District (Bylaw 267D2018) or proposed C-N2 District that would apply to a new building. Setbacks would be reviewed at the development permit stage for any new buildings or additions to the existing building against the proposed C-N2 District.

### **Transportation**

Pedestrian access to this site is available from 14 Avenue NW and 19 Street NW. 19 Street NW is a shared bikeway and connects to the regional pathway located southeast of the site along 14 Avenue NW behind the Lions Parks LRT Station.

The site is well served by Calgary Transit. The Lions Park LRT Station is 160 metres to the east (a two-minute walk) and provides service east/west towards destinations such as the University of Calgary, SAIT/AUArts and downtown. Bus routes are available on 19 Street NW, approximately 50 metres from the site (a one-minute walk). These stops include routes 19 (16 Ave N), 31 (Dalhousie Station), 40 (Crowfoot Station), 91 (Foothills Medical Centre), 105 (Lions Park Station), 404 (Mount Pleasant), 414 (14 St N). Additional transit stops are available on 16 Avenue NW, approximately 180 metres from the site (a two-minute walk). These stops include routes 31 (Dalhousie Station), 40 (Crowfoot Station), 91 (Foothills Medical Centre) and 303 (Max Orange).

Vehicular access to the site is currently available from both 14 Avenue NW and 19 Street NW. Vehicle access to the commercial site is currently unavailable from the lane as the lane is designed for local residential traffic only and the commercial building is directly on the property line shared with the lane. Vehicular access for the existing building will continue to be from the adjacent streets. The proposed C-N2 District encourages parking between the building and the street, which would be evaluated further in any new development scenario but would potentially allow the lane to continue to be used by residents and limits the use by commercial business if future development occurred.

A Transportation Impact Assessment and parking study were not required as part of this land use amendment.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

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

## 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 and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

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

The subject parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and intensification of these communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context, particularly for sites that are adjacent to areas designated for higher density, such as Main Streets and Community Activity Centres. The site is one parcel off of 16 Avenue NW, which is an Urban Main Street as identified on Map 1. It is also across the street from a Community Activity Centre, which includes the North Hill Mall, Hounsfield Heights/Briar Hill Community Association building, and the Louise Riley Library.

The expanded uses and redevelopment options within the proposed C-N2 District are in keeping with relevant MDP policies.

### **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 on this site with the applicable climate resilience strategies may be explored and encouraged at subsequent development permit states.

### **Transit Oriented Development Policy Guidelines (Non-Statutory – 2004)**

The [Transit Oriented Development \(TOD\) Policy Guidelines](#) provide direction for the development of areas typically within a radius of 600 metres (10 minute walking distance) of an existing or planned LRT station. The guidelines call for higher density, walkable, mixed-use areas around LRT stations to optimize the use of transit infrastructure and create mobility options for local residents. This site is within 600 metres of the Lions Park LRT Station located along 14 Avenue NW on the south side of the North Hill Shopping Centre.

The *TOD Policy Guidelines* call for mixed-use activity nodes near LRT stations, which is intended to provide increased services, employment and a variety of housing options within the community. It also notes that stand-alone auto-oriented uses, such as car washes and repair businesses, should be limited as they are not typically considered transit supportive uses. Although the proposed C-N2 District includes some auto-oriented uses, they are discretionary, which allows the Development Authority to apply discretion during the review to ensure



compliance with the applicable policies. This proposed land use redesignation is in alignment with the *TOD Policy Guidelines*.

**Hounsfield Heights/Briar Hill Area Redevelopment Plan (Statutory- 1989)**

The subject parcel is located within the Neighbourhood Commercial area as identified on Map 3: Land Use Policy Areas of the [Hounsfield Heights/Briar Hill Area Redevelopment Plan](#) (ARP).

The ARP specifically references the subject site as having development guidelines created to ensure an appropriate interface with adjacent residential uses. The proposed amendment to the C-N2 District would remove the development guidelines located within the existing Direct Control District. As such, minor text amendments to the ARP are required to remove the reference to the previous design / regulatory guidelines. A new policy referencing this site has been included in alignment with the *TOD Policy Guidelines*, noting that auto-oriented uses should be discouraged.

The proposed C-N2 District is in alignment with the proposed ARP amendments.

**Riley Communities Local Area Project**

Administration is currently working on the [Riley Communities Local Area Planning project](#), which includes Hounsfield Heights/Briar Hill and surrounding communities. Planning applications are being accepted for processing during the local area planning process.

# PROPOSED

CPC2022-1243  
ATTACHMENT 2

## BYLAW NUMBER 13P2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE HOUNSFIELD HEIGHTS/BRIAR  
HILL AREA REDEVELOPMENT PLAN  
BYLAW 15P89  
(LOC2022-0099/CPC2022-1243)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Hounsfield Heights/Briar Hill Area Redevelopment Plan Bylaw 15P89, 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 Hounsfield Heights/Briar Hill Area Redevelopment Plan attached to and forming part of Bylaw 15P89, as amended, is hereby further amended as follows:
  - (a) In Section 2.2.2.3 entitled "Neighbourhood Commercial", delete the second paragraph and replace with the following:

"A one-storey shopping centre is located along 19 Street NW, north of 14 Avenue NW. This neighbourhood shopping centre accommodates commercial uses to serve the local community. Development should consider the interface between this commercial site and the adjacent residential uses to the west."
  - (b) In Section 2.2.3.6, delete the text and replace with the following:

"A neighbourhood commercial use policy is considered appropriate for the existing commercial sites. These commercial areas will serve the daily needs of the immediate neighbourhoods (see Map 3)."
  - (c) In Section 2.2.3 entitled "Policies", after 2.2.3.10, add the following:

"2.2.3.11 Due to the proximity of the Lions Park Light Rail Transit Station, auto-oriented uses should be discouraged in the commercial area located along the west side of 19 Street NW, north of 14 Avenue NW."

# PROPOSED

**BYLAW NUMBER 13P2023**

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

2022 November 17



**Lions Park Calgary**  
1515 – 19 Street NW. T2N 2K2  
Property Manager: McCor Management  
403.263.0100  
Decco Holdings Ltd.  
Calgary, AB.  
lionsparkcalgary@gmail.com

City of Calgary  
Planning & Development  
P.O. Box 2100 Stn., M #8108  
Calgary, AB. T2P 2M5

To Whom it May Concern,

The owner of Lions Park Complex located at 1515 – 19 Street NW, across from the Lions Park C-Train LRT station, is seeking to rezone the property from DC to C-N2.

Lions Park Complex, a 16,950 sq ft strip mall complex, has been under the same ownership and management since the property was first purchased from the original developer back in 1990. This has resulted in ownership always taking a long-term view for quality of tenants to the benefit of community, property, and landlord. Over the years the complex has always been well managed and cared for, ensuring that neighbours, tenants, and landlord have a welcome and desirable inclusion to the community. Many tenants have typically remained steadfast at this location, and, over the years, the property has migrated oriented towards a medical professional building.

The economic climate of Calgary, and COVID pressures have significantly stressed both landlord and tenants alike. As such the moment has come to broaden the base on which to recruit desirable tenants for the complex. There is no intention by the current ownership to alter, construct, add or make any other changes to the physical presence of the building, simply to broaden the appeal of potential tenants who would be well received by the immediate community.

The current DC zoning of the Lions Park Complex was established in 1990 and replaced in 2018 retaining much of the original zoning but allowing for a new industry entrant and cannabis retailer. Over the decades there has been considerable change within Calgary and especially inner-city communities such as Hounsfield Heights/Briar Hill. In the past, should it be necessary, the tenant was required to seek amendments to the current DC zoning if the Lions Park location was desirable but not permitted in the existing DC zoned use. Such an application was expensive, time consuming and required city approval for each application. Most recently a Cannabis retailer underwent such a process with required many months of effort. Many small to medium sized privately owned businesses express aversion to such a time consuming and arduous process when contemplating a tenancy. It is therefore the desire of the landlord facilitate a preclearance of permitted potential tenants permitted and appropriate under C-N2 that have expressed interest in locating at the property but currently fall outside of the now dated DC zoning, such as but not limited to: veterinary clinics, pet care service (dog grooming) , or specialty food service (bakery, deli, coffee shops). The ownership of Lions Park has embarked on considerable effort to steer the property toward a medical/professional orientation given the proximity to NW health care facilities and is now seeking a broader appeal beyond this scope. A complementary exposure to other types of tenancies as listed would be of benefit to the existing tenants and immediate clientele/residents located in the broader community and not detract from the overall quality of property and tenants.

Kind Regards,

Thomas Dechert  
Decco Holdings Ltd.  
Calgary, AB

# 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)

#### Conversation with Community Association:

- a. Initial introductory conversation of context, Peter Schulz, Managing Principal, Riddell Kurczaba Architecture Engineering Interior Design Ltd. With Hounsfield Heights/Briar Hill Community Association Director, Strategic Planning & Land Use, Jeff Marsh - July 2, 2021
- b. Rezoning discussion with full Community Association Board, Thomas Dechert, Lions Park Complex Management, Peter Schulz, Managing Principal, Riddell Kurczaba Architecture Engineering Interior Design Ltd., and Strategic Planning Committee, Hounsfield Heights/Briar Hill – July 6, 2021
- c. Follow up email discussion with Hounsfield Heights/Briar Hill – August & September, 2021 via email Peter Schulz, Managing Principal, Riddell Kurczaba Architecture Engineering Interior Design Ltd., and Community Association Director, Strategic Planning & Land Use, Jeff Marsh. A counter proposal was initiated by Lions Park management which did not gain traction or interest by the community Association.
- d. Email communication between Jeff Marsh and Peter Schulz confirming Lions Park application for C-N2 rezoning initiative August 18, 2022.

Immediate neighbour input solicitation – Rezoning letter to residents August 26, 2021 initiated by Lions Park Complex Management.

- e. Selection of residents based on consultation with Community association meeting in July 2021
- f. Approximately 10-12 directly abutting residents received a letter personally placed in their mailbox as this was the most direct way to ensure communication was received based on discussions with the Community Association (no personal names with addresses or emails were available from the community association).
- g. The community association was "cc'd" in this communication process.
- h. Responses requested by September 10, 2021
- i. Only one response received (see What did you Hear?). No further communication was received by abutting residents.

### Stakeholders

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

- (1) Tenants.
- (2) Immediate neighbours identified with the assistance of the Community Association Board.
- (3) Community Association representative and Board.





## 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 following amalgamated comments were received from either the Community Association representative and/or Board, tenants, and immediate community resident. In no particular order:

- (1) Concern that the Lions Park Complex will be demolished and replaced by high rise or like development.
- (2) Concern that tenants will be asked to vacate their location for any new construction.
- (3) Appreciation that the property has been kept up over the years.
- (4) If the property is sold, that new owners will not be as considerate of neighbours.
- (5) Traffic into and out of the complex may be affected.
- (6) Discretionary (in addition to the available permitted uses) under C-N2 are too easily accommodated by the City of Calgary approvals process and would bring in undesirable tenants such as convenience stores, licensed drinking establishments or fast food restaurants.
- (7) Any new development would have a detrimental affect on the values of abutting residences.

### 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 concerns and comments expressed by the community association, tenants and immediate neighbours were appreciated and responded to in the manner of the inquiry. Phone calls were returned by phone calls and emails via emails. Communications remain open to this day (informally) although all inquiries have been received between the period of July 2021 and August 2022. Explanations were facilitated with each inquirer by Riddell Kurczaba, agent for Decco Holdings Ltd. Inquirers received the same information, that Lions Park Complex / Decco Holdings Ltd. is pursuing this rezoning for:

- (1) the purposes of attracting a broader spectrum of appropriate tenants;
- (2) facilitating the ease of accommodating new tenants, and
- (3) a changing retail tenancy environment in a post COVID environment.
- (4) It is not pursuing the rezoning for any development, structural change, or other building alterations. No building permits have been pursued which would give rise to such concerns.

It is the belief of Lions Park agent, management, and ownership that the above explanation has addressed the majority of concerns expressed by stakeholders and that there were no significant barriers to continuing to pursue the rezoning application.

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

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

As this rezoning has a relatively small footprint and impact, the communication with stakeholders was accommodated and closed on a one-on-one basis at the time of each conversation and/or email of inquiry. Further communication was always welcome and encouraged. If communication was structured (formalized meeting or solicitation for input) a reasonable and appropriate timeline for commentary was also accommodated.

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

# Community Association Response

2022 November 20

Application: LOC2022-0099

Submitted by: Hounsfield Heights Briar Hill Community Association

## Contact Information

Address: Box 65086 RPO North Hill, Calgary AB T2N 4T6

Email: [land.use@hh-bh.ca](mailto:land.use@hh-bh.ca)

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Amount of Parking, Privacy considerations, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

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

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

How will the proposed impact the immediate surroundings?

General comments or concerns:

LOC2022-0099

The Hounsfield Heights – Briar Hill Community Association thanks the city for re-circulating Land Use Amendment Application LOC2022-0099, to change the zoning for the strip mall at 19th Street and 14th Ave NW from DC to C-N2. At the time of the first circulation, the Community Association circulated flyers around the proposal and received negative feedback.

The proposed zoning would allow 10 m building height, up from the current 7 m, and residents are concerned that if this limit is acted upon, the structure would be imposing and their back gardens would be shaded. Additional commercial space would also increase parking demand, and parking is already at a premium, even with an empty store.

The current zoning restricts access from the back lane, where the proposed zoning would not. If this access is used, neighbours would suffer increased noise and fumes. Traffic and pedestrian safety are also concerns, if the lane becomes busier.

The proposed zoning would also expand the list of permitted and discretionary uses, and neighbours are concerned that businesses that are less suitable for being so close to residential homes would be automatically allowed.

The recirculation states that the current owner does not intend to make use of increased height, lane access, etc. However, it really does not matter what the current owner intends – they might sell tomorrow... It matters what is automatically allowed under the proposed rezoning.

Thus, the Community Association continues to oppose this redesignation. Previously, the current owner and the Community Association discussed adding appropriate business types to the current DC land-use, and the Community Association supports this sort of amendment.



# PROPOSED

CPC2022-1243  
ATTACHMENT 6

## BYLAW NUMBER 22D2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0099/CPC2022-1243)**

\*\*\*\*\*

**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 \_\_\_\_\_

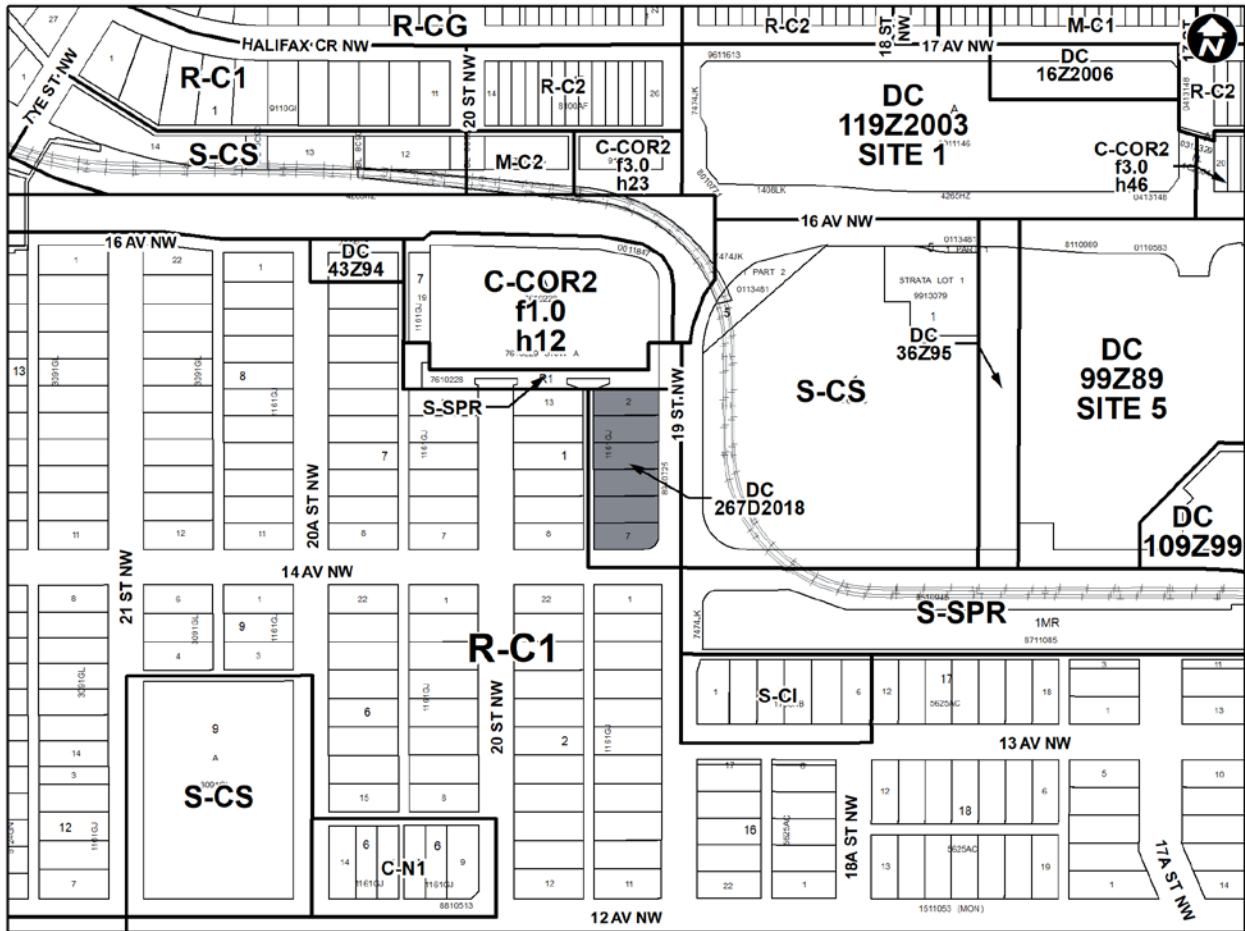
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2022-0099/CPC2022-1243  
BYLAW NUMBER 22D2023

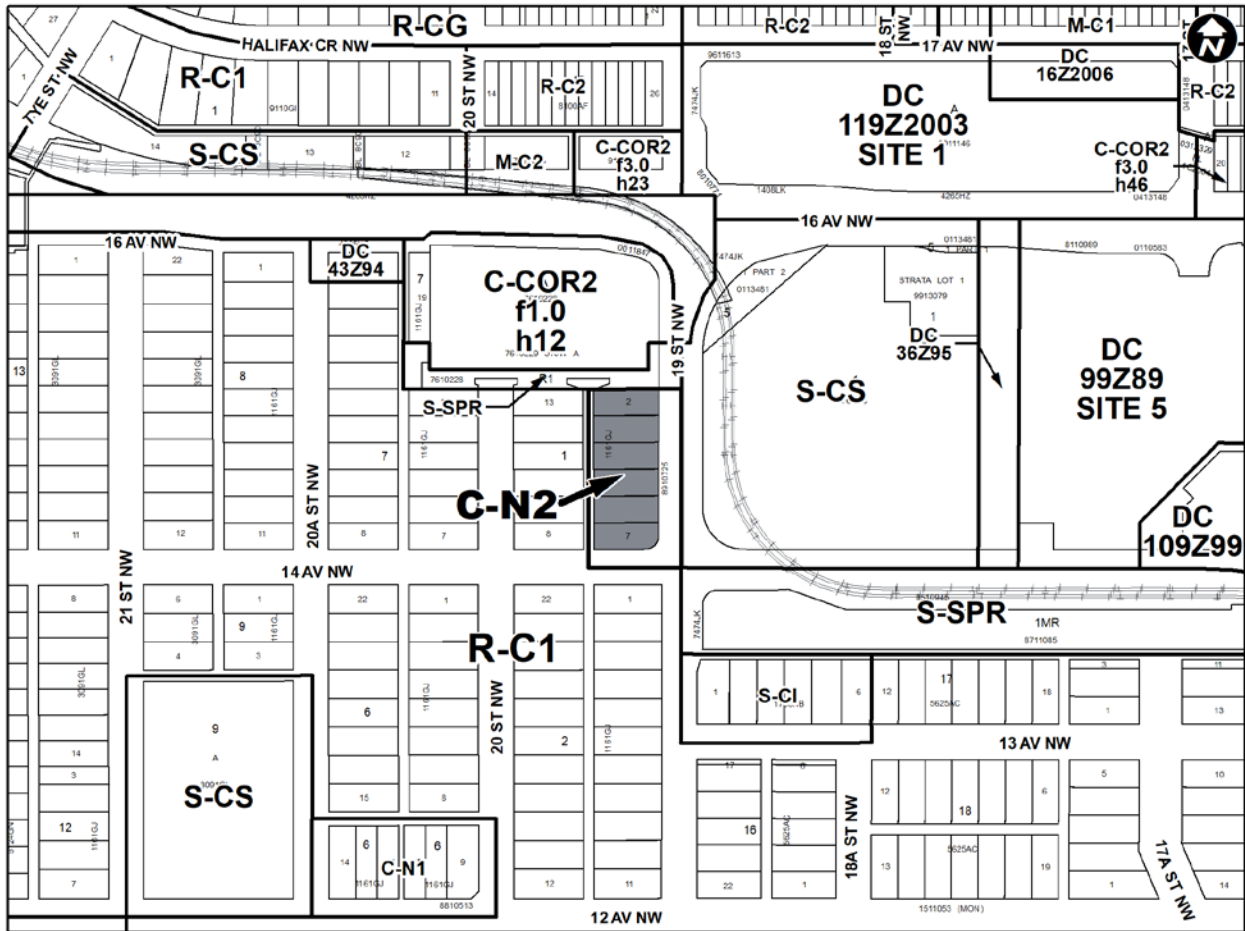
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2022-0099/CPC2022-1243  
BYLAW NUMBER 22D2023

## SCHEDULE B







**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 950 McPherson Square NE,  
LOC2022-0135**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. Forward this report (CPC2023-0024) to the 2023 February 07 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 0.38 hectares  $\pm$  (0.93 acres  $\pm$ ) located at 950 McPherson Square NE (Plan 0512930, Block 7, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a liquor store within 300 metres of another liquor store (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JANUARY 12:**

That Council give three readings to **Proposed Bylaw 23D2023** for the redesignation of 0.38 hectares  $\pm$  (0.93 acres  $\pm$ ) located at 950 McPherson Square NE (Plan 0512930, Block 7, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate a liquor store within 300 metres of another liquor store (Attachment 2).

**HIGHLIGHTS**

- This land use amendment application proposes to revise an existing Direct Control (DC) District to accommodate a liquor store within 300 metres of another liquor store.
- This application aligns with the policies in the Municipal Development Plan (MDP) and the Bridgeland-Riverside Area Redevelopment Plan (ARP).
- What does this mean to Calgarians? The proposal would facilitate more commercial development in a dense and walkable part of the city.
- Why does this matter? The proposal would enable additional commercial options for area residents.
- **A related Development Permit (DP2022-05607) has been received and is currently on hold.**
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This application was submitted on 2022 July 25 by O2 Planning and Design on behalf of the landowner, JEMM Bridges General Partner Ltd.

The approximately 0.38-hectare site is located in the community of Bridgeland/Riverside in the northeast quadrant of the city. The existing land use designation for the site is Direct Control (DC) District based on the Mixed Use – General (MU-1) District. The proposed DC District maintains the rules of the existing DC while eliminating the minimum separation distance of 300

## Land Use Amendment in Bridgeland/Riverside (Ward 9) at 950 McPherson Square NE, LOC2022-0135

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metres between Liquor Stores under Section 40 and Section 225 of the Land Use Bylaw 1P2007.

**A Change of Use Development Permit (DP2022-05607) was submitted on 2022 August 10, and is currently on hold pending the outcome of this Land Use Amendment application.**

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 application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with public relevant groups and the respective community association was appropriate. **The Applicant contacted the Bridgeland / Riverside Community Association to discuss their plans. In response to concerns raised, they have assured the CA that the tenant will be a high-end liquor retailer.** 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 sent to adjacent landowners as well.

Three public comments were received by Administration noting concerns of increased public disorder should a new liquor store open in the area. The Bridgeland Riverside Community Association provided a response letter indicating they had 'no comment' regarding the application (Attachment 5). Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate given the dense urban context.

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 would allow for additional commercial choices for Calgarians within a growing and densifying established neighbourhood by contributing to the range of community amenities.

Planning and Development Services Report to  
Calgary Planning Commission  
2023 January 12

ISC: UNRESTRICTED  
CPC2023-0024  
Page 3 of 3

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 950 McPherson Square  
NE, LOC2022-0135**

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**Environmental**

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

**Economic**

The proposed amendment would allow for additional commercial opportunities in the area contributing to the overall economic vitality of the neighbourhood.

**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 23D2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Bridgeland/Riverside along the west side of 9 Street NE, between McPherson Road NE and McDougall Road NE. The site is approximately 0.38 hectares (0.93 acres) in size. Surrounding development is characterized by mixed use and high-density, multi-residential development. Murdoch Park is located directly to the north of the site across McDougall Road NE.

The property is currently developed with a 16-storey mixed use building containing 285 residential units, with 861 square metres of commercial space available on the ground floor. This development was enabled by existing Direct Control District 64D2019. The nearest liquor store to the existing development is located approximately 250 metres north of the site on General Avenue NE.

## Community Peak Population Table

As identified below, the community of Bridgeland/Riverside reached its peak population in 2019.

Community Name	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
Difference in Population (Number)	0
Difference in Population (Percent)	0%

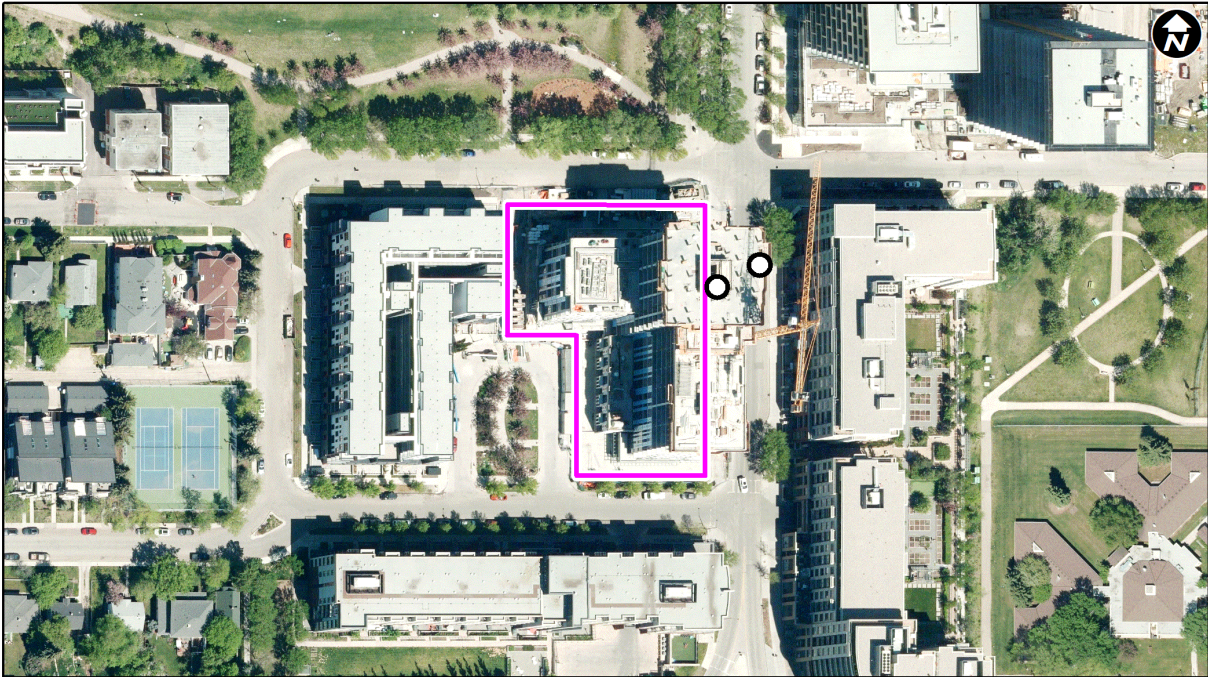
Source: *The City of Calgary 2019 Civic Census*

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









## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Direct Control (DC) District 64D2019 is based on the Mixed Use – General (MU-1) District of Land Use Bylaw 1P2007 and provides for commercial and multi-residential in a high-rise form.

The proposed DC District carries over the rules and uses of the existing district, with additional clauses that eliminate the 300 metre separation distance for liquor stores. The new DC District also contains minor language adjustments to align the bylaw with the current version of the Land Use Bylaw.

Section 20 of the Land Use Bylaw allows for Direct Control Districts to be created for developments with unique characteristics, innovative ideas or unusual site restraints. The original Direct Control District was created to implement innovation Transportation Demand Management measures and other innovative features such as the inclusion of public plazas in exchange for an increased Floor Area Ratio. The revised DC District responds to the unique characteristic of the site as a high density, urbanized context outside of the Greater Downtown, which can support the additional commercial opportunity of a liquor store within 300 meters of another liquor store.

The subject site and its surrounding context is characterized by high density residential development with density and urban forms similar to parts of the Greater Downtown, which does

not require a minimum separation for liquor stores for sites designated Commercial Residential (CR20-C20/R20) District. This similarly urbanized, intensified condition requires additional commercial amenities to support the growing population, meet commercial demands, and contribute to the overall vitality of the area.

### **Transportation**

The site is well served by Calgary Transit. Local Transit service is available on 9A Street NE, adjacent to the site. Route 90 Bridgeland / University of Calgary is included at this stop. The Bridgeland / Memorial LRT Station is conveniently located 220 metres south of this site.

This site is well positioned to take advantage of the 5 A cycling network. 9 A Street NE, along the east boundary, is a recommended on-street bikeway (priority). McDougall Road NE, along the north boundary, is a recommended on-street bikeway (priority). The north boulevard of Memorial Drive NE includes a recommended pathway under the 5 A network. Once available, this pathway will be approximately 80 metres south of the site. The south boulevard of Memorial Drive NE (the north bank of the Bow River) includes the existing Bow River pathway, part of the 5 A network. This pathway is approximately 175 metres south of the site.

The existing Direct Control District does not require a minimum number of motor vehicle parking stalls for Liquor Stores, so this Land Use Amendment will not affect vehicle parking for the site.

### **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. The site is already developed, and the changes proposed in the Direct Control District are not expected to have a significant impact on services.

## **Legislation and Policy**

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

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

### **Interim Growth Plan (2018)**

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

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

The subject site is located within the Developed – Residential – Inner City area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit.

The Retail policies of the MDP aim to create and retain viable local retail and mixed-use areas that encourage business creation, residential development and community services; while maintaining compatibility with the neighbourhood oriented character of the retail.

**Climate Resilience Strategy (2018)**

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

**Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)**

This application was reviewed against the applicable policies of the [Bridgeland-Riverside ARP](#), being the applicable local area plan. The Land Use Policy map of the ARP identifies the parcel as being “Transit Supportive Mixed Use.” The proposed Direct Control District aligns with the policies of the ARP, particularly the stated goal to “provide for opportunities that would allow for the increased viability of local commercial development catering to residents of the community”.



# PROPOSED

CPC2023-0024  
ATTACHMENT 2

## BYLAW NUMBER 23D2023

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0135/CPC2023-0024)**

\*\*\*\*\*

**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 \_\_\_\_\_



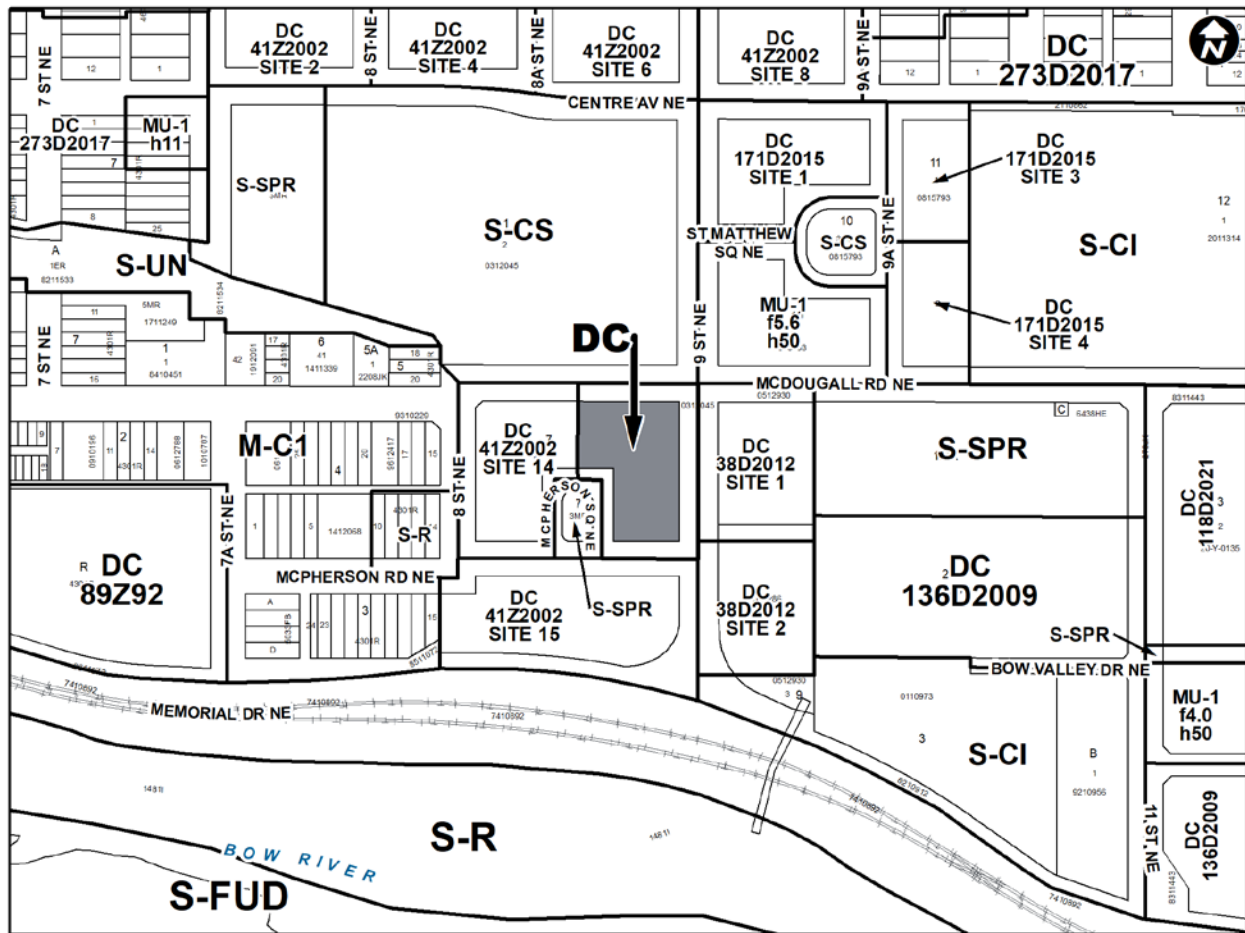
**AMENDMENT LOC2022-0135/CPC2023-0024  
BYLAW NUMBER 23D2023**

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# PROPOSED

AMENDMENT LOC2022-0135/CPC2023-0024  
BYLAW NUMBER 23D2023

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate transit supportive mixed-use development in compliance with the policies of the applicable area redevelopment plan;
- (b) allow for high density development in close proximity to the Bridgeland-Memorial LRT Station;
- (c) implement the provisions of a density bonus system to achieve a maximum bonus floor area ratio;
- (d) allow a liquor store to locate anywhere within the development; and
- (e) establish motor vehicle parking requirement reductions for the incorporation of Transportation Demand Management (TDM) measures.

# PROPOSED

AMENDMENT LOC2022-0135/CPC2023-0024  
BYLAW NUMBER 23D2023

## 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:

- (a) “**publicly accessible amenity space**” means space located on the **development** site that is made available to the public through a registered public access easement agreement, in a location, form, configuration and constructed in a manner approved by the **Development Authority**.
- (b) “**bicycle locker**” means an individual locker which is:
  - (i) fully enclosed, constructed of solid, theft-resistant material with a lockable door which opens to the full width and height of the locker;
  - (ii) designed to adequately accommodate a minimum of one adult-sized bicycle; and
  - (iii) used exclusively for the storage of bicycles and associated bicycle equipment.
- (c) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to tenants of that **development**, that provides basic equipment for the maintenance of bicycles.
- (d) “**car-sharing services**” means:
  - (i) a service providing fleet vehicles, available with or without membership, to all members of the public; or
  - (ii) fleet vehicles owned and operated by the management of a **building**.
- (e) “**commercial uses**” means the **permitted uses** and **discretionary uses** listed in Sections 5 and 6 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Home Occupation – Class 2, Live Work Unit, Place of Worship – Medium, Place of Worship – Small, and Residential Care**.

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## 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) The maximum **floor area ratio** is 5.3.
- (2) The maximum **floor area ratio** referenced in subsection (1) may be increased by an additional 0.2, to a maximum of 5.5 where two **publicly accessible amenity spaces** no less than 100.0 square metres in size each, are provided.
- (3) A **publicly accessible private open space** for which additional **gross floor area** has been achieved in accordance with subsection (2) must be maintained for the life of the **development**.
- (4) For the purposes of calculating **gross floor area** for a **building** subject to this Direct Control District, where a minimum of 50.0 per cent of the required **bicycle parking stalls – class 1** for the **development** are provided as **bicycle lockers**, the following areas of a **building** must be excluded from the calculation to a cumulative maximum of 0.5 **floor area ratio**:
- (a) all **bicycle parking stalls – class 1**;
  - (b) all **bicycle repair facilities**;
  - (c) all enclosed mechanical equipment areas;
  - (d) all stairwells;
  - (e) all elevator shafts; and
  - (f) all waste and recycling areas.
- (5) For the purposes of calculating the cumulative maximum in subsection (4), where a **bicycle parking stalls – class 1** area is partially located above or below **grade**, the entire area will count towards the **gross floor area** for a **building**.

## Building Height

9 The maximum **building height** is 50.0 metres.

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## Motor Vehicle Parking Stall Requirements

- 10 (1) The minimum number of ***motor vehicle parking stalls*** for **Dwelling Units** and **Live Work Units** is:
- (a) 0.575 stalls for each **Dwelling Unit** and **Live Work Unit**;
  - (b) 0.375 stalls for each **Dwelling Unit** and **Live Work Unit** where a minimum of 1.25 ***bicycle parking stalls – class 1*** are provided per ***unit***; or
  - (c) 0.30 stalls for each **Dwelling Unit** and **Live Work Unit** where:
    - (i) an off-site upgrade to the existing pedestrian crossing at 9 Street NE and McPherson Road NE has been completed or is provided in conjunction with the ***development*** using a Rectangular Rapid Flashing Beacon, or equivalent technology, to the satisfaction of the ***Development Authority***; and
    - (ii) the requirements of subsection 10(1)(b) is met; and either:
      - (A) a minimum of five stalls dedicated to ***car-sharing services*** are provided; or
      - (B) a bicycle repair facility is provided to the satisfaction of the ***Development Authority***.
  - (d) 0.25 stalls for each **Dwelling Unit** and **Live Work Unit** where all four requirements outlined in subsection 10(1)(c) are met.
- (2) The minimum number of ***visitor parking stalls*** required is 0.05 stalls per **Dwelling Unit** and **Live Work Unit**.
- (3) Unless otherwise referenced in subsection (4), there is no minimum number of ***motor vehicle parking stalls*** for the following ***uses***:
- (a) **Convenience Food Store**;
  - (b) **Drinking Establishment – Small**;
  - (c) **Liquor Store**;
  - (d) **Restaurant: Food Service Only**;
  - (e) **Restaurant: Licensed**; and
  - (f) **Take Out Food Service**.
- (4) For all other ***uses***:
- (a) the ***motor vehicle parking stall*** requirement is 25.0 per cent less than the minimum requirement referenced in Part 4 of Bylaw 1P2007; and
  - (b) a further reduction of 25.0 per cent to the ***motor vehicle parking stall*** requirements in subsection 10(4)(a) may apply when:

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- (i) angled parking is provided along the western portion of 9 Street NE between McDougall Road NE and McPherson Road NE; or
  - (ii) alternative TDM measure(s) are provided at the **development permit** stage to the satisfaction of the **Development Authority**.
- (5) The **motor vehicle parking stall** requirements for **visitor parking stalls** and **commercial uses** set out in subsections 10(2) and 10(4) must be satisfied by the same **motor vehicle parking stalls** where a Parking Study that addresses onsite, shared-use commercial and **visitor parking stalls** is provided at the **development permit** stage and the recommendations of that study are implemented through **development permit** conditions to the satisfaction of the **Development Authority**.
- (6) The required **motor vehicle parking stall** requirements in Section 10 may be further relaxed provided the test for relaxations as set out in Bylaw 1P2007 is met.

## Required Bicycle Parking Stalls

- 11 (1) The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is 0.5 stalls per **unit**;
  - (b) **commercial uses** is 1.00 stalls per 100.0 square metres of **gross usable floor area** of **commercial uses** in a **building** subject to this Direct Control District, to be dedicated for the exclusive use of tenants of **commercial uses** of the **building**; and
  - (c) all other **uses** is the minimum requirement referenced in Part 4 of Land Use Bylaw 1P2007.

## Liquor Store Separation Distance

- 12 (1) Subsection 40(h) of Bylaw 1P2007 does not apply to this Direct Control District Bylaw.
- (2) Subsection 225(d) of Bylaw 1P2007 does not apply to this Direct Control District Bylaw.

## Relaxations

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





# Applicant Submission

13 September 2022

On behalf of JEMM Properties, O2 is proposing to amend the Land Use Bylaw (LUB) for a change of use amendment related to JEMM's "The Bridge" project located at 950 McPherson Square SE in the community of Bridgeland-Riverside. The first tenants are expected to move into the Bridge Early July 2022.

JEMM is seeking to lease a ground floor retail space to a liquor retailer. Originally, a southern commercial unit was planned to accommodate the liquor retailer, conforming to the existing land use bylaw and separation distance rules. Ultimately the space was leased to another tenant resulting in the liquor store shifting north, locating the future retailer within 300 metres of an existing liquor store located at 883 1 Avenue NE.

To enable the change of use, O2 is proposing to amend the existing Direct Control District (DC64D2019) to remove the limiting separation distance of 300 metres between Liquor Stores under section 225 of the Land Use Bylaw.

Located in the heart of Bridgeland, the neighbourhood context of the subject site is characterized by higher density development with approximately 62% of residents living in multi-residential developments, a 39% increase in density compared to broader Calgary. In addition, Bridgeland's population growth is estimated to outpace the City of Calgary by approximately 30% by 2042, increasing intensification in Bridgeland similar to Downtown Calgary. The neighbourhood context and intensification in Bridgeland contributes to creating an urbanized, intensified condition which requires additional commercial amenities to support the growing population and meet commercial demands. The removal of the limiting separation distance for a liquor store use will eliminate the regulatory constraint to provide a desirable amenity in response to neighbourhood growth.

From an access perspective, the subject site is well connected to available modes of travel, increasing the ultimate catchment area accessed by potential patrons in the neighbourhood. Access to convenient public transit, walking/ cycling pathways and available on-street parking creates a convenient opportunity for individuals who may live nearby or access the site on their way to or from a nearby destination. From a policy perspective, the Municipal Development Plan designates the subject site within the Greater Downtown Activity Centre, planned to accommodate the highest concentration of employment, developing high-density residential and support services, and generating activity 365 days a year (Policy 3.2.1 I & ii). A liquor store use in this location is consistent with the policy intent of the Greater Downtown Activity Centre, and appropriately responds to the unique growth and urban context of Bridgeland-Riverside.

The surrounding neighbourhood is distinctively positioned to support future commercial development with both existing residential to the south and recently constructed development from adjacent lands to the east and west. Directly south, an existing 6-storey residential development contributes to the thriving neighbourhood of Bridgeland-Riverside. Directly east, an 8-storey residential development increases residential intensification and pedestrian activity in the immediate area. Directly west, a recently constructed 6-storey residential development provides additional density to the neighbourhood, enhancing the existing commercial demand for increased services and amenities to support the growing population. A proposed liquor store

use in this location will fulfill a market demand to support existing and future residents/visitors of the building and nearby residential developments located east, west, and south of the site.

# Applicant Outreach Summary

January 10, 2023

**Project name:** JEMM The Bridge

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)

Engagement included:

Presentation with the Bridgeland-Riverside Community Association on August 22nd, 2022.

Discussions with the Bridgeland-Riverside Community Association on November 24, 2022.

## Stakeholders

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

Engagement with the Bridgeland/ Riverside Community Association

Ward 9 Councillors office

**What did you hear?**

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

Key comments:

Confirmation from the Community Association the future tenant would be a high end liquor retailer.

**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.

There were no objections from the Community Association.

**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 a follow up call/email response with the Bridgeland/Riverside Community Association once the Direct Control Bylaw was finalized.

# Community Association Response

25 November 2022

Hello,

The Planning Committee for the Bridgeland Riverside Community Association (BRCA) has previously sent a 'no comment' response to this application, and, as it appears that no changes have been made since the previous application, our opinion remains the same at this time.

Happy to chat more if required. Hope this helps to move this along.

Thanks!

Bonnie Kemp

BRCA Director, Planning and Transportation