

**CITY OF CALGARY  
NOTICE OF 2021 JANUARY 18  
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 at [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca)**

**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 **Monday, 2021 January 18, 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., Monday 2021 January 11**, shall be included in the Agenda of Council. **Late submissions will not be accepted in the City Clerk's Office.** Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca).

*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.

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Anyone wishing to distribute additional material at the meeting shall submit the material to the City Clerk electronically at [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca) 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.

Jeremy Fraser  
ACTING CITY CLERK

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



# Public Notice

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Jeremy Fraser  
 ACTING CITY CLERK

## LAND USE REDESIGNATION

### 1. GLENBROOK

#### BYLAW 8D2021

To redesignate the land located at 3131 and 3137 - 39 Street SW (Plan 6795AC, Block 35, Lots 1 to 5) from Residential - Contextual One / Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill (R-CG) District.

### 2. TUXEDO PARK

#### BYLAW 2D2021

To redesignate the land located at 202 - 30 Avenue NE (Plan 3980AM, Block 57, Lots 19 and 20) from Residential - Contextual One / Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill (R-CG) District.

### 3. MOUNT PLEASANT

#### BYLAW 1D2021

To redesignate the land located at 602 - 27 Avenue NW (Plan 3955R, Block 11, Lots 1, 2 and a portion of lot 3) from Residential - Contextual One / Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill (R-CG) District.

### 4. TUXEDO PARK

#### BYLAW 4D2021

To redesignate the land located at 120 - 17 Avenue NW (Descriptive Plan 1511375, Block 9, Lot 39) from Commercial - Corridor 1 (C-COR1f2.3h17.5) District to Mixed Use - General (MU-1f4.5h24) District.

### 5. SUNNYSIDE

#### BYLAW 9D2021

To redesignate the land located at 219, 223, 225, 227, 229, and 231 - 9A Street NW (Plan 24480, Block 1, Lots 28 to 35) from Multi-Residential - Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate multi-residential development.

### 6. CAPITOL HILL

#### BYLAW 12D2021

To redesignate the land located at 1501 - 22 Avenue NW (Plan 2864AF, Block 6, Lots 39 and 40) from Residential - Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f2.0h12) District.

### 7. STONEGATE LANDING

#### BYLAW 3D2021

To redesignate the land located at 4440 Country Hills Boulevard NE (Portion of SW1/4 27-25-29-4) from Special Purpose - Future Urban Development (S-FUD) District and Special Purpose - City and Regional Infrastructure (S-CRI) District to Industrial - General (I-G) District.

### 8. BRIDGELAND/RIVERSIDE

#### BYLAW 6D2021

To redesignate the land located at 634 McDougall Road NE (Plan E, Block 3, Lots 20 and 21) from Multi-Residential - Contextual Medium Profile (M-C2) District to Mixed Use - Active Frontage (MU-2f4.2h22) District.

### 9. SOUTH CALGARY

#### BYLAW 10D2021

To redesignate the land located at 1915 - 33 Avenue SW (Plan 4479P, Block 68, Lot 33 and 34) from Residential - Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Child Care Service.

### 10. WESTGATE

#### BYLAW 7D2021

To redesignate the land located at 96 West Glen Crescent SW (Plan 4994HN, Block 4, Lot 80) from Residential - Contextual One Dwelling (R-C1) District to Residential - Contextual One / Two Dwelling (R-C2) District.

### 11. COPPERFIELD

#### BYLAW 11D2021

To redesignate the land located at 35, 47, 59, and 69 Copperpond Passage SE (Plan 2011698, Units 4, 6 and a portion of Units 8 and 9) from DC Direct Control District to DC Direct Control District to accommodate commercial and residential development.

### 12. SETON

#### BYLAW 5D2021

To redesignate the land located at 87 Seton Road SE (Plan 1912455, Block 49, Lot 2) from Multi-Residential - Low Profile (M-1) District to Special Purpose - Recreation (S-R) District.

## AMENDMENTS TO THE NORTH HILL AREA

### REDEVELOPMENT PLAN

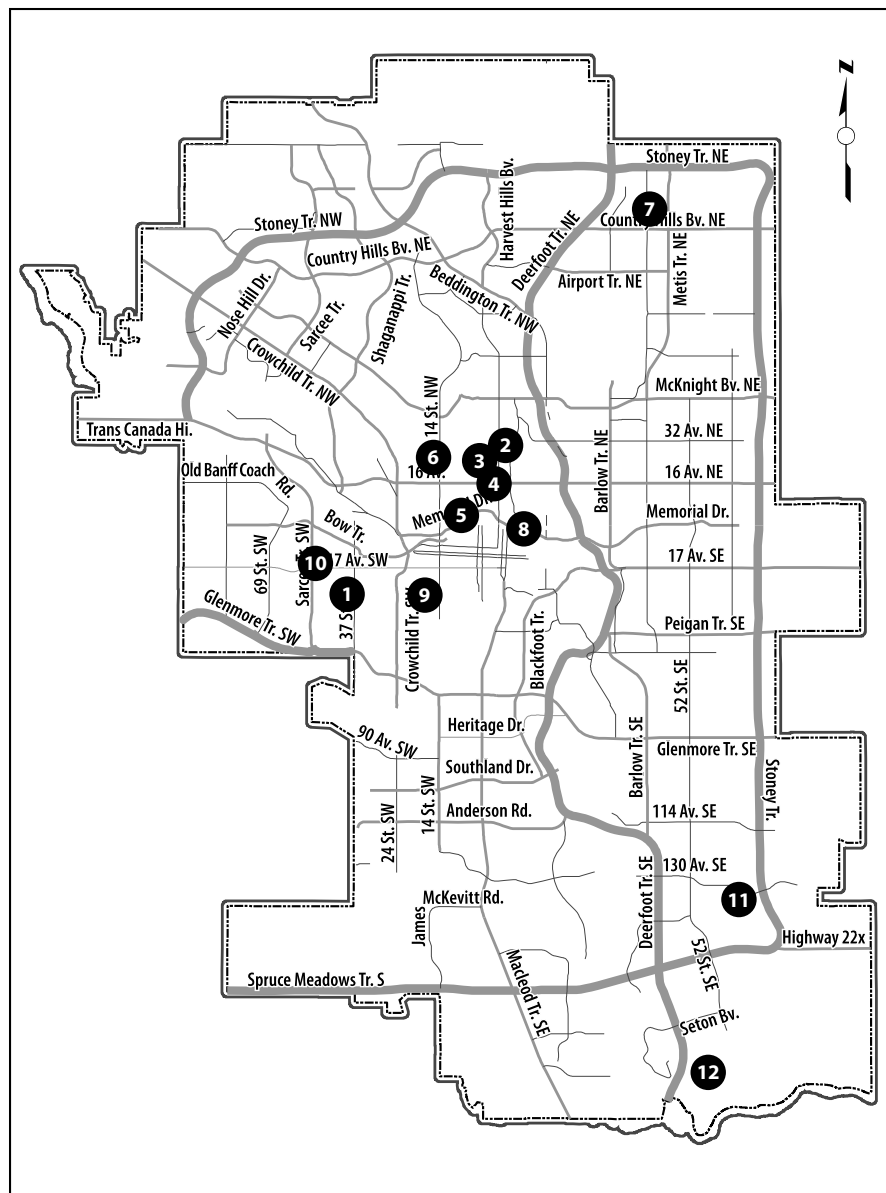
#### BYLAW 1P2021

The proposed amendment to the North Hill Area Redevelopment Plan would change the land use policy for the site located at 602 - 27 Avenue NW from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling'. This proposed area redevelopment plan amendment is in conjunction with the proposed land use redesignation for the site (proposed Bylaw 1D2021). For further information, please contact (403) 268-6769.

## AMENDMENTS TO THE NORTH HILL AREA

### REDEVELOPMENT PLAN

#### BYLAW 2P2021



The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw) except those for the DC District which are available from Planning & Development.

Please direct questions with regard to the matters mentioned herein to 403-268-5311.

The proposed amendment to the North Hill Area Redevelopment Plan would change the land use policy for the site located at 202 - 30 Avenue NE from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling'. This proposed area redevelopment plan amendment is in conjunction with the proposed land use redesignation for the site (proposed Bylaw 2D2021). For further information, please contact (403) 268-6769.

## AMENDMENTS TO THE NORTH HILL AREA

### REDEVELOPMENT PLAN

#### BYLAW 3P2021

The proposed amendment to the North Hill Area Redevelopment Plan would change the Commercial Development Centre Street policy to consider a building height of 24 metres appropriate for the site located at 120 - 17 Avenue NW. It would also change the land use policy for the western portion of the site located at 120 - 17 Avenue NW from 'Low Density Multi Dwelling or Local Commercial' to 'Medium Density Multi Dwelling and/or General Commercial'. This proposed area redevelopment plan amendment is in conjunction with the proposed land use redesignation for the site (proposed Bylaw 4D2021). For further information, please contact 403-268-5483.

## AMENDMENTS TO THE HILLHURST/SUNNYSIDE AREA

### REDEVELOPMENT PLAN

#### BYLAW 4P2021

The proposed amendment to the Hillhurst/Sunnyside Area Redevelopment Plan would change the land use policy for the sites located at 219 to 231 - 9A Street NW to allow for an increase in building height to accommodate flood requirements. This proposed area redevelopment plan amendment is in conjunction with the proposed land use redesignation for the site (proposed Bylaw 9D2021). For further information, please call 403-268-2523.

## AMENDMENTS TO THE REVISED EAST MCKENZIE AREA

### STRUCTURE PLAN

#### BYLAW 5P2021

The proposed amendment to the Revised East McKenzie Area Structure Plan would change the land use policy for the sites located at 35, 47, 59, and 69 Copperpond Passage SE from Business Park to Residential. This proposed area structure plan amendment is in conjunction with the proposed land use redesignation for the site (proposed Bylaw 11D2021). For further information, please contact 403-826-0454.

## AMENDMENTS TO THE LAND USE BYLAW (1P2007)

### BYLAW 6P2021

This bylaw proposes amendments to Land Use Bylaw (LUB) 1P2007 to exempt change of use development permits for three areas in the city. Development permit exemptions for exterior renovations will also apply in two of these areas. The areas proposed are titled, "International Avenue Change of Use/Exterior Renovation Exemption Area", "Montgomery Change of Use/Exterior Renovation Exemption Area", and "Sunalta Change of Use Exemption Area" and are identified on new maps. These exemptions will be in effect until January 31, 2022. In addition to these changes, there are technical amendments that were missed in a prior bylaw that removed minimum parking stall requirements for commercial uses. These amendments will help business owners by reducing cost and time, when looking for a commercial space to operate their business. For further information please contact (403) 268-8183.



## INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing  
on Proposed Amendments to the Land Use Bylaw  
1P2007, and Other Planning Matters, to be held on  
Monday, 2021 January 18 at 9:30 a.m.

\* \* \* \* \*

### **CALGARY PLANNING COMMISSION REPORTS**

- Item 1            Land Use Amendment in Glenbrook (Ward 6) at 3131 and 3137 - 39 Street SW, LOC2020-0116, CPC2020-1278  
Bylaw 8D2021
  
- Item 2            Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 30 Avenue NE, LOC2020-0075, CPC2020-1319  
Bylaws 2P2021 & 2D2021
  
- Item 3            Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602 - 27 Avenue NW, LOC2019-0052, CPC2020-1318  
Bylaws 1P2021 & 1D2021
  
- Item 4            Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2020-0123, CPC2020-1233  
Bylaws 3P2021 & 4D2021
  
- Item 5            Policy and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2020-0045, CPC2020-1343  
Bylaws 4P2021 & 9D2021
  
- Item 6            Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 22 Avenue NW, LOC2019-0102, CPC2020-1345  
Bylaw 12D2021
  
- Item 7            Land Use Amendment in Stonegate Landing (Ward 5) at 4440 Country Hills Boulevard NE, LOC2020-0105, CPC2020-1323  
Bylaw 3D2021
  
- Item 8            Land Use Amendment in Bridgeland/Riverside (Ward 9) at 634 McDougall Road NE, LOC2020-0084, CPC2020-1236  
Bylaw 6D2021
  
- Item 9            Land Use Amendment in South Calgary (Ward 8) at 1915 - 33 Avenue SW, LOC2020-0127, CPC2020-1281  
Bylaw 10D2021
  
- Item 10           Land Use Amendment in Westgate (Ward 6) at 96 West Glen Crescent SW, LOC2020-0125, CPC2020-1241  
Bylaw 7D2021

Page 2  
Agenda

Item 11 Policy Amendment and Land Use Amendment in Copperfield (Ward 12) at multiple addresses, LOC2020-0101, CPC2020-1348  
Bylaws 5P2021 & 11D2021

Item 12 Land Use Amendment in Seton (Ward 12) at 87 Seton Road SE, LOC2020-0085, CPC2020-1211  
Bylaw 5D2021

## **OTHER REPORTS**

Item 13 Enabling Streamlined Approvals - Exemption Pilot (1 Year) International Ave. Montgomery and Sunalta – C2021-0023  
Bylaw 6P2021



**Land Use Amendment in Glenbrook (Ward 6) at 3131 and 3137 - 39 Street SW,  
 LOC2020-0116**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.14 hectares  $\pm$  (0.35 acres  $\pm$ ) located at 3131 and 3137 - 39 Street SW (Plan 6795AC, Block 35, Lots 1 to 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 DECEMBER 03:**

That Council hold a Public Hearing; and

Give three readings to **Proposed Bylaw 8D2021** for the redesignation of 0.14 hectares  $\pm$  (0.35 acres  $\pm$ ) located at 3131 and 3137 - 39 Street SW (Plan 6795AC, Block 35, Lots 1 to 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to allow for a range of low density residential building forms with the intent to develop a 10-unit rowhouse.
- The application represents an appropriate density increase of a site and 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*.
- What does this mean to Calgarians? More choice in the types of housing available, can add lost population back to the community and promote more efficient uses of existing infrastructure.
- Why does it matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and facilities.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application (see Attachment 2 for Applicant Submission) was submitted by Horizon Land Surveys on behalf of the landowners, Bajram Aliko and Mammoth Resources Inc, on 2020 August 10. The 0.14 hectare corner site, which consists of two parcels in the community of Glenbrook, is at the intersection of 39 Street SW and 32 Avenue SW. Each parcel is currently developed with a single detached dwelling and both parcels have rear lane access. The surrounding lands are designated R-C2 District and are developed with a mix of bungalows and two storey homes.

The proposed R-CG District allows for more low-density development options than the existing R-C2 District. The existing land use allows for a maximum of five units (with subdivision for a

**Land Use Amendment in Glenbrook (Ward 6) at 3131 and 3137 - 39 Street SW,  
 LOC2020-0116**

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third parcel) and the redesignation would bring the maximum allowable number of units to 10. Each unit would also have the option to include the additional use of secondary suite or backyard suite.

No development permit application has been submitted at this time.

The proposal conforms to the relevant policies of the *Municipal Development Plan*, including policy 3.5.1.a, providing moderate intensification in a form and nature that respects the scale and character of the neighbourhood. There is currently no statutory local area plan in place for the community of Glenbrook.

More details about this land use amendment application and surrounding site context is provided in Attachment 1 (Background and Planning Evaluation).

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Outreach was undertaken by the applicant
- Public/Stakeholders were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant met with the Glendale Community Association, delivered postcards to and spoke with residents within a 90 metre radius of the site. The applicant also held a number of informal open house meetings on-site to discuss and provide additional information about the application to interested 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 stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received 26 letters of opposition, representing 22 households, from the public. The letters of opposition focused on the following areas of concern:

- Increased traffic and parking issues;
- Inappropriate increase of density to 10 units; and
- Rowhouses do not fit the character of the community.

Administration received an email from the Glenbrook Community Association, dated 2020 November 15, regarding the application. The Glenbrook Community Association is not opposed, in principal, to the application. The email from the Glenbrook Community Association stated the following:

"As discussed with the applicant we would not be opposed, in principal, to this application, however we have concerns with possible traffic, parking and congestion issues. We will be

**Land Use Amendment in Glenbrook (Ward 6) at 3131 and 3137 - 39 Street SW,  
 LOC2020-0116**

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opposed to any possible relaxations this development might have, however until it proceeds to DP stage, we will not be able to comment.”

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

Following Calgary Planning Commission, notifications for 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 recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

The applicant has indicated they plan to pursue specific measures as part of a future development permit which will align with The City’s [Climate Resilience Strategy](#). Additional details can be found in Attachment 1.

**Economic**

The ability to develop up to 10 rowhouse units with the option to include the additional uses of secondary suites or backyard suites would allow for more efficient use of existing infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 8D2021**

Department Circulation

General Manager	Department	Approve/Consult/Inform

Planning & Development Report to  
Calgary Planning Commission  
2020 December 3

ISC: UNRESTRICTED  
CPC2020-1278  
Page 4 of 4

Land Use Amendment in Glenbrook (Ward 6) at 3131 and 3137 - 39 Street SW,  
LOC2020-0116

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# Background and Planning Evaluation

## Background and Site Context

This land use amendment application was submitted by Horizon Land Surveys on behalf of the landowners, Bajram Aliko and Mammoth Resources Inc, on 2020 August 10. As indicated in the Applicant Submission (Attachment 2), the applicant intends to pursue up to 10 units on the site in the future. No development permit application has been submitted at this time.

The 0.14-hectare corner site, which consists of two parcels in the community of Glenbrook, is at the intersection of 39 Street SW and 32 Avenue SW. The site is approximately 38 metres wide by 37 metres long. Each parcel is currently developed with a single detached dwelling. The southern parcel has an attached garage and is accessed via the driveway fronting 39 Street SW. The northern parcel has a parking pad in the front as well as a rear detached garage accessed by the rear lane. Both parcels have rear lane access. The surrounding land uses are R-C2 with a mix of bungalows and two storey homes.

## Community Peak Population Table

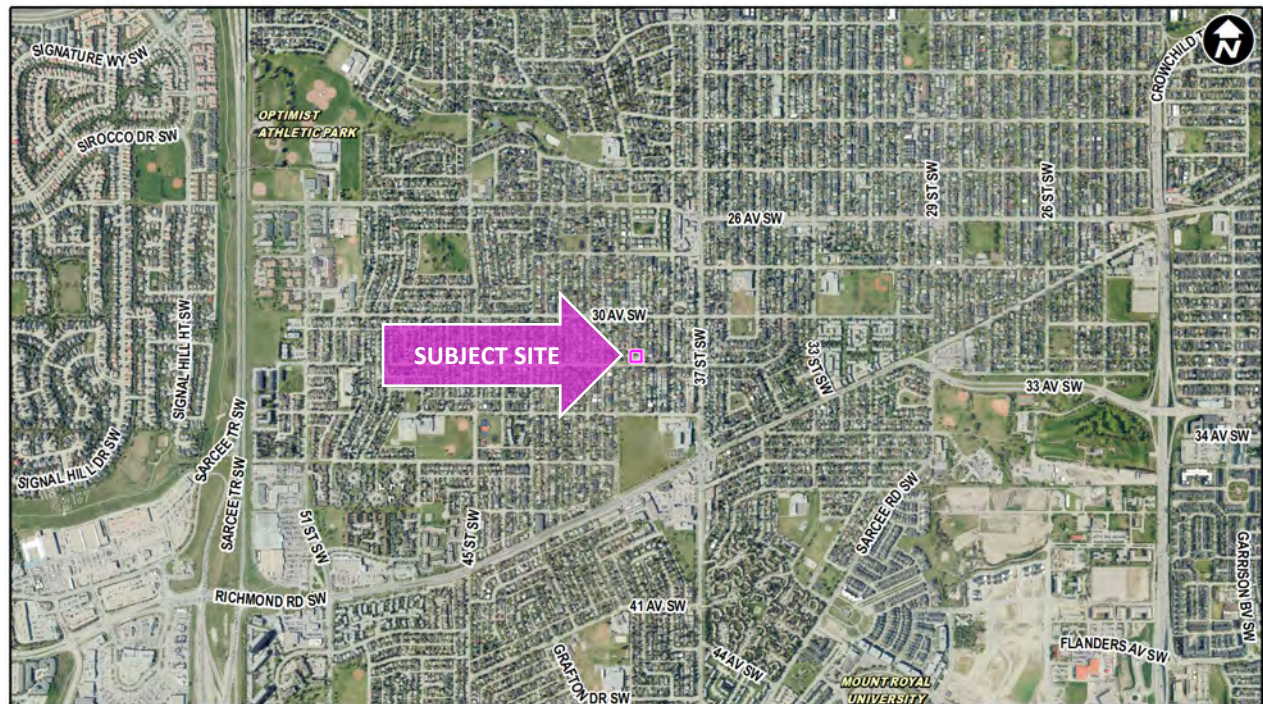
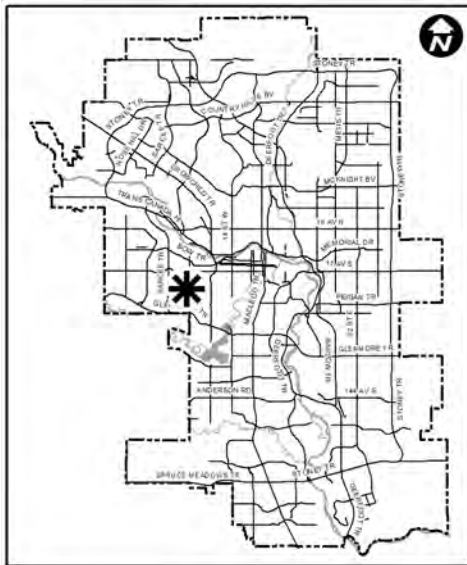
As identified the figure below, Glenbrook has experienced a slight population decline from its peak in 1982.

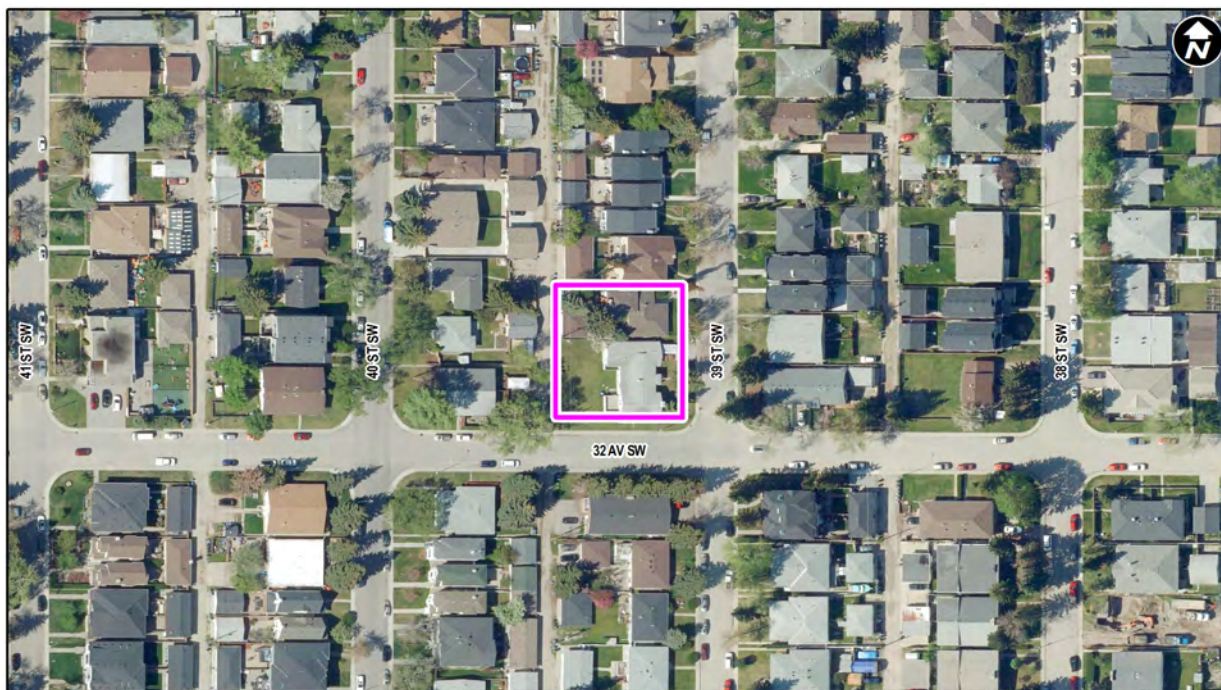
<b>Glenbrook</b>	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.0%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The R-CG District has a maximum density of 75 units per hectare, which would allow for up to 10 dwelling units on this site.

### Development and Site Design

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

- number of dwelling units;
- ensuring an engaging built interface along both the 32 Avenue SW and 39 Street SW frontages;
- improving pedestrian connections along 39 Street SW by ensuring vehicle access to the site is off the lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

### **Transportation**

A Transportation Impact Assessment was not required as part of this application. Pedestrian access to the site is available from existing sidewalks along 39 Street SW and 32 Avenue SW. Street parking is also available on both 39 Street SW and 32 Avenue SW. At the time of development, future direct vehicular access is to be directed to the lane only and the existing curb cut and driveway access along 39 Street SW will be required to be removed and rehabilitated.

The site is serviced by Calgary Transit with bus stops located approximately 365 metres away on 30 Avenue SW and 37 Street SW (north and south bound). The nearest primary transit stop (MAX Teal) is on 37 Street SW at Richmond Road SW, approximately 550 metres away.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

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

## **Bylaws, Regulations, Council Policies**

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

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

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

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

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

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

### **Climate Resilience Strategy (2018)**

The [Climate Resilience Strategy](#) identifies actions and programs that will reduce Calgary's greenhouse gas emissions and manage climate risks. This application has identified three specific measures that align with the Climate Resilience Strategy that the applicant intends on implementing as part of a future development permit application. These measures include:



- LEED 4v Silver certification;
- The option for future unit purchasers to have solar panels installed on the roof (supports Program 3: Renewable and Low-Carbon Energy Systems); and
- Pre-installed electric vehicle charging stations for all units (supports Program 4: Electric and Low Emissions Vehicles).

Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

**Westbrook Communities Local Area Planning Project**

There is no existing local area policy affecting this site. Administration is currently working on the *Westbrook Communities Local Area Plan (LAP)* which includes the Glenbrook community and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Westbrook LAP* is anticipated to be finalized within 2021.

**Glamorgan-Glenbrook Design Brief (Non-Statutory – 1971)**

The site is subject to the *Glamorgan-Glenbrook Design Brief*. The Design Brief was approved by Council in 1971, and subsequently revised in 1977. The Design Brief shows the site as Low-Density Residential. No amendment to the *Glamorgan-Glenbrook Design Brief* is required.



# Applicant Submission

October 27, 2020

On Behalf of the land owner, please accept this application for a land use amendment from the current R-C2 to R-CG, to allow for row houses developments and those listed under R-CG in the City of Calgary land use bylaw. The lands are currently owned by separate owners although the plan is to consolidate both lots and develop the land with row houses. Currently the corner lot #3137 is developed with single attached dwelling with front access and #3131 is single detached dwelling with access from the lane. The condition of both houses are deteriorating and are currently occupied by renters.

The subject parcel is located approximately 325 meters from Southbound and 400 meters from Northbound bus stop at 37 St SW @ 30 Ave SW. The Northbound route provides services to the Westbrook LRT station and the Southbound route provides service to Mount Royal University, and a bus hub with access to bus routes 13, 72, 73 and 181.

The vision the builder has is to build nice affordable housing in the community he also lives in and loves. The builder lives cross the street from the site with his young family. He feels a need for seniors who wants to downsizing while still enjoying the convenience of living in the community. Also it can be a good options for young people, maybe IT graduates who want to work in one of the startups we are trying really hard to attract to the city. New infills are widely popular in the area and people live in one of those are very fortunate. But even with the economic downtown we are experiencing, the average house price in the area is still over \$800k.

## Policy Alignment

The subject parcel is located within the Residential Developed Established Area of the Municipal Government Plan, which supports moderate intensification that respects the community context and similar in scale and built form to existing development. The proposed R-CG is a moderate increase to the current density under R-C2. It allows for development that is sensitive to the existing context and will contribute to a greater variety of housing types. The site is also well served by existing infrastructure, public amenities and transit.

With those, we sincerely hope administration and council can support our application.



# Applicant Outreach Summary

October 27, 2020

The following is a summary of the community outreach undertaken by the applicant.

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1B". So we took a direct approach to reach to community association, local residents within a 90 meters radius and initialized the pre-application with city planner. The original proposal by the builder is a land use amendment to M-CG, which will allow up to 14 units on site. But after talking with some of the residents and city planner, we recommended to the builder to change this to R-CG, which would be more suitable to the site and more likely to be accepted by local residents.

On Aug. 19, we had a formal meeting with Glenbrook Community Association President Mr. Murray Ost. The site plan showing topographic information of the site, a block plan showing zoning information within 300 meters and two general proposals (row house and cluster houses) were shared with Mr. Murray. While Mr. Murray states that he generally supports this corner lot R-CG application since R-CG bylaw requirements are rather restrictive and the building format would be compatible to existing neighbors, he wants us to engage with neighbors and hear their concerns. Also Mr. Murray brought up a few very important perspectives to the discussion including:

- Preserving trees. Existing trees in the front can be easily preserved. Three trees in the backyard will need to be cut down for the construction of the house. But more trees will be planted and locally sourced to preserve and improve the beauty of the community.
- Landscaping management and maintenance. The concern is that people may not do a proper work watering their grass and trees. The potential solution would be to incorporate this into condominium bylaw. Since landscaping area would be part of the common area, this can be covered under condo fee.
- Provide enough parking for each unit according to bylaw. Mr. Murray states that CA is strictly against relaxation for parking as this is an issue for the community. We state that parking requirement will be meet in full and no relaxation will be needed.
- Maximum building height. The maximum building height under R-CG is 11 meters which is a meter higher than existing R-C2. This may cause concerns as neighbor houses are mostly bungalows. We presented the site plan of the site. The immediate neighbor to the north has a maximum building height of 9.6 meters. The one after it is about 9 meters. What we proposal is two story buildings so to be What we proposal is two story buildings so to be affordable for young families and seniors.
- A few other topics were also being discussed including site management during construction stage, street oriented interface looking, shadow effects to the neighbor, etc. Those are issues that will be dealt with at the DP stage. But we promised to pass on those concerns to the builder.

Between Sep. 1st to Sep. 14th, we did post card deliver and door knocking to speak with local residents. From Sep. 21st to Sep. 25th, we held an "open house" on site every day from 6:00 pm to 8:00 pm to continue our talks with residents concerning with the projects. We made sure during this period, two of our staff would be available on site every day to answer questions and record concerns. The main concerns are with regards to:

- Access to site. Some residents expressed concerns with potential front access.
- On site parking. People are generally against spot parking and prefer garage parking.
- Building height.
- Increased density.
- Setback requirement.
- Safety issues caused by increased density and "low income people".

- Adverse effects to house price in the area.

While majority of those concerns are very legit and will be properly dealt with during the development permit stage, some of the requests are simply coming from misunderstanding with regards to R-CG zoning. The conditions of the existing houses are deteriorating. The vision the builder has is to build nice affordable housing in the community he also lives in and loves. The builder lives cross the street from the site with his young family. He feels a need for seniors who wants to downsizing while still enjoying the convenience of living in the community. Also it can be a good options for young people, maybe IT graduates who want to work in one of the startups we are trying really hard to attract to the city. New infills are widely popular in the area and people live in one of those are very fortunate. But even with the economic downtown we are experiencing, the average house price in the area is still over \$800k.

# PROPOSED

CPC2020-1278  
ATTACHMENT 4

**BYLAW NUMBER 8D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0116/CPC2020-1278)**

\*\*\*\*\*

**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 LOC2020-0116/CPC2020-1278  
BYLAW NUMBER 8D2021

## SCHEDULE A

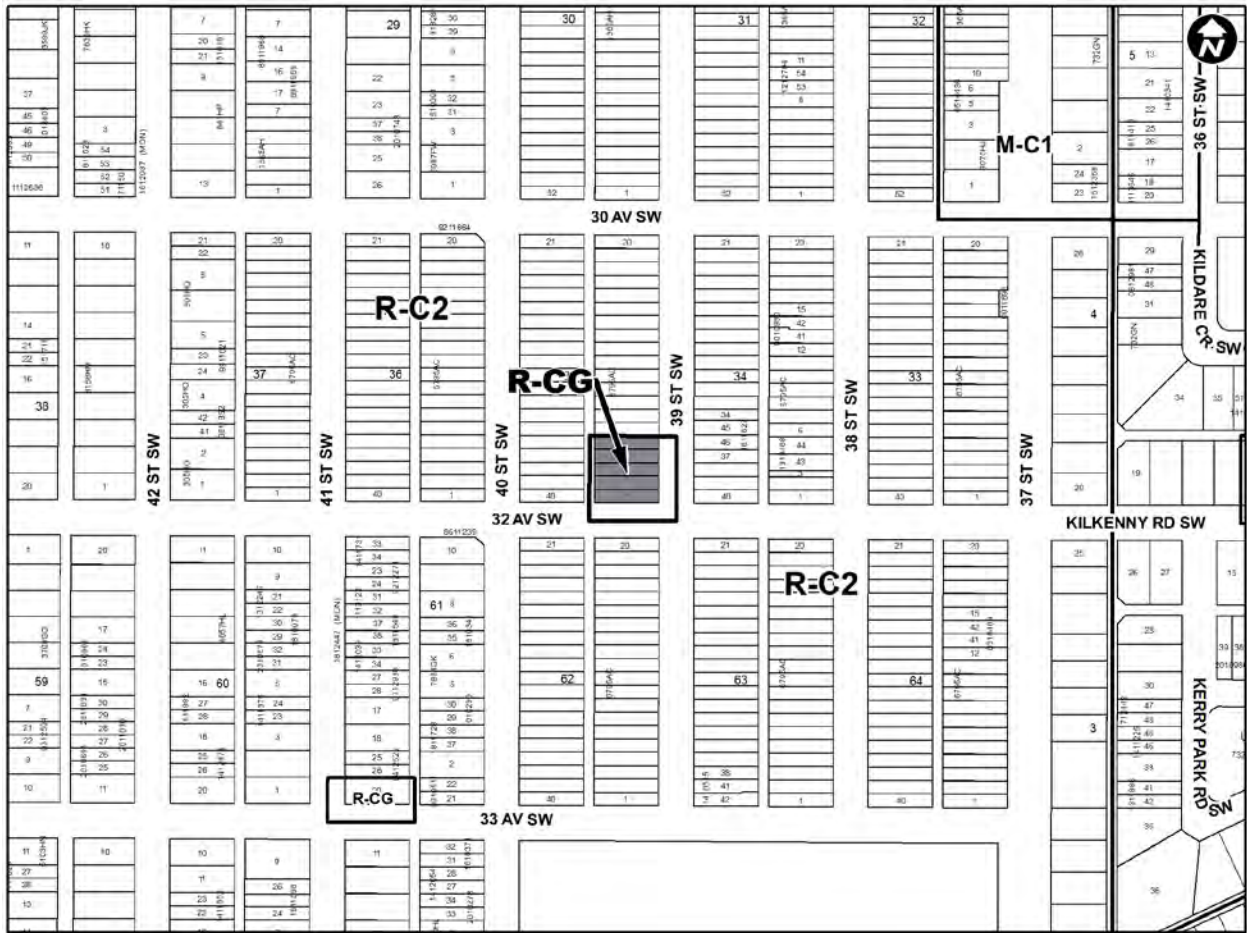




# PROPOSED

AMENDMENT LOC2020-0116/CPC2020-1278  
BYLAW NUMBER 8D2021

## SCHEDULE B





**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 30 Avenue NE, LOC2020-0075**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 202 - 30 Avenue NE (Plan 3980AM, Block 57, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 NOVEMBER 19:**

That Council hold a Public Hearing; and

1. Give three readings to the **Proposed Bylaw 2P2021** for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 2D2021** for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 202 - 30 Avenue NE (Plan 3980AM, Block 57, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings and secondary suites).
- This is a corner lot with direct lane access and is close to commercial uses on both Centre Street NE and Edmonton Trail NE.
- What does this mean for Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an established inner city neighbourhood.
- Why does this matter? The proposed R-CG land use allows for greater choice of housing types in established areas, close to amenities and services.
- An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- There is no previous Council direction in relation to this proposed land use redesignation.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

**DISCUSSION**

This land use amendment application was submitted by Ellergodt Design, on behalf of landowner Jakub Lis, on 2020 June 1. The applicant's submission (Attachment 3) indicates that

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 30 Avenue NE, LOC2020-0075

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the owner wants to redevelop this property, increasing the density to 4 units and taking advantage of this corner lot location.

A development permit application has not been submitted at this time.

An amendment to Map 2 of the North Hill Area Redevelopment Plan is required to accommodate the proposed land use amendment.

Administration has considered the relevant planning issues and stakeholder feedback specific to the application and has determined the proposal to be appropriate. See Attachment 1, Background and Planning Evaluation for detailed technical information.

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

The applicant **indicated that they attempted to contact** neighbouring property owners. Where they were able to, **they received** a general level of support for the **proposed land use redesignation**.

#### City-Led Outreach

In keeping with Administration's standard practice, this application was circulated to external stakeholders including the Tuxedo Park Community Association and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Comments were received from three members of the public. Concerns relate generally to height, lack of rowhouses on 30 Avenue NE, parking, noise, massing and density, as well as site coverage relating to localized flooding.

The Tuxedo Park Community Association did not provide comment on this application at the time of writing this report.

Administration considers the proposed land use redesignation and policy amendment appropriate. Details regarding the above site-specific concerns can be addressed at the development permit stage.

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

### IMPLICATIONS

#### Social

Planning & Development Report to  
Calgary Planning Commission  
2020 November 19

ISC: UNRESTRICTED  
Revised CPC2020-1319  
Page 3 of 4

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 30 Avenue NE, LOC2020-0075**

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

**Environmental**

*This application does not include any actions that specifically address objectives of The [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.*

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 30  
Avenue NE, LOC2020-0075**

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**Economic**

The potential small increase in population enabled by this redesignation would mean opportunities for modest increases in use would help to support existing businesses in the area.

**Service and Financial Implications**

No anticipated financial impact.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. **Proposed Bylaw 2P2021**
3. Applicant Submission
4. **Proposed Bylaw 2D2021**

Department Circulation

General Manager	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The Applicant's Submission (Attachment 3) indicates that the landowner intends to redevelop this property with a rowhouse building.

This 0.5 hectare parcel is located in the community of Tuxedo Park, immediately to the north east of the intersection with 30 Avenue NE and 1 Street NE. Directly opposite is Tuxedo Park which houses the Community Association and formal and informal areas of open space. The general area is low density residential development, typified by the Residential – One/Two Dwelling (R-C2) land use. However, north east on the same block, is a parcel designated Multi-Residential – Grade Oriented (M-CG) District; and across the street from that parcel is a property with R-CG land use.

Centre Street NE is one block to the west of the site with a range of commercial development, together with significant transit links and multi-residential development. Likewise, Edmonton Trail NE lies 2 blocks to the east with a similar pattern of development and land uses. There is significant bus transit service along Centre Street NE.

This is a corner lot with direct lane access and is close to commercial uses on both Centre Street NE and Edmonton Trail NE. Tuxedo Park is directly opposite and there is nearby transit availability; lends this site, favourably, to an increase in density and the number of units anticipated by this land use redesignation.

No development permit application has not been submitted at this time.

## Community Peak Population Table

Figure 1 provides an overview of the demographics of Tuxedo Park, based on the most recent census (of 2019). This application would represent a marginal potential increase in population.

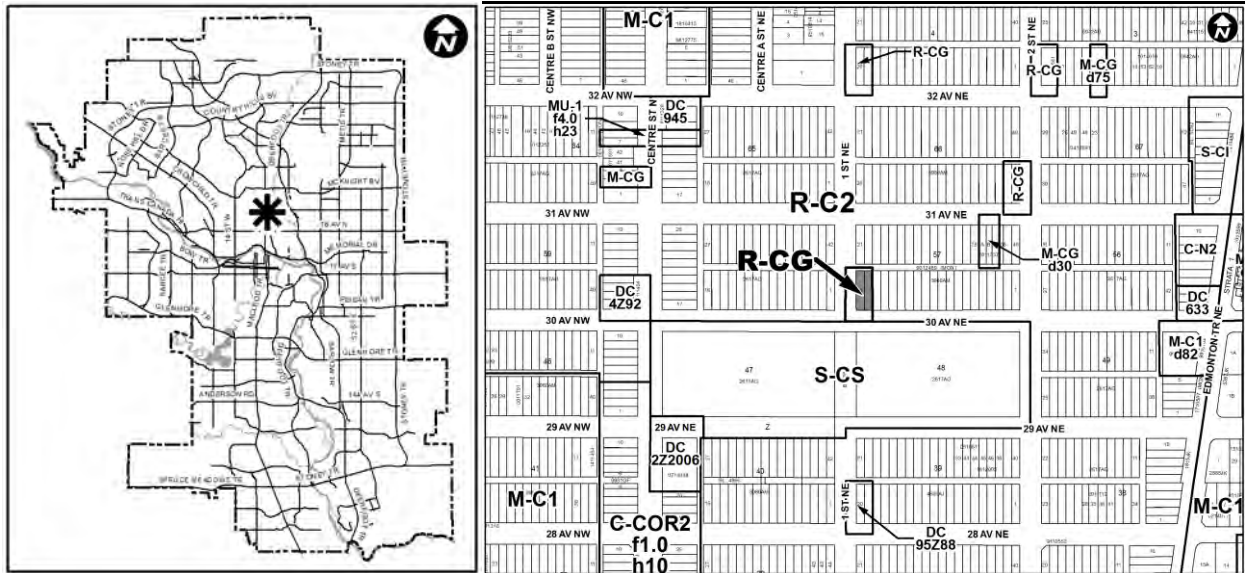
*Figure 1: Community Peak Population*

<b>Tuxedo Park</b>	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

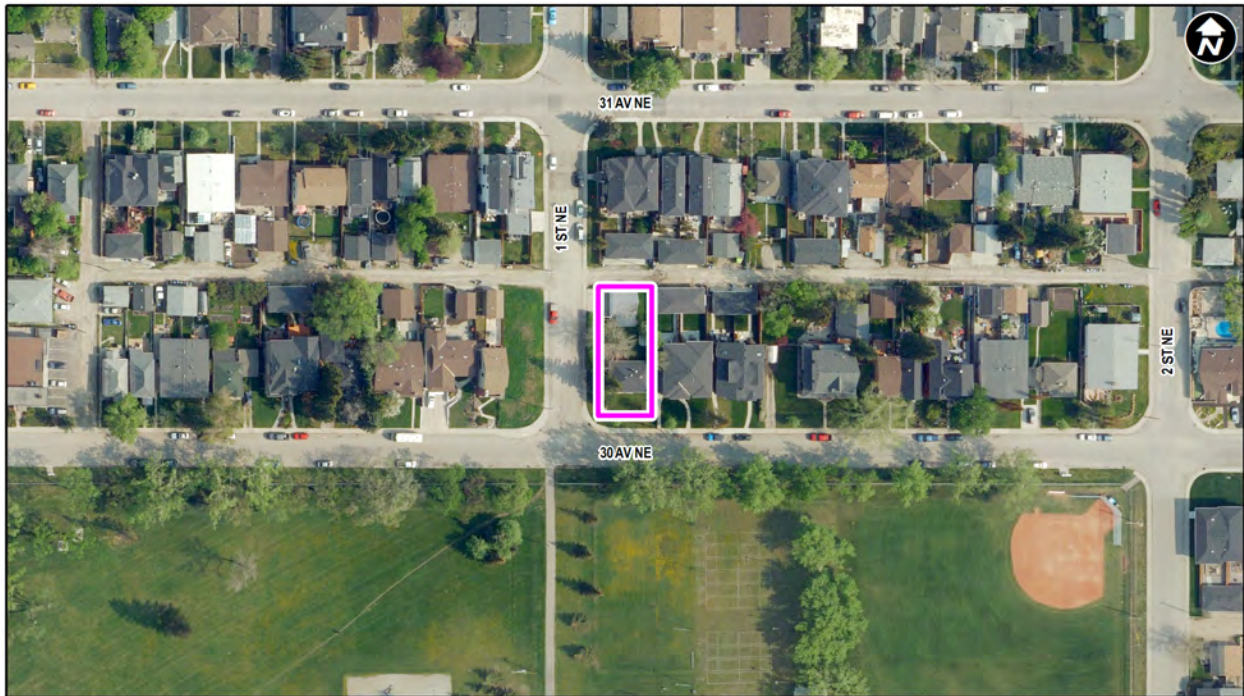
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

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

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of four dwelling units.

### Development and Site Design

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

- Ensuring an engaging built interface along both the 1 Street NE and 30 Avenue NE frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;
- Improving pedestrian connections along 1 Street NE by ensuring principal vehicle access to the site is off the lane;
- Further evaluation of any secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

A development permit application has not been submitted to the Development Authority at this time.

### **Transportation**

Pedestrian sidewalks are currently provided along both 1 Street NE and 30 Avenue NE. Vehicular access is available from the lane.

There is significant transit availability close to the site, with regular bus transit services along Centre Street NE Routes 3, 62, 64, 109, 116 and 142; together with Bus Rapid Transit lines 300 and 301), a walking distance of approximately 185 metres. There is also significant transit availability to the east, on Edmonton Trail, a distance of approximately 330 metres (Routes 4, 5 and 69). The site is also within 200 metres of the future 28 Avenue LRT proposed station (part of the Green Line).

### **Environmental Site Considerations**

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment was not required.

### **Utilities and Servicing**

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

## **Bylaws, Regulations, Council Policies**

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

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

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

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

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

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

The proposal is in keeping with relevant MDP policies as the R-CG 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 Resiliency Strategy (2018)**

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

**North Hill Area Redevelopment Plan (Statutory – 2000)**

The parcel is identified on Map 2 of the [North Hill Area Redevelopment Plan](#) (ARP) as Low Density Residential. An amendment to Map 2 to change from Low Density Residential to Low Density Residential or Low Density Multi-Dwelling is required to accommodate the proposed land use amendment.

**North Hill Communities Local Area Plan (Draft)**

The North Hill ARP is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Tuxedo Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.



# PROPOSED

CPC2020-1319  
ATTACHMENT 2

## BYLAW NUMBER 2P2021

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99 (LOC2020-0075/CPC2020-1319)

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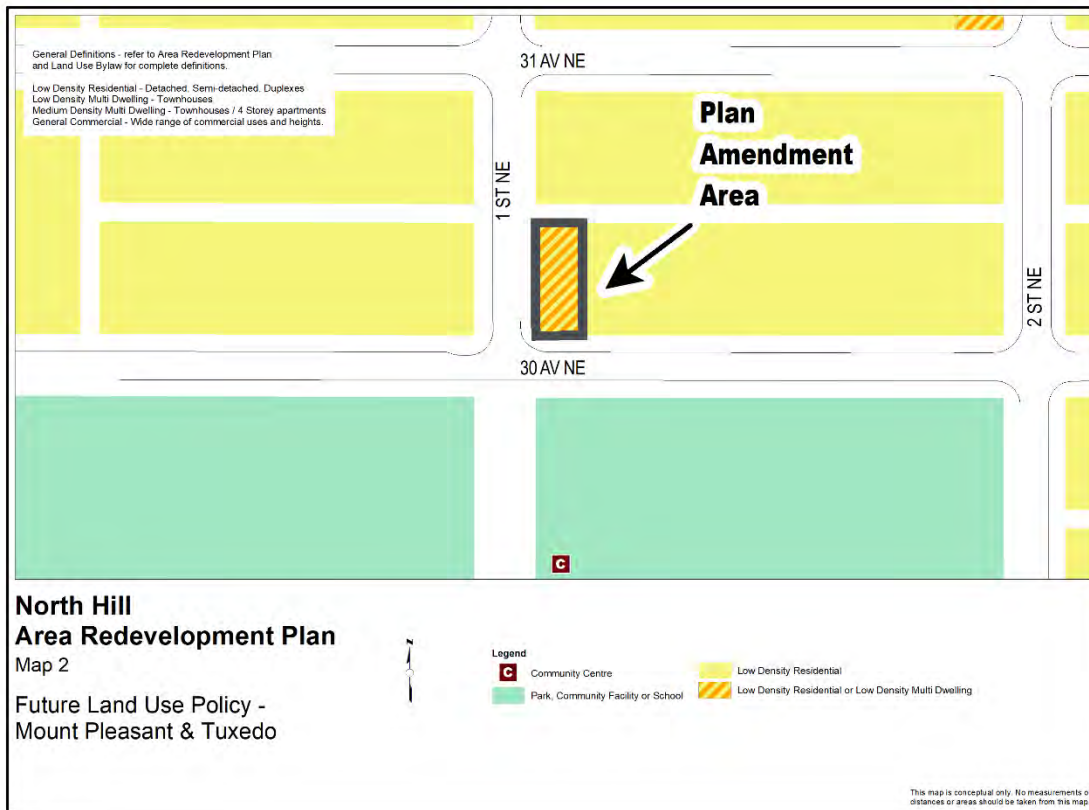
**WHEREAS** it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

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

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

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:

(a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.05 hectares± (0.12 acres ±) located at 202-30 Avenue NE (Plan 3980AM; Block 57; Lots 19 and 20) from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling' as generally illustrated in the sketch below:



# PROPOSED

**BYLAW NUMBER 2P2021**

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

June 1, 2020

The owner wants to redevelop this property by increasing its density to a 4 unit townhouse.

R-C2 to R-CG

The advantages of this lot for this type of development are:

- Corner lot
- Fronting onto green space
- Next to semi-detached developments that provide similar massing and setbacks

Brent Ellergodt







# PROPOSED

CPC2020-1319  
ATTACHMENT 4

**BYLAW NUMBER 2D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0075/CPC2020-1319)**

\*\*\*\*\*

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







**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602 - 27 Avenue NW, LOC2019-0052**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.07 hectare ± (0.17 acre ±) located at 602 - 27 Avenue NW (Plan 3955R, Block 11, Lots 1, 2 and a portion of lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 NOVEMBER 19:**

That Council hold a Public Hearing; and

1. Give three readings to the **Proposed Bylaw 1P2021** for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 1D2021** for the redesignation of 0.07 hectare ± (0.17 acre ±) located at 602 - 27 Avenue NW (Plan 3955R, Block 11, Lots 1, 2 and a portion of lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- The proposed land use amendment allows for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings and secondary suites).
- What does this mean to Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an established inner city neighbourhood.
- Why does this matter? The proposed R-CG land use allows for greater choice of housing types in established areas, close to amenities and services.
- An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by Kellam Berg, on behalf of landowner Wayne Berg, on 2019 April 23. The Applicant's Submission (Attachment 3) indicates that the landowner wants to redevelop this property with a rowhouse building with up to five units.

This flat 0.07 hectare site is located in the community of Mount Pleasant, immediately to the south and west of the intersection of 27 Avenue and 5 Street NW. It is currently developed with a single detached dwelling with vehicular access from rear the lane.

**Planning & Development Report to  
Calgary Planning Commission  
2020 November 19**

**ISC: UNRESTRICTED  
CPC2020-1318  
Page 2 of 4**

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602 -  
27 Avenue NW, LOC2019-0052**

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An amendment to Map 2 of the *North Hill Area Redevelopment Plan* is required to accommodate the proposed land use amendment.

A development permit application has not been submitted at this time.

Administration has considered the relevant planning issues and stakeholder feedback specific to the application and has determined the proposal to be appropriate. See Attachment 1, Background and Planning Evaluation for detailed technical information.

**Planning & Development Report to  
Calgary Planning Commission  
2020 November 19**

**ISC: UNRESTRICTED  
CPC2020-1318  
Page 3 of 4**

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602 -  
27 Avenue NW, LOC2019-0052**

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**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**City-Led Outreach**

In keeping with Administration's standard practice, this application was circulated to external stakeholders (Including the Mount Pleasant Community Association) and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No comments were received by the public during the notice posting period.

The Mount Pleasant Community Association provided a letter in opposition of the proposal, stating concerns related to lack of engagement and compliance with the existing ARP. For additional information, see Attachment 4.

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

**IMPLICATIONS**

**Social**

This recommended low-density land use allows for a wider range of housing types than the existing R-C2 District, and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

This application does not include any actions that specifically address objectives of The [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages

**Economic**

The potential small increase in population enabled by this redesignation would mean opportunities for modest increases in use would help to support existing businesses in the area.

**Service and Financial Implications**

No anticipated financial impact

Planning & Development Report to  
Calgary Planning Commission  
2020 November 19

ISC: UNRESTRICTED  
CPC2020-1318  
Page 4 of 4

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 602 -  
27 Avenue NW, LOC2019-0052**

---

**RISK**

There are no known risks associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. **Proposed Bylaw 1P2021**
3. Applicant Submission
4. Community Association Letter
5. **Proposed Bylaw 1D2021**

Department Circulation

General Manager	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The Applicant's Submission (Attachment 3) indicates that the owner wants to redevelop this property, increasing the density to five units and taking advantage of this corner lot location and area of green space directly opposite.

No development permit application has not been submitted at this time.

This flat 0.07 hectare site is located in the community of Mount Pleasant, immediately to the south and west of the intersection of 27 Avenue and 5 Street NW. It is currently developed with a single detached dwelling with vehicular access from rear the lane.

The general area is low density residential development, typified by the Residential – One/Two Dwelling (R-C2) land use. The Mount Pleasant community has seen recent changes in land use to include the R-CG District. Opposite the intersection of 27 Avenue NW and 5 Street NW, to the south east of the site is a large parcel of Special Purpose – Community Institution (S-CI) District, housing the North Mount Pleasant Arts Centre. Further to the south are Commercial uses along 4 Street NW Commercial – Neighbourhood 1 and 2 (C-N1 and C-N2) Districts, offering a range of local goods and services (approximately 200 metres from the subject parcel).

## Community Peak Population Table

Figure 1 provides an overview of the demographics of Mount Pleasant, based on the most recent census (of 2019). This application would represent a marginal potential increase in population.

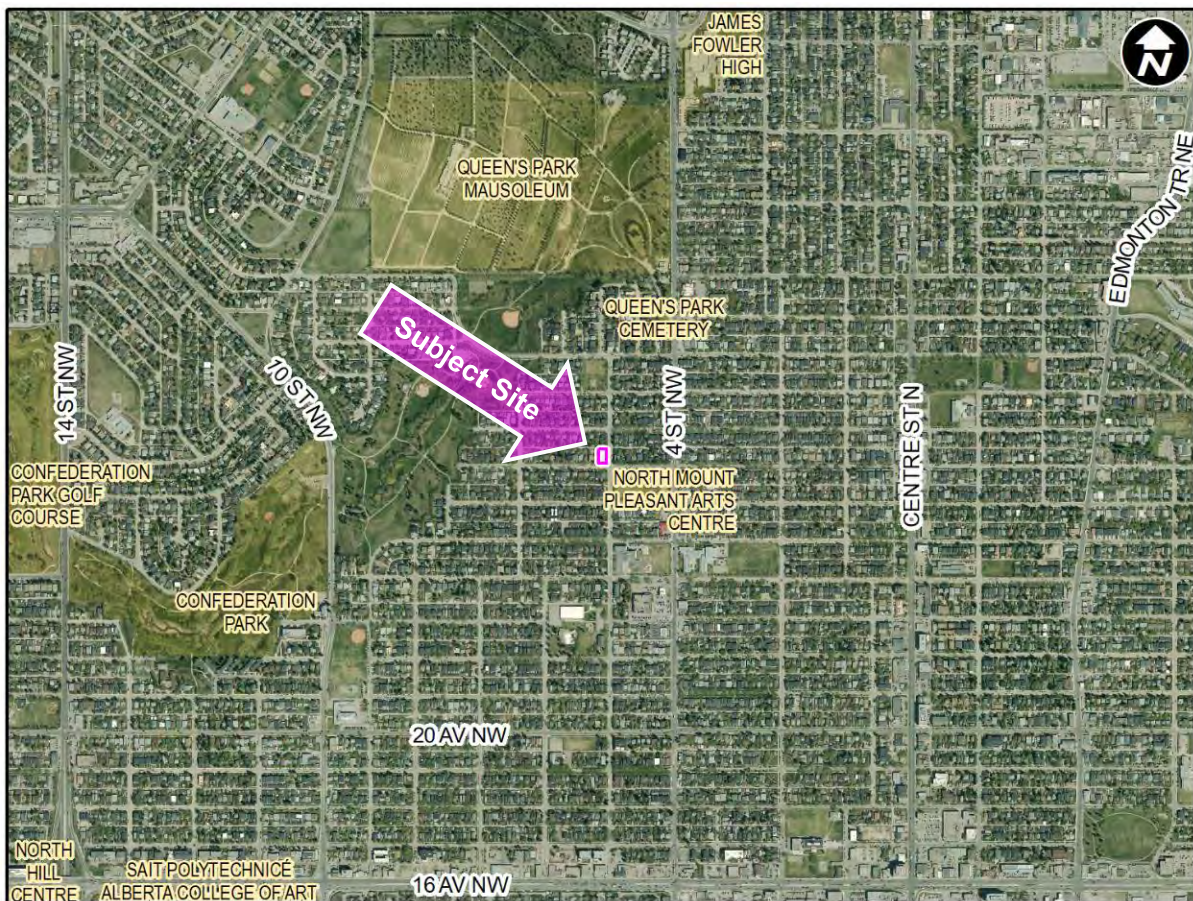
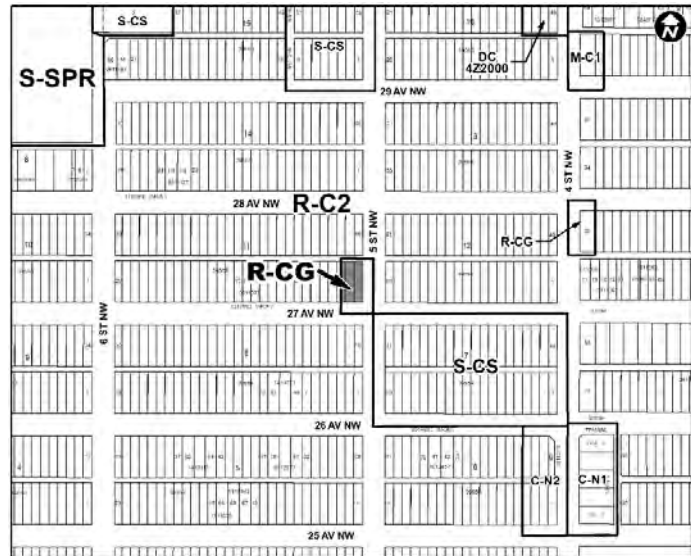
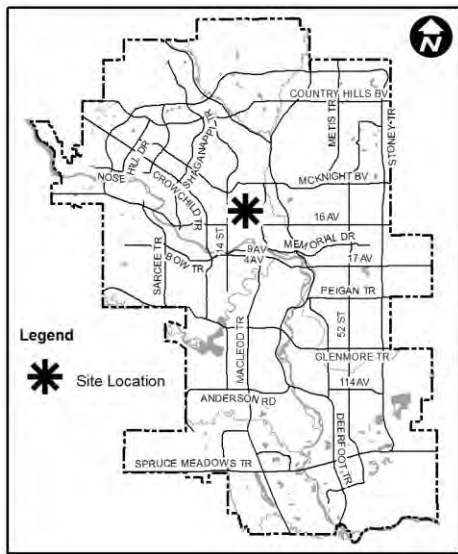
*Figure 1: Community Peak Population*

<b>Mount Pleasant</b>	
Peak Population Year	2019
Peak Population	5,889
2019 Current Population	5,889
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 [Mount Pleasant](#) community profile.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

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

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of five dwelling units.

The corner lot location, direct lane access, proximity to commercial uses on 4 Street NW (approximately 200 metres to the south east), open space (provided by the Arts Centre) and

nearby transit availability; lends this site favourably to an increase in density and the number of units anticipated by this land use redesignation.

### **Development and Site Design**

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

- Ensuring an engaging built interface along both the 5 Street NW and 27 Avenue NW frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;
- Improving pedestrian connections along 5 Street NW by ensuring vehicle access to the site is off the lane;
- Further evaluation of any secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

A development permit application has not been submitted at this time.

### **Transportation**

Pedestrian sidewalks are provided along both 5 Street NW and 27 Avenue NW. Vehicular access is available from the lane.

Regular bus transit services are accessible along 4 Street NW, a walking distance of approximately 300 metres (Routes 2 and 404). This also provides access to 16 Avenue NW and the Max Orange Bus Rapid Transit service.

A Transportation Impact Assessment was not required.

### **Environmental Site Considerations**

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment is not required.

### **Utilities and Servicing**

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

## **Bylaws, Regulations, Council Policies**

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

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

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

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

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

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

The proposal is in keeping with relevant MDP policies as the R-CG 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 Resiliency Strategy (2018)**

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

**North Hill Area Redevelopment Plan (Statutory – 2000)**

The parcel is identified, on Map 2 of the [North Hill Area Redevelopment Plan](#) (ARP), as Low Density Residential. An amendment to Map 2 to change the category of the site to Low Density Residential or Low Density Multi-Dwelling would be required.

**North Hill Communities Local Area Plan (Draft)**

The North Hill ARP is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Mount Pleasant and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.



# PROPOSED

CPC2020-1318  
ATTACHMENT 2

## BYLAW NUMBER 1P2021

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99 (LOC2019-0052/CPC2020-1318)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

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

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

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.07 hectare ± (0.17 acre ±) located at 602 - 27 Avenue NW (Plan 3955R, Block 11, Lots 1, 2, and a portion of 3) from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling' as generally illustrated in the sketch below:



# PROPOSED

**BYLAW NUMBER 1P2021**

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

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

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

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

\_\_\_\_\_  
MAYOR

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

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

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



# Applicant Submission

April 23, 2019

The purpose of this analysis is to provide the reasons for making this application, and reasons to support an approval.  
Property Context and Proposed Land Use Amendment

The Subject Site is located at 602 – 27th Avenue N.W in the community of Mount Pleasant and is roughly 0.071 ha in size. A residential building is currently situated on site, and a lane provides on-site parking at the rear of the property. The land owner would like to obtain the necessary approvals to re-develop the site for a low density residential development consisting of up to 5 units including all minimum parking required to be contained on site. A Development Permit application has not been submitted.

The current land use designation is Residential – Contextual One / Two Dwelling (R-C2) District which allows for single, duplex and semi-detached dwellings. To support the future development intent on site, we are applying to amend the Land Use Bylaw to Residential – Grade Oriented Infill (R-CG) District. The R-CG District is a low density Residential District intended for grade-oriented development and allows modest density increases to provide a variety of housing options.

Land Use Bylaw 1P007 describes the purpose of R-CG to accommodate grade-oriented development in the form of row house buildings, Duplex dwellings, semi-detached dwellings and cottage housing clusters. It can accommodate Secondary Suites and Backyard Suites with new and existing residential development. It also provides flexible parcel dimensions and building setbacks that facilitate integration of diverse grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

## Policy Review

### Location Criteria for Multi-Residential Infill (2016)

These guidelines are used with other relevant planning documents, such as the Municipal Development Plan to help determine the appropriateness of an application in the local context. Based on the criteria listed below, 6 of the 8 requirements are met.

### Requirement Complies Comments

On a Corner	Yes	Southeast corner of Block 11.
Within 400m of a transit stop	Yes	The nearest transit stop (Route 2) is about 230m away on 4th Street N.W & 27th Avenue N.W
Within 600m of a Primary Transit stop or station	No	The nearest BRT Stop (Route 300) is 800m to the east on Centre Street
On a collector or higher standard roadway on at least one frontage	No	It is one block west of 4th Street N.W, a very busy thoroughfare.
Adjacent to existing or planned non-residential development or multi dwelling development	Yes	Diagonally across the street (kitty corner) to the North Mount Pleasant Arts Centre (existing)
Adjacent to or across from existing or planned open space or park or community centre	Yes	Diagonally across the street (kitty corner) to the North Mount Pleasant Arts Centre (existing)
Along or in close proximity to a corridor or activity centre	Yes	Centre Street is located 800m east of the Subject Site. There are various shops and services along that road. Also nearby are Confederation Park, St. Joseph Elementary & Junior High School and Ecole De La Rose Sauvage.
Direct lane access	Yes	

#### City of Calgary Municipal Development Plan (MDP)

The City policy encourages more 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. The proposed redesignation fundamentally meets several goals of the Municipal Development Plan.

##### a. Section 2.2.2 - A transit-supportive land use framework

Access to public transit is roughly 230 metres away on 27th Avenue N.W. The relatively short walking distance may encourage regular transit use and reduce dependence on personal vehicles as a primary mode of transportation. (MDP 2.2.2 a.)

##### b. Section 2.3.2 - Respecting and enhancing neighbourhood character

It is on a corner parcel at the edge of a low density area diagonally across (kitty corner) to a Special Purpose - Community Service (S-CS) District (North Mount Pleasant Art Centre). A house that faces both streets can provide a visual sense of continuity with neighbouring houses to enhance the appearance of the side streets. It also tends to slow traffic which could enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.3.2 a. to c.)

##### c. Section 2.4.2 – Built Form

The MDP requires ground and lower levels of developments demonstrate a strong relationship to the human scale and contribute positively to the public realm and street. By having all vehicular access from the rear lane and unit entries along the streets, the pedestrian oriented interface is protected.

##### d. Section 3.5.1 General – Developed Residential Area Policies

It has direct rear lane access. Encouraging direct lane access for multi-residential provides a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks, allows increased parking options with limited impact on the existing neighbourhood, provides a more pedestrian-oriented streetscape and creates a safer pedestrian environment due to fewer driveways crossing sidewalks (MDP 3.5.1 d.)

The MDP encourages modest redevelopment in Established Areas. The proposed development would modestly intensify the use of land to a density more appropriate to a central Calgary community.

#### North Hill Area Redevelopment Plan (ARP)

##### • Section 3.3 - Mount Pleasant & Tuxedo Policies

Generally, redesigning low density residential land to higher density or commercially zoned lands not contemplated in the ARP is discouraged. However, redesignations to allow town houses may be considered under the following circumstances:

- The proposed site should be on the edge of a low density area and not central to it;
- Generally the maximum height allowed should be in the 9-10 metre range of the predominant R-2 designation. Townhouses are preferred over apartments in proximity to low density detached houses;
- Traffic, access and parking should not overly impact adjacent low density houses; and
- The building design must be compatible with, and contribute to, the streetscape.

##### • Section 3.4 - Mount Pleasant & Tuxedo Implementation

The Design Guidelines for Townhouses and Apartments as proposed for North Hill would be permitted in a range of up to 75 units per hectare as mentioned on page 13. This policy offers the opportunity for modestly higher density development while requiring a built form more compatible with the existing low density development than with higher density type developments. A townhouse development can provide suitable housing for families with children.

A potential 5 unit development on the site has a density of 70.4 uph which is less than the 75 uph density threshold for Townhouse developments in the ARP. Any future development will be designed with individual unit at-grade entrances and an Architectural profile that will be comparable to the existing single detached and semi-detached dwellings in this community.

#### Community and Municipal Engagement

The immediate neighbours and the Community Association will be notified as part of the Land Use Redesignation process and their comments will be taken into consideration. Since the proposal modestly increases the density potential of the site, a pre-application meeting was not requested.

#### Conclusion

The proposed Land Use Redesignation will allow a modest residential density increase of up to 70.4 UPH which would permit the construction of a 5 unit row house type building. The proposal is consistent with City Policies, sustainable principals and the ultimate best use for this Subject Site. For these reasons, we ask for the Calgary Planning Commission and Council for support.

# Community Association Letter

May 20, 2019

Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments on this Land Use Amendment application.

Mount Pleasant is a neighborhood in the midst of transition. A significant number of older, original homes have been demolished and replaced with single family or semi-detached infills. This has served to revitalize our neighborhood as the population has risen and we see many young families moving in.

We have come to accept that we need higher density to bring the types of amenities, services and retail establishments we desire in our neighborhood. We are already seeing a significant density increase simply from the turnover of older bungalows on 50 foot lots to infill on 25 foot lots.

A few years back, our Planning, Transportation & Land Use (PTLU) Committee reached out to the community and hosted an all-day, open house, visioning exercise to gather feedback on the development of our neighborhood. At that event it was clearly expressed that our residents support higher density on the busier roads in our community (4th Street, 10th Street and 20th Avenue) but not throughout the rest of the community. We also feel this is good planning rationale as it will encourage redevelopment of these less desirable properties and the higher density redevelopment will have less impact on adjacent properties.

We took that resident perspective to our Board of Directors and then to our Annual General Meeting, where it was voted on and ratified by our membership as our official position. We have held to that position over the recent years and been supportive of a number of R-CG projects, seven that I can recall, along those three busier roads. Some of these are completed and occupied and some are still in development. We have also been involved in, and generally supportive of, a number of secondary suites and laneway suites in our community.

We have also been working with and supportive of Calgary Housing to develop an affordable housing project on 20th Avenue and 6th Street. We have not seen final plans yet but feel this is a good location for this type of project and look forward to it being completed over the next year. As you can see we are not opposed to higher density redevelopment.

We are opposed to the requested re-zoning of 602 27th Avenue NW from an R-C2 to an R-CG designation in principle because of the policy we have adopted, because it does not align with our current Area Redevelopment Plan (ARP) and specifically because of the lack of appropriate engagement that the developer has conducted with local residents.

## 1. Policy

We have a very reasonable density policy based on solid planning rationale and supporting community desires. This policy has worked effectively to guide appropriate densification in our community. This application is in contradiction to this policy as it is not on a main road.

In the Municipal Development Plan (MDP) Mount Pleasant is defined as a Developed Residential Area., which recognizes the predominantly low density nature of and supports the retention of housing stock or

moderate intensification in form and nature that respects the scale and character of the neighborhood. It also states that multi-family redevelopment should be compatible with the established pattern of development. This application is not consistent with the established pattern of development in the immediate and surrounding residential areas of our community, which are all single detached or semidetached homes.

We also specifically disagree with a number of points in the Policy Review section of the applicant's submission. The subject property is not adjacent to existing or planned non-residential developments or multi dwelling development. The subject is also not adjacent to or across from existing or planned open space or park or community centre. It is in the proximity of some of those things but not adjacent to or across from them. The guidelines are quite specific and if they meant in proximity they would say that.

## 2. ARP

Our current ARP was put in place after comprehensive consultation between the community and the City. It was drafted with the desire to plan and accommodate for growth while preserving the unique community character of our neighbourhood. It is very dated, and from our understanding, the proposed RCG land use did not exist when the ARP was enacted. A new land use like R-CG should not just be wedged into the ARP without similar consultation and collaboration.

The ARP discourages the re-designation of low density residential land to higher density residential in order to maintain and preserve the stability and character of the community. It also seeks to maintain the general development of the adjacent area. It states that townhouses may be appropriate on the edge of a low density area and not central to it and that their maximum height should be in the 9-10 meter range of the predominant R-C2 designation. This application is clearly contrary to these points and not in alignment with the ARP.

At this time this type of land use amendment is premature, given that the city has formed the North Hill Working Group and is in the middle of active consultation with community associations and residents. The intent of this work is to set goals and a vision for these communities with the intent of addressing and revising ARPs that are old and out of date. We have been actively participating in these meetings and look forward to a broad comprehensive plan leading to a revised ARP for Mount Pleasant.

## 3. Engagement

This is one of the first applications of this type in Mount Pleasant; high density within the tradition residential core of the community. There are no other high density row-house/townhouse developments in the community outside of the main streets and the community hub between 4th Street and 5th Street, from 22nd Avenue to 24th Avenue. A unique and ground breaking application like this requires extensive consultation and engagement with the community to fully explain the nuances of it.

We look forward to working with the developer and the City to arrive at an appropriate form of development for this property within the existing R-C2 zoning, and not amending it to R-CG zoning.

These are not necessarily our final comments on this matter. We would like to be kept informed of any developments in this file, especially any amendments, so we can re-asses our position.

Sincerely, Chris Best Mount Pleasant Community Association Board Director  
Planning, Transportation, & Land Use Committee Chair

# PROPOSED

CPC2020-1318  
ATTACHMENT 5

BYLAW NUMBER 1D2021

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2019-0052/CPC2020-1318)**

\*\*\*\*\*

**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 LOC2019-0052/CPC2020-1318  
BYLAW NUMBER 1D2021

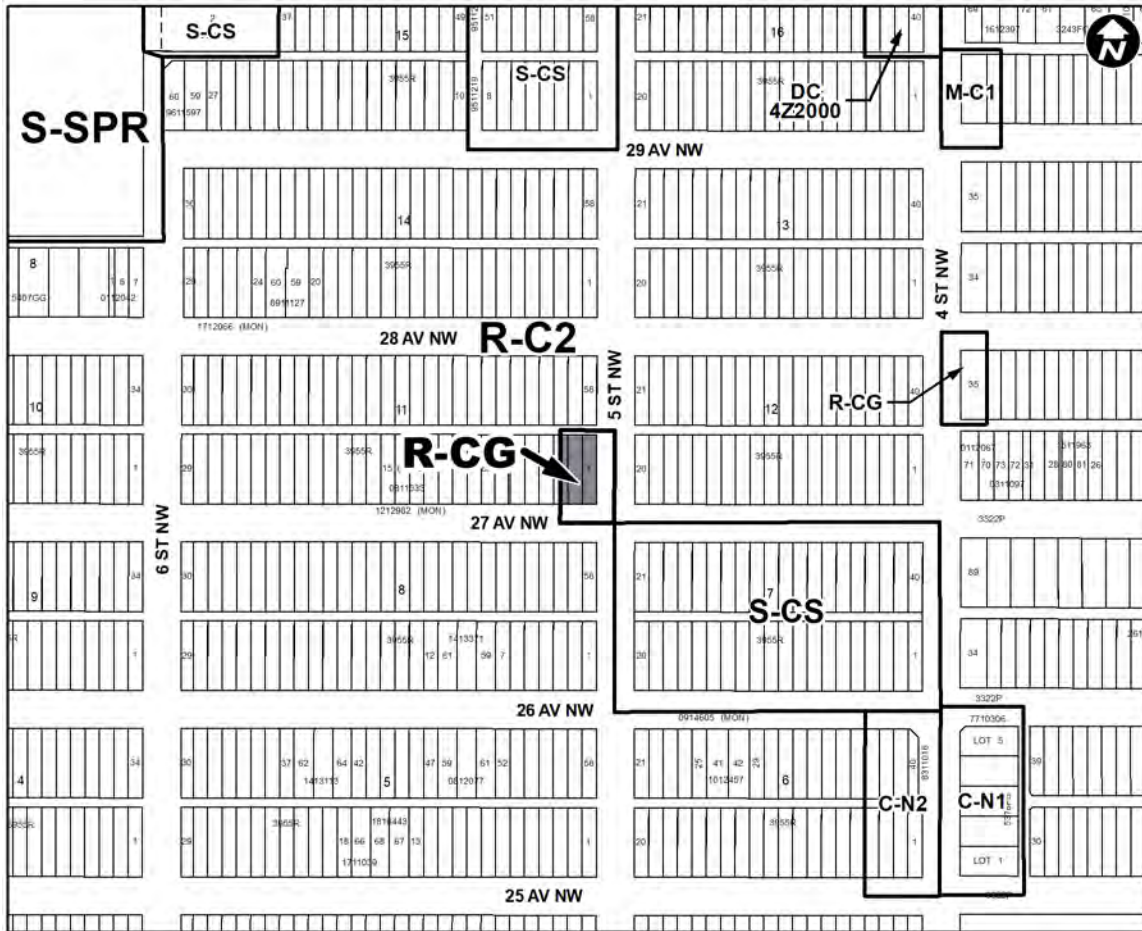
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2019-0052/CPC2020-1318  
BYLAW NUMBER 1D2021

## SCHEDULE B







**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2020-0123**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares  $\pm$  (0.72 acres  $\pm$ ) located at 120 – 17 Avenue NW (Descriptive Plan 1511375, Block 9, Lot 39) from Commercial – Corridor 1 (C-COR1f2.3h17.5) District to Mixed Use - General (MU-1f4.5h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 NOVEMBER 19:**

That Council hold a Public Hearing; and

1. Give three readings to the **Proposed Bylaw 3P2021** for the amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 4D2021** for the redesignation of 0.29 hectares  $\pm$  (0.72 acres  $\pm$ ) located at 120 – 17 Avenue NW (Descriptive Plan 1511375, Block 9, Lot 39) from Commercial – Corridor 1 (C-COR1f2.3h17.5) District to Mixed Use - General (MU-1f4.5h24) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a 7 to 8 storey street-oriented multi-residential or mixed-use development. The applicant intends to develop a 6-storey multi-residential development.
- The proposal allows for an appropriate increase in height and development intensity near the future 16 Avenue N Green Line LRT Station and is in keeping with the applicable policies of the *Municipal Development Plan* and *North Hill Area Redevelopment Plan (ARP)* as amended.
- What does this mean to Calgarians? More residential and/or commercial uses in a walkable and mixed-use area near a future Green Line LRT Station maximizing the Green Line investment.
- Why does this matter? Allowing for more density and intensity near future Green Line LRT stations represents more efficient use of existing and proposed transit infrastructure and offer more mobility choices to residents.
- Amendments to the *North Hill ARP* is required.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use and policy amendment application was submitted by O2 Planning and Design on behalf of land owners, Medivest Professional Centre Inc, on 2020 August 13.

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 120 - 17 Avenue NW, LOC2020-0123

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The 0.29 hectare (0.72 acre) mid-block site in Tuxedo Park is located north of 17 Avenue NW between Centre Street N and 1 Street NW, approximately 150 metres (two-minute walk) from the proposed 16 Avenue N Green Line LRT Station. The site is currently vacant and has rear lane access.

The proposed MU-1f4.5h24 District represents an increase in building height and floor area while offering more flexibility for constructing multi-residential, commercial or mixed-use buildings than the current C-COR1f2.3h17.5 District. A development permit application for a six-storey multi-residential building has been submitted and is under review (Attachment 6). More details about this application and the site's context can be viewed at [DevelopmentMap.calgary.ca](http://DevelopmentMap.calgary.ca) and described in Attachment 1.

A maximum height of 24 metres (7 to 8 storeys) is proposed with this application for offering flexibility at the development permit stage to respond to local context while meeting applicant's needs. To accommodate the proposed maximum height of 24 metres, amendments to the *North Hill ARP* are required.

Administration has considered the relevant planning issues and stakeholder feedback specific to the proposed policy amendments and land use redesignation and has determined the proposal to be appropriate. See Attachment 1 for the Background and Planning Evaluation.

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant created a [project website](#) informing the public about the project and requesting feedback. The applicant consulted the Tuxedo Park, Mount Pleasant and Crescent Heights Community Associations ensuring that residents of the broader North Hill communities had the opportunity to learn about and comment on the application. The project website had more than 300 views but the applicant did not receive any public comments. The Applicant Outreach Summary is provided as Attachment 5.

#### City-Led Outreach

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

Administration received two letters of opposition focusing on the following areas of concern:

- increase in height, density, and lot coverage;
- parking and traffic congestion;
- privacy and shadow impacts; and
- changing the character of the neighborhood.

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 120 - 17 Avenue NW, LOC2020-0123

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The Tuxedo Park Community Association (CA) provided a conditional letter of support (Attachment 4). The CA did not support any commercial uses on the ground floor, and instead recommended larger live/work units on the ground floor that could be converted to commercial uses in the future. The CA also suggested the possibility for two-storey townhouse units at the street level. The CA requested that the future building to provide sufficient parking for its residents.

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

### IMPLICATIONS

#### Social

The proposed land use district allows for additional growth and redevelopment near a future Green Line LRT station promoting a walkable mixed-use area. It may better accommodate the housing needs of people looking for easy access to jobs, shopping, and services with good transit service, mobility options, and with varied housing choice and form.

#### Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

#### Economic

The ability to develop seven to eight storey multi-residential or mixed-use development will increase ridership and help create a viable transit-oriented node around the proposed 16 Avenue N Green Line LRT Station. It will also make more efficient use of existing infrastructure while maximizing the Green Line investment.

#### Service and Financial Implications

No anticipated financial impact

### RISK

There are no known risks associated with this application.

### ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 3P2021**
3. Applicant Submission
4. Community Association Letter
5. Applicant Outreach Summary
6. Development Permit (DP2020-6371) Summary
7. **Proposed Bylaw 4D2021**

**Planning & Development Report to  
Calgary Planning Commission  
2020 November 19**

**ISC: UNRESTRICTED  
CPC2020-1233  
Page 4 of 4**

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 120 - 17  
Avenue NW, LOC2020-0123**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

As indicated in the Applicant Submission (Attachment 3), the applicant intends to develop the site with a six-storey multi-residential building. A development permit application for a six-storey multi-residential building has been submitted and is under review (Attachment 6).

The subject site is a mid-block parcel located north of 17 Avenue NW between Centre Street N and 1 Street NW, in the community of Tuxedo Park. The site is vacant and approximately 0.29 hectare (0.72 acre) in size and is approximately 76 metres wide and 38 metres long. The site has rear lane access, located to the north.

Surrounding development is characterized by a mix of commercial, low to medium-density residential, and public utility uses. Centre Street N is located approximately 50 metres to the east and 16 Avenue NW is located approximately 100 metres to the south. Both Centre Street N and 16 Avenue NW include commercial development and are served by Bus Rapid Transit (BRT) service. The site is approximately 150 metres (two-minute walk) from the future 16 Avenue N Green Line LRT Station.

To the east, a place of worship and commercial development are located and designated Commercial – Corridor 2 (C-COR2f3.0h20) District and C-COR1f3.0h20 District.

To the south, an electric substation and a multi-residential development (triplex) are located and designated Commercial – Corridor 1 (C-COR1f5.0h28) District.

To the north, single detached dwellings and a multi-residential development (4-plex) are located and designated Residential – contextual One / Two Dwelling (R-C2) District, Multi-Residential – Contextual Low Profile (M-C1) District, and Direct Control ([DC130Z82](#)) District. The DC District is based on the Residential Medium Density Multi-Dwelling (RM-4) District of Calgary's previous Land Use Bylaw (2P80).

To the west, a single detached dwelling and commercial developments are located and designated with a Direct Control ([DC5Z2000](#)) District. For the adjacent properties to the west, the DC5Z2000 District is based on the Local Commercial (C-1) District of Calgary's previous Land Use Bylaw (2P80).

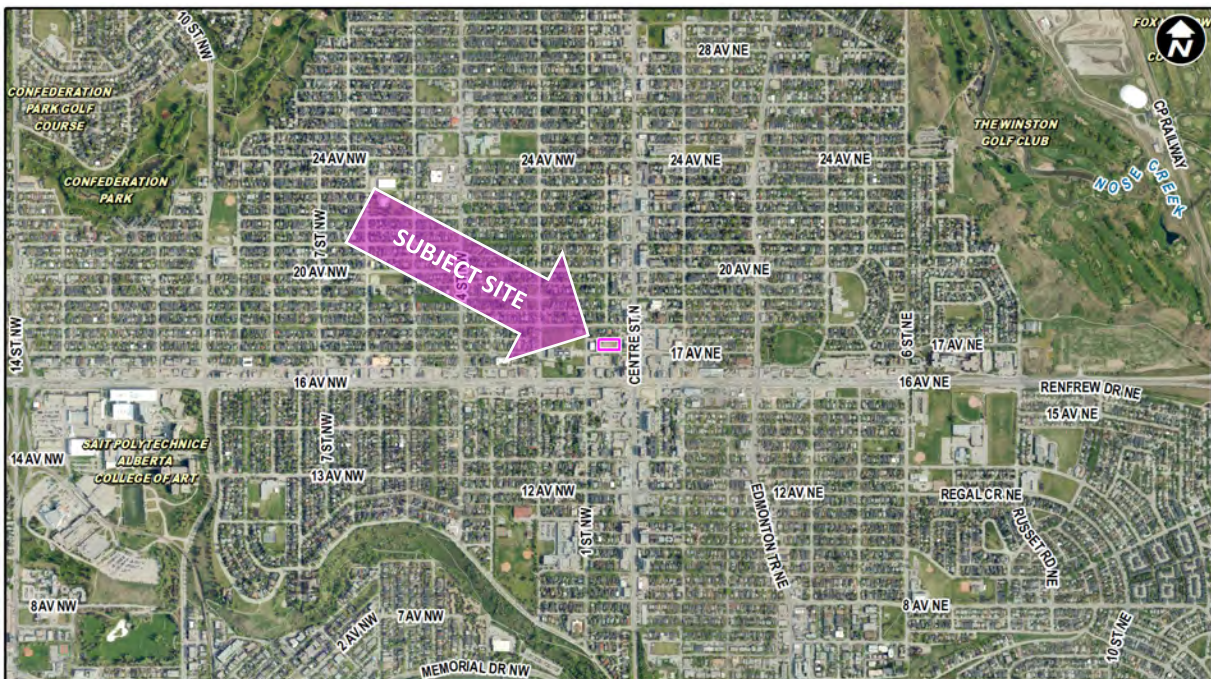
## Community Peak Population Table

<b>Tuxedo Park</b>	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
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 [Tuxedo Park](#) community profile.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The current C-COR1f2.3h17.5 District is a commercial designation characterized by commercial developments on both sides of street in the form of storefronts along a continuous block face with opportunities for residential and office uses on upper floors. It allows for a maximum building height of 17.5 metres (4 to 5 storeys) and a maximum FAR of 2.3. The C-COR1 District does not allow residential uses on the ground floor and requires a minimum of 20 percent building floor area to be dedicated to commercial uses.

The proposed MU-1f4.5h24 District is a mixed-use designation characterized by street-oriented buildings along commercial streets with either residential or commercial uses on ground floor. It allows for the flexibility to accommodate a mix of residential and commercial uses, or only residential, or only commercial uses in a development. It allows for a maximum building height of 24 metres (7 to 8 storeys) and a maximum FAR of 4.5. This District has rules related to building step backs from property lines which respond to immediate urban context.

Administration has reviewed the context and applicability of the proposed MU-1 District and determined that it is appropriate for this location as it offers the flexibility to construct multi-residential, commercial or mixed-use development in proximity to jobs, shopping, and services promoting transit-oriented development.

### **Development and Site Design**

The applicable land use policies and the rules of the proposed MU-1 District will provide guidance for the future redevelopment of this site including appropriate uses, height and building massing, landscaping and parking.

Given the specific context of this site with proximity to the future Green Line 16 Avenue N LRT station, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring engaging front facade along 17 Avenue NW;
- ensuring compatible interface with adjacent low-density residential districts;
- improving pedestrian connections by ensuring vehicle access to the sites is from the rear lane; and
- mitigating shadowing, overlooking, and privacy concerns

### **Transportation**

A Transportation Impact Assessment was not required for this proposal. Pedestrian access is available from existing sidewalks on 17 Avenue NW and vehicular access to the site will be provided from the existing rear lane.

The site is approximately 150 metres (two-minute walk) from the proposed 16 Avenue N Green Line LRT Station. Bus rapid transit service (BRT) currently operates along Centre Street N and 16 Avenue N among other local bus routes. A BRT bus stop serving Route 300 (BRT Airport / City Centre) and Route 301 (BRT North) is located approximately 60 metres to the east of the site along Centre Street N. A BRT bus stop serving MAX Orange (Brentwood / Saddletowne) is located approximately 150 metres to the south of the site along 16 Avenue NW.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage. A Sanitary Servicing Study will be required at the development permit stage.

## **Bylaws, Regulations, Council Policies**

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

The recommendation by Administration in this report has considered and is aligned with the policy directions 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 (2019)**

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



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

The subject site is located within the Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). Both City-Wide policies and Inner City area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit. The proposal is in keeping with relevant MDP policies.

### **Climate Resilience Strategy (2018)**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

### **North Hill Area Redevelopment Plan (Statutory – 2000)**

The [North Hill Area Redevelopment Plan](#) (ARP) identifies Centre Street N as the 'Main Street' of Tuxedo Park where neighbourhood and area residents can find a wide range of goods and services. The site is subject to the Commercial Development Centre Street policies of the ARP. Centre Street policies encourage appropriate land use intensification so that Centre Street can develop into a more compact, mixed use environment that supports residential, commercial and transit supportive uses and provide for a form of development that is compatible in character and scale with the adjacent residential areas.

ARP policy finds commercial and/or residential development appropriate for 17 Avenue NW and allows for a maximum building height of 17.5 metres for the subject site. The site is located within 'Low Density Multi Dwelling or Local Commercial' and 'Medium Density Multi Dwelling and/or General Commercial' areas according to Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo of the ARP.

The proposed MU-1 District is consistent with the objectives of the ARP in this location and future intensification expected around the 16 Avenue LRT Station. In order to align the proposed land use amendment application with the ARP policies, a minor amendment to Map 2 and a minor amendment to Centre Street policies of the ARP is required and is proposed with this land use redesignation application (Attachment 2).

### **North Hill Communities Local Area Plan (Draft)**

The North Hill ARP is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Tuxedo Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.



# PROPOSED

CPC2020-1233  
ATTACHMENT 2

## BYLAW NUMBER 3P2021

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99 (LOC2020-0123/CPC2020-1233)

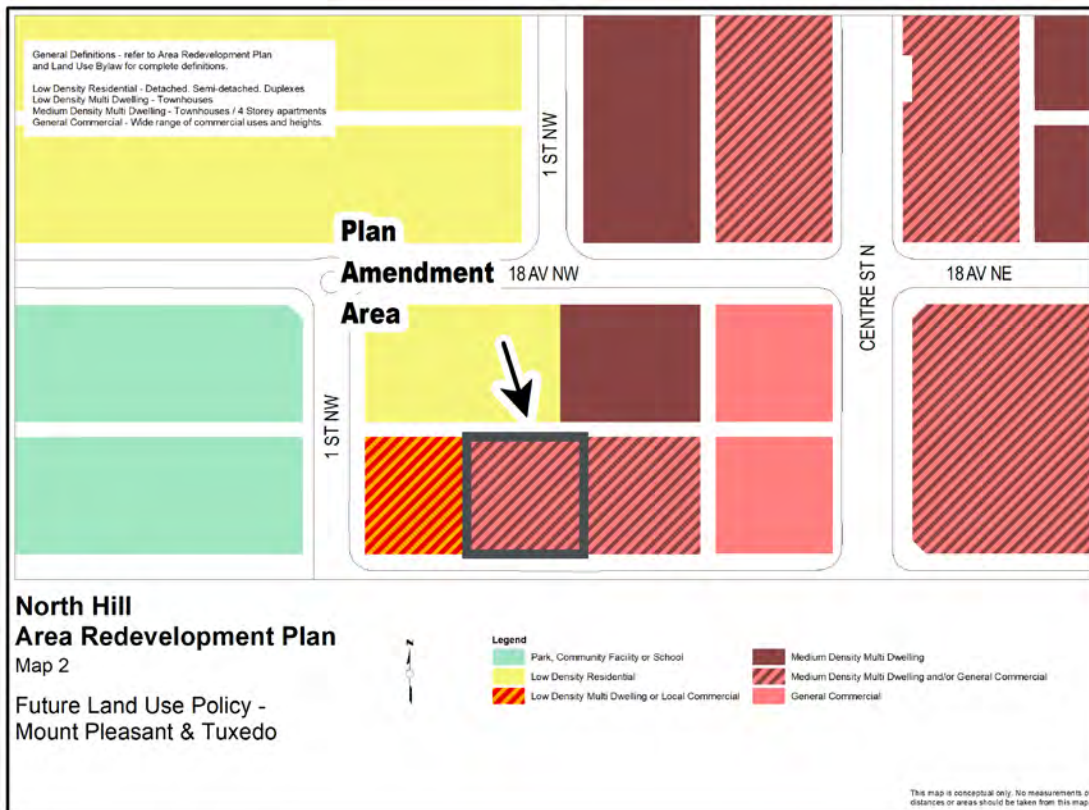
\*\*\*\*\*

**WHEREAS** it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

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

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

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.15 hectares ± (0.37 acres ±) located at the western portion of 120 – 17 Avenue NW (Portion of Descriptive Plan 1511375, Block 9, Lot 39) from 'Low Density Multi Dwelling or Local Commercial' to 'Medium Density Multi Dwelling and/or General Commercial' as generally shown in the sketch below:



# PROPOSED

## BYLAW NUMBER 3P2021

- (b) Under Section 4.4.3 Policies, under Policy 18, delete the second paragraph and replace with the following:

“For the site at 120 – 17 Avenue NW, a maximum building height of 24 metres may be considered appropriate.”

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

October 14, 2020

On behalf of ICM Group, O2 Planning + Design proposes to redesignate the parcel located at 120 17 Avenue NW to Mixed Use – General with a maximum density of 4.5 FAR and a maximum building height of 24 metres and (MU-1 f4.5h24). The proposed land use will enable the development of a mid-rise multi-residential development with excellent access to transit, Main Streets, and the many services and amenities offered by the North Hill Communities. A development permit for a six-storey residential building is forthcoming and will allow administration and the community to review the proposed land use with a clear sense of the intended built form outcome.

The subject site is approximately 2,900 square metres and currently vacant. Located within steps of two MDP-identified Main Streets and within 120 metres of both an existing BRT Station and a future Green Line LRT Station, the site provides an excellent opportunity to increase residential density and showcase best practices in transit-oriented development.

The existing land use (C-COR1 f2.3h17.5) is primarily for commercial development at-grade with opportunities for residential uses on upper floors. Given ICM's vision for a mid-rise multi-residential building in this location, a land use redesignation is required. The proposed MU-1 f4.5h24 land use accommodates a six-storey building that will both increase and diversify the North Hill communities' housing stock. Consideration will be made during the design of the building to mitigate shadowing and overlooking impacts.

The City of Calgary is in the process of preparing the North Hill Communities Local Area Plan (LAP) to determine where and how growth and development should occur. The Draft LAP identifies the subject site for Neighbourhood Commercial Minor development with a building scale modifier of up to 12 storeys. The proposed land use is well aligned with the draft LAP as it will increase residential density and accommodate pedestrian movement in proximity to Main Streets and the Primary Transit Network, but until the LAP is approved, the existing North Hill Area Redevelopment Plan (ARP) applies. The existing ARP identifies the western half of the subject site as Low Density Multi Dwelling. Development in this area is intended to be characterized by townhouses. The eastern half of the site is designated for Medium Density, envisioned as townhouses or apartments up to four storeys in height. To achieve the development vision for this site and reflect its transit-oriented development potential, an amendment to the ARP is required. However, if the new LAP has been approved, an amendment will not be required.

In summary, below are the key attributes of the proposed development:

- Increase **housing supply and diversity** within 120 metres of the **Primary Transit Network**.

- Contribute to the **vibrancy** of the 16 Avenue NW and Centre Street N **Main Streets** and support local businesses.
- **Activate streets and laneways**, improving the streetscape and encourage pedestrian activity in the LRT/BRT station area.

O2 is committed to meaningful stakeholder consultation and providing a variety of platforms for residents to learn about the project, share feedback, and ask questions. COVID-19 has provided the opportunity to re-think engagement and shift away from traditional methods. In addition to focused virtual meetings with the Tuxedo Park Community Association and Councillor Farrell's office, we will create a project website where residents can learn about the proposal, provide feedback, and reach out directly to the applicant team. Feedback gathered throughout the process will be summarized in an Outreach Summary report.

# Community Association Letter



## **Tuxedo Park Community Association**

202 - 29<sup>th</sup> Avenue NE  
Calgary, Alberta T2E 2C1  
Phone (403) 277-8689

**September 11, 2020**

Circulation Control  
Planning and Development  
Box 2100, Station M  
Calgary, AB T2P 2M5

Attention: Manish Singh

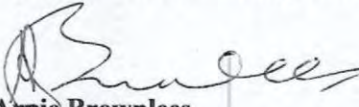
RE: LOC2020-0123  
120 17 Ave. NW

The Tuxedo Park Community Association (TPCA) has reviewed the subject application. We have the following comments:

1. It appears buildings of this size which have been proposed lately lack sufficient parking to accommodate all residents in anticipation of transit use. We would like to see this addressed in the development design as parking continues to be a concern for the community in general.
2. TPCA is supportive of not having commercial space on the ground level. We would recommend the ground level units be larger live/work units that could be converted to commercial in the future. Another suggestion would be to have two story townhouses on the ground level to add some diversity.

In consideration of these points, TPCA will support the subject Land Use Amendment. I trust the foregoing is in order, please contact the undersigned at 403-860-3340 to discuss further.

**Tuxedo Park Community Association**



**Arnie Brownlees**  
Director





# Applicant Outreach Summary

October 14, 2020

## Outreach Summary

Engagement for 120 17 Ave NW was conducted from the beginning of August to October 2020. Due to COVID-19, it was not possible to host a traditional open house. Instead, the project team prepared a project website that provided the community with opportunities to learn about the proposal and provide feedback on their own time.

The content of the website was similar to what would typically be displayed at an open house. It included a site context diagram, ARP policy information, existing and proposed land use information, and preliminary development concept images. In addition, contact information for both the applicant team and the file manager were provided.

In addition to the website, the project team discussed the application with the Tuxedo Park Community Association (TPCA). The TPCA provided a letter of support and distributed the website link through their various channels.

The project team also reached out to Community Associations in Mount Pleasant and Crescent Heights. The MPCA and the CHCA both distributed the website link, ensuring that residents of the broader North Hill communities had the opportunity to learn about and comment on the application.

## Feedback Received

In total, the website received 291 visitors and there were 334 page views from August to October 8 2020. The project team did not receive any comment submissions from the website or via email.

The project team received a letter of support from the Tuxedo Park Community Association. The TPCA provided two comments within its letter for consideration:

1. It appears buildings of this size which have been proposed lately lack sufficient parking to accommodate all residents in anticipation of transit use. We would like to see this addressed in the development design as parking continues to be a concern for the community in general.
2. TPCA is supportive of not having commercial space on the ground level. We would recommend the ground level units be larger live/work units that could be converted to commercial in the future. Another suggestion would be to have two story townhouses on the ground level to add some diversity.

Applicant Response to TPCA letter:

1. It is anticipated that the proposed development will provide two levels of underground parking with 175 parking stalls. In addition to vehicle parking, the proposed development is also estimated to provide 88 Class 1 and 18 Class 2 bicycle storage spaces. The proposed development provides ample parking for residents of the proposed building, given the site's location within steps of two MDP-identified Main Streets and 120 metres of an existing BRT Station and future Green Line LRT Station.
2. It is anticipated in the forthcoming DP that ground level residential units will primarily be 2-bedroom units, with porches connecting them to the street. These frequent entrances on the ground floor will help to activate the street. The final size and configuration of these units will be determined at the DP stage.

## Development Permit (DP2020-6371) Summary

A development permit application (DP2020-6371) was submitted by Modern Office of Design & Architecture on 2020 October 8 for the site located at 120 – 17 Avenue NW. The development permit application is for a six-storey multi-residential development with a total of 170 dwelling units and a maximum building height of approximately 22.6 metres.

The following excerpts (Figures 1, 2 and 3) from the development permit application provide an overview of the proposal and are included for information purpose only. Administration's review of the development permit application will determine the ultimate building design and site layout details such as parking, landscaping, and site access. No decision will be made on the development permit application until council has made a decision on this land use redesignation.

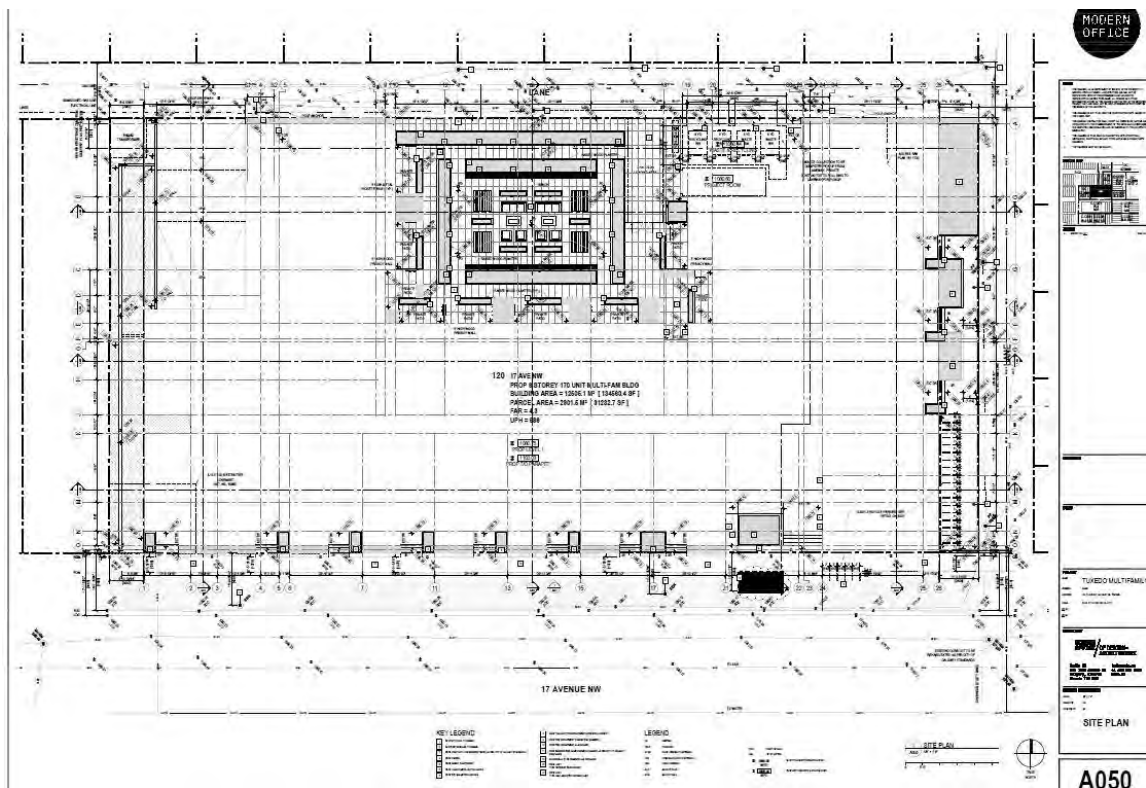
**Figure 1:** Rendering of Proposed Development (View from southwest corner of site)



Figure 2: Rendering of Proposed Development (View from southeast corner of site)



Figure 3: Site Plan



# PROPOSED

CPC2020-1233  
ATTACHMENT 7

**BYLAW NUMBER 4D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0123/CPC2020-1233)**

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









**Policy and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses,  
 LOC2020-0045**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.22 hectares  $\pm$  (0.54 acres  $\pm$ ) located at 219, 223, 225, 227, 229, and 231 – 9A Street NW (Plan 2448O, Block 1, Lots 28 to 35) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020  
 DECEMBER 3:**

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 4P2021** for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 9D2021** for the redesignation of 0.22 hectares  $\pm$  (0.54 acres  $\pm$ ) located at 219, 223, 225, 227, 229, and 231 – 9A Street NW (Plan 2448O, Block 1, Lots 28 to 35) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).

**Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission,  
 held 2020 December 3:**

“**Moved by** Director Vanderputten

That with respect to Report CPC2020-1343, the following be approved:

That Calgary Planning Commission accept the correspondence from an adjacent owner for the Corporate Record and forward on with Report CPC2020-1343 to Council.

**MOTION CARRIED”**

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject properties to allow for a multi-residential development up to 27 metres (8 to 9 storeys) in height.
- The proposal allows for an appropriate building form in a location well served by existing infrastructure and in close proximity to services and employment and is in keeping with the applicable policies of the *Municipal Development Plan* and [Hillhurst/Sunnyside Redevelopment Plan](#) (ARP), as amended.
- What does this mean to Calgarians? More housing opportunities for inner city living with access to alternative transportation modes and more efficient use of existing infrastructure.

## Policy and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2020-0045

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- Why does this matter? Allowing for more density and intensity near an LRT station represents more efficient use of existing and proposed transit infrastructure and offer more mobility choices to residents.
- An amendment to the Hillhurst/Sunnyside ARP is required.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

### DISCUSSION

This land use and policy amendment application in the northwest community of Sunnyside was submitted by O2 Planning and Design on 2020 April 09 on behalf of the landowners, JEMM Sunnyside Ltd, and Gideon and Louisa Tsang.

The subject site is located west of 9A Street NW, and north of Memorial Drive NW and consists of six parcels that are approximately 0.22 hectares (0.54 acres) total in size. The proposed DC Direct Control District is based on the M-H2 District and is intended to allow for multi-residential development of 27 metres or approximately 8 to 9 stories. The proposed DC District is required to implement the bonus density policies of the ARP. To accommodate the proposed maximum height of 27 metres, an amendment to the *Hillhurst/Sunnyside ARP* is required.

No development permit application has been submitted at this time, however as noted in the Applicant Submission (Attachment 4), the intention is to develop a medium-density mid-rise development that aligns with the vision established in the *Hillhurst-Sunnyside ARP*.

More details about this land use amendment application and surrounding site context is provided Attachment 1 (Background and Planning Evaluation).

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant attended virtual meetings with the Hillhurst Sunnyside Community Association (HSCA) in May and October 2020 and launched a project website where comments could be submitted to the applicant team. See Attachment 6 for the Applicant Outreach Summary.

#### City-Led Outreach

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

Administration received one letter of support for the elimination of parking minimums to encourage the use of active modes of transportation. Four letters of opposition were also received. Reasons stated for opposition are summarized as follows:

## Policy and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2020-0045

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- elimination of the minimum parking requirements in the DC District and potential negative impacts this will have on the availability of public parking for businesses and visitors;
- building height;
- the sites being mid-block;
- concerns with the density bonus system and use of a DC District;
- issues with the Development Map system; and
- cumulative impacts of multiple construction projects in area, including noise and congestion.

Administration received a letter of general support from the HSCA, providing comments and recommendations around local improvements, housing mix and affordability (Attachment 5). At the applicant's presentation to HSPC in May 2020, the applicant explained the proposed revision to the maximum building height from 26 metres to 27 metres. The HSPC indicated their support of the proposed 1 metre increase to accommodate the flood requirements.

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

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

### IMPLICATIONS

#### Social

The proposed application enables the continuation of redevelopment within the Hillhurst/Sunnyside area while also providing for greater housing choice. The development of these lands will enable a more efficient use of land and infrastructure while also supporting surrounding commercial uses and amenities.

#### Environmental

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

#### Economic

The ability to develop a mid-rise multi-residential development will increase ridership and enhance the viability of the Kensington commercial area. It will also make more efficient use of existing services and leveraging the existing transit infrastructure in the area.

#### Service and Financial Implications

**Planning & Development Report to  
Calgary Planning Commission  
2020 December 3**

**ISC: UNRESTRICTED  
CPC2020-1343  
Page 4 of 4**

**Policy and Land Use Amendment in Sunnyside (Ward 7) at multiple addresses,  
LOC2020-0045**

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No anticipated financial impact

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. **Proposed Bylaw 4P2021**
3. **Proposed Bylaw 9D2021**
4. Applicant Submission
5. Community Association Letter
6. Applicant Outreach Summary
7. **Letter from Adjacent Owner**

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 Sunnyside, west of 9A Street NW, and north of Memorial Drive NW. The subject lands consist of six parcels that are approximately 0.22 hectares (0.54 acres) total in size, measuring approximately 60 metres wide by 36 metres deep. Each parcel is currently developed with a single detached dwelling. A rear lane exists along the western boundary of the site. At the time of submission, the application was for five parcels. A sixth parcel, 219 – 9A Street NW, was added to the application during the review process.

Surrounding development is mainly characterized by a mix of multi-residential, commercial, and mixed-use development designated under various DC Districts, with a handful of single detached dwellings immediately to the south under the M-C2 District. The LRT Red Line is immediately to the east.

The neighbourhood main street and commercial centre of 10 Street NW and Kensington Road NW, both providing local commercial and services, are approximately 50 metres west of the site. The Sunnyside LRT Station is approximately 275 metres north of the site, and Riley Park 475 metres. The Bow to Bluff corridor is located along the east side of 9A Street NW and provides a pedestrian and bicycle connection to the regional pathway that runs along Memorial Drive is 100 metres to the south.

## Community Peak Population Table

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

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

*Source: The City of Calgary 2019 Civic Census*

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





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

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

The proposed DC District is based on the M-H2 District and allows for multi-residential development with a limited range of support commercial uses. The M-H2 District allows for a maximum FAR of 5.0. A height modifier of 27 metres is proposed. The main purpose of the DC Direct Control District is to allow for the implementation of the bonus density provisions of the *Hillhurst / Sunnyside ARP*, and to modify the required parking minimums.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district. Sections 9 and 10 have also been added to this relaxation rule in order to allow for some minor variations of the building height and parking if these are needed.

### **Development and Site Design**

If the land use redesignation is approved by Council, the rules of the proposed DC Direct Control District along with the policies of the ARP will provide guidance for future site development including building massing, height, landscaping, and parking. Although no development permit has been submitted, given the specific context of these sites, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 9A Street NW and the rear lane; and
- improving pedestrian connections along 9A Street NW by ensuring vehicle access to the site is off the lane.

### **Transportation**

The area is well served by Calgary Transit bus service, including stops located nearby on 10 Street NW and Kensington Road NW. BRT Route 305 service is available on Kensington Road NW. The Sunnyside LRT Station is approximately 275 metres walking distance from the site. On-street parking adjacent to the site is restricted through the residential parking permit system. A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage.

## **Bylaws, Regulations, Council Policies**

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

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

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

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

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

The subject site is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The site is also situated on the boundary of the Neighbourhood Main Street typology (along 10 Street NW) to the west of the subject site. The applicable MDP policies encourage redevelopment of inner city communities that is similar in scale and built form to existing development, including a mix of multi-residential housing such as townhouses and apartments. The MDP also states that sites within the Inner City area may intensify, particularly in transition zones adjacent to areas



designated for higher density (i.e., Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood.

The proposal is in keeping with relevant MDP policies as the development provides for greater housing mix and choice within the community, higher densities in proximity to primary transit and optimal use of existing infrastructure.

### **Climate Resilience Strategy (2018)**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

### **Hillhurst / Sunnyside Area Redevelopment Plan (Statutory – 1988)**

The subject site falls within the Transit Oriented Development Area of the [Hillhurst/Sunnyside ARP](#), and is subject to the policies contained within Part II of the plan, which was added as an amendment by Council in 2009. The subject site is located within the Medium-Density Mid-Rise area as identified on Map 3.1: Land Use Policy Areas. The intent of the Medium-Density Mid-Rise area is to allow for higher density development in a street-oriented mid-rise format. The maximum building height prescribed in the ARP for the site is currently 26 metres.

An amendment to the ARP is required to allow for the proposed height of 27 metres. The applicant is requesting the additional height in order to maintain the development intent of 26 meters while accommodating an increased main floor elevation of 1 metre based on the flood requirements in the area.

In 2012 November, Council approved an amendment to the ARP to include density bonus provisions which allows for a density increase to the maximum floor area ratio specified in the ARP. The density increase is subject to either a contribution to the Hillhurst / Sunnyside Community Amenity Fund (HSCAF) or the construction of an urban design initiative.

### **Riley Communities Local Area Planning Project**

The *Hillhurst/Sunnyside* ARP is under review as Administration is currently working on the *Riley Communities Local Area Plan* (LAP) which includes the Sunnyside community and surrounding communities. Planning applications are being accepted for processing during the local growth planning process. The *Riley Communities LAP* has been put on hold but is anticipated to be relaunching in Q1 2021.



# PROPOSED

CPC2020-1343  
ATTACHMENT 2

## BYLAW NUMBER 4P2021

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE HILLHURST/SUNNYSIDE AREA  
REDEVELOPMENT PLAN BYLAW 19P87  
(LOC2020-0045/CPC2020-1343)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend the Hillhurst/Sunnyside Area Redevelopment Plan Bylaw 19P87, as amended;

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

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

1. The Hillhurst/Sunnyside Area Redevelopment Plan attached to and forming part of Bylaw 19P87, as amended, is hereby further amended as follows:

(a) Under Part II, Section 3.2 Built Form and Site Design, subsection 3.2.3 Residential Areas, after policy 13., add the following and renumber the subsequent policies accordingly:

“14. The maximum building height allowed for the sites at 219 to 231 – 9A Street NW may be increased from 26 metres to 27 metres in order to accommodate flood requirements.”

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

CPC2020-1343  
ATTACHMENT 3

**BYLAW NUMBER 9D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0045/CPC2020-1343)**

\*\*\*\*\*

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

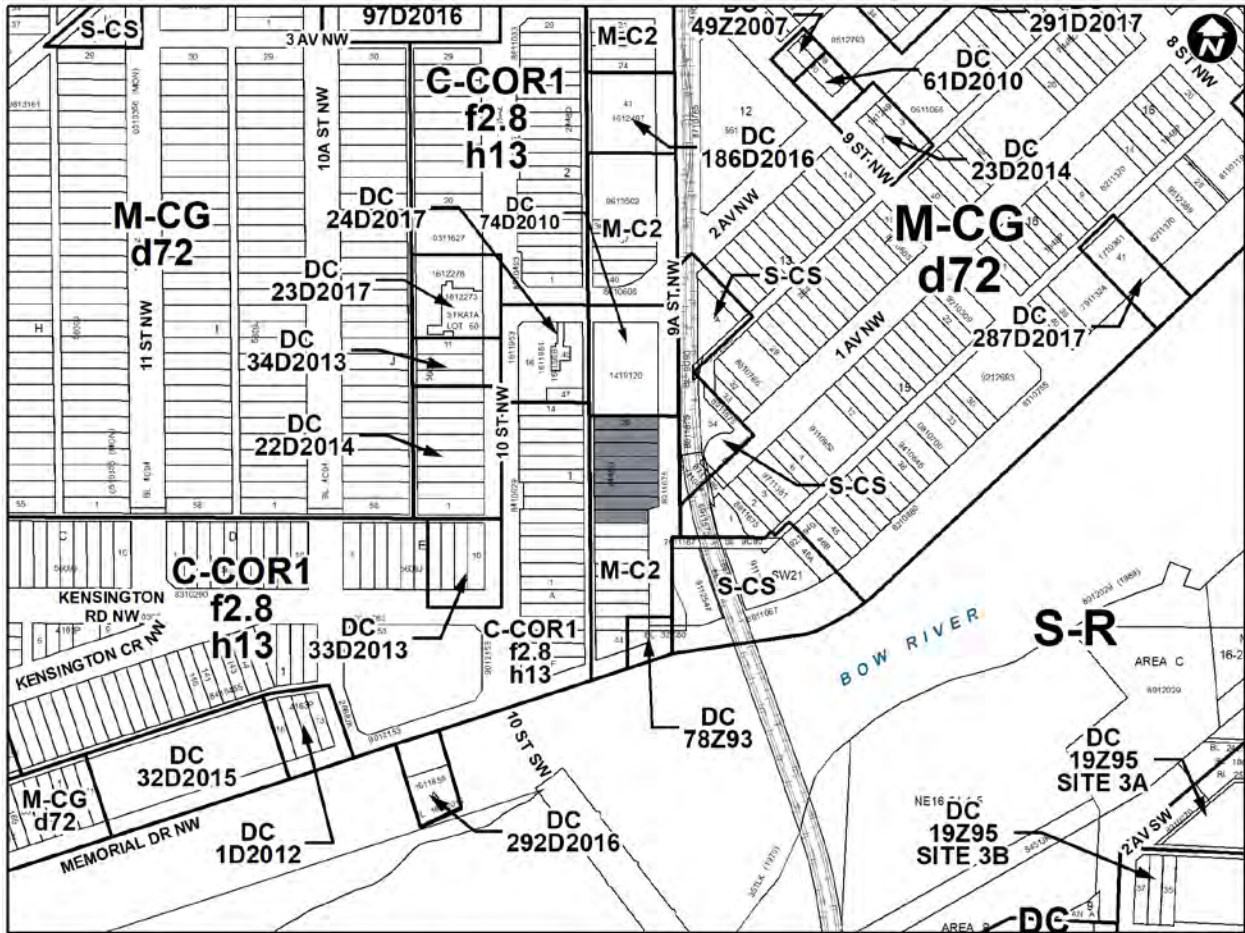
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2020-0045/CPC2020-1343  
BYLAW NUMBER 9D2021

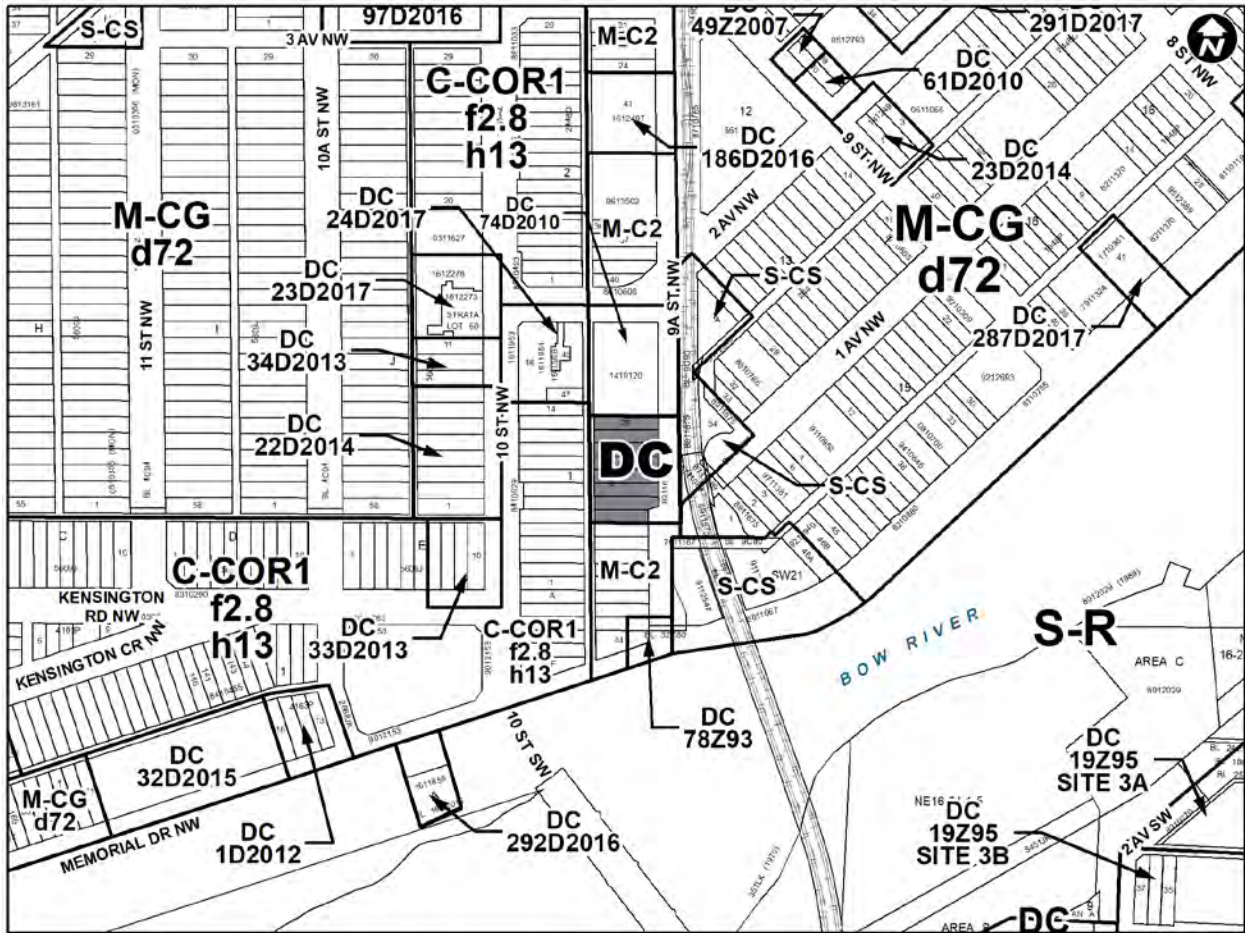
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0045/CPC2020-1343  
BYLAW NUMBER 9D2021

## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District is intended to:

- (a) provide for medium density mid-rise multi-residential development in compliance with the policies of the applicable local area redevelopment plan; and
- (b) implement the density bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan.

#### Compliance with Bylaw 1P2007

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

# PROPOSED

## AMENDMENT LOC2020-0045/CPC2020-1343 BYLAW NUMBER 9D2021

### Reference to Bylaw 1P2007

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

### Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

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

### Density Bonus

- 8 (1) For the purposes of this section: “Cash Contribution Rate” means: \$18.14 per square metre for the year 2020. The Cash Contribution Rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.

- (2) A density bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:

Cash Contribution Amount = Cash Contribution Rate x Total Floor Area in square metres above the **floor area ratio** of 2.5.

- (3) A density bonus may be earned by the provision of an off-site improvement in accordance with Section 3.1.5.4 of the Hillhurst/Sunnyside Area Redevelopment Plan, where the allowable bonus floor area in square metres is equal to the cost of construction of the off-site improvement divided by the Cash Contribution Rate, such that:

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

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



# PROPOSED

AMENDMENT LOC2020-0045/CPC2020-1343  
BYLAW NUMBER 9D2021

## Building Height

9 The maximum *building height* is 27 metres.

## Motor Vehicle Parking Stall Requirements

- 10 (1) Unless otherwise provided in subsection (2) the minimum *motor vehicle parking stall* requirements are those set out in Section 558 of Bylaw 1P2007.
- (2) The minimum *motor vehicle parking stall* requirement for each **Dwelling Unit** and **Live Work Unit** may be reduced to 0.25 stalls for resident parking and 0.08 *visitor parking stalls* per *unit* where transportation demand management measures are provided and implemented as a condition of a *development permit*. Transportation demand management measures may include, but are not limited to:
- (a) provision of 1.0 *bicycle parking stalls – class 1* per *unit*;
  - (b) a minimum of 50 per cent of *bicycle parking stalls – class 1* provided in bicycle lockers;
  - (c) provision of a bicycle repair station; and
  - (d) provision of a bicycle wash station.

## Relaxation

11 The *Development Authority* may relax the rules contained in Sections 6, 9 and 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.



# Applicant Submission

2020 November 09

In collaboration with JEMM Properties (JEMM), O2 Planning and Design (O2) proposes to redesignate the subject site (219 – 231 9A Street NW) to a Direct Control (DC) based on the Multi-Residential – High Density Medium Rise district (MH-2). Key elements being sought in a DC are a maximum density of 5.0 FAR, a maximum building height of 27 metres, and a reduced parking requirement. This will enable the redevelopment of 6 single-detached houses into a medium-density mid-rise development that aligns with the vision established in the Hillhurst-Sunnyside Area Redevelopment Plan (ARP).

Located just 350 metres from the Sunnyside LRT Station, the subject site is situated within the ARP's Transit Oriented Development Study Area Boundary. This area intends to support transit infrastructure, encourage alternative modes of transportation such as walking and biking, reduce traffic congestion, and reduce environmental impacts. JEMM Properties is committed to pursuing development opportunities that achieve these same goals. Their projects in Calgary all share a desire to make the most out of transit-oriented development sites by encouraging a car-free lifestyle. By removing minimum parking requirements from the land use, JEMM can provide the appropriate amount parking, based on market preferences.

The site is currently designated M-C2, which includes a maximum density of 2.5 FAR and a maximum building height of 16 metres. Recognizing the redevelopment potential of this site, the ARP designates it Medium-Density Mid-Rise with a maximum density of 2.5 FAR that can be increased to 5.0 FAR pursuant to the bonus provisions established in the ARP.

In addition to its inherent transit-oriented development potential, this site benefits from proximity to 10th Street NW and Kensington Road NW, both MDP-identified Neighbourhood Main Streets. This application will lead to a development that increases residential density near Main Streets, supporting local businesses and contributing to a vibrant urban corridor where Calgarians come to socialize, work, live, and shop.

In summary, the proposed land use enables a development that will:

- Increase **housing diversity and supply** in Hillhurst-Sunnyside.
- Support **existing transit infrastructure** by placing density near the LRT.
- Introduce residential density in close proximity to **Main Streets**, community amenities, and the downtown core.
- Supports **active modes** and best practice in **sustainable urban development**.

O2 and JEMM are committed to maintaining open lines of communication with all interested stakeholders throughout the application process. In addition to focused meetings with the Hillhurst-Sunnyside Community Association and Councillor Farrell's office, a project website has been developed, allowing residents to learn about the proposal, provide feedback, and reach out directly to the applicant team. Feedback gathered throughout the process is summarized in an Outreach Summary.





May 22, 2020

Giyan Brenkman, MCIP, RPP  
Senior Planner  
Community Planning (North Team)  
The City of Calgary

Emailed to: giyan.brenkman@calgary.ca

**RE: LOC2020-0045 | 223-231 9A Street NW | Land Use Amendment from Multi-Residential – Contextual Medium Profile (M-C2) to Direct Control based on Multi-Residential – High Density Medium Rise (M-H2)**

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Dear Mr. Giyan Brenkman,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above application. We understand that the applicant/developer intends to re-designate the site from M-C2 to M-H2. The applicant indicated that the zoning would accommodate an approximately 8-storey residential building.

The Land Use Amendment proposal is consistent with the Hillhurst Sunnyside Area Redevelopment Plan. During the 2006-2009 ARP community consultations, this site was allocated a maximum 26 metre height and a Floor Area Ratio of 5.0 on the west side of 9A<sup>th</sup> Street. We are generally pleased to see that the new Land Use Designation matches the ARP and have additional comments and suggestions on the final DC bylaw and eventual design of the building.

We note in the ARP that the ***“maximum densities...are not guaranteed entitlements. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public realm based on conformance to the design policies and guidelines of Section 3.0”*** of the ARP. As such the HSCA would prefer that a staggered, or concurrent application be submitted by the developer.

**Built Form**

- No information provided by applicant.
- The applicant did not indicate the numbers of units, or the number of three-bedroom, or family-oriented units. Please note that the ARP strongly encourages family focused developments as this supports our schools and co-habitation is the most effective means of densification.
- We understand from the File Manager that concerns were raised from adjacent neighbours about the proposed land use. As the application is ARP-compliant, it is important that the

applicant needs to demonstrate sensitivity to neighbours, an appropriate interface at the alley side and exemplary building design at the Development Permit stage.

- At DP stage, consider *crime prevention through environmental design*/CPTED principles to increase safety for pedestrians, residents, employees and visitors along the Bow to Bluff corridor on 9A Street.

#### Uses

- The community supports a purpose-built rental building.

#### Social Considerations

- Most of the condos built to date have been catered to higher income single and dual incomes. We would like to see a greater housing mix as to encourage more family housing, such as a mix of 2- and 3- bedroom condo units.
- The ARP encourages greater affordability. We ask that the developer consider allocating “affordable” units.

#### Mobility

- This development will add significant density to the site near the Sunnyside LRT Station.
- We believe that traffic is likely a source of contention. Automobile traffic is not able to turn left from 9A Street onto Memorial Drive, and automobiles will go through the residential part of the community to avoid 10<sup>th</sup> Street.
- The ARP indicates that **“Upon completion of six significant redevelopments in the [TOD] study area, The City shall prepare a Mobility Assessment & Plan (MAP) in consultation with the Community Association to review the transportation impacts of the intensified land use on adjacent roadways, as well as pedestrian, bicycle and transit connections”** (Section 4.3.8).
  - Six major residential projects were completed in 2017. A traffic study was approved in December 2018 and cancelled in June 2019 due to the budget. We ask that Council keep its promises to the community and commission the Mobility Study as appropriate.

#### Parking

- This is an excellent opportunity to create a truly Transit Oriented Development due to its location and very close proximity to the Sunnyside LRT station and City Primary Transit Network.
  - Car-sharing and secure bicycle parking is encouraged to reduce automobile traffic so that excess parking does not spill into the community.
- We request that the following ARP policy be enforced by City of Calgary Roads/Calgary Parking Authority and have policy written into the Direct Control bylaw to ensure compliance:
  - **“Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions”** (Section 3.4.3).

#### Public Benefits

- We expect the new Direct Control designation will include wording to enact the density bonusing provisions per the ARP.
  - At the time of writing, the Hillhurst Sunnyside Community Amenity Fund contribution is set at \$18.14, which was recognized in the City/Coriolis report to be lower than other areas experiencing significant redevelopment.

- The applicant is encouraged to make other improvements to the general area, such as to the laneway, 9A Street, and the public realm. Residents' input and concerns would likely come out through the public engagement process.
- As an inner-city community that is served by multi-modal transportation, we encourage the developer to work with City of Calgary Roads and/or Transit to allow for street furniture within the property line closer to the building, and a building design that allows for shelter from the elements.
  - There is precedent for this in the community as there are benches along the current building that houses the Royal Bank, PIXEL, and benches at the Palfreyville condominium building at 222 9<sup>th</sup> Street NW in Sunnyside.
- HSCA asked the developer to consider all opportunities for re-cycling and re-purposing any elements of the current original character homes to be razed to make room for this proposal.

**Community Engagement**

The applicant presented to the HSPC on May 5<sup>th</sup>, 2020. We appreciate being informed early in the process and hearing the developer's vision for the site prior to finalization of any plans and so we may inform residents and encourage neighbours to get involved in the planning process. Due to COVID-19, an open house was not conducted, however information was sent electronically, and the developer has an online platform to collect comments. HSCA asked the applicant to reach out to the residents at Pixel to the north to let them know about the proposal.

Please keep us informed as this important application progresses. The HSCA would like to be involved in the review of this project. We will comment further once the Development Permit is submitted for review. Please contact the undersigned should there be any questions or clarifications.

Sincerely,

Hillhurst Sunnyside Planning Committee  
Hillhurst Sunnyside Community Association

cc: Matt Crowley, Chair, Hillhurst Sunnyside Planning Committee  
Mark Beckman, Decker Butzner, Kathleen Kenney, Lorna Cordeiro, Peter Bolton, Project Subcommittee Members, Hillhurst Sunnyside Planning Committee  
Lisa Chong, Community Planning Coordinator, Hillhurst Sunnyside Community Association  
Brian Horton & Cyril Tomlinson, O2 Planning + Design, Applicant and Developer's Representative  
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office  
City of Calgary Circulation Control





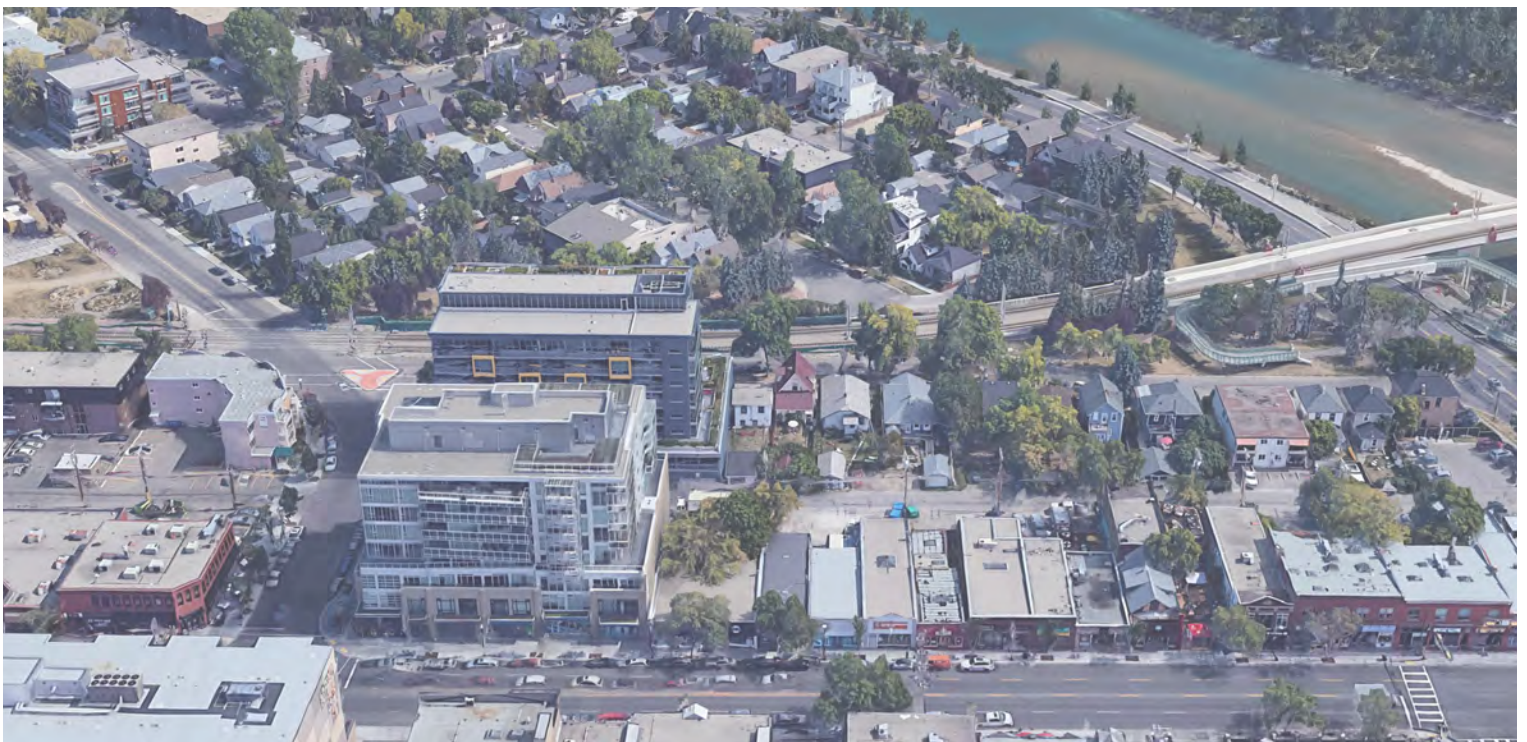
# JEMM Sunnyside

## Land Use Redesignation (LOC2020-0045)

# Outreach Summary

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June 2020



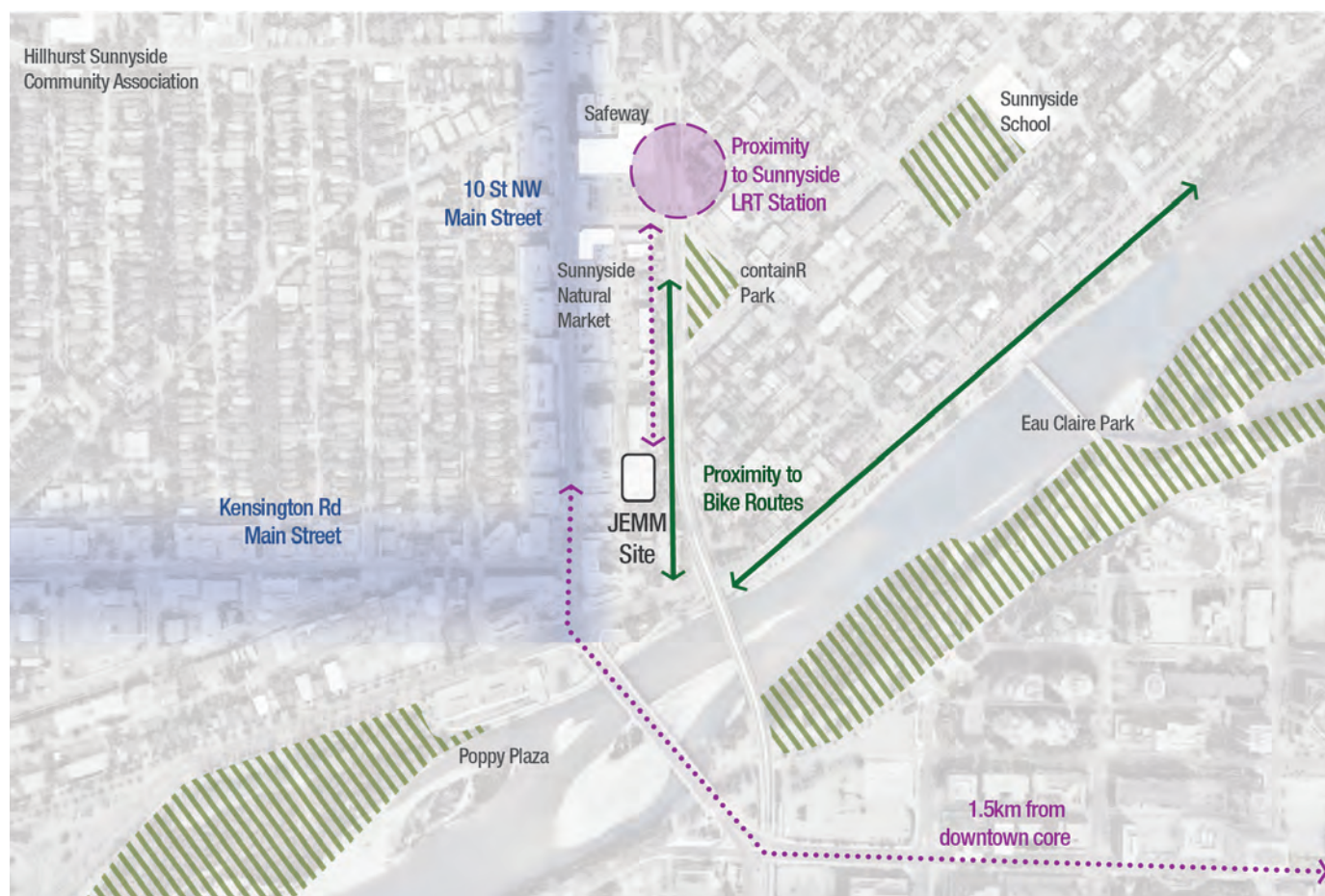
## PROJECT BACKGROUND

On behalf of JEMM Properties, O2 Planning + Design submitted a land use amendment application to redesignate the parcels located at 223 to 231 9A Street NW. The land use change will enable a landmark development that showcases JEMM’s commitment to best practices in Transit Oriented Development. The proposed development will further solidify Kensington as one of Calgary’s most complete inner-city communities and a premier urban living environment.

JEMM is passionate about contributing density and vibrancy surrounding transit stations. By encouraging active modes of transportation, the goal is to reduce the amount of cars on our streets and our environmental footprint.

### Project Highlights:

- Optimize the site’s location near transit, especially the Sunnyside LRT Station located just 300 metres to the north.
- Increase housing options near Main Streets to support local businesses, walkability, and livability.
- Fulfill the vision of the Hillhurst-Sunnyside ARP by creating a truly transit-oriented development.
- Prioritize people over cars by ensuring the development supports active modes (walking, biking).
- Ensure a high-quality public realm with an emphasis on a safe, active, and inviting streetscape.



## PROJECT WEBSITE

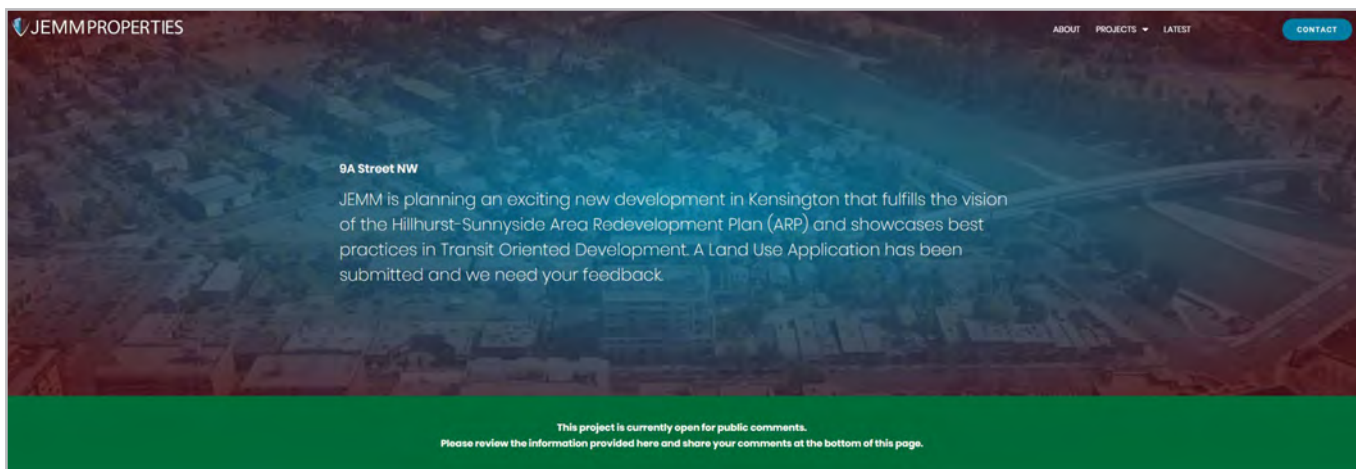
Due to COVID-19, it was not possible to host a traditional open house. Instead, the project team prepared a project website that provided the community with opportunities to learn about the proposal and provide feedback on their own time.

The content of the website is similar to what is typically displayed at an open house. It includes a site context diagram, ARP policy information, and existing and proposed land use information, in addition to contact information for both the applicant team and the file manager.

## COMMUNICATIONS

Following an initial virtual meeting with the Hillhurst-Sunnyside Community Association, the website link was distributed to the CA, who in turn distributed the link through their various channels, encouraging residents to provide feedback through the website.

The website link was also provided to the City of Calgary file manager so that it could be passed along to residents who reached out to the City directly.



Have Your Say!

Please provide your comments below to be submitted to the City of Calgary

**Name**

First Last

**Email**

**Question**

Or you can reach the project team at:

**Brian Horton**  
Principal, O2 Planning + Design  
brian.horton@o2design.com

1

Project Website

250

Page Views



## SUMMARY OF FEEDBACK

The engagement website has been open for comments since the beginning of May. As of June 10, the website has been visited 250 times and there has been one comment submitted. Below is the verbatim comment along with how a description of how the application responds to the comment.

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### WHAT WE HEARD

**Date:** May 14, 2020

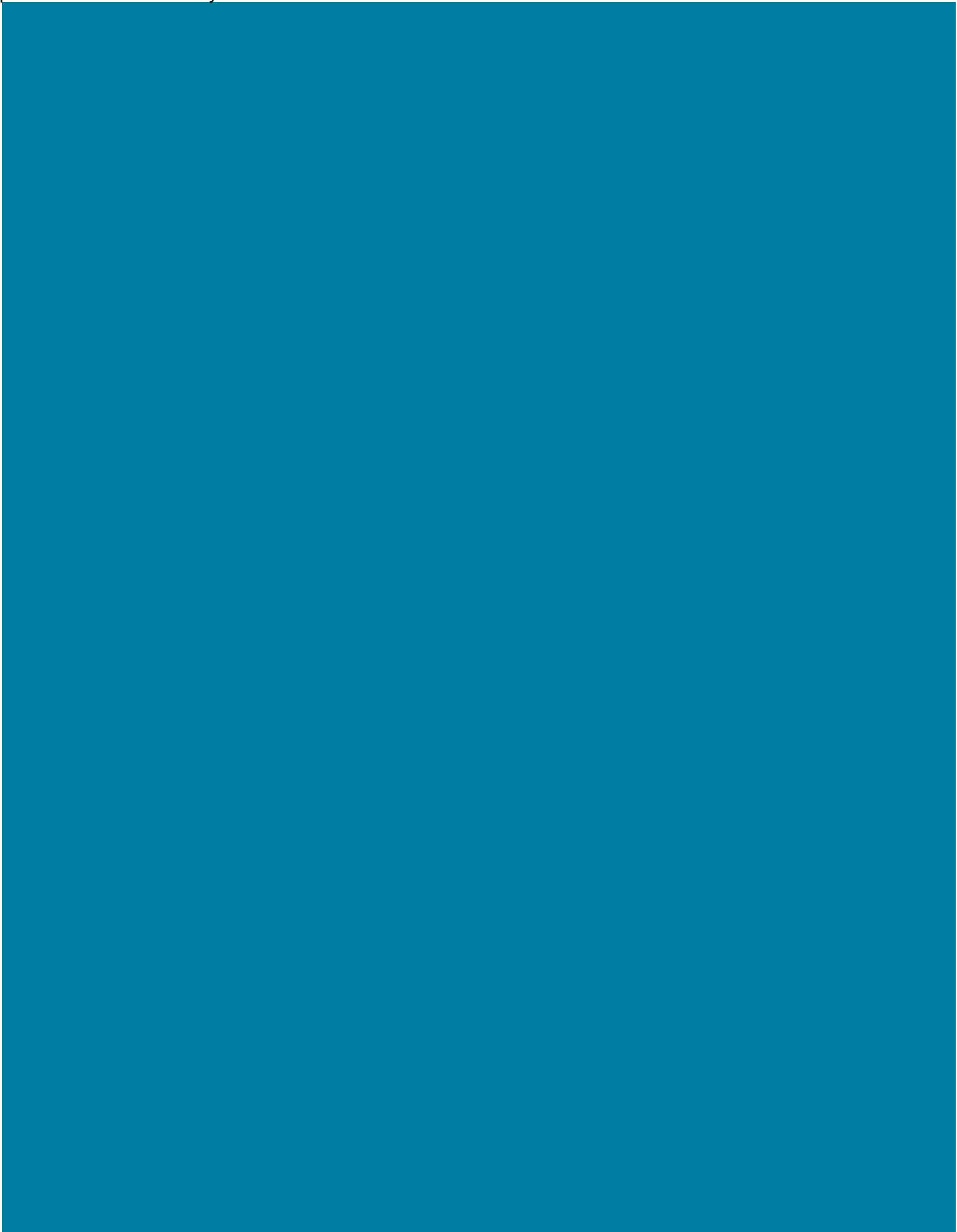
**Subject:** New Question from 9A Street NW

**Message:** I have lived in Hillhurst-Sunnyside for over 40 years. I am glad this developer is respecting the ARP guidelines, because some developers don't. I am not opposed to the proposed relaxation in parking, and I am hopeful that the design consultant will provide a sympathetically designed building, as they have in the past.

### APPLICANT RESPONSE

JEMM is thrilled to be putting forward an application that fulfills the vision of the Hillhurst-Sunnyside ARP. The reduced parking requirement allows the development to demonstrate best practices in transit-oriented development, encourage active modes, and support transit. As always, JEMM is committed to creating a landmark development that the community of Hillhurst-Sunnyside will be proud of.

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November 30, 2020

Calgary Planning Commission

The City of Calgary

By email: C/O Administrative Assistant Kimberly.Holberton@calgary.ca

To the Attention of the CPC Members:

RE: CPC2020-1343 - Item 7.2.1

An affected property owner, I am writing to ask that the attached pdf files be added as attachments to Item 7.2.1 of the December 3<sup>rd</sup> agenda. The attached pdfs are comments that I submitted on this application, via the 311 system, the development map system and directly to the file manager. Administration has provided a purported summary of those comments at page 2 of its report, under the heading *City-Led Outreach*. That summary does not accurately reflect the points made in my submissions, as regards inadequate public engagement, in particular.

Those points, as listed below and elaborated in the 4 pdfs attached, are relevant to the Commission's decision on this application. A statutory body performing duties delegated under the *Municipal Government Act*, the Commission should appear to also give due consideration to submissions of affected property owners that do not support the application as presented and as accepted by Administration.

- Inadequate notice received September 3<sup>rd</sup> : affected landowners given only 24 hours to respond. Although the file manager extended that deadline in response to my objection, other affected landowners were not made aware of the extension.
- Contrary to the suggestion made in the file manager's letter received on September 3<sup>rd</sup>, the previous file manager did not send any notification of the application in April.
- November 13<sup>th</sup> notification - revised application - inaccurate site description.
- The sign posting on site was not modified after the proposed building floor area and height changed.
- Hillhurst Sunnyside Community Amenity Fund : no annual reporting to Council - no transparency – no public amenities. Current HSCAF Administrative Committee Chair happens to be the file manager's supervisor who concurs with the report now before the Commission.
- Density bonusing in general is still under review pursuant to Council's strategy EAGCS : PFC2020-0381, page 14-15.
- Flood mitigation requirements already factored into maximum height for this site.

I thank you for your assistance in bringing this email and attachments to the attention of the Calgary Planning Commission members.

Sincerely, Ljubica Stubicar, Affected Property Owner 207-217 9A St. NW, Calgary, AB T2N 1T5

Enclosure: 4 pdf files :

“LOC-2020-0045-Form-Submission-May-15-20.pdf”; “loc-2020-0045-sept-14<sup>th</sup>-request.pdf”; “LOC-2020-Comments-LjStubicar.pdf”; “LOC-2020-0045-Stubicar-20-11-20.pdf”



Additional Comments from Affected Property Owner Ljubica STUBICAR  
To FM Steve P. Jones, Community Planning - North Team, The City of Calgary  
20-November-2020

The following comments are in addition to the comments that the File Manager received from me on September 25<sup>th</sup> last and are prompted by:

- the File Manager's notice, by email dated October 29<sup>th</sup> last, that "[d]ue to issues around the flood levels in the area the applicant has requested additional building height [27 metres instead of 26 metres] in order to accommodate an increased main floor elevation"; and
- the 1-page *Revised Applicant Submission* that the File Manager sent me by email dated November 13, 2020.

Why the Applicant Is Seeking Increased Height Beyond the ARP Maximum Building Height : Amended Overall Site Area

1. The applicant's request for additional building height is an attempt to make up for building floor area lost as a result of the intervening reduction to the overall site area.
2. The *Revised Applicant Submission* shows the subject site to be **223-231 9A Street NW**. That is one parcel less than the description provided in the File Manager's notice dated August 28, 2020, of the deadline for comments "in response to the sixth parcel [219 9A St. NW] being added to the application."
3. This change in the subject site description means that the overall site area is now back to 1880 m<sup>2</sup> or 310 m<sup>2</sup> less than the overall site area notified effective September 3, 2020 (2190 m<sup>2</sup>).
4. In terms of overall building floor area, this change in the subject site description translates into a decrease of 1550 m<sup>2</sup> of building floor area [9358 m<sup>2</sup> instead of 10 908 m<sup>2</sup>, based on the maximum floor area ratio of 5.0].
5. 9358 m<sup>2</sup> is the building floor area shown in the sign still standing on site [photograph attached to my 25-Sept-2020 comments]. The anticipated increase to the overall site area effective August 28, 2020 would have resulted in total building floor area of 10 908 m<sup>2</sup>.

Why the ARP Maximum Building Height Cannot Be Increased

6. The whole point of the maximum building height stipulated in the Hillhurst/Sunnyside Area Redevelopment Plan (ARP) that Council adopted under s. 634(1)(b) of the *Municipal Government Act* is to ensure that development on the site does not exceed the maximum height so stipulated.
7. Compliance with those provisions of the Land Use Bylaw 1P2007 pertaining to flood mitigation measures cannot justify non-compliance with the applicable maximum building height stipulated in the ARP that the applicant is requesting in its *Revised Applicant Submission*.
8. Compliance with the Land Use Bylaw 1P2007 and, in particular Part 3, Division 3 thereof, is a standard condition in any Direct Control Bylaw : see Bylaw 186D2016, s. 2, by way of example.
9. The *Municipal Government Act*, s. 641(2), provides that the designation of a direct control district, under s. 20 of the Land Use Bylaw 1P2007, in this case, is “subject to any applicable statutory plan.”
10. The applicable statutory plan in this case, the Hillhurst/Sunnyside Area Redevelopment Plan (ARP), as amended by Bylaw 6P2016, s.2(j) and Schedule H (Map 3.3), effective March 7, 2016, stipulates the maximum building height for this site to be 26 metres.
11. In setting the applicable maximum building height in the cited March 2016 ARP amendment, Council took into account the relevant provisions of the Municipal Development Plan (Policy 4.4) and the Land Use Bylaw 1P2007 (Part 3, Division 3) dealing with flood mitigation measures. Council’s Bylaws 11P2014 and 12P2014, effective June 2014, pre-date the March 2016 ARP amendment setting the applicable maximum building height at 26 metres.
12. Moreover, as previously pointed out, the applicant has not demonstrated why it should be entitled to the applicable maximum allowable height of 26 metres in this case.

Further Evidence of Inadequate Public Engagement re LOC2020-0045

13. In my earlier comments via, respectively, the City of Calgary development map system, May 15<sup>th</sup> last, and via the City of Calgary 311 system, September 4<sup>th</sup> last, I complained about inadequate notice to property owners affected by LOC2020-0045.
14. Whether other affected property owners have received notice of the *Revised Applicant Submission* is not clear. I put the question to the File Manager by email dated November 12<sup>th</sup> last and have yet to receive a response.
15. The concluding paragraph of the *Revised Applicant Submission* refers to “focused meetings with the Hillhurst-Sunnyside Community Association”. A Senior HSCA Member, I was effectively denied the opportunity to participate in those “focused meetings.”
16. As stated in my September 4, 2020 comments made via the City of Calgary 311 system, in his May 11<sup>th</sup> response to my request to view the circulation package regarding LOC2020-0045, the then HSCA Planning Committee Chair made no mention of the virtual HSCA Planning Committee meeting that had taken place, it turns out, less than a week earlier.
17. That a virtual meeting had taken place on May 5<sup>th</sup> I only learned last month, when I read the HSCA Planning Committee’s letter dated May 22<sup>nd</sup> to the then File Manager. That letter I received instead of the meeting minutes requested.
18. As for the subsequent virtual meeting of the HSCA Planning Committee regarding LOC2020-0045, held on October 13<sup>th</sup> last, I did receive, by email from the HSCA Community Planning Coordinator, an invitation to participate, but only as a passive observer. The only questions I could ask had to be in writing, to the attention of the File Manager and the applicant representative Brian Horton, and this prior to the presentation yet to be made. Whether other affected property owners received a similar invitation I have yet to find out.
19. My earlier comments about application LOC2020-0045 dealt at length with the density bonusing proposed in this case in return for a cash contribution to the Hillhurst Sunnyside Community Amenity Fund. In the meantime, on reading the HSCA Planning Committee’s May 22<sup>nd</sup> letter to the previous File Manager, I noted the reference made to the so-called City/Coriolis report as regards the Hillhurst Sunnyside Community Amenity Fund.

LOC2020-0045

Additional Comments from Affected Property Owner Ljubica STUBICAR  
To FM Steve P. Jones, Community Planning - North Team, The City of Calgary  
20-November-2020

20. Surprisingly, neither the HSCA Planning Committee nor the City of Calgary Community Planning - North Team would provide me a copy of the Coriolis report. I had to make a formal request under the FOIP Act. The processing of that request has been delayed by an apparent misunderstanding as to the report sought. In due course, I may have further comments regarding density bonusing and the Hillhurst Sunnyside Community Amenity Fund in light of the findings made in the report: *Incentive Density Rates for Hillhurst-Sunnyside: Methodology and Suggested Values*.

The above additional comments are made for the File Manager's due consideration, in his exercise of application review powers that Council delegated under s.20(4) of the Land Use Bylaw 1P2007.

Faithful residential property tax payer for 207-217 9A St. NW,  
Ljubica STUBICAR  
213 9A St. NW  
Calgary, AB T2N 1T5

LOC2020-0045 - Affected Property Owner Ljubica STUBICAR's Comments  
To FM Steve P. Jones, Community Planning - North Team, The City of Calgary  
25-Sept-2020

For the reasons set out below, in addition to my earlier comments, via the development map system, May 15<sup>th</sup> last, and via the 311 system, September 4<sup>th</sup> last, regarding inadequate notice to affected property owners, I do not support the land use designation application as presented in the sign posting on site since April 2020 (21-Sept-2020 photo attached), the online development map system that closed for comment before the expiry of, respectively, the May 8<sup>th</sup> and September 4<sup>th</sup> deadline, the File Manager's 24-hour notice of the September 4<sup>th</sup> deadline, his response to a subsequent request for site details and the material available for viewing at Property Research, effective August 21<sup>st</sup> and September 8<sup>th</sup>, 2020.

### Overview

1. The applicant is trying to get the same Land Use Bylaw amendment that Council approved in Bylaw 186D2016, on the same applicant's initiative, for a site at the other end of 9A Street NW, near the north-west corner of 3<sup>rd</sup> Avenue. The site in this case is located midblock, between 2<sup>nd</sup> Avenue and Memorial Drive NW.
2. Development of the intensity sought in this application, by reference to the Multi-Residential - High Density Medium Rise (M-H2) land use district of Bylaw 1P2007, may have been considered appropriate in that part of the residential area closest to the urban mixed-use area on 9A Street NW (see ARP Map 3.1 "Land Use Policy Areas"), but that does not mean that it would be appropriate for the midblock site in this case. The M-H2 land use district, by definition, is characterized by "*intense development with higher numbers of dwelling units and traffic generation*": Land Use Bylaw, 1P2007, **s. 646(b)**.
3. The applicant has not provided any details about the number of dwellings to be developed. The applicant is, however, asking that Council waive entirely compliance with the parking requirements which would otherwise be applicable under Part 3 of the Land Use Bylaw. Contrary to what the applicant suggests, the fact that the parking management strategy for the whole TOD area reflects a reduced demand for parking does not mean that there is no parking demand in the area of the subject site. (ARP, 3.4.3 Parking & Loading, page 91) So long as the return trip to IKEA by public transit from the Sunnyside CTrain Station takes the same time as a return trip to Banff (see Calgary Transit printout attached), there will be a parking demand in the area.
4. As it did in applying for Land Use Bylaw 186D2016, the applicant is again asking Council, in the exercise of the power delegated under the *Municipal Government Act*, s. 641(1), for the exercise of *particular control over the use and development of land*, to designate the site a Direct Control District.

5. The stated purpose for seeking Direct Control designation is to allow for development consistent with the site's land use classification in the Hillhurst/Sunnyside Redevelopment Plan (ARP) and, most importantly, to allow for a cash contribution to the Hillhurst/Sunnyside Community Amenity Fund (HSCAF) in exchange for bonus density under Density Policy 3.1.5#4.i of the same ARP (DC Rationale).
6. Whether the stated dual purpose of the Direct Control District sought in this case meets the criteria under s. 20 of the Land Use Bylaw, 1P2007, is a separate issue to be addressed further on.

#### Density Bonusing and the HSCAF

7. Affected property owners' silence in the past on the desirability of a density bonus in exchange for a symbolic cash contribution to the Hillhurst/Sunnyside Community Amenity Fund (HSCAF) is more telling of the lack of transparency about the actual operation of the fund, as outlined below, than it is of an informed decision on the part of affected property owners not to object to the proposed bargain.
8. In this case double density would translate into an additional 5454 square metres at a symbolic cost of \$17.85 per m<sup>2</sup> [the rate referred to in Bylaw 186D2016, s. 8(1)] or a total of \$97,354.00 (in an area where a square metre of land is selling for about \$1400.00 / m<sup>2</sup>). At a symbolic cost of 1.3% of the going price per square metre of land, in other words.
9. It is not reasonable to expect the impact of a high intensity midblock development, in what is still a residential area, to be offset by a contribution of \$97,354.00 to a fund which, eight years on since it was first created or four years on in the current revised format, local residents have yet to see used for the intended purpose of *gaining public amenities*.
10. In his last-minute notice to affected landowners of the deadline for submitting directly to him comments on this application, as then recently amended, the file manager (who happens to be the same person as in the 2016 application, LOC2016-0020) not only incorrectly suggested that affected landowners *would have* previously received notice in the mail about this land use designation, but also made no mention of the applicant's request for the density bonus in exchange for a contribution to the HSCAF.

11. Likewise, neither the sign posting (21-Sept-20 photo attached) nor the prematurely closed online development map system (see previous comments about inadequate notice) provided any information about the proposed use of a density bonus.
12. Had I not requested to see the file at Property Research, which for several months, due to the pandemic, it was not possible to do, I would not have known about the applicant's density bonus strategy. Other affected landowners are likely not aware of the proposed use of the density bonus in this case.
13. Moreover, whether density bonusing in general should continue to be used in Calgary is a question that has been under review as part of Council's Established Area Growth and Change Strategy (EAGCS) for the past four years, starting two months after the application for Bylaw 186D2016 was granted (see EAGCS 2020: Phase 1 Recommendations, PFC2020-0381), page 14-15).
14. If, four years later, the Established Areas Working Group has not been able to answer in the affirmative the question whether density bonusing in general should continue to be used in Calgary, it is safe to conclude that the benefits of *density bonusing* tools such as the HSCAF are not self-evident.
15. Evaluating the performance of the HSCAF as a *density bonusing* tool is particularly difficult in light of the surprising non-compliance by the HSCAF Administrative Committee with the reporting requirements in the *HSCAF Terms of Reference* (TOR). Under those *Terms of Reference*, the HSCAF Administrative Committee is required to report to Council annually on the status of the fund, implemented projects, allocated funds and any changes to the contribution calculation method (TOR, page 11-12).
16. In the just received words of the current HSCAF Administrative Committee Chair (printout attached), "[w]e did not complete a formal report in 2019 (the new TOR was created in late April 2019, so no reporting available in May 2019)." The fact that the HSCAF Committee's *Terms of Reference* remain unchanged since Council first adopted them on June 20, 2016, at its Regular Meeting (PUD2016-0395) suggests that the excuse provided by the current HSCAF Administrative Committee Chair for not reporting in 2019 is not valid. It turns out, again in the just received words of the same Chair (printout attached), that "[t]he first annual reporting for the HSCAF will be at Council in May 2021 (for the years 2020 and 2021)."

17. There is no evidence that the Hillhurst/Sunnyside Community Amenity Fund has in fact led to any public amenities for the benefit of local residents on whose behalf an undetermined number of density bonus deals would have been made under Density Policy 3.1.5#4.i of the ARP.
18. A report submitted in support of the City of Calgary Parks Department 2019 application to Council for the use of the HSCAF balance in excess of the \$200,000 limit for the HSCAF to decide on its own, to finance the project for which the fund (previously the Park Improvement Fund) was created in the first place, almost eight years ago, provides some detail (C2019-0457).
19. Effective April 2019, all the contributions to the fund since November 5<sup>th</sup> 2012, from eight development projects, amounted to a total of \$566,931.16. An average amount of \$70,866.40 per project, in other words. The total amount accumulated in the fund would only cover 14.2 % of the Parks Department's project estimated to cost 4 million dollars. (C2019-0457, 29-April-2019 Report, pages 3-4/7)
20. The HSCAF *Terms of Reference* refer to the total amount collected by the fund from 2012 to June 20, 2016, that is, \$313, 290.75. That tells us that, in the last four years, the fund has only accumulated \$253, 640.41. In the absence of annual reporting to Council by the HSCAF Administrative Committee, it is not known from how many development projects that amount derived. What is known is that the fund has just been sitting there, with no gain of public amenities.
21. In the particular circumstances outlined above, Council would have good reason not to use its Direct Control powers to allow for a density bonus contribution to the HSCAF, under Density Policy 3.1.5#4.i of the ARP, in this case.



Direct Control Powers and *Density Bonusing*

22. Whether Council should be using its Direct Control powers to allow for *density bonusing* at all is far from clear, particularly in light of **s. 20(2)(b)** LUB 1P2007 which provides that "Direct Control Districts must not be used : (b) to regulate matters that are regulated by subdivision or development permit approval conditions."
23. Density Policy 3.1.5#4.i of the ARP allowing for the bonus in exchange for a cash contribution to the fund is implemented by Administration using its development permit powers, not by Council using its Direct Control powers, contrary to what the applicant is suggesting in its DC Rationale. (PUD2016-0395, page 2/4)
24. A Direct Control Bylaw is not required to implement Council's Density policy. The applicant would have to apply for a development permit made conditional on a contribution to the HSCAF in exchange for a density bonus: see HSCAF *Terms of Reference*, page 4/12, *in fine*, page 9/12 *in fine*.
25. Council has already provided the method for calculating contributions in its ARP Density Policy 3.1.5#4.i: "[t]he contribution rate per square metre of floor area above the base density shall be that rate approved by Council and in effect at the time of development approval." In the absence of annual reporting to Council by the HSCAF Administrative Committee, we have to rely on the rate referred to in Bylaw 186D2016, s. 8(1).

Council's Exercise of Direct Control Powers in General

26. Exercising Direct Control powers delegated under the *Municipal Government Act*, **s. 641(1)** for the purported purpose of implementing Council's *density bonusing* policy under the ARP which, in fact, is implemented by Administration in reviewing development permit applications, is contrary to the objective sought in the review process that led to the adoption of Land Use Bylaw 1P2007, that is, to reduce the number of DC districts. *LUB Review - Draft Bylaw Summary*, page 22:  
"The new districts accommodate many of the sites currently designated Direct Control. New rules are aimed at significantly reducing the future use of the DC designation."
27. Direct Control powers delegated under the *Municipal Government Act*, **s. 641(1)** were not intended to be exercised for the purpose of waiving Land Use Bylaw 1P2007 Part 3 parking requirements, a matter meant to be dealt with by Administration in reviewing the development permit application.

### File Manager's Exercise of Application Review Powers

28. In exercising, on behalf of the City Manager, the application review powers that Council delegated under **s.20(4)** of the Land Use Bylaw 1P2007, the file manager will have to "*advise Council as to whether or not the same result could be achieved through the use of a land use district in this Bylaw.*"
29. Section **20(2)** of the Land Use Bylaw 1P2007 makes it clear that "Direct Control Districts must not be used: (a) in substitution of any other land use district in this Bylaw that could achieve the same result *either with or without relaxations of this Bylaw.*"
30. In reviewing the application, the file manager should therefore have particular regard to the Land Use Bylaw provisions that spell out, respectively, the purpose of the current land use district, M-C2, **s. 595**, LUB 1P2007, compared to the purpose of the land use district sought by the applicant, M-H2, **s. 646**, LUB 1P2007.
31. While the material on file does include the applicant's *DC Rationale* as to the purported necessity of the Direct Control district sought in this case, the applicant has not indicated *why the same result cannot be achieved through the use of a land use district in this Bylaw*, as the applicant must do under **s. 20(3)** of the Land Use Bylaw 1P2007.
32. Both land use districts, M-C2 and M-H2, allow for multi-residential development in a variety of forms. Intensity of development in each land use district is measured by floor area ratio *to provide flexibility in building form and dwelling unit size and number*: compare **s. 595(c)(e)** and **s. 646(c)(e)**, LUB 1P2007.
33. In reviewing the application, the file manager should also have particular regard to the proposed site and building design, the details of which, in this case, for the most part, the applicant has not provided, as shown below, compared to the applicable site and building design policies under the ARP.

### Applicable Site and Building Design Policies

34. Section 3.2 of the ARP, "Built Form and Site Design" acknowledges that for the majority of the areas identified for higher density development, on the Land Use Policy Areas Map 3.1, a mid-rise format has been used. Mid-rise format is understood to describe 6 to 8 storeys. (ARP, page 67)

35. ARP Built Form and Site Design General Policy 3.2.1#2 (page 67)

**"The maximum heights** shown in Table 3.2 (or on Map 3.3) **are not guaranteed entitlements**. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public realm."

36. ARP Built Form and Site Design General Policy 3.2.1#2 (page 67)

**"The maximum densities** Table 3.1 (or on Map 3.2) **are not guaranteed entitlements**. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public realm based on conformance to the design policies and guidelines of Section 3.0 of the Plan [pages 56 - 93]."

37. Whether the maximum building height of 16.0 metres in the current land use district M-C2, under **s. 604(1)** LUB 1P2007 could be relaxed in the development permit conditions to accommodate a compromise solution between the 8 - 9 storeys sought by the applicant and the 6 - 8 storey mid-rise format generally applied under the ARP is a relevant consideration pursuant to **s. 20(2)(a)** LUB 1P2007. The same goes for the maximum floor area ratio of 2.5 in the current land use district M-C2, under **s. 599(1)** LUB 1P2007.

38. The site is identified as the Medium-Density Mid-Rise Land Use Policy Area in which:

- higher density development is allowed  
*"provided that the project is designed to meet the design principles and guidelines set out in this Plan."* ARP 3.1.3 (page 61)
- modest increases in height may be allowed to occur in key locations that would highlight gateway entrances into Riley Park". ARP 3.1.3 (page 61 - 62)

Medium-Density Mid-Rise Area Policy 3.1.3	Applicant's Project
<p><b>#1</b> "<u>New development</u> within the Medium Density Mid-Rise Area <u>should be limited to medium-density multi-family residential developments</u> and includes townhouses, apartments, and live/work units." (ARP, page 62)</p>	<p>The applicant wants the site redesignated Direct Control by reference to the Multi-Residential - <i>High Density</i> Medium Rise (<b>M-H2</b>) District, which, by definition, provides "<u>intense development, with higher numbers of dwelling units and traffic generation</u>": <b>s. 646(b)</b> Land Use Bylaw, <b>1P2007</b>                      (Applicant Submission / DC Rationale, as viewed at Property Research, on 21-Aug-2020)</p>

<p><b>#3</b>“Retail commercial uses <i>should</i> be discouraged within residential developments, however, <u>a limited range of support commercial uses <i>may be permitted.</i></u>”          (ARP, page 62)</p>	<p>The applicant wants the site redesignated DC by reference to the M-H2 district, “to allow for <i>multi-residential buildings</i>(e.g. apartment buildings) that <i>may have commercial storefronts</i>” (Sign posted on site)          The Multi-Residential - <i>High Density Medium Rise (M-H2) District</i>, by definition, “<i>includes a limited range of support commercial multi-residential uses</i>”:  <b>s. 646(h) Land Use Bylaw, 1P2007</b></p>
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39. Like all statutory plans, the Area Redevelopment Plan (ARP) must be consistent with the Municipal Development Plan (MDP): **s. 638(2)** of the *Municipal Government Act*, RSA 2000, c M-26. The rules for interpreting the MDP therefore also apply to interpreting the ARP. Section 1.7 of the MDP, Part 1, page 1-12, “*Interpreting the MDP*” provides as follows:

“**Policies that use the active tense or “should” are to be applied in all situations**, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation. Proposed alternatives must be to the satisfaction of The City with regards to design and performance standards.

In some cases, policies are written to apply to all situations, without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required. The words “**require**”, “**must**”, “**will**” or “**shall**” are used within these policy statements.”

40. Under the ARP, the use of Direct Control districts is intended for those projects that would otherwise be unable to meet the land use and urban design requirements part of the Hillhurst/Sunnyside Area Redevelopment Plan. ARP Land Use Amendments Policy 4.2.1#1.

41. If the applicant’s project can be accommodated by relaxing the rules of the existing land use district, in keeping with the applicable site and building design policies under the ARP, the onus is on the applicant to justify Direct Control designation by identifying the project’s *unique characteristics, innovative ideas or unusual site constraints*, as spelled out in **s. 20(1)** LUB 1P2007.

42. Because the applicant in this case has not provided much detail about the proposed site and building design, as shown below, the project’s *unique characteristics, innovative ideas or unusual site constraints*, if any, do not appear in the material on file.

<b>Built Form and Site Design                      Residential Areas Policies 3.2.3                      Medium-Density Mid-rise Area</b>	<b>Applicant's Project</b>
<p><b>#8</b> To create a consistent streetwall, building facades <i>should</i> maintain a uniform cornice line of 3 storeys or a maximum height of 10 metres. <u>Building elements above the 10 metre cornice <i>should</i> maintain a minimum stepback of 3 metres.</u> (ARP, page 75)</p>	<p>The applicant has not provided any details.</p>

<b>Built Form and Site Design                      General Policies 3.2.1                      (by way of example)</b>	<b>Applicant's Project</b>
<p><b>#6</b> <u>Buildings <i>should</i> be articulated and detailed in a manner that reinforces existing development rhythms. Building materials and colour palettes should be compatible with existing development.</u> (ARP, page 67)</p>	<p>[E]ither a 6-storey wood-frame or 9-storey concrete-frame structure (Notes on file LOC2020-0045, as viewed at Property Research, 21-Aug-2020)</p>
<p><b>#7</b> All new residential units <i>should</i> be provided with private outdoor amenity space (...). <u>Amenity spaces <i>should</i> be located and designed to ensure privacy of adjacent low-density residential areas.</u>" (ARP, page 68)</p>	<p>The applicant has not provided any details.</p>
<p><b>#8</b> New buildings <i>should</i> be designed to ensure <u>universal access</u> for all citizens. (ARP, page 68)</p>	<p>The applicant has not provided any details.</p>
<p><b>#9</b> New development <i>should</i> strive for a LEED™ rating through consideration of <u>sustainable built forms</u> and an integrated approach to building infrastructure systems. (ARP, page 68)</p>	<p>The applicant has not provided any details.</p>
<p><b>#13</b> Where a parcel shares a property line with a parcel designated for residential use, <u>the adjacent yard <i>should</i> be soft landscaped.</u> (ARP, page 68)</p>	<p>The applicant has not provided any details.</p>

<b>Parking &amp; Loading Policies 3.4.3</b>	<b>Applicant's Project</b>
<p><b>#2</b> <u>The total amount of parking required for any new development <i>may</i> be reduced</u> by employing various Transportation Demand Management (TDM) measures. These <i>may</i> include provision of transit reimbursement programs, car-pooling stalls, shared parking with complementary developments, share cars, and cycling facilities including showers and lockers, etc. (ARP, page 91)</p>	<p>The applicant seeks "no minimum parking requirement". (Applicant Submission as viewed at Property Research on 21-Aug-20)</p>

LOC2020-0045 - Affected Property Owner Ljubica STUBICAR's Comments  
To FM Steve P. Jones, Community Planning - North Team, The City of Calgary  
25-Sept-2020

<p><b>#3</b> In order to facilitate the delivery of affordable and non-market housing, <u>the Approving Authority is encouraged to consider parking relaxations for proposed affordable / non-market housing development where it is demonstrated that the proposed development would have a reduced automobile ownership rate and that the development is secured through an agreement to ensure long-term use for low-income households.</u> (ARP, page 91-92)</p>	<p>The proposed development is not a “non-market housing development”. The applicant seeks “<i>no minimum parking requirement</i>”. (Applicant Submission as viewed at Property Research on 21-Aug-20)</p>
<p><b>#4</b> <u>Underground parking is strongly encouraged</u> to accommodate the majority of parking requirements. (ARP, page 92)</p>	<p>The applicant seeks “<i>no minimum parking requirement</i>”. (Applicant Submission as viewed at Property Research on 21-Aug-20)</p>

<b>Design for Climate Policies 3.3.3</b>	<b>Applicant's Project</b>
<p><b>#2</b> Weather protection <i>should</i> be incorporated into streetscape design. This can be achieved with the use of canopies, shelters and street trees, and by:</p> <ul style="list-style-type: none"> <li>• <u>maximizing sun exposure</u> for waiting areas (especially in winter months) <u>by careful location of seating, plantings, building elements and building setbacks and massing.</u></li> </ul> <p>(ARP, page 85)</p>	<p>The applicant has not provided any details.</p>
<p><b>#6</b> <u>Design and position buildings</u> to minimize wind tunneling and the creation of uncomfortable microclimates. (ARP, page 85)</p>	<p>The applicant has not provided any details.</p>
<p><b>#7A</b> highly integrated development pattern with <u>careful spacing of taller building elements</u> is <i>encouraged</i> to ensure wind movements are kept at higher levels and ‘smoothed’ out over low areas. (ARP, page 85)</p>	<p>The applicant has not provided any details.</p>

<b>Street Network Policies 3.4.1</b>	<b>Applicant's Project</b>
<p><b>#4</b> <u>Developers are responsible for street and sidewalk improvements adjacent to their site.</u> Improvements <i>should</i> be in accordance with the applicable design guidelines of this Plan. (ARP, page 89)</p>	<p>The applicant has not provided any details.</p>

LOC2020-0045 - Affected Property Owner Ljubica STUBICAR's Comments  
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25-Sept-2020

<b>Guiding Principles 2.2.2 Respect Existing Community Character and Quality of Life</b>	<b>Applicant's Project</b>
<ul style="list-style-type: none"> <li>• Locate higher density developments in <i>low impact locations</i> (e.g., where shadowing and traffic impacts are limited) (ARP, page 53);</li> <li>• Require <i>well articulated and designed major buildings</i> (ARP, page 53);</li> <li>• Require <i>taller buildings to step-back</i> to reduce perception of mass (ARP, page 53)</li> </ul>	<p>The applicant has not provided any details, other than the request for redesignation by reference to the M-H2 land use district, which, by definition provides <i>intense development</i> with higher numbers of dwelling units and traffic generation, s. <b>646(b)</b> LUB, 1P2007, coupled with the request for "<i>no minimum parking requirement.</i>"</p>

<b>Guiding Principles 2.2.1 Increase Housing</b>	<b>Applicant's Project</b>
<ul style="list-style-type: none"> <li>• <i>Sensitively increase residential development</i> within the vicinity of the Sunnyside station and along the study area transportation corridors; (ARP, page 53);</li> <li>• Accommodate a wide variety of housing types and choices to meet residents' needs through various stages of life and economic situations (ARP, page 53);</li> <li>• Create opportunities for <i>affordable housing</i>, especially for families with children. (ARP, page 53)</li> </ul>	<p>The applicant has not provided any details about the number of units to be developed. Nor is there any mention of affordable housing in the Applicant Submission as viewed at Property Research on 21-Aug-20.</p>

The above comments are made for the File Manager's due consideration, in his exercise of application review powers that Council delegated under s. **20(4)** of the Land Use Bylaw 1P2007.

Faithful residential property tax payer for 207-217 9A St. NW,  
Ljubica STUBICAR  
213 9A St. NW  
Calgary, AB T2N 1T5

Attachments: 3 pdf's (sign-posting-21-Sept-2020; Calgary Transit printout; HSCAF-Committee-Chair-email)







**Land Use Redesignation**

Comments on this application are not currently open. To connect with the file manager, refer to the Contact Us tab.

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## Status Of Application

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[Under Review](#)
[Planning Commission](#)
[Public Hearing](#)
[Decision](#)

**Under Review** Comments on this application are accepted until **September 04, 2020**. Comments received after this date may be considered at the discretion of City planning staff.

The land redesignation process typically takes anywhere from four to seven months, but may take longer if there are policy or technical issues that need to be resolved.





# 311 Online Services

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## Service Request Status Details [Go Back](#)

**Service Request Number:** 20-00777750

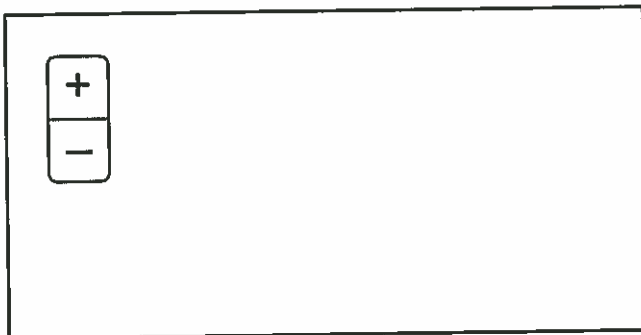
**Service Type:** Z - Report a Concern Not Listed or Contact Us

**Service Location:** 219 9A ST NW, CALGARY, AB T2N 1T5

**Status:** Closed

**Created On:** Sep 04, 2020 03:51:PM

**Comments:** 311 Response - Your concern has been forwarded to Calgary's Building Services Department. Calgary Building Services Department is aware and investigating. >>> Irregular Procedure - Planning & Development Map Closed for Comments - LOC2020-0045 - September 4th 2020 : Why is the development map once again closed for comments re LOC2020-0045, this September 4th 2020, 15:29, although the map shows that comments are accepted until September 4th? (see scanned developmentmap printout) The same thing happened last May. I actually went through the trouble of preparing comments regarding the lack of due notice to affected property owners which I intended to post on the development map (comments.pdf attached). Please ensure that my comments are added to the online developmentmap system.



### Activities Performed

This section lists the activities performed for the service request.

- 1. We have received your service request and is being reviewed.**

**Status:** Created Linked Service Request

**Completed Date:** Sep 05, 2020 02:27:AM

**2. Request redirected for more efficient handling by the responsible group.**

**Status:** Completed

**Completed Date:** Sep 05, 2020 02:31:AM

**Details:** [LINK: 20-00778555 CBS - Planning and Development - After Hours SR LINKED Sep 05, 2020 02:28:17 AM.](#)

**3. Your service request has been completed and is now closed.**

**Status:** Completed - Close SR

**Completed Date:** Sep 05, 2020 02:31:AM



# 311 Online Services

[Services Home](#)   [Request Service](#)   [Status Check](#)

## Service Request Status Details [Go Back](#)

**Service Request Number:** 20-00778555

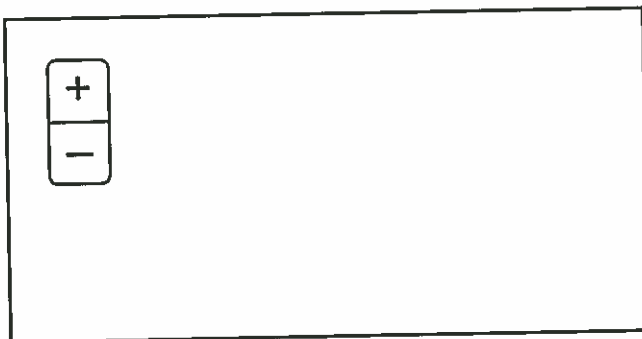
**Service Type:** CBS - Planning and Development - After Hours SR

**Service Location:** 219 9A ST NW, CALGARY, AB T2N 1T5

**Status:** Closed

**Created On:** Sep 05, 2020 02:28:AM

**Comments:** Irregular Procedure - Planning & Development Map Closed for Comments - LOC2020-0045 - September 4th 2020 : Why is the development map once again closed for comments re LOC2020-0045, this September 4th 2020, 15:29, although the map shows that comments are accepted until September 4th? (see scanned developmentmap printout) The same thing happened last May. I actually went through the trouble of preparing comments regarding the lack of due notice to affected property owners which I intended to post on the development map (comments.pdf attached). Please ensure that my comments are added to the online developmentmap system.



### Activities Performed

**i** This section lists the activities performed for the service request.

1. We have received your service request and it is being reviewed.

**Status:** Redirect to another Group or Business Unit

**Created Date:** Sep 05, 2020 02:28:AM

**Completed Date:** Sep 09, 2020 08:19:AM

**Details:**

Please redirect to community planning for LOC concern. 09/09/20

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## COMMENTS RE LOC2020-0045 - INADEQUATE NOTICE

By letter received in the mail, yesterday afternoon, September 3<sup>rd</sup>, 2020, File Manager Steven P. Jones has given me 24-hour notice to provide my written comments regarding Land Use Amendment Application LOC2020-0045 (scanned copies of letter and envelope postmarked 1-Sept-2020 are attached). The File Manager's request for comments on such short notice is not consistent with the duty of procedural fairness that those exercising, on behalf of The City of Calgary, development powers delegated pursuant to s. 624 of the Municipal Government Act, RSA 2000, c. M-26, owe to affected property owners. Once again, lest the notification procedure be seen as a shortcut to a pre-determined result, The City of Calgary must provide affected property owners due notice (surely more than 24-hour notice) of the deadline for submitting comments on application LOC2020-0045, as recently updated.

The File Manager's request for comments on such short notice is part of a pattern of disregard for affected property owners' rights. The City of Calgary online development map closed for comments regarding LOC2020-0045 effective May 8<sup>th</sup> 2020, 13:34, when the application was still supposed to be "under review". Following my complaints via the 311 online system (SR # 20-00376861 / 20-00380193 / 20-00382042), then File Manager G. Brenkman extended the May 8<sup>th</sup> deadline by one week, ignoring my complaint that one week was not sufficient in the middle of the pandemic and that, in any event, sign posting and the development map page did not meet the requirements of adequate notice to affected landowners, not all of whom reside in the neighbourhood.

Application LOC2020-0045 is made on behalf of the landowner JEMM Sunnyside Ltd. who has not bothered to send a letter to affected property owners. This fact appears in file LOC2020-0045, as viewed at Property Research on August 21<sup>st</sup> 2020. According to other notes in the file, the applicant would have participated in a virtual meeting with the Hillhurst Sunnyside Community Association Planning Committee (HSPC). The minutes of that meeting are not available online. Notice of the meeting was not posted online. The HSPC website did show that the circulation package was distributed to HSPC members on or about April 26, 2020. A Senior HSCA member, I contacted then HSPC chair, Matt Crawley, in early May, to get a copy of the material circulated to the committee. In his response which did not provide the requested material, then HSPC chair Crawley made no mention of the virtual meeting to take place or that would already have taken place.

From then File Manager G. Brenkman, on May 12<sup>th</sup> 2020, I did receive 5 pages of material from the file consisting of more than twenty times that number of pages, as viewed on August 21<sup>st</sup> 2020 at Property Research whose staff strictly limited my request for copies of relevant material from the file. Property Research has also yet to respond to my request made by voice mail this morning to view the file as updated since August 21<sup>st</sup>.

While strictly limiting access to information relevant to making informed comments on the merits of LOC2020-0045, the then File Manager G. Brenkman and then HSPC chair Matt Crawley, whether individually or collectively, apparently did not see any problem in sharing my email address, without asking for my permission, with the property owner JEMM Sunnyside Ltd. and its agents, from whom, starting July 27th, I received several unwanted email messages requesting meetings to discuss the sale of my properties.

Ljubica STUBICAR, 213 9A St. NW, Calgary, AB, T2N 1T5

Date: September 4, 2020





**Thank you.**  
**Your form submission has been received**  
**by The City of Calgary.**

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## Land Use Amendment

229 9A ST NW

LOC2020-0045

Your comments will be sent to:

File Manager

### What are your comments on this application?

All fields are required unless marked optional

Name

Ljubica Stubicar

Email

ljstubicar@shaw.ca

Address

213 9A St. NW, Calgary, AB T2N1T5

Phone (optional)

Your comments

Site signage and this website are not effective means of reaching all affected property owners who are entitled to a reasonable opportunity to make known their views about this rezoning application. The state of local emergency has been in effect since mid-March. The Planning and Development counter, including Property Research, has been closed the whole time. Property Research is where citizens are allowed to view documents submitted in support of the application that are relevant to making informed comments. After I filed a 311 SR (#20-00376881 - Link # 20-00380193) complaining that the development

File attachment (optional)

Attach

May 8.PDF

X

**Note: The maximum size of the attachment is 10MB.**

The Personal Information on Submissions made regarding this development permit application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and the Calgary Land Use Bylaw 1P2007, Part 1, Section 27 and subsequent versions of the Act and Bylaw. The submission may be included in the public meeting agenda of either, or both, the Calgary Planning Commission or the Subdivision and Development Appeal Board and as such the personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 403-268-5311 for the FOIP Program Administrator, Planning & Development Department, PO Box 2100, Stn 'M', Calgary, AB T2P 2M5.

Your comments assist City staff in reviewing and making a decision on this application and it is the City's practice to keep your comments confidential. However, if the decision on the application is appealed to the Subdivision and Development Appeal Board, all information in our file is disclosed and will

Site signage and this website are not effective means of reaching all affected property owners who are entitled to a reasonable opportunity to make known their views about this rezoning application. The state of local emergency has been in effect since mid-March. The Planning and Development counter, including Property Research, has been closed the whole time. Property Research is where citizens are allowed to view documents submitted in support of the application that are relevant to making informed comments. After I filed a 311 SR complaining that the development map was closed for comments effective May 8<sup>th</sup>, 13:34, and that the relevant documents were not available for viewing, the file manager followed up, on May 12<sup>th</sup>, by extending the deadline to May 19<sup>th</sup> (instead of the original May 8<sup>th</sup> deadline) and forwarding to my attention a scanned document consisting of 5 pages. An additional week for me to make comments in the current circumstances is not sufficient. As for other affected property owners, it is worth noting that the site sign was put up at a time of public health emergency, when the Chief Medical Officer was telling Albertans to "continue to stay home". Moreover, not all affected property owners live in the neighbourhood. Of the 25 property owners affected by a development permit for a site just across the back alley, on 10<sup>th</sup> Street, and entitled to notice of my appeal under the Municipal Government Act (SDAB2018-0028), 20 received the notice at addresses outside of the neighbourhood. Lest the notification procedure be seen as a shortcut to a pre-determined result, The City of Calgary should further extend the deadline for submitting comments on this rezoning application and provide all affected property owners notice by letter.



**Land Use Amendment in Capitol Hill (Ward 7) at 1501 – 22 Avenue NW, LOC2019-0102**

**RECOMMENDATION:**

That Calgary Planning Commission:

1. Forward this report (CPC2020-1345) to the 2021 January 18 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 0.06 hectares ± (0.14 acres ±) located at 1501 – 22 Avenue NW (Plan 2864AF, Block 6, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f2.0h12) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 DECEMBER 17:**

That Council hold a Public Hearing; and

Give three readings to the **Proposed Bylaw 12D2021** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1501 – 22 Avenue NW (Plan 2864AF, Block 6, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f2.0h12) District.

**HIGHLIGHTS**

- The proposed redesignation is intended to accommodate office use in the existing residential building, as well as the potential for commercial and residential redevelopment up to a height of 12 metres in the future.
- The proposal allows for an appropriate building form in a location well served by existing infrastructure and in close proximity to services and employment and is in keeping with the applicable policies of the *Municipal Development Plan* and *North Hill Area Redevelopment Plan*.
- What does this mean to Calgarians? More housing and employment opportunities for inner city living with access to alternative transportation modes and allows for more efficient use of existing infrastructure.
- Why does this matter? Allowing for more density and intensity at this location represents more efficient use of transit infrastructure and offers more mobility choices to residents.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application in the northwest community of Capitol Hill was submitted by K5 Designs on 2019 June 28 on behalf of the landowner Owen Pang.

## Land Use Amendment in Capitol Hill (Ward 7) at 1501 - 22 Avenue NW, LOC2019-0102

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The subject site is located west of 14 Street NW, south of 22 Avenue NW and is approximately 0.06 hectares (0.14 acres) in size. The proposed Mixed Use - General (MU-1f2.0h12) District is intended to allow for a mix of commercial and residential development to a height of three storeys.

The *North Hill Area Redevelopment Plan* (ARP) contemplates a maximum building height of up to 16 metres at this location. The proposed maximum building height is 12 metres to help limit building size and the associated parking demand in the future depending on the use. The 16 metre height in the current ARP is based on the inclusion of multiple sites together into a future redevelopment, which in turn could better accommodate all the necessary on-site provisions.

No development permit application has been submitted at this time.

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

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant team reached out to the Community Association and adjacent residents. Please refer to the Applicant Outreach Summary (Attachment 3).

#### City-Led Outreach

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

Administration received 4 letters of general support and 2 neutral letters from adjacent landowners. The letters of support state that this type of mixed-use redevelopment is needed in the area. The neutral letters sought additional information regarding the proposal and the land use amendment process in general.

Administration received a letter of support from the Capitol Hill Community Association on 2020 November 25 (Attachment 4).

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The detailed design with respect to the building form and its impact on adjacent parcels, as well as the associated parking requirements will be reviewed at the development permit stage.

**Planning & Development Report to  
Calgary Planning Commission  
2020 December 17**

**ISC: UNRESTRICTED  
CPC2020-1345  
Page 3 of 4**

**Land Use Amendment in Capitol Hill (Ward 7) at 1501 - 22 Avenue NW, LOC2019-0102**

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

**Land Use Amendment in Capitol Hill (Ward 7) at 1501 - 22 Avenue NW, LOC2019-0102**

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**IMPLICATIONS**

**Social**

The proposed application enables the continuation of redevelopment within Capitol Hill while also providing for greater housing and employment choices. The development of these lands will enable a more efficient use of land and infrastructure while also supporting surrounding commercial uses and amenities.

**Environmental**

This application does not include any specific actions that address objectives of the [Climate Mitigation Action Plan](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

**Economic**

Potential future redevelopment will allow for a modest increase in the number of people living and working at the subject site. This will add value to the site, make more efficient use of existing infrastructure and increase local economic activity.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter
5. **Proposed Bylaw 12D2021**

Department Circulation

General Manager	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Capitol Hill, west of 14 Street NW, south of 22 Avenue NW and is approximately 0.06 hectares (0.14 acres) in size. The dimensions of the site are 15.24 metres wide by 36.58 metres deep. A single detached dwelling exists at the site. Vehicle access is provided by a rear lane.

Surrounding development is mainly characterized by a mix of low and medium density residential and a variety of commercial uses. The site is approximately 75 metres from the Capitol Hill Community Centre Park, 250 metres (a 3-minute walk) from Confederation Park, 950 metres (a 12 minute walk) from SAIT and 1.3 kilometres (an 18 minute walk) from the Lions Park LRT Station. Bus transit service is available adjacent to the site at 14 Street NW.

## Community Peak Population Table

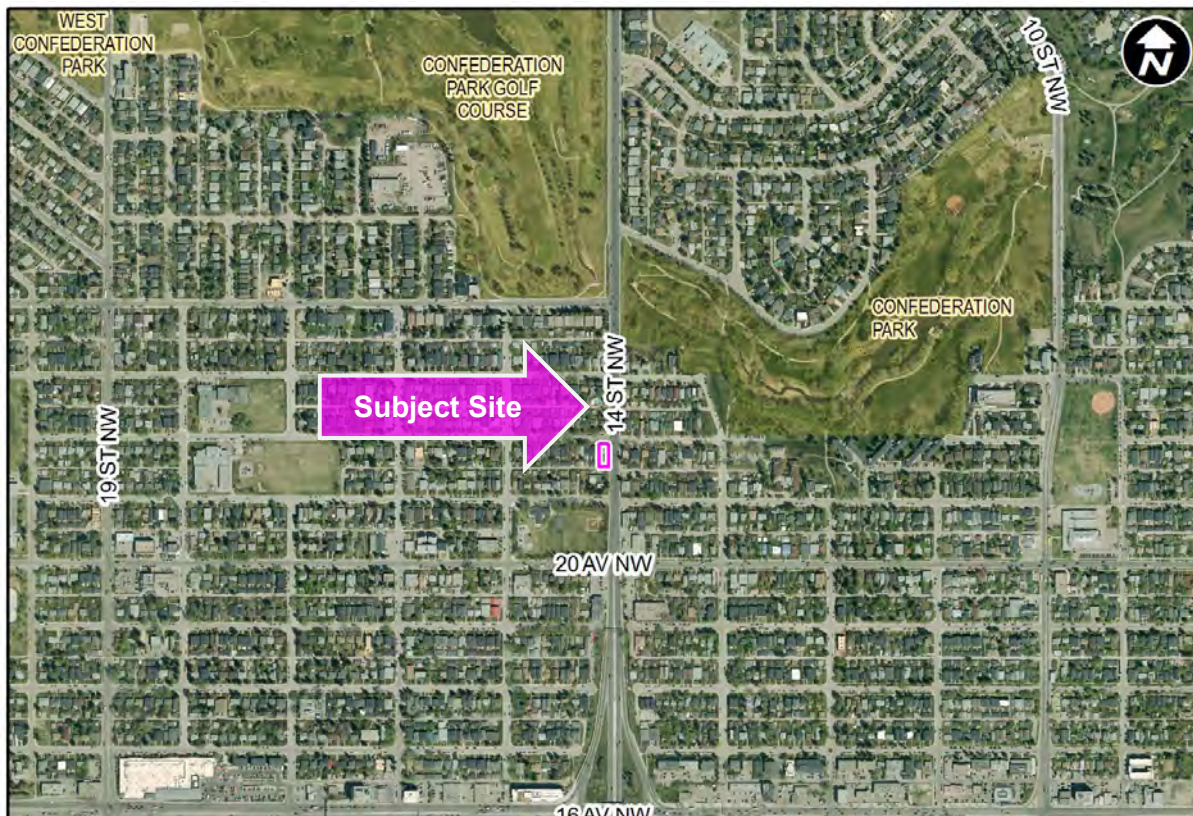
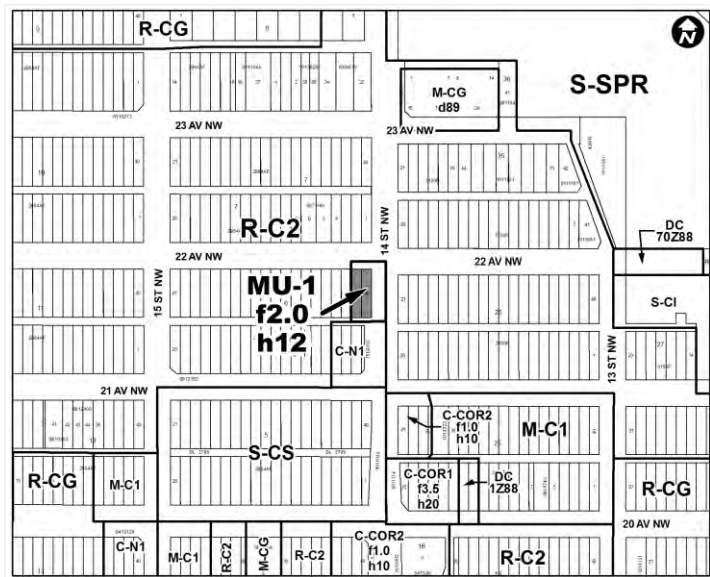
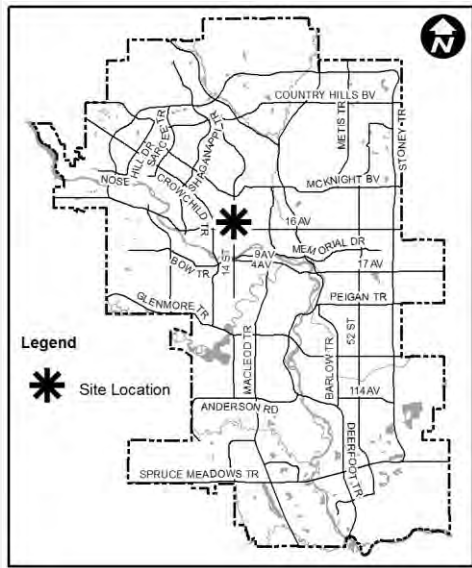
As identified below, the community of Capitol Hill reached its peak population in 2019.

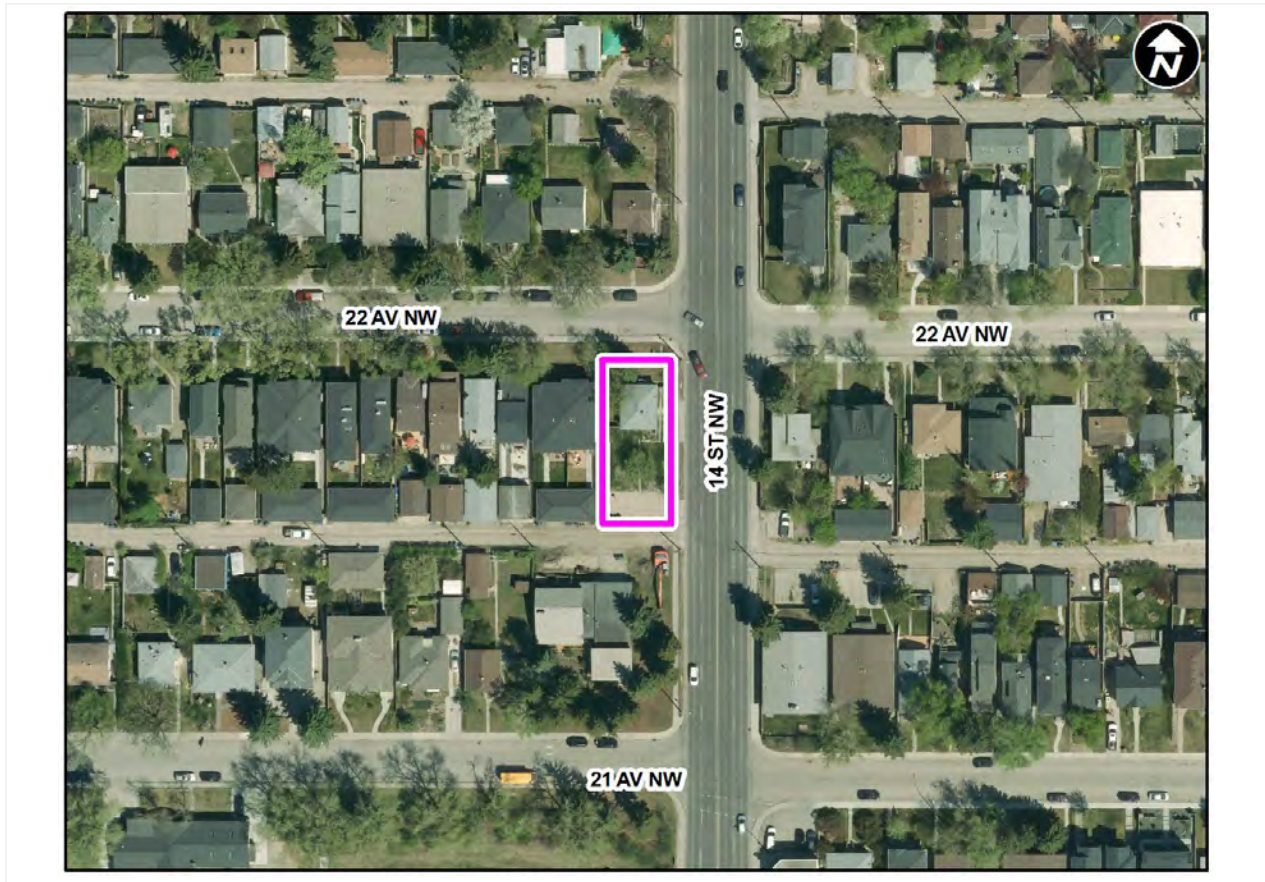
<b>Capitol Hill</b>	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

### Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a low density residential designation in developed areas that is primarily for contextually sensitive redevelopment in the form of duplex, semi-detached and single detached dwellings. The R-C2 District allows for a maximum building height of 10 metres.

The proposed MU-1f2.0h12 allows for a mix of residential and commercial development in the same building and responds to the local context by establishing maximum building height for individual parcels. A maximum FAR of 2.0 and a height modifier of 12 metres is proposed. This will allow for a maximum building floor area of 1,114 square metres and approximately 3 to 4 storeys.

The *North Hill Area Redevelopment Plan (ARP)* identifies the site as Medium Density Mid-Rise with a maximum building height of 16 metres. Where residential uses are provided on the ground floor, the design of the building should allow for future conversion to retail/commercial uses.

The 16 metre height currently provided within the *North Hill ARP* would require a larger site area that could accommodate underground parking. If there is an opportunity in the future to consolidate 1501 - 22 Avenue NW with properties to the west to create a larger redevelopment site, an increased building height may be considered at that time. In isolation, a building height of 16 metres was reviewed and deemed to be too intense, hence the decrease to a 12 metre maximum height.

### **Development and Site Design**

If the land use redesignation is approved by Council, the rules of the *North Hill ARP* and the MU-1 District will provide guidance for future site development including building massing, height, landscaping, and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- overall site configuration including the building form and parking;
- ensuring an engaging built interface along 14 Street NW;
- climate resilience measures; and
- ensuring vehicle access to the site is off the lane.

### **Transportation**

The subject site is located along the Primary Transit Network on 14 Street NW and is well served by Calgary Transit bus service, including stops located directly adjacent to the site on 14 Street NW and at 20 Avenue NW approximately 150 metres to the south. The Lions Park LRT Station is 1.3 kilometres (an 18-minute walk) from the subject site. A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Climate Resilience**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage.

## **Legislation and Policy**

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

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

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

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

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

The subject site is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of inner city communities that is similar in scale and built form to existing development. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the development provides for greater housing and employment choice within the community, higher densities in proximity to primary transit and optimal use of existing infrastructure.

### **Climate Resilience Strategy (2018)**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

### **North Hill Area Redevelopment Plan (Statutory – 2000)**

The [North Hill ARP](#) identifies this site as Medium Density Mid-Rise as identified on Map 4. The Medium Density Mid-Rise area is intended to accommodate higher density development (5 to 6 storeys) in key locations, such as along main streets, at significant intersections or on sites where there is an ability to provide a transition to lower density areas. A limited range of support commercial uses may be allowed for sites on main streets or at significant intersections. The proposal is consistent with the ARP.

### **North Hill Communities Local Area Plan (Draft)**

The *North Hill ARP* is under review as Administration is currently working on the [North Hill Communities Local Area Plan \(LAP\)](#) which includes Capitol Hill and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *North Hill Communities LAP* is anticipated to be finalized in 2021 February. The proposal is consistent with the intent of the LAP.



# Applicant's Submission

November 20, 2020

This application proposes to re-designate the parcel 1501 22 Avenue NW from R-C2 (Low Density Residential Districts) to a MU-1 F2.0H12 Division 3: Mixed Use -General District).

The land owner wishes to utilize the full potential of their corner lot for their future small office. The corner lot is ideal for commercial use due to the busy traffic along 14 Street, close proximity to other commercial buildings, bus stop, train station and SAIT.

The subject site is a corner lot located on 22 Avenue and 14 Street NW in the community of Capitol Hill (North Hill Area Redevelopment Plan). To the East and West side of the subject site, consist of Residential and Multi-residential. Commercial buildings and easy access to Trans Canada Hwy (within 400m radius) to the South. The rear of the lot is boarded by a lane shared with a C-N1 (commercial zoned lot), Confederation Park and Capitol Hill Community Association is within walking distance. Close proximity to Southern Alberta Institute of Technology, North Hill shopping center, and the Lions Park C-train station. The busy artery 16 Avenue and 14 Street is an attractive, unique, walkable, safe and friendly community. The community provides open space and amenities for children, youth, adults and seniors as they embrace a vibrant local culture as their home and a pedestrian-oriented hub.

Key planning features of the site include:

1. Making efficient use of corner lots along a major transportation corridor to enhance the pedestrian realm
2. Creating a welcome gate into the city by redeveloping with updated buildings improving public space
3. Increased population through Mixed Used units that provide housing while increasing local employment opportunities

Fundamentally this is about the future development along 14 Street (Busy Corridor). Current designation along 14 Street are mixtures of M-C1, C-COR1, C-COR2, M-CG, R-CG, R-C2 and C-N1. The subject parcel is well situated in the transitional area along 14 Street. While MU-1 allows slightly higher density than the current designation, with a similar height of Rowhouse zoning at 12m height. In accordance to the current North Hill Area Redevelopment Plan, the recommended height is 16m along 14 street. Our proposed height is 12m, 4m lower than recommended height. The rules of the district ensure that development is compatible with current and future medium density developments.

We believed the proposed MU-1 land use re-designation will contribute to achieving the long-term growth of our city, while supporting access to transportation options, infrastructure and amenities that make this areas a great place to live, work or visit. Further more it meets the intent of the Municipal Development Plan and will achieve appropriate density along 14 Street.





# Applicant Public Engagement Summary

**Project Location: 1501 22 AV NW – Calgary, Alberta**  
**RE: LOC2019-0102 Summary of Engagement**

December 2, 2020

Development & Building Approvals  
The City of Calgary  
Municipal Building - 800 Macleod Trail SE  
P.O. Box 2100, Station M  
Calgary, AB  
Canada T2P 2M5  
T: 403.268.2024  
E: [Matt.Rockley@calgary.ca](mailto:Matt.Rockley@calgary.ca)  
**Attention: Matt Rockley, (Senior Planner, Community Planning - North)**

Dear Mr. Matt Rockley,

Thank you for the City of Calgary in supportive of this application. The purpose of this letter is to confirm, that we at k5 design and the land owner have made engagement efforts in approaching the adjacent neighbors surrounding the subject site, to make them aware of the MU-1 Land Use Re-designation. From the first engagement, we were able to get two support letters. Due to the current pandemic and in accordance to safe practice, we took the extra measure to ensure that everyone in the neighborhood are aware of this application. A sign is posted on site earlier in November (attached), with the proposed Land Use and our contact information. From the posting, we were able to get the two more support letters from surrounding neighbors. Total of four support letters thus far.

The landowner contacted the Capital Hill Community Association multiple time earlier this year in regards to this application and left multiple voice mails. The Community Association administrator indicated a planning committee personnel will be in touch with us. We have not heard from them yet. With the recent request from the City Administration to lower the proposed height from 15m to 12m, an email and a letter was sent to the Capital Hill Community Association in regards of the update and our intention for the site (attached). We will try to make another attempt in the coming week to ensure the Capital Hill Community Association acknowledge our proposal and provide transparency.

Feel free to contact me if there are any questions.

Yours Truly,

Kevin Ngo



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**Design Studio**  
+  
**Interior Designs**

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**+110 - 201, 38 Ave NE**  
**Calgary AB**  
**Canada T2E 2M3**

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**Surrey BC**  
**Canada**

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**Scarborough ONT**  
**Canada**

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[www.k5design.ca](http://www.k5design.ca)  
t 587.353.9797

---





## Proposed Land Use Change (Re-designation)

---

**Dear Neighbour!**

We are proposing a land-use change at:

[1501 22 Avenue NW \(From Current Zoning RC-2 to M-U1\)](#)

The proposed land-use re-designation would transition the current lot [R-C2](#) to a [Mixed Use- General District](#) to understand the proposed development vision, which will introduce new and modernize commercial development for Calgarians in the community of Capital Hill. The proposed development vision includes one floor commercial development with office on the main floor with front façade facing both [14 Street NW](#).

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. [M-U1 District](#) is for commercial and residential uses in street-oriented buildings. The district allows both commercial and residential uses at street level

---

Please feel free to contact us if you have any questions, comments or concerns.

E: [info@k5designs.ca](mailto:info@k5designs.ca)

T: 587.353.9797

# Letter of Intent

Capitol Hill Community

Mr. Cam Collinwood          planning@capitolhillcommunity.ca

Re: LOC2019-0102 1501 22 AVENUE N.W.

Dear Mr. Collinwood & Community Members,

My name is July Wang – the spouse of Mr. Owen Pang, and the co-owner of the subject property currently applying for the Land Use Resignation. We have been thinking about dropping by to meet and greet with our community members when the global health crisis is over.

We acquired this property in 2018 with vision of making this a well-balanced live and work place to host our multi-generation family, and our customers. We moved into the process in 2018 and applied for the Class 2 Home Office Occupation licence in 2019. Unfortunately, our endeavour of moving the whole family from Chestermere to Calgary is placed on hold due to my mother's degraded health condition. With the foreseeable her pre-existing medical treatment plans in place close to the nearby hospital, I was further determined to make this rezoning process work so that we can keep our seniors closer to us while running our business from this primase. Hence started our rezone application in summer 2019 with many wonderful helps from the City Planner, design consultant, and Community Members. We thank you for the continuous supports and guidance making our dream come true.

The idea is to re-designate the parcel from **R-C2 (Low Density Residential Districts)** to a **MU-1 F2.0H12 Division 3 (Mixed Use – General District)**. We plan to use the first two floors for the business set up – One for the Immigration Law practice, and one for the IT Consulting Company practice to fit our respective career interests between me and my spouse. We would love to use the third floor for the personal residential space purpose, and has green roof for the green concept living arrangements.

Our family is comprised with 8 family members with 2 seniors (our parents), 3 adults (Owen, my sister, and I) and 3 children (age 10, 7, 7). My father is a retired Chinese medicine doctor where he likes to grow his fresh vegetables and herbs. My mother is a retired primarily school teacher where she has devoted her entire life in building a happier and stronger generations. Though now undergoing with 3 times per week hemodialysis treatments at the Sheldon Chimer Hospital, she still likes to keep up with her spirit of being a mentor for our youth at home, and even for her adult children. Owen is an IT profession and entrepreneur. My sister and I work together in our immigration law practices. Our 2 children and my sister's little boy continue to thrive in their learning, experimenting anything they can find in the household with million dollar questions – why. Our live becomes even busier when our 2 seniors and 3 youth form a team together to run their own party at home.

My parents have provided their best to us with common spirits like most parents would do. They are now aging, and we do hope to keep their life happy with our companionship by a balanced live and work arrangement. This dream is now coming closer and closer with many kind supports from everyone involved in this rezoning process.

Thank you very much for reviewing our letter. Your time spent on this matter is highly appreciated as always.

A handwritten signature in blue ink that reads "Owen Pang & Jully Wang". The signature is written in a cursive, flowing style.

Best Regards, Owen Pang & Jully Wang



# Community Association Letter

[EXT] Re: Follow up re. LOC2019-0102



Cam Collingwood <planning@capitolhillcommunity.ca>  
To: Rockley, Matt A.

Reply Reply All Forward

Wed 11/25/2020 2:26 PM

You replied to this message on 11/25/2020 2:45 PM.

Actions Items

Get more add-ins

Hi Matt,

Thanks for checking in, I remember this one and the details being pretty sparse, was anticipating that we might get some more information about the future plans. But in general, we are ok with the application as it aligns with our vision for 14th Street outlined in the ARP.

Thanks,

**Cam Collingwood**  
Director of Planning & Development  
Capitol Hill Community Association



Email: [planning@capitolhillcommunity.ca](mailto:planning@capitolhillcommunity.ca)  
[www.capitolhillcommunity.ca](http://www.capitolhillcommunity.ca)





# PROPOSED

CPC2020-1345  
ATTACHMENT 5

**BYLAW NUMBER 12D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2019-0102/CPC2020-1345)**

\*\*\*\*\*

**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 LOC2019-0102/CPC2020-1345  
BYLAW NUMBER 12D2021

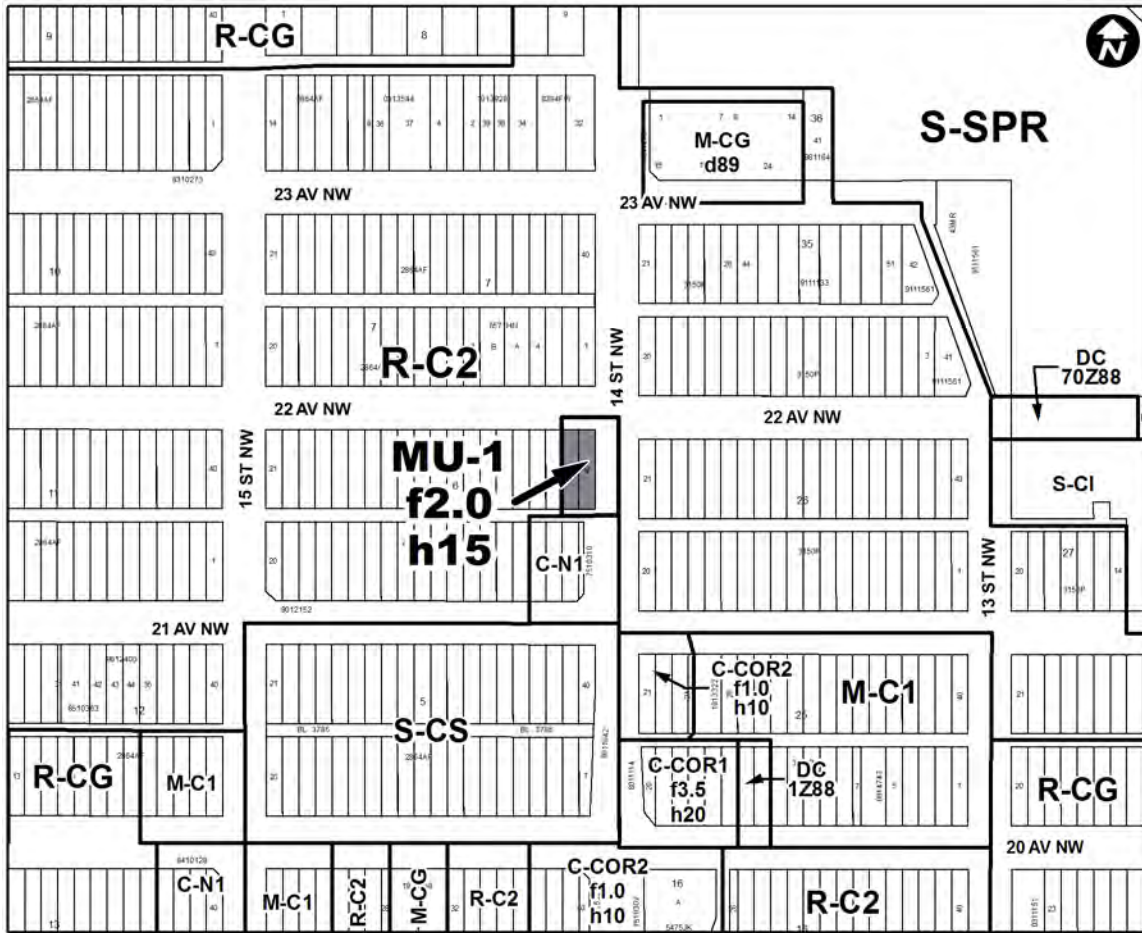
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2019-0102/CPC2020-1345  
BYLAW NUMBER 12D2021

## SCHEDULE B





**Land Use Amendment in Stonegate Landing (Ward 5) at 4440 Country Hills Boulevard NE, LOC2020-0105**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 6.39 hectares  $\pm$  (15.79 acres  $\pm$ ) located at 4440 Country Hills Boulevard NE (Portion of SW1/4 27-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 NOVEMBER 19:**

That Council hold a Public Hearing; and

Give three readings to the **Proposed Bylaw 3D2021** for the redesignation of 6.39 hectares  $\pm$  (15.79 acres  $\pm$ ) located at 4440 Country Hills Boulevard NE (Portion of SW1/4 27-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject property from S-FUD and S-CRI Districts to I-G District to allow for industrial development.
- The application represents the addition of industrial lands within an existing industrial area. The existing S-FUD District reflects pipelines and well and have since been abandoned and reclaimed. The S-CRI site was originally intended for a fire station which was deemed by Calgary Fire to no longer be required for coverage in the area.
- What does this mean to Calgarians? Additional parcels for industrial development within an existing industrial area.
- Why does it matter? By adding additional lands for industrial development there will be a more efficient use of infrastructure and services and the applicable planning policies will continue to be met.
- The application is in alignment with the *Northeast Industrial Area Structure Plan (ASP)*.
- There is no previous Council Direction regarding this proposal. Fire has deemed a station in this location to no longer be necessary due to Fire Station 27 located at 110 – 11358 Barlow Trail NE.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment was submitted by B & A Planning Group on behalf of the landowners, Albari Holdings Ltd on 2020 July 21. The subject lands are located in the northeast quadrant of the city in the industrial area of Stonegate Landing and are approximately 6.39 hectares in size. The lands are bound by Métis Trail NE to the east and Country Hills Boulevard NE to the south. The community of Skyview Ranch is located directly east of the subject area. The Calgary International Airport is located to the southwest. Adjacent parcels are predominantly designated I-G District.

## Land Use Amendment in Stonegate Landing (Ward 5) at 4440 Country Hills Boulevard NE, LOC2020-0105

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The proposed I-G District is intended to provide for a wide variety of light and medium industrial uses and a limited number of support commercial uses, with a maximum of 16 metres in height and a maximum floor area ratio of 1.0. The I-G District is typically located in internal locations, have appropriate controls to ensure screening of any outdoor activities, and are characterized by the application of discretion for parcels that share property lines with streets to ensure appropriate interfaces.

No development permit has been submitted at this time.

The proposed redesignation is in alignment with the policies included in the *Northeast Industrial Area Structure Plan (ASP)*. No development permit has been submitted at this time. Administration has considered the relevant planning issues and stakeholder feedback specific to the land use redesignation and has determined the proposal to be appropriate. See Attachment 1 for the Background and Planning Evaluation.

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders was appropriate. Given the nature of the surrounding area, and the applicant did not deem any additional outreach to be necessary.

#### City-Led Outreach

In keeping with Administration's standard practice, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. No comments from the public were received. There is no community association for the area.

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

#### Social

The application would allow for additional employment opportunities in close proximity to existing residential communities, allowing citizens to work close to their homes.

#### Environmental

This application does not include any actions that specifically address objectives of The [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

**Land Use Amendment in Stonegate Landing (Ward 5) at 4440 Country Hills  
Boulevard NE, LOC2020-0105**

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**Economic**

This application would allow industrial development to occur on the subject parcels which were previously not possible due to the presence of a well and pipeline that have now been abandoned and reclaimed. The proposal would increase the industrial land that is available for development in the area. It will also make more efficient use of infrastructure and services.

**Service and Financial Implications**

No anticipated financial impact

**RISK**

There are no known risks associated with this application. The applicant has received confirmation of the well being reclaimed through The Province and provided documentation to the satisfaction of The City of Calgary.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant's Submission
3. **Proposed Bylaw 3D2021**

Department Circulation

General Manager	Department	Approve/Consult/Inform





# Background and Planning Evaluation

## Background and Site Context

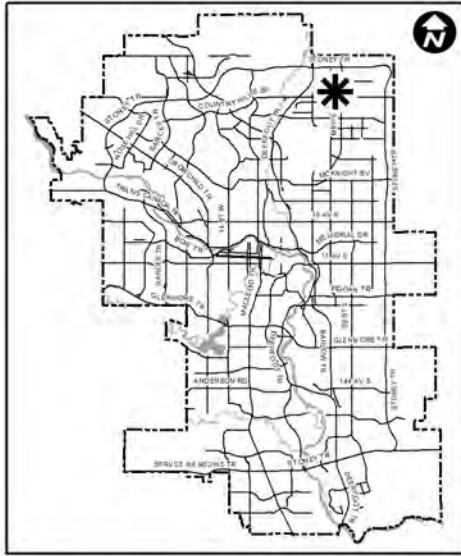
As indicated in the Applicant's Submission (Attachment 2), the applicant intends to pursue industrial development on the sites. No development permits have been submitted at this time.

The two parcels forming the subject site are located in the northeast quadrant of the city in the industrial area of Stonegate Landing and are approximately 6.39 hectares in size. The lands are bound by Métis Trail NE to the east and Country Hills Boulevard NE to the south. The community of Skyview Ranch is located directly east of the subject area. The Calgary International Airport is located to the southwest. Adjacent sites are predominantly designated I-G District. A site designated S-CRI is located directly south of the southerly subject site and is currently developed with a storm pond.

## Community Peak Population Table

There is no community population data available for this site.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject sites and surrounding quarter section had an approved land use application in 2006 (LOC2006-0090) which redesignated the subject sites to S-CRI and S-FUD, with other sites in the section predominantly designated I-G. The primary rationale for not including the S-FUD lands as I-G in 2006 was the presence of a well and pipelines on the easterly site. Both the well and pipelines have since been abandoned and reclaimed, now allowing for opportunities for development. Reclamation Certificates have been received and reviewed by Administration. The S-CRI site was originally intended to include a Fire Station but due to the construction of Fire Station 27 on Barlow Trail NE this is no longer required. The S-CRI District is a special purpose designation that is generally applied to infrastructure and utility facilities. The S-FUD District is intended for lands that are awaiting development.

The proposed I-G District is intended to provide for a wide variety of light and medium industrial uses and a limited number of support commercial uses. I-G sites are typically located in internal locations, and the District has appropriate controls to ensure screening of any outdoor activities, and are characterized by the application of discretion for sites that share property lines with streets to ensure appropriate interfaces. The I-G District allows for a maximum height of 16 metres (approximately 3-4 storeys) and a floor area ratio of 1.0.

### Development and Site Design

The rules of the proposed Industrial – General (I-G) District will provide guidance for future site development including appropriate uses, building heights, setbacks, landscaping and parking. Required setbacks to the abandoned and reclaimed well and pipelines will be determined at the development permit stage.

## Transportation

The subject sites are located within a previously approved outline plan (LOC2006-0090) area. These sites are to be accessed via an internal local industrial road network previously approved as part of LOC2006-0090. The larger, industrial area is bounded by 36 Street, Country Hills Boulevard NE and Métis Trail NE, each having an arterial street classification. A Transportation Impact Assessment was not required in support of this land use redesignation.

Transit service is currently available along Country Hills Boulevard NE with Routes 100, 119 and 157. Future transit service will be available on 36 Street and Métis Trail NE as the adjacent residential and industrial communities redevelop. The sites to be redesignated with this application will be within the 400 metre walking distance from transit service as per policy requirements.

## Environmental Site Considerations

Environmental information in regards to the wells and pipelines within the wellsite were submitted by the applicant and reviewed by Environmental Development Review. The well has been abandoned and the pipelines within the former wellsite have been removed. Remediation of the wellsite is complete and a copy of the Reclamation Certificate was provided. The remaining section of pipelines between the wellsite and Métis Trail (approximately 75 metres) will remain on title preventing future development above.

## Utilities and Servicing

The overall utilities and servicing for this development area were reviewed and approved under the previous outline plan. The proposed change in use and density does not significantly impact the proposed services for the area which have capacity to service the proposed development.

## Bylaws, Regulations, Council Policies

### 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 Interim Growth Plan](#). The proposed land use amendment builds on the principles of the Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### Calgary International Airport Vicinity Protection Area (2009)

The [Airport Vicinity Protection Area Regulation](#) identifies the subject site as being located within the 30 – 35 and 35 – 40 Noise Exposure Forecast (NEF) of the Airport Vicinity Protection Area Regulation (AVPA). The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF areas. Industrial uses are generally allowable within the higher noise exposure of 35-40 NEF contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

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

The subject sites are located within the Standard Industrial area as identified [on Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The Standard Industrial typology allows for a broad range of industrial, employment and support industrial uses of varied intensities. The proposed land use aligns with relevant MDP policies.

**Climate Resilience Strategy (2018)**

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

**Northeast Industrial Area Structure Plan (Statutory – 2007)**

The subject site is identified as part of the Business/Industrial area in Map 3 – Land Use Concept of the [Northeast Industrial Area Structure Plan](#). The Business/Industrial area is intended for provide for a variety of light industrial uses within the context of an industrial/business park. In addition, medium industrial, secondary commercial, office, institutional, recreational and other land uses considered to be appropriate and may also be allowed. The proposed redesignation aligns with the ASP.



# Applicant's Submission

July 21, 2020

On behalf of Albari Holdings Ltd., B&A Planning Group has submitted a Land Use Amendment application to redesignate ~6.41 ha (15.84 ac) of land located at 4440 Country Hills Boulevard NE from S-CRI Community Institution District and S-FUD Special Purpose – Future Urban Development District to I-G Industrial – General District to facilitate future industrial development.

The intent is to redesignate these two remnant portions of the site to I-G District to match the surrounding land use designation. The area is envisioned to be utilized for industrial warehouse purposes.

The portion of the site currently designated S-FUD District was excluded from a previous land use redesignation application as it contained a sour gas well. The well has since been decommissioned and has received a Reclamation Certificate.

The other portion of the site currently designated S-CRI District was intended for a stormwater pond and future fire station. Since the time of the original redesignation, Fire Station #27 has been built at #110, 11358 Barlow Trail NE rendering the north portion of the subject site, originally intended for a fire station, redundant. The south portion is and will remain S-CRI as it contains a stormwater pond

As the land use is consistent with the general land uses identified in the Municipal Development Plan and Northeast Industrial Area Structure Plan and is consistent with surrounding land use designation on the same parcel, we respectfully request your support of the application.





# PROPOSED

CPC2020-1323  
ATTACHMENT 3

BYLAW NUMBER 3D2021

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0105/CPC2020-1323)**

\*\*\*\*\*

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

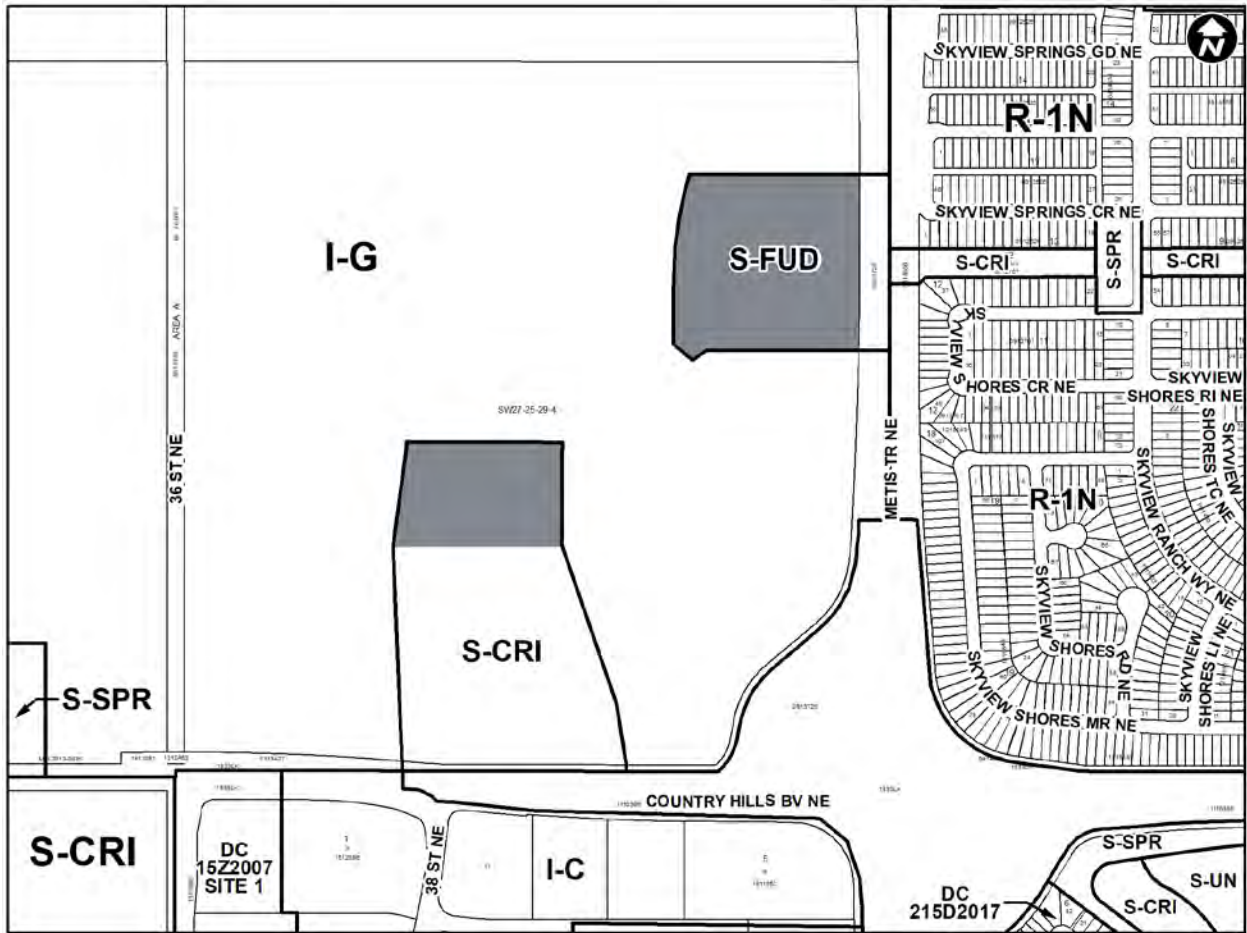
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2020-0105/CPC2020-1323  
BYLAW NUMBER 3D2021

## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0105/CPC2020-1323  
BYLAW NUMBER 3D2021

## SCHEDULE B





**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 634 McDougall Road NE, LOC2020-0084**

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**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 634 McDougall Road NE (Plan E, Block 3, Lots 20 and 21) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – Active Frontage (MU-2f4.2h22) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 NOVEMBER 19:**

That Council hold a Public Hearing; and

Give three readings to the **Proposed Bylaw 6D2021** for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 634 McDougall Road NE (Plan E, Block 3, Lots 20 and 21) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – Active Frontage (MU-2f4.2h22) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for a 6-storey mixed use development.
- The proposal allows for an appropriate building form and set of uses along the Edmonton Trail Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* and *Bridgeland-Riverside Area Redevelopment Plan*.
- What does this mean to Calgarians? More housing opportunities for inner city living with access to alternative transportation modes and allows for more efficient use of existing infrastructure.
- Why does this matter? The proposal will enable additional commercial and employment opportunities that may help activate this part of Bridgeland-Riverside.
- The proposed development will enhance the experience for pedestrians travelling along Edmonton Trail NE and along the Flyover Park interface.
- A development permit for a 6-storey mixed-use development has been submitted and is under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: City of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by CivicWorks on behalf of RNDSQR and the landowner, The City of Calgary on 2020 June 15. The site is owned and currently maintained by The City of Calgary.

The approximately 0.08 hectare site is situated along Edmonton Trail NE. The site is also just north of Memorial Drive NE and the 4 Avenue NE Flyover, which is currently under construction.

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 634 McDougall Road  
NE, LOC2020-0084**

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The site represents a gateway into the Bridgeland-Riverside community for pedestrians travelling to and from downtown Calgary.

The proposed Mixed Use – Active Frontage (MU-2f4.2h22) District requires commercial storefronts at-grade along the street to create a street-oriented building and it provides opportunities for a mix of commercial and residential uses in the same building. The proposed MU-2 district includes a maximum floor area ratio of 4.2 and a maximum building height of 22.0 metres (approximately 6 storeys).

A development permit (DP2020-4528) is being reviewed alongside this land use amendment. Situated in a well-connected inner city location, the proposed development, called Flyover Block, is for a six-storey mixed use development with an at-grade local brewery/roastery and 65 zero-parking micro apartments units (Attachment 5). Council's approval of the proposed land use is required to accommodate this development.

More details about this land use amendment application and surrounding site context can be viewed at [DevelopmentMap.calgary.ca](http://DevelopmentMap.calgary.ca).

Administration has considered the relevant planning issues and stakeholder feedback specific to this application and has determined the proposal to be appropriate. See Attachment 1 for the Background and Planning Evaluation.

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Public Outreach and engagement was undertaken by the Applicant
- Public/Stakeholders were informed by Administration and the Applicant

**Applicant-Led Outreach**

As part of the review of the land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit, to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant created a comprehensive outreach framework which included both digital and distanced information sharing strategies and consultation tools. The applicant provided the following strategies:

- onsite signage about the project;
- mailer drop off, information package for delivery to stakeholders;
- newsletter advertorial on the Community Association's monthly newsletter;
- project web portal with online feedback;
- video conference meetings with stakeholders; and
- email correspondence, and dedicated phone line to discuss about the project.

Approximately 100 postcards were delivered to nearby residents. The applicant held two video conference live meetings with the Bridgeland-Riverside Community Association and surrounding residents to discuss the land use and development permit applications. The applicant provided a comprehensive What We Heard report on the project website. The

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 634 McDougall Road  
NE, LOC2020-0084**

---

Applicant Outreach Summary is available in Attachment 4 and on the [applicant's project website](#).

**City-Led Outreach**

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

Administration received four letters of opposition on the land use amendment from the public and one letter of support on the development permit. The letters of opposition focused on the following areas of planning related concern:

- increased traffic, reduced availability of on-street parking;
- increased noise and nuisance with the commercial uses;
- potential shadow impacts, reduced sunlight and privacy for neighbouring lots;
- removal of downtown views due to building heights;
- proposed development does not fit with the surrounding context;
- saturation of rental housing within the community; and
- public infrastructure such as roads, on-street parking may not be able to accommodate an increase in users.

The Bridgeland-Riverside Community Association (CA) provided a letter of support (Attachment 3) for the land use amendment application on 2020 July 07, and the CA appreciated the applicant's engagement plan to date. They provide the following comments:

- revitalization of this challenged site was really important for Edmonton Trail NE and the Flyover Park, this proposal will activate the street and the Flyover Park;
- the building height and density are appropriate for this area and fits the surrounding context, the proposal will provide a desirable service in the community, and provide more affordable housing in the area;
- this is an appropriate site for parking relaxation due to proximity to transit access, bike lane, availability of nearby underground parking across Edmonton Trail NE, and walkability to downtown; and
- restriction against on-street parking permits for the proposed building should be implemented due to limited parking along McDougall Road NE.

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

**IMPLICATIONS**

**Social**

The proposed land use amendment enables this site to become a landmark location with commercial uses to create an engaging at-grade street interface, promotes development with storefronts facing onto the street, and accommodates higher density mixed-use development

**Planning & Development Report to  
Calgary Planning Commission  
2020 November 19**

**ISC: UNRESTRICTED  
CPC2020-1236  
Page 4 of 5**

**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 634 McDougall Road  
NE, LOC2020-0084**

---

along Edmonton Trail NE Urban Main Street. The site will promote the use of nearby public transit, city bike paths and regional pathways, and encourage walking and cycling. The site will create an attractive pedestrian environment that will function well with the Edmonton Trail NE and will provide a safe and welcoming environment to users of Flyover Park.



**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 634 McDougall Road  
NE, LOC2020-0084**

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**Environmental**

Several transportation demand management strategies and enhanced support for active transportation modes will be implemented in the development permit. These measures respond to Program 5: Low or Zero Emission Transportation Modes of the Climate Mitigation Action Plan. As the accompanying development is under review, a number of other measures are being explored to address other objectives of the [Climate Resilience Strategy](#) related to building and energy systems (Attachment 1).

**Economic**

The proposed land use amendment enables the development of 65 residential dwelling units and approximately 3,360 square metres of commercial space. The development provides housing opportunity, support local business, and employment opportunities within Bridgeland-Riverside.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no significant risks associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Letter
4. Applicant Outreach Summary
5. Development Permit (DP2020-4528) Rendering
6. **Proposed Bylaw 6D2021**

Department Circulation

General Manager	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

Situated along Edmonton Trail NE and north of McDougall Road NE and the Flyover Park, which is currently under construction, the site will serve as a gateway into the Bridgeland-Riverside community for pedestrians travelling to and from downtown Calgary. The site is also just north of Memorial Drive NE and the 4 Avenue NE Flyover. The site is approximately 0.08 hectares in size and is approximately 27 metres wide by 30 metres long. The site fronts onto Edmonton Trail NE and a lane exists to the north to provide access to the site.

Surrounding development is characterized by a mix of commercial and residential developments including mid-rise commercial and office developments to the west, and low-rise multi-residential development to the north and to the east. The site is ideally located near the Bridgeland-Memorial LRT station, transit stations and Edmonton Trail cycle track. The site is adjacent to a publicly accessible underground parkade with 69 parking stalls, and the site is within a multitude of walkable amenities and downtown Calgary.

As indicated in the Applicant Submission (Attachment 3), the proposed land use district enables residential and commercial uses and accommodates a mid-rise development designed to be compatible with surrounding land uses. A development permit for a six-storey mixed use development with an at-grade local brewery/roastery and 65 residential units above was submitted on 2020 July 22, and is under review (Attachment 5).

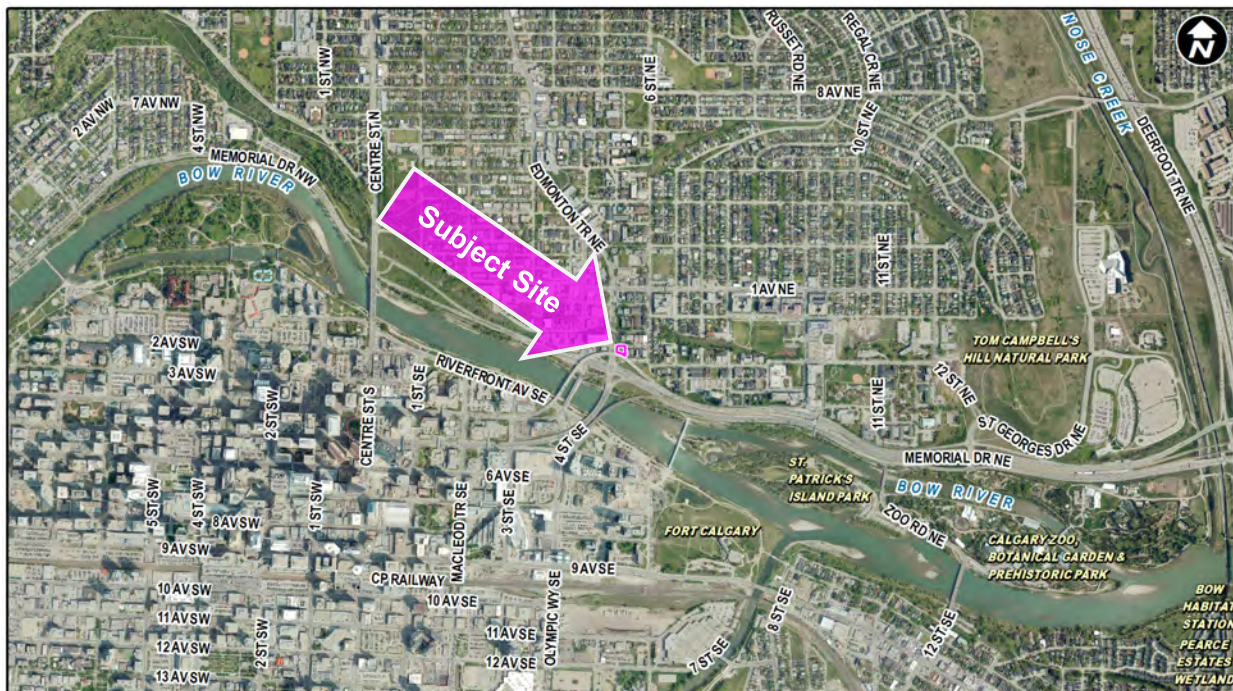
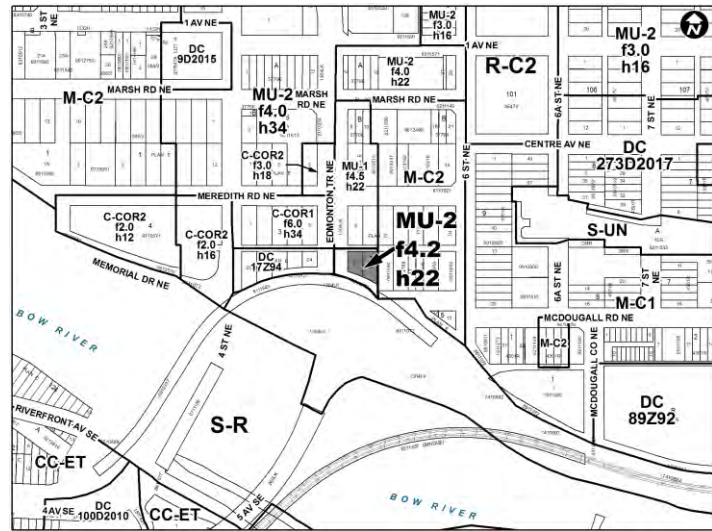
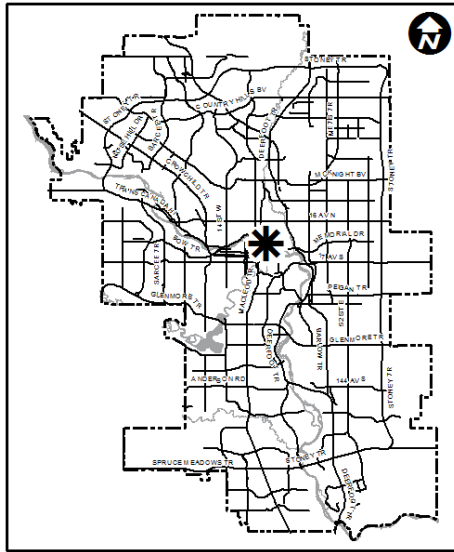
## Community Peak Population Table

<b>Bridgeland-Riverside</b>	
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](#).

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The current Multi-Residential – Contextual Medium Profile (M-C2) District accommodates multi-residential developments with higher numbers of dwelling units and higher traffic generation than low density residential and lower profile multi-residential land use districts. The M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16.0 metres (approximately 4 storeys).

The proposed Mixed Use – Active Frontage (MU-2f4.2h22) District allows street-oriented developments with opportunities for a mix of residential and at-grade commercial uses and provides compatible transition with the surrounding developments. The proposed land use requires at-grade commercial uses to promote street level activities.

The proposed MU-2 District allows for a maximum floor area ratio of 4.2 which equates to a building floor area of approximately 3,360 square metres. The proposed building height maximum of 22 metres would allow for approximately six storeys.

### Development and Site Design

The applicable policies and the proposed MU-2 District provides guidance for future site development including appropriate frontages, height transition, building massing, parking, landscaping, pedestrian connection, and interface with adjacent sites including the Edmonton Trail NE Urban Main Street and the Flyover Park.

A development permit is being reviewed alongside this land use amendment. Situated in a well-connected inner city location, the proposed development, called Flyover Block, is for a six storey mixed use development with an at-grade local brewery/roastery and 65 zero-parking micro apartments units (Attachment 5). Urban Initiatives for the 1 Avenue NE Streetscape Master Plan project and Calgary Parks Foundation have collaborated with the applicant to ensure that compatible development interface with an inviting public realm is achieved between the Edmonton Trail NE, and the Flyover Park. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along Edmonton Trail and Flyover Park frontages;
- improving pedestrian connections within the development;
- providing loading, and waste and recycling accommodations;
- mitigation of shadowing, overlooking, and privacy concerns;
- appropriate amenity space for the residents; and
- creating a welcoming, safe, and pedestrian friendly environment.

The proposed development permit application was presented to Urban Design Review Panel (UDRP) for review on 2020 September 16. Overall the proposed development was well supported by UDRP, additional design considerations were provided to enhance the public realm interface, all season usage, site safety, and landscaping.

### **Transportation**

Direct pedestrian access to site is currently available from Edmonton Trail NE, and pedestrian connections will be available between the site and the Flyover Park. Vehicular access to the site is available from the lane only. Calgary Transit service Routes 4, 5 and 90 are within proximity to the site, the bus stops are located approximately 120 metres on Edmonton Trail NE and approximately 300 metres on 4 Street NE. The City Hall LRT Station is located approximately 800 metres walking distance from the site. The site is served by the Bow River pathway system along Memorial Drive NE and the Edmonton Trail cycle track which provides east-west and north-south walking and bicycle connections to downtown businesses and beyond. The site is adjacent to a publicly accessible parkade with 69 parking stalls, and on-street parking in the surrounding areas are managed by time restrictions, permit restricted parking, and paid parking.

A parking study was submitted in support of the land use amendment and the development permit applications to determine an appropriate approach to residential and commercial parking on the site. The proposed development includes a number of Transportation Demand Management strategies to support the parking relaxations at the development permit stage, these includes additional bike parking stalls, indoor and outdoor bicycle repair station, and active modes transportation credit for residents to support alternative modes of transportation. Due to the site's smaller and irregular dimensions, the applicant has determined that there is insufficient spacing to provide ramps down multiple levels which resulted in an inefficient parkade plate, and as such a multi-level underground parkade was not a viable option.

### **Environmental Site Considerations**

A recent Phase 1 Environmental Site Assessment information was submitted by the applicant. This information was submitted and it acknowledges historical commercial uses known within the immediate vicinity. The information was reviewed by Environmental Development Review and was accepted for content. At this time, there are no known outstanding environmentally related concerns associated with the proposal and site.

### **Utilities and Servicing**

Public water and sanitary mains are available from McDougall Road NE and public storm is available from Edmonton Trail NE. Development servicing requirements will be determined at the development permit and Development Site Servicing Plan circulation stage. Developer is responsible for coordinating future development servicing accordingly with those responsible for the Flyover Park project.

## **Bylaws, Regulations, Council Policies**

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

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

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

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

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

The [Municipal Development Plan](#) (MDP) identifies this site as being located along the Edmonton Trail NE Urban Main Street. Urban Main Streets provide for a high level of residential and employment intensification and emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The public realm within a Main Street should incorporate urban design in a sensitive manner and should contribute to a pedestrian-friendly streetscape with characteristics that enhance the pedestrian interface such as street furniture, landscaping, street trees, pedestrian level lighting and wider sidewalks.

The proposal aligns with the Main Street policies in the MDP as the proposed district provides for active commercial uses at grade to provide activity at the street level, promotes development with storefronts along the street, and accommodates a mix of commercial and residential uses in the same building.

### **Climate Resilience Strategy (2018)**

The [Climate Resilience Strategy](#) identifies actions and programs that will reduce Calgary's greenhouse gas emissions and manage climate risks. Several strategies to support low or zero-emission transportation modes above and beyond current bylaw requirements will be considered and implemented at the development permit stage. For example, the applicant has proposed Class 1 bicycle parking stalls far in excess of the requirements under the Mixed Use – General District. In addition, through the Transportation Impact Assessment, the applicant has detailed a range of financial incentives and gifts to promote use of alternative modes of transportation for future residents.

Although this proposed rebate/credit program may encourage residents to use these modes, The City is not in a position to enforce intangible program or incentive measures.

In addition to these measures, additional opportunities will be assessed through the development permit to explore if the proposed building and energy systems can achieve a higher level of performance.

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

The [Bridgeland-Riverside Area Redevelopment Plan](#) identifies this site as Community – Mid-Rise. Community – Mid-Rise consists of mid-rise building types that accommodate a range of retail, services, office, institutional and residential uses and is appropriate for most areas where a horizontal and vertical mix of uses is desired. Streets typically define medium-sized blocks embedded within an established low to medium-scale urban fabric such as low density residential neighbourhoods. Buildings should be up to six storeys, providing room for taller commercial uses in buildings where vertical mixed-use is desired.

The proposed district requires active commercial uses at grade to help activate the street. The proposed building height of 22 metres aligns with the medium scale of six storeys and the proposed floor area ratio of 4.2 is required to enable the development and to meet planning direction in the ARP for higher intensity near the Urban Main Street.



# Applicant Submission



460 – 5119 Elbow Drive SW P 403.201.5305  
Calgary, Alberta T2V 1H2 F 403.201.5344

LOC2020-0084 | Staggered Concurrent Land Use Redesignation and Development Permit Application

From M-C2 to MU-2 f4.2 h22 | 634 McDougall RD NE | [www.engagerndsqr.com](http://www.engagerndsqr.com)

## DEVELOPMENT VISION

Flyover Block is an innovative mixed-use development aimed at strengthening an emerging gateway destination within the community of Bridgeland-Riverside. Directly adjacent to the Flyover Park and City-identified Main Street of Edmonton Trail NE (and located within the 1 AV NE Streetscape Masterplan), the proposed development is ideally located to further catalyze and build on the momentum of these public realm initiatives.

The site is currently designated for multi-residential development up to four storeys in height (Multi-Residential – Contextual Medium Profile (M-C2) District), however, the land has acted as unprogrammed green space owned and maintained by the City of Calgary. Under a purchase agreement with the City, the project team is seeking to redesignate the site to a Mixed Use - Active Frontage (MU-2 f4.2 h22) District in support of a mixed-use midrise development outcome. As proposed, the six storey Flyover Block building will incorporate a vertical mix of uses, with a local brewery/roastery proposed at grade, and market-affordable zero-parking dwelling units on the upper levels. Flyover Block includes a number of progressive transportation demand management measures including extra bike stalls, bike maintenance facilities, and yearly active transportation credits for residents to encourage the use of alternative modes of transportation. These measures support reduced parking on the site, as parking options are limited by the property's tight and irregular dimensions, which would result in a highly inefficient underground parkade design.

## CONCURRENT DEVELOPMENT PERMIT

A Development Permit Application was reviewed concurrently alongside the Land Use Application in order to demonstrate a bricks and mortar outcome for stakeholders. The proposed building design has been endorsed by the Urban Design Review Panel and features high quality materials with unique architectural elements. The project team will continue to proactively collaborate with the Calgary Parks Foundation and the City of Calgary's Urban Strategies team to integrate the Flyover Block's landscaping and development with Flyover Park and the Edmonton Trail NE Main Street public realm design.

## POLICY CONTEXT

The project site is located within the boundaries of the long established Bridgeland-Riverside Area Redevelopment Plan (ARP). Recently amended through the City's Main Street initiative, the subject site is identified within the Community-Mid Rise policy area of this Plan, a designation that aligns with the Flyover Block development vision by supporting mixed-use midrise buildings with active frontages.

CONCLUSION

The proposed application will support new local businesses and introduce innovative housing options for Calgarians looking to live, work and play in an established and well connected community. For the reasons outlined above, we respectfully request that the members of Calgary Planning Commission and Council support this application. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joanna Patton', with a long horizontal line extending to the right.

Joanna Patton | Planner

B.F.A., M.Plan, RPP, MCIP

CivicWorks

# Community Association Letter



Planning Committee  
917 Centre Avenue NE Calgary AB T2E0C6  
brcacalgary.org

Development Circulation Controller  
Planning, Development Assessment #8201  
The City of Calgary  
PO Box 2100 Station M  
Calgary AB T2P2M5

July 7, 2020

**Attn:** CPAG.Circ@calgary.ca  
**cc:** Wallace Leung, File Manager (Wallace.leung@calgary.ca)  
Ali McMillan, BRCA Planning Director ([planning@brcacalgary.org](mailto:planning@brcacalgary.org))  
Joanna Patton, Civic Works (joanna@civicworks.ca)

To Whom It May Concern:

**Re: LOC2020-0084 (634 McDougall Rd NE) Flyover Block**

Thank you for the opportunity to comment with respect to the land use change application noted above. Our planning committee gave notice to adjacent neighbours by dropping letters and inviting them to our online meeting which was held July 7, 2020. Many were condos we could not access so we posted the invite on the main door. One neighbor who lives on McDougall Rd joined the meeting. Therefore the comments below reflect those of our Planning Committee and the one neighbor who participated in our process. The applicant was also invited to the meeting and the Civic Works Team joined along with the architect and a transportation engineer which was greatly appreciated.

Strengths of the proposal;

- Activation and revitalization of an empty and challenging lot
- Brew pub commercial use on bottom addresses missing use in Bridgeland that locals want
- Commercial use on bottom activates Edmonton Trail Main Street, provides local steward for Flyover Park and will draw people to the area creating "eyes on the street"
- Micro-units create more affordable housing in the area, although we would like to see a few larger units to create a mix.
- TDM measures encourage bike use of the Edmonton Trail cycle track and access to downtown. However maximizing parking options for visitors to the building and for the commercial space is important. If there is a realistic way to increase the site's parking it is strongly encouraged. We can appreciate this is a restricted site due to Flyover setbacks/ lot size and this makes underground parking challenging. We feel this is an appropriate site for parking relaxations due to proximity to the bike lane,

transit access, close proximity to downtown (walkable) and availability of public parking in the underutilized underground parkade across Edmonton Trail, as long as the relaxations are backed by a permanent restriction against parking permits for that building.

- Height and density seem appropriate for the context – we look forward to the DP.

Comments;

- We heard concern about parking congestion on McDougall Rd due to no parking on the residential side and limited on the commercial side. However we hope people will not be driving to a brewery and will instead walk locally, take transit, bike or ride share. We are prepared to address this issue in the future with local neighbours by implementing on street pay parking for the public and permit for the residents if needed. We appreciate the applicant's assurances that tenants will not be allowed parking permits – we just want to ensure this is the case on a permanent basis.

We appreciate the excellent engagement plan that Civic Works has outlined and the notice dropping/ public website to date. They have been very approachable for residents and the community association and we look forward to continuing to work with them on this project.

Sincerely,

**BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION**

Per: BRCA Board of Directors  
Planning Committee



# FLYOVER BLOCK

## WHAT WE HEARD SUMMARY

LOC2020-0084 / DP2020-4528

634 MCDUGALL RD NE

OCTOBER 2020

Visit [www.engageRNDsqr.com](http://www.engageRNDsqr.com)  
for full What We Heard Report



RNDsQR

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[engageRNDsQR.CA](http://engageRNDsQR.CA)

# APPLICANT-LED OUTREACH FRAMEWORK

## FLYOVER BLOCK WHAT WE HEARD SUMMARY

The Flyover Block Stakeholder Outreach Framework applied a hybrid set of Digital and Distanced information sharing strategies and consultation tools, designed to sustain stakeholder engagement and address possible inequalities in the outreach process during an extraordinary period of social distancing. Information sharing strategies provide stakeholders with accurate and objective information about projects and engagement processes, while consultation tools obtain feedback and input from stakeholders on project considerations.

A full What We Heard Report is available through the project outreach website [www.engerndsqr.com](http://www.engerndsqr.com).

### DIGITAL

#### PROJECT WEB PORTAL

A comprehensive project web portal [www.engerndsqr.com](http://www.engerndsqr.com) provides an information-rich user experience, including key project details and opportunities for feedback and input.

#### ONLINE FEEDBACK

An online feedback form allows stakeholders to submit their feedback directly through the project web portal. Comment themes and project team responses have been summarized in the “What We’re Heard” section of this Brief and published on the project web portal.

#### VIRTUAL STAKEHOLDER MEETINGS

The project team participated in “in-person” video-conference meetings with the Bridgeland-Riverside Community Association and surrounding neighbours on July 6 and August 20, 2020 to discuss the Land Use and Development Permit applications.

#### EMAIL CORRESPONDENCE

An outreach email address allows stakeholders to share feedback and receive direct responses from the project team. Comment themes and project team responses have been summarized in the “What We’re Heard” section of this Brief and published on the project web portal.

### DISTANCED

#### PHONE LINE

A dedicated phone line allows stakeholders to share their questions and feedback, with callbacks and direct conversations with an appropriate member of the project team.

#### ON-SITE SIGNAGE

A large sign installed on-site introduces surrounding area stakeholders to the project, directs them to the project web portal, and includes project team contact information (email address and phone line).

#### MAILER + ADVERTORIAL

A project mailer (±100 postcards) and printed newsletter advertorial (Bridgeland-Riverside Bridges) was delivered to surrounding neighbours. The materials introduced stakeholders to the project, directed them to the project web portal, and included project team contact information (email address and phone line).

#### INFORMATION PACKAGE

An information-rich project Vision Brief is available for delivery to stakeholders in printed format. The information package is reflective of the content posted on the project web portal.

**WHAT WE HEARD + TEAM RESPONSE**

## FLYOVER BLOCK WHAT WE HEARD SUMMARY

## 01 TRAFFIC + PARKING

**WHAT WE HEARD**

The most common theme heard from stakeholders was a concern that the proposed development would cause issues with on-street parking availability and increased traffic along McDougall RD NE.

**TEAM RESPONSE****Parking**

The Flyover Block concept proposes a total of six timed parking stalls. As part of the review process, a certified Transportation Engineer prepared a full Parking Study to determine an appropriate approach to residential and commercial parking on the site. The Parking Study is available for public review on the Flyover Block project web portal ([www.engagerndsqr.com](http://www.engagerndsqr.com)).

The City of Calgary applies a set of criteria when making decisions on parking reductions for residential units including, among others, availability of transit, existing on-street parking restrictions, and nearby public parkade options. The Flyover Block Parking Study found that the site is meeting the majority of the City criteria and is an appropriate location for residential units to be developed without parking stalls.

Flyover Block includes 65 dwelling units, with no associated residential parking stalls. The site's irregular dimensions result in a particularly inefficient parkade plate and there isn't sufficient spacing to provide ramps down multiple levels, so a multi-level parkade is not a viable option.

Flyover Block residents will not be eligible for parking permits from the City of Calgary. If on-street parking supply becomes an issue, residents of McDougall RD NE (and other surrounding streets) can apply to transition on-street parking restrictions from the current one hour Parking to Permit-Only Parking.

To further reduce parking demand, the development will encourage residents to use alternative modes of transportation by providing extra indoor/outdoor bike stalls, bike repair stations and a yearly Active Transportation stipend that residents can apply towards bike shop gift cards, Calgary Transit passes, carshare credits, e-scooter credits, or rideshare credits.

**Traffic**

Flyover Block's main entrance is located along Edmonton Trail NE, which is classified by the City as an Arterial Street, and built to accommodate a higher level of traffic volume than local roads. A back lane connecting to Edmonton Trail NE will provide vehicles with access to Flyover Block's loading area, waste and recycling storage, and parking stalls.

Based on the Flyover Block's location and existing lane access, traffic impacts to McDougall RD NE are anticipated to be minimal. Driving to Flyover Block from McDougall RD NE would be a relatively indirect route and traffic calming measures being built along McDougall RD NE as part of the Flyover Park development will encourage cars to slow down and discourage additional traffic along this portion of the street.

**WHAT WE HEARD + TEAM RESPONSE**

## FLYOVER BLOCK WHAT WE HEARD SUMMARY

## 02 BUILDING HEIGHT

**WHAT WE HEARD**

Some stakeholders expressed concern around the proposed increase in building height, and alongside these concerns the project team heard questions about how a taller building could impact neighbouring properties and our how our proposed design seeks to address these impacts.

**TEAM RESPONSE**

This site is located along a City of Calgary Main Street and will serve as a gateway development for the community of Bridgeland - Riverside. Our Land Use Application proposes a new District (aka zone) that represents a shift in maximum allowable building height from 16m (±4 storeys) to 22m (±6 storeys) within the site.

This proposed change follows the direction of the current Bridgeland-Riverside Area Redevelopment Plan, which identifies this site for mid-rise building types up to six storeys in height. The change also aligns with the surrounding Land Use bylaw context along this portion Edmonton Trail NE corridor which supports building heights between 18m and 34m.

The proposed development will be required to follow the Mixed-Use District's policies around stepped building height and setbacks which are intended to provide sensitive transitions with surrounding residential neighbours. In addition to these policies the Flyover Block is designed to prevent overlooking by limiting window openings with views into residential areas and by providing screening on the rooftop patio. A study demonstrating shadow impact was prepared by the project team and can be accessed via the project Outreach Website [www.engageandsqr.com](http://www.engageandsqr.com).

## 03 COMMERCIAL ACTIVITY

**WHAT WE HEARD**

The project team heard mixed feedback from stakeholders about the proposed commercial uses, with some excited for a new local brewery/roastery spot and some concerned with the potential for noise or disruptive activity.

**TEAM RESPONSE**

A locally owned brewery, roastery and restaurant business is proposed within the main level of the Flyover Block. The project team believes that this site is an excellent spot for active commercial uses at-grade based on it's well-connected Main Street location, relationship with Flyover Park, and it's the surrounding commercial context. The current Bridgeland-Riverside Area Redevelopment Plan identifies this site for a higher level of intensity and pedestrian activity through a mix of residential and commercial uses.

Business operations will be required to follow the City's standard noise bylaws which are intended to reduce sound impact on surrounding residential areas.



**WHAT WE HEARD + TEAM RESPONSE**

## FLYOVER BLOCK WHAT WE HEARD SUMMARY

## 04 BUILDING FACADE

**WHAT WE HEARD**

Generally we heard positive feedback about the proposed building exterior, but we heard some questions around material quality as well as the durability, lighting and function of the proposed screen.

**TEAM RESPONSE**

Flyover Block will be built with long lasting, high quality materials, and the project team has made an effort to add interest to walls without screens, for example by including a mural. The proposed screen facade will be constructed with fire retardant treated wood, built as a series of jointed panels that can be removed for maintenance. The screen will provide passive cooling and privacy for residents. The lighting along the screen is designed to be unobtrusive for residents and drivers along the 4 AV Flyover.

## 05 CRIME + SAFETY

**WHAT WE HEARD**

We heard concerns about crime and loitering currently occurring near the 4 AV Flyover.

**TEAM RESPONSE**

Flyover Block is intended to work in conjunction with Flyover Park to activate a relatively "lost corner" of Calgary. Those using the park, visiting the roastery/brewery and living in the units above will provide "eyes on the street" to passively monitor the space. The project team is also reviewing lighting, landscaping and design options for the sideyard and back lane to further prevent hidden and poorly monitored spaces around the proposed building.

LOC2020-0084 / DP2020-4528

## 06 MICRO-UNITS

**WHAT WE HEARD**

Some stakeholders expressed a desire for different types of unit layouts and sizes. We also heard concerns about the proposed amenity space.

**TEAM RESPONSE**

While the proposed multi-residential units within the building are similar in size and layout, they will provide a new type of rental option within Bridgeland, ultimately diversifying housing choices within the greater community. The proposed units have been value designed to be rented at market-affordable rates, which are kept low by the small unit sizes and zero-parking measures.

The rooftop common amenity space takes advantage of unimpeded sunlight throughout the year and meets all bylaw requirements around square footage for each unit. Residents are encouraged to support local businesses and community amenities such as gyms, many of which are available within walking distance of Flyover Block.

4



## Development Permit Rendering

The proposed Mixed Use - Active Frontage (MU-2f4.2h22) District provides guidance for future site development including appropriate frontages, height transition, building massing, parking, landscaping, pedestrian connection, and interface with adjacent sites including Edmonton Trail Urban Main Street and Flyover Park. A development permit (DP2020-4528) is being reviewed alongside this land use amendment. The proposed development, called Flyover Block, is for a six storey mixed use development with an at-grade local brewery/roastery and 65 zero-parking micro apartments units in well-connected inner city location. Urban Initiatives for the 1 Avenue NE Streetscape Master Plan project and Calgary Parks Foundation have collaborated with the applicant to ensure that compatible development interface with a safe and welcoming public realm is achieved between the Edmonton Trail NE Urban Main Street, and Flyover Park. The proposed development permit application was presented to Urban Design Review Panel (UDRP) for review on 2020 September 16. Overall the proposed development was well supported by UDRP, additional design considerations were provided to enhance the public realm interface, all season usage, site safety, and landscaping.



Development rendering for Development Permit application (DP2020-4528)



# PROPOSED

CPC2020-1236  
ATTACHMENT 6

**BYLAW NUMBER 6D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0084/CPC2020-1236)**

\*\*\*\*\*

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

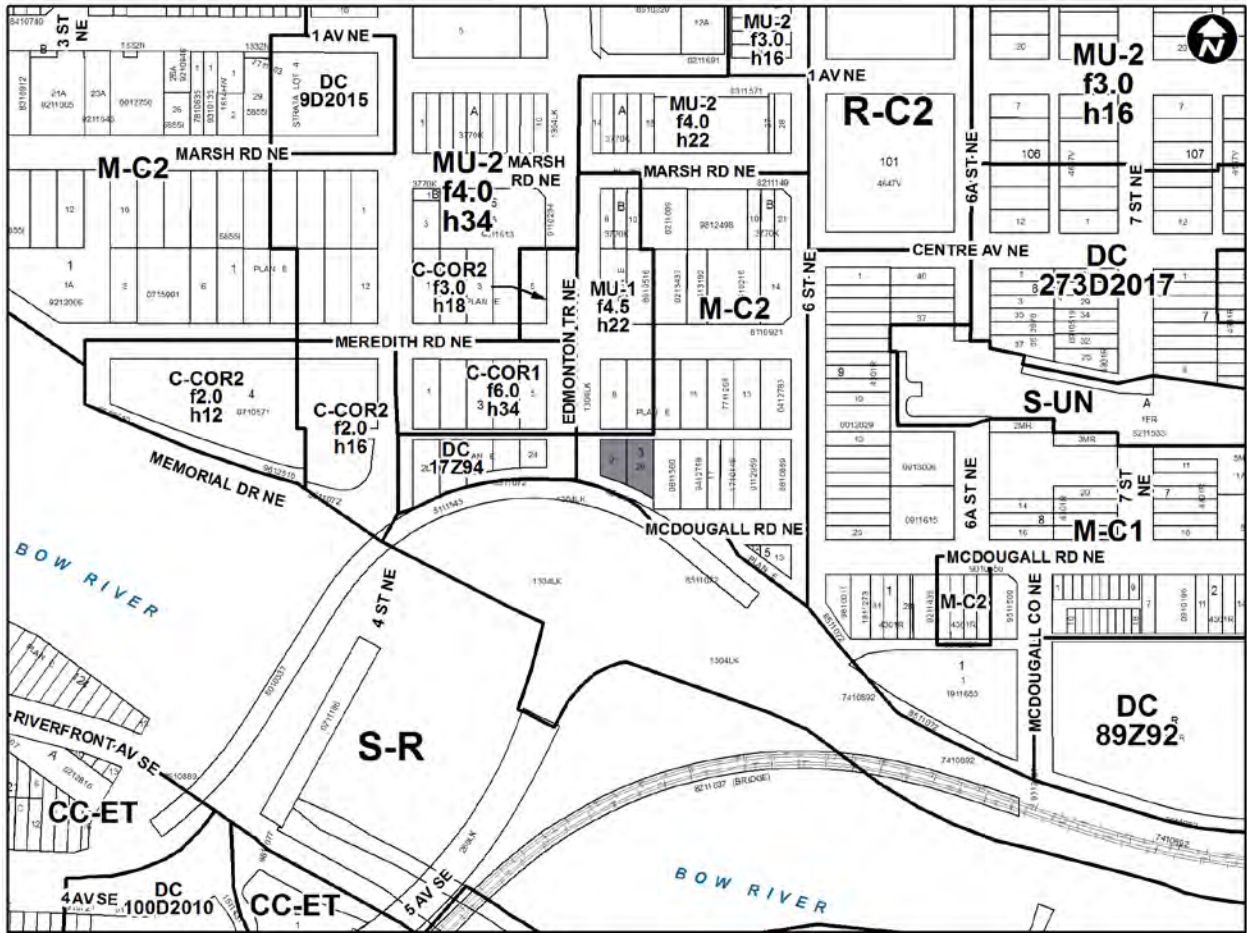
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2020-0084/CPC2020-1236  
BYLAW NUMBER 6D2021

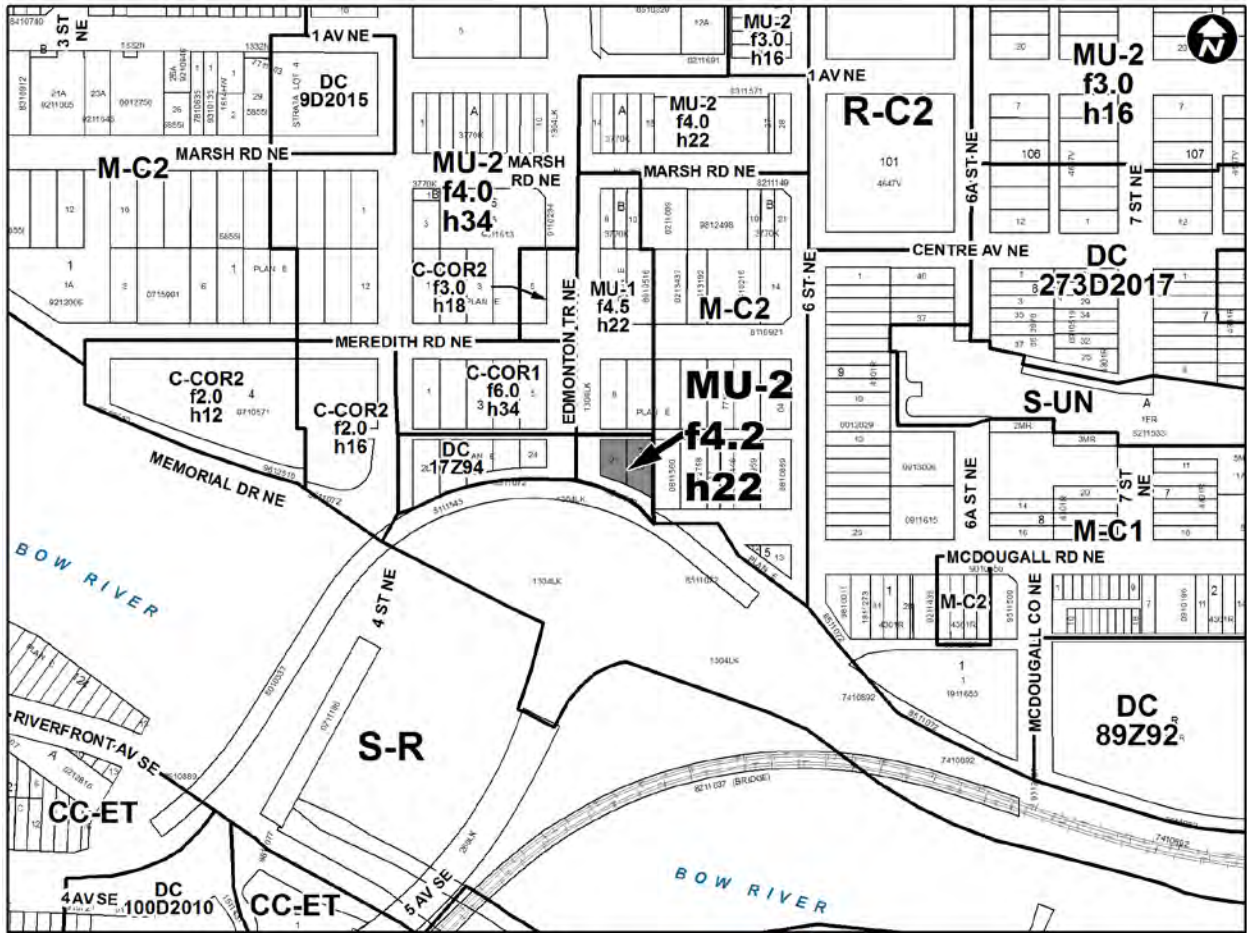
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0084/CPC2020-1236  
BYLAW NUMBER 6D2021

## SCHEDULE B







**Land Use Amendment in South Calgary (Ward 8) at 1915 - 33 Avenue SW,  
LOC2020-0127**

---

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1915 - 33 Avenue SW (Plan 4479P, Block 68, Lot 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Child Care Service (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020  
DECEMBER 3:**

That Council hold a Public Hearing: and

Give three readings to **Proposed Bylaw 10D2021** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1915 - 33 Avenue SW (Plan 4479P, Block 68, Lot 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate the additional use of Child Care Service (Attachment 2)

**HIGHLIGHTS**

- This application seeks to redesignate the subject property to allow for the additional use of a child care facility.
- A DC District is necessary to accommodate child care service within the existing building without allowing for all commercial uses associated with a mixed use or commercial district. The proposed land use amendment is compatible with the surrounding land uses and development, and aligns with applicable policies of the *Municipal Development Plan, South Calgary/Altadore Area Redevelopment Plan* and *Child Care Service Policy and Development Guidelines*.
- What does this mean to Calgarians? If this application is approved by Council, it would allow for an additional integral service within an established residential and employment area.
- Why does it matter? Community amenities such as child care service uses contribute to the goal of complete communities.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment was submitted on 2020 August 19 by Sarina Developments, on behalf of the landowner Parvisbegum Virani. No development permit has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 3), the intent is for a future development permit for child care service.

**Land Use Amendment in South Calgary (Ward 8) at 1915 - 33 Avenue SW,  
LOC2020-0127**

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The 0.6 hectare (0.14 acre) midblock site is located in the southwest community of South Calgary on 33 Avenue SW, one block east of 20 Street SW and the commercial area of Marda Loop. The site is currently developed with a single detached dwelling that has been converted into a residential sales centre since 2019. The proposed DC Direct Control District is to allow for child care service within the existing building. The house may return to operate as a dwelling, if the child care use does not materialize.

Although more intense districts have been supported on this block along the Neighbourhood Main Street, in this case the applicant does not intend to add more uses than necessary to allow for child care service or comprehensively redevelop the parcel at this time. Surrounding development includes historic single detached bungalows to the east and south, four-storey multi-residential to the west, and semi-detached dwellings to the north. The properties across the lane to the south have been redesignated to the Mixed Use - General (MU-1f3.0h16) District as part of City-initiated Main Streets redesignations in 2019.

More details about this land use amendment application and surrounding site context is provided Attachment 1 (Background and Planning Evaluation).

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**Applicant-Led Outreach**

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Marda Loop Community Association was appropriate. In response, the applicant delivered approximately 20 letters to surrounding neighbours and installed a sandwich board on the property to advertise the project. The applicant did not receive any public comments. The Applicant Outreach Summary is included in Attachment 4.

**City-Led Outreach**

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

Administration received one letter of opposition identifying concerns related to noise, parking and traffic congestion, and privacy.

The Marda Loop Community Association has not provided any comments at the time of writing this report.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design and size of a child care service use, including site layout, play area and parking requirements will be reviewed at the development permit stage.

**Planning & Development Report to  
Calgary Planning Commission  
2020 December 3**

**ISC: UNRESTRICTED  
CPC2020-1281  
Page 3 of 3**

**Land Use Amendment in South Calgary (Ward 8) at 1915 - 33 Avenue SW,  
LOC2020-0127**

---

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

**IMPLICATIONS**

**Social**

The proposed land use allows for a needed service for families and contributes to the goal of complete communities.

**Environmental**

This application does not include any actions that specifically meet objectives of this plan. However, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

**Economic**

The ability to operate a child care service at this location provides a business opportunity within the community of South Calgary. Marda Loop is the economic centre for the community of South Calgary and the opportunity for child care centre supports business activity in the community.

**Service and Financial Implications**

No anticipated financial impact

**RISK**

There are no known risks associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. **Proposed Bylaw 10D2021**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform (Pick-one)



# Background and Planning Evaluation

## Background and Site Context

As indicated in the Applicant's Submission (Attachment 3), the applicant is intending on converting the existing residential sales centre into a child care centre. The residential sales centre was approved in 2019 within the existing single detached dwelling and has been operating as a sales centre since that time. No development permit has been submitted at this time.

The subject site is located on a midblock parcel in the community of South Calgary on 33 Avenue SW. This section of 33 Avenue SW is part of the Neighbourhood Main Street area as identified in the *Municipal Development Plan*.

Surrounding development includes historic single detached bungalows to the east and south, 4 storey multi-residential to the west, semi-detached to the north. The properties across the rear lane to the south have been redesignated to mixed use as part of the City initiated Main Streets redesignations. The parcel is approximately 580 square metres with parking provided with lane access to the rear of the parcel.

## Community Peak Population Table

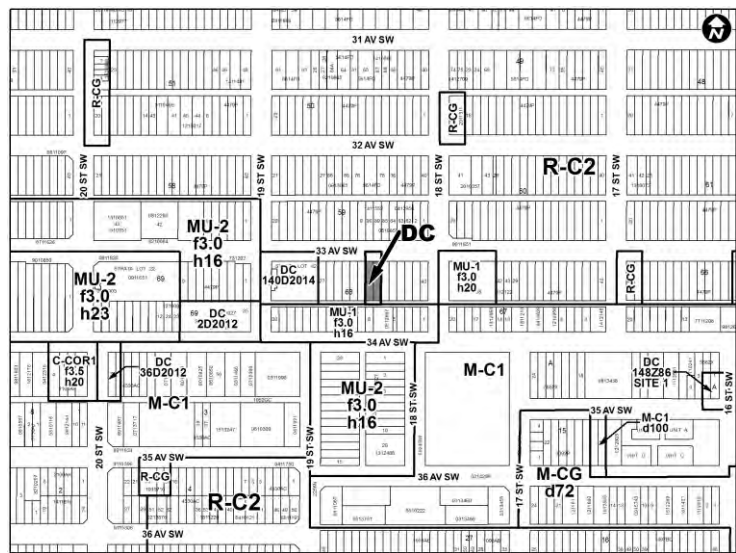
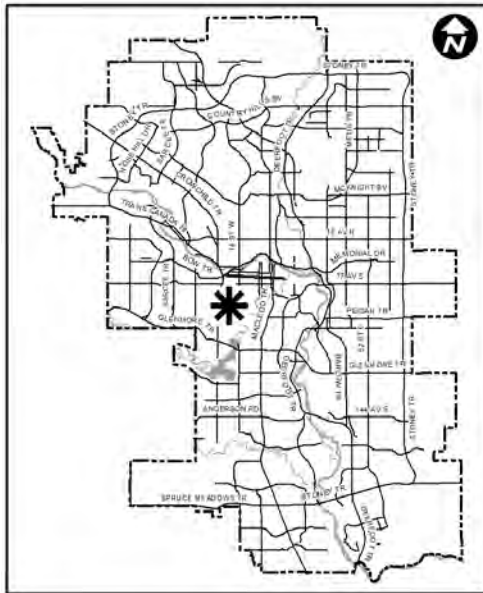
As identified below, the community of South Calgary reached its peak population in 2019.

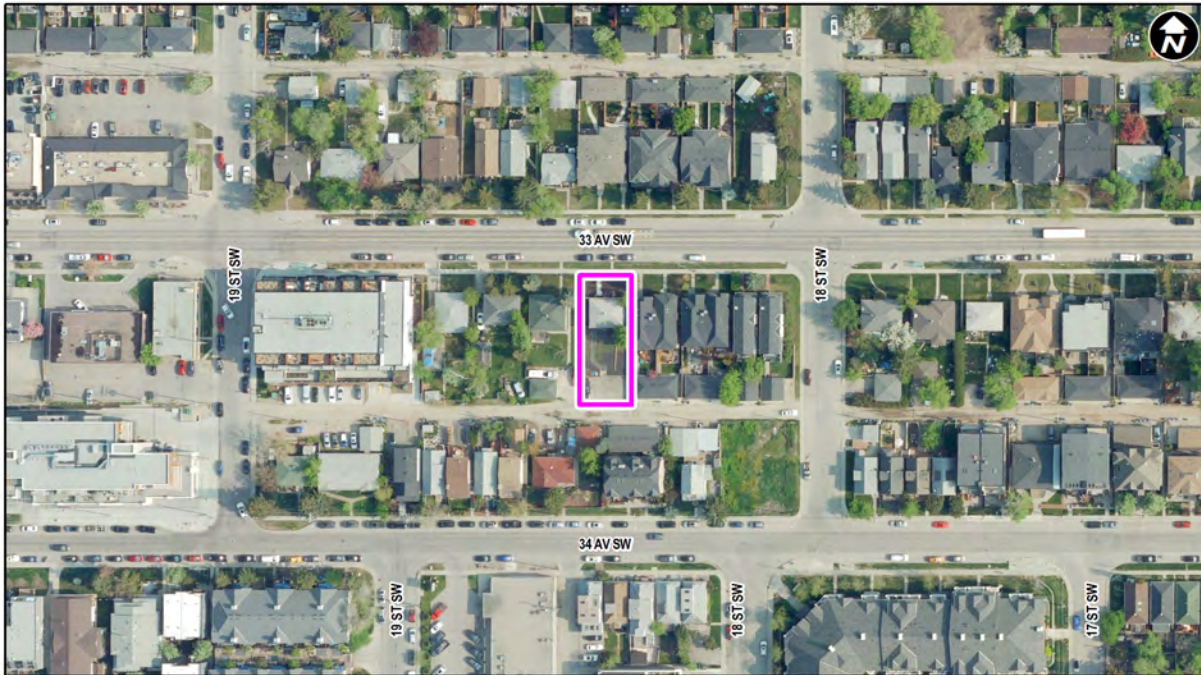
<b>South Calgary</b>	
Peak Population Year	2019
Peak Population	4442
2019 Current Population	4442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 subject site is currently designated R-C2 District. The R-C2 designation allows for low density residential development in the form of single detached dwellings, semi-detached dwellings and duplex dwellings. The district also provides for two forms of the home based child care for up to ten children (home based child care classes 1 and 2).

A DC Direct Control District based on the R-C2 District is proposed. The proposed DC District is intended to allow for the additional discretionary use of Child Care Service.

In the event where a child care use is discontinued in the future, the proposed DC would continue to allow for residential uses on this site.

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

The review of the application considered as an alternative the stock land use district S-CI District as suggested in the *Child Care Service Policy and Development Guidelines*. However, this land use district provides for a number of uses that would not be compatible in this location and context (for example, columbarium, conference and event facility, post-secondary learning institution). Thus, a DC District with the R-C2 District as the base district is proposed.

### **Development and Site Design**

A discretionary use development permit application will be required to enable the child care service use on the parcel. The ultimate number of children, on-site parking stalls, location of pick-up and drop-off stalls and outdoor play areas will be determined through that process. The child care service operators will also require Provincial licensing and thus will be further evaluated by the Calgary Region Child and Family Services Authority.

Lastly, as per the Child Care Service Policy and Development Guidelines, early and ongoing communication between the operator and the surrounding neighbours is often an important factor in the successful approval of a child care service facility. Administration encourages the operator to engage in communication initiatives, such as the development of a 'Good Neighbour Agreement', to establish accountability and cooperation, and to build relationships that are responsive to the needs of neighbours and the service provider.

### **Transportation**

Pedestrian and vehicular access to the site is available from 33 Avenue SW and the rear lane. The area is served by Calgary Transit with the Route 7 bus, within approximately 65 metres walking distance of the site on 33 Avenue SW with service to Downtown Core. On street parking adjacent to the site is not regulated by Calgary Parking Authority. The site is approximately 1.8 kilometres from the Primary Transit Network on 21 Street and 50 Avenue SW to the Max Teal Line stop. The main street serving the communities of South Calgary and Altadore is 33 Avenue SW.

### **Environmental Site Considerations**

There are no existing environmental conditions on this residential parcel. An environmental site assessment was not required for this application.

### **Climate Resilience**

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

### **Utilities and Servicing**

Water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit and Development Site Servicing Plan stage.

## **Bylaws, Regulations, Council Policies**

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

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

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

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



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

This parcel is located on 33 Avenue SW, a Neighbourhood Main Street as identified on Map 1: Urban Structures in the [Municipal Development Plan](#). Redevelopment that supports the increase of people and jobs along the main street is encouraged.

The *Municipal Development Plan* recognizes that child care services are an integral part of 'complete communities' and should be accommodated within neighbourhoods as appropriate. This application proposes a child care service and is intended to retain the existing single-detached form and thus fits within the existing context of the surrounding community. Additionally, the location of the site, along the neighbourhood main street, adds to the convenience this service provides for parents in the area.

### **Climate Resilience Strategy (2018)**

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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

The [South Calgary/Altadore ARP](#) currently identifies the property as Residential Conservation, which direct administration to review applications according to size and scale during the development permit phase. An amendment to the ARP is not required to enable the proposed land use district.

### **West Elbow Local Area Planning Project**

The *South Calgary/Altadore ARP* is currently under review as Administration is currently working on the [West Elbow Communities Local Growth Planning Project](#) which includes South Calgary and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *West Elbow LAP* is anticipated to be finalized in 2021.

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

In addition to the above supporting statutory policies, The City has also adopted Child Care Service Policy and Development Guidelines which are intended to provide land use and development guidance for the development child care service facilities throughout the city. These guidelines are in place to ensure that there are opportunities to develop accessible child care services of different sizes in a variety of land use districts, to provide development guidelines to manage the impact of these services in residential areas and to aid in the use of discretion for child care services in other contexts.

This land use proposal is supported by the overall policy guidelines which recognize that child care services are an integral part of complete communities and that they may be included as a discretionary use residential and commercial areas and workplace contexts.

Additionally, these guidelines are intended to inform more detailed site and building design at the development planning stage. Administration believes that the site's characteristics will allow for these specific development guidelines to be realized.



# PROPOSED

CPC2020-1281  
ATTACHMENT 2

**BYLAW NUMBER 10D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0127/CPC2020-1281)**

\*\*\*\*\*

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

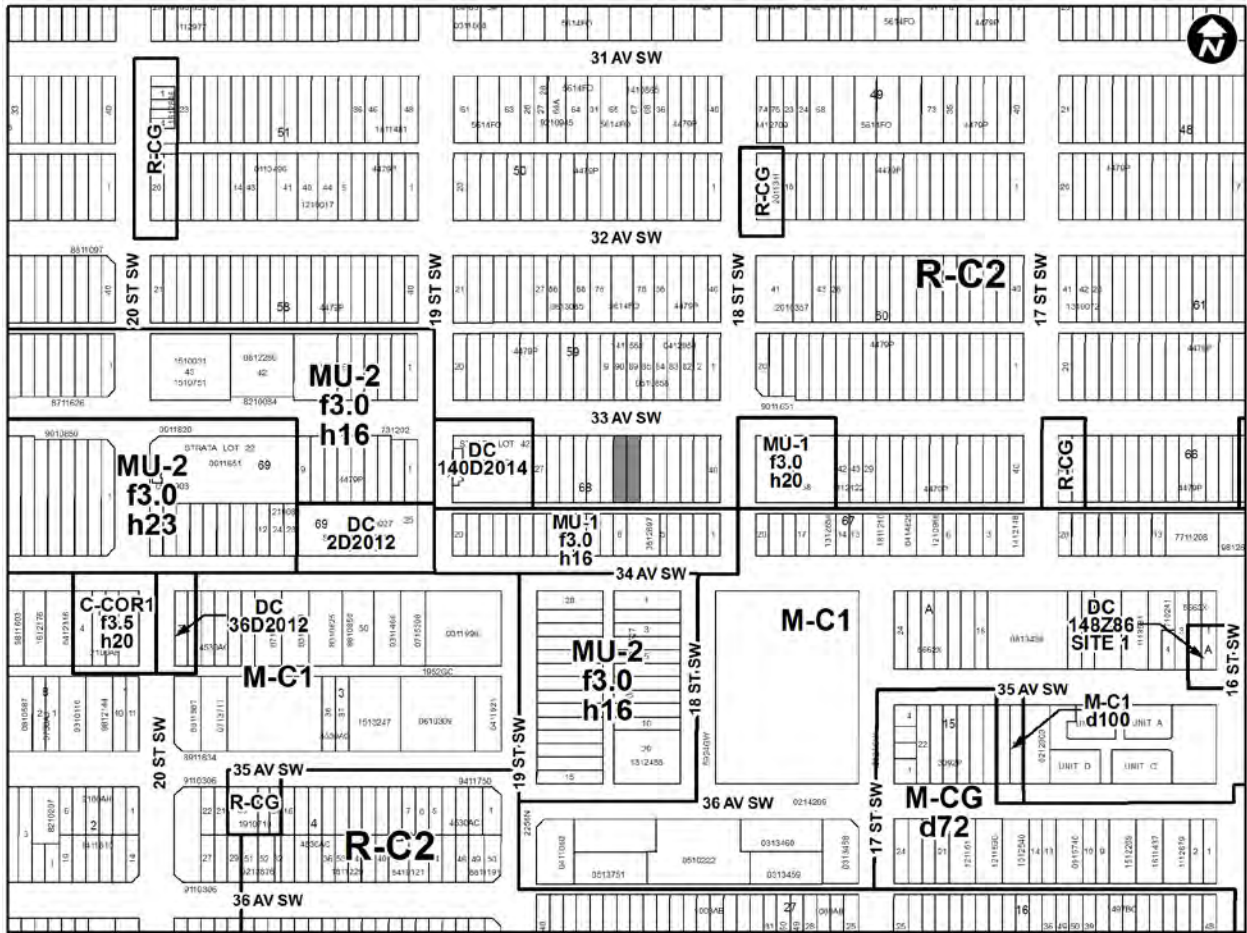
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2020-0127/CPC2020-1281  
BYLAW NUMBER 10D2021

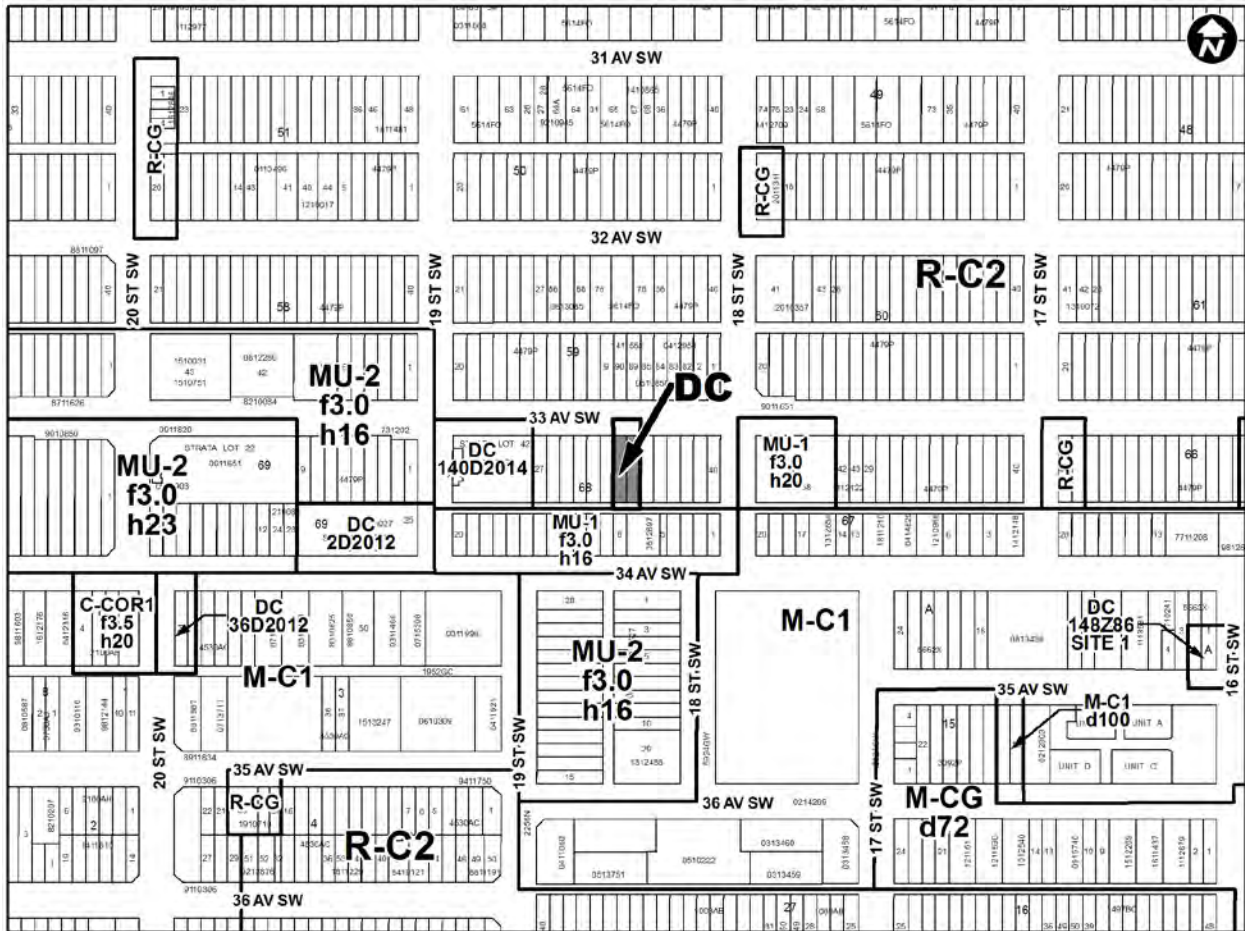
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0127/CPC2020-1281  
BYLAW NUMBER 10D2021

## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

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

#### Compliance with Bylaw 1P2007

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

#### Reference to Bylaw 1P2007

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

#### Permitted Uses

- 4 The **permitted uses** of the Residential – Contextual One/Two Dwelling (R-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

# PROPOSED

AMENDMENT LOC2020-0127/CPC2020-1281  
BYLAW NUMBER 10D2021

## Discretionary Uses

- 5 (1) The ***discretionary uses*** of the Residential – Contextual One/Two Dwelling (R-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.
- (2) The following ***use*** is an additional ***discretionary use*** in this Direct Control District when located within a ***building*** that existed at the date of passage of this Direct Control District Bylaw:
- (a) **Child Care Service.**

## Bylaw 1P2007 District Rules

- 6 The rules of the Residential – Contextual One/Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District.

## Relaxations

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

# Applicant Submission

**sarinahomes**

Sarina Developments Ltd.  
#2, 2005 37 St SW  
Calgary AB T3E 3A5

T: 403-249-8003 info@sarinahomes.ca 19 August 2020

October 23, 2020

**Municipal Address** 1915 33<sup>rd</sup> Avenue S.W.  
**Applicant** Sarina Homes  
**Community** Marda Loop  
**Applications** PE2020-01472  
**From** R-C2  
**To** DC based on R-C2

## Application Summary

This proposal is to re-designate 1 lot located at 1915 33<sup>rd</sup> Avenue S.W. from R-C2 to a Direct Control district based on R-C2 to allow for Child Care Service Use.

## Introduction to Sarina

Sarina Homes is a team of young spirited and creative souls who believe in Calgary's future – one where smart growth and groundbreaking urban design will define us as among the world's greatest cities. We believe in building communities for people to come together so that we can all engage and live in a more vibrant way.

Sarina Homes has been a part of the Marda Loop community for more than ten years, living and working in an area that means a lot to us. Our recent multi-residential developments in Marda Loop have included numerous townhome projects including Amaya, Neva, Soho and Zahra. We are also in the process of building a fantastic residential building (COCO) in Marda Loop on the corner of 33rd Avenue and 16th Street, having recently completed the 36 unit, mixed-use project, Avenue 33 at 3450 19 St, SW. Harrison, a 66-unit multi-residential project with ground floor boutique work studios began excavation this month.

## Site Context

The project is located mid-block of 33 Avenue and 18/19 Streets SW, within the area identified for both the 33/34 Avenue Main Streets Streetscape Master Plan and the 33/34 Avenue Main Streets Land Use Planning projects and within the South Calgary/Altadore ARP (SCAARP) area.

The property has recently been used as a Temporary Sales Centre, a Use which is nom longer required.

The site is within a very walkable community that is well supported by transit access. This added density will serve to support local businesses that are found in the community scale commercial hubs located in close proximity to the project. In addition, the site also has excellent transit connectivity. The following routes/stops are located within close proximity to the site:

- Stop for the Eastbound #7 is directly in front of the site (additional stops within 200m and 400m)
- Stop for the Westbound #7 is within 50m of the site (additional stops within 150m and 300m)
- Stop for the Northbound #107 is within 300m of the site

#### Intent Statement

After CPAG discussions at PE2020-01472, we have decided to apply for a Direct Control district, rather than another zoning, as the sole purpose is to allow for Child Care Service at the property. We have no intentions to re-zone at this stage to open up a wider variety of Uses.

#### Public Engagement

Sarina is committed to continual engagement with all stakeholders as we progress through the Land Use Amendment and Development Permit (DP) application processes. Sarina plans to undertake a community engagement program, appropriate to the project, to ensure stakeholders in the area are heard and that the project integrates into the community. The engagement program will run until DP/LOC Approval and will contain the following elements:

- Information Campaign: Inform the community of the project and their opportunity to voice their thoughts.
- Face-to-Face Engagement: Opportunities to discuss the project with team members.
- In Situ Engagement: An on-site installation that is available 24/7 and includes information about the project and an opportunity for feedback.

The public engagement process will inform Sarina and influence the proposed development to assist in the project's integration into the community. This type of engagement program is informed by industry best practice, the City's vision for engagement and has proved successful on past projects.

#### Process Moving Forward

Sarina's intention is to submit of a Change of Use Development Permit application prior to the Public Hearing of Council for the Land Use Amendment in order to provide both the City and the community with confidence that Sarina intends to progress the site in a manner that is reflective of the discussions and suggestions that have come from CPAG and community engagement.

Yours Sincerely,



Max Parish  
Development Manager, Sarina Homes  
[max.parish@sarinahomes.ca](mailto:max.parish@sarinahomes.ca)



# Applicant Outreach Summary

**Project Name:** 1915 - Daycare

Did you conduct community outreach on your application? YES

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

## **Outreach Strategy**

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

*Sandwich board installed October 09, 2020*

*Letters delivered to surrounding neighbours (approx. 20) October 09, 2020*

## **Stakeholders**

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

*CPAG Pre-App*

*20 surrounding neighbours*

## **What did you hear?**

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

*No feedback received to date from neighbours.*

*Administration supportive of DC Land Use.*

## **How did stakeholder input influence decisions?**

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

*Administration guided decision to submit for DC Land Use.*

## **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)

*No loops to close to date.*



**Land Use Amendment in Westgate (Ward 6) at 96 West Glen Crescent SW,  
 LOC2020-0125**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 96 West Glen Crescent SW (Plan 4994HN, Block 4, Lot 80) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020  
 DECEMBER 3:**

That Council hold a Public Hearing; and

Give three readings to the **Proposed Bylaw 7D2021** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 96 West Glen Crescent SW (Plan 4994HN, Block 4, Lot 80) 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 property to allow for low density development with a maximum height of 10 metres (2 to 3 storeys), with the intent to build a new semi-detached home.
- The application represents an appropriate, minor density increase from one to two units on the parcel, and allows for development that has the ability to be compatible with the character of the existing neighbourhood.
- The proposal allows for an appropriate building form and set of uses and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? More choice in the types of housing available and more efficient use of existing infrastructure.
- Why does it matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and amenities.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by Steven Weninger on behalf of the landowners, Michelle Stubenbeck and Steven Weninger on 2020 August 17.

The 0.06 hectare site in the community of Westgate is near the intersection of West Glen Crescent SW and Wheatland Avenue SW. The parcel is currently developed with a single

**Land Use Amendment in Westgate (Ward 6) at 96 West Glen Crescent SW,  
 LOC2020-0125**

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detached dwelling and has a garage and parking pad to accommodate parking on the site, accessed via a rear lane.

The proposed R-C2 District represents a minor increase in low-density development options relative to the current R-C1 District by allowing for semi-detached and duplex dwellings in addition to single detached dwellings. No development permit application has been submitted at this time, however, as indicated in the Applicant Submission (Attachment 2) they intend to build two single detached homes.

More details about this land use amendment application and surrounding site context is provided in Attachment 1 (Background and Planning Evaluation).

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

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

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, contacted neighbours, engaged in an in person outdoor social gathering, sent a letter of our intention to the Community Association and dropped off an information flyer to nearby properties. The Applicant Outreach Summary is Attachment 4.

**City-Led Outreach**

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

Administration received 23 letters of opposition representing 27 people and 4 letters of support representing 4 people. The letters of opposition focused on the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- effect on the value of the existing neighbouring homes;
- reduced sunlight and privacy for neighbouring lots;
- remove views to downtown;
- rowhouses do not fit the character of the community; and
- public infrastructure and amenities such as schools, roads, parks etc. may not be able to accommodate an increase in users.

The letters of support focused on the following benefits to the application:

- density increases bring positive changes to a community and will help reduce sprawl and carbon footprint;
- the property is close to transit (LRT) and amenities are available nearby;
- parking would not be an issue if people used garages for cars instead of storage;
- the proposal keeps with community character; and
- the proposal meets planning policy.

**Land Use Amendment in Westgate (Ward 6) at 96 West Glen Crescent SW,  
LOC2020-0125**

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The Westgate Community Association provided a letter of opposition (Attachment 3) on 2020 September 18. They had the following objections:

- the impact of this proposed development on the character of the community;
- the absence of a local area plan; and
- the inadequacy of area parking.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Future building design and parking will be determined and reviewed at the development permit stage.

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

## **IMPLICATIONS**

### **Social**

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

### **Environmental**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

### **Economic**

The ability to develop up to two dwelling units 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 application.

## **ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Community Association Letter
4. Applicant Outreach Summary
5. **Proposed Bylaw 7D2021**

**Planning & Development Report to  
Calgary Planning Commission  
2020 December 3**

**ISC: UNRESTRICTED  
CPC2020-1241  
Page 4 of 4**

**Land Use Amendment in Westgate (Ward 6) at 96 West Glen Crescent SW,  
LOC2020-0125**

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Department Circulation

General Manager	Department	Approve/Consult/Inform

# Background and Planning Evaluation

## Background and Site Context

The subject site is in the community of Westgate near the intersection of West Glen Crescent SW and Wheatland Avenue SW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres long. The parcel is currently developed with a single detached dwelling and has no garage and no parking pad to accommodate parking on the site, although there is rear lane access.

Surrounding development is characterized primarily by single detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District. The Westgate School is located approximately 350 metres to the northwest and the Strathcona Park off-leash area is across Sarcee Trail SW to the west.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 2), the applicant identified the intent to pursue a development permit application for a semi-detached building in the future.

## Community Peak Population Table

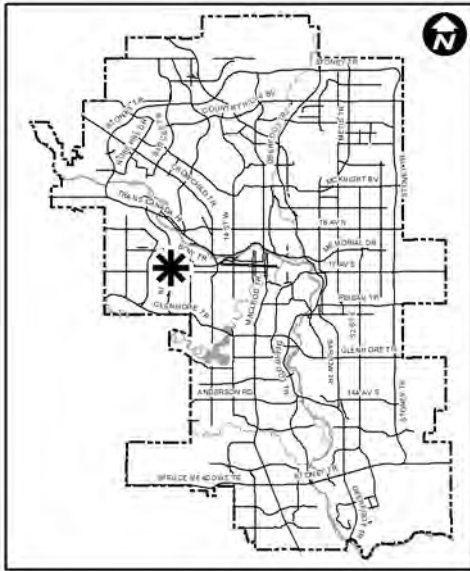
As identified below, the community of Westgate reached its peak population in 1969, and has seen a decrease in population.

<b>Westgate</b>	
Peak Population Year	1969
Peak Population	4,252
2019 Current Population	3,202
Difference in Population (Number)	-1,050
Difference in Population (Percent)	-25%

Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1 District is a residential designation applied to developed areas that is primarily for single detached homes. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit.

The proposed R-C2 District allows for low-density residential developments with a maximum of two dwelling units and a maximum building height of 10 metres. It allows for a wider range of low-density residential housing types such as single detached, semi-detached, duplex dwelling and secondary suites.

### Development and Site Design

The rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- improving pedestrian connections along 7 Street NW by ensuring vehicle access to the site is off the lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

### Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian and vehicular access to the site is available from West Glen Crescent SW and Wheatland Avenue SW and the rear lane. The area is served by Calgary Transit with the Route 2 bus,

within approximately 300 metres walking distance of the site on Westwood Drive SW with service to Downtown Core. On street parking adjacent to the site is not regulated by Calgary Parking Authority. The site is approximately 635 metres from the Primary Transit Network on 17 Avenue SW with the 45 Street SW LRT Station.

### **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. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

## **Bylaws, Regulations, Council Policies**

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

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

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

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

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

The subject parcel is located within the Residential - Developed - Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-C2 District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

### **Climate Resilience Strategy (2018)**

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

### **Westbrook Communities Local Area Plan Project**

There is no existing local area policy affecting this site. Administration is currently working on the [Westbrook Communities Local Area Plan](#) (LAP) which includes the Westgate community and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Westbrook LAP* is anticipated to be finalized within 2021.

# Applicant Submission

Name: Steve Weninger

Date: August 7, 2020

## Re: 96 West Glen Cres SW Land-use Re-Designation Letter of Intention from RC1 to RC2

### **Location**

The address in question is 96 West Glen Cres SW, (Legal 4994HN;4;80) in the community of Westgate SW. It is a stand-alone 1956 Bungalow with a finished basement suite built on an approx. 628 sq meter lot with an adjoining residential property on each side. It has a detached double garage, large landscaped front yard and a large recreational back yard.

### **Intention;**

We intend to redevelop to property into 2, likely separate, single family homes with 2, likely separate detached garages. We intend to possibly live in one and sell the other finished home.

### **Area Benefits & Commuting;**

The property is located within 600m from both the Sirocco LRT and the 45 St LRT stations, a 9 minute walk to both. The LRT allows a 15 minute commute to downtown and a 30 minute commute to both SAIT and U of C. Westbrook Mall, Westhills shopping area and Sunterra Plaza are all within 15 minute walk.

### **Parking;**

The property has curbside parking for 3+ vehicles along the street frontage as well as the same full lot length in the alley. The alley is a wide, older style with lots of room for 2 garages or alley parking. Currently there are multiple residences in the area that utilize unobstructive alley parking.

### **Westgate Community;**

The area is a mature community with a mix of young families, retired residents, multi-family dwellings, and retail. There are 2 schools in the community and numerous schools within a short walk/transit commute. The community has many mature trees. Currently there are 2 large trees on the property and we intend to work them into the re-development if at all possible. West Glen Crescent has very low traffic as there is no benefit to use it as a cut through route. Generally, only the residents of the street use the roadway.

### **Our Neighborhood Outreach Efforts;**

Covid has added challenges for us to reach out to the community for thoughts and opinions on our ideas, however, in 2020 we have discussed our ideas with Councillor Wooley and Councillor Davidson, city planner Adam Kaddoura, other members of the city planning department as well as all of our immediate neighbors (11 residences within view of our property). Most recently we had a backyard meeting with neighboring 7 residents. The respectful, healthy discussion brought up no expressed objection to our intentions.

In years past we were faced with some very negative attitudes and actions from some members of the Westgate Community Association and the WCA Board with regards to community densification. We have also been subject to some anonymous slander via email over the secondary suite issues prior to suites in our community being supported and approved by City Council in 2018. Our property in question currently has an approved basement suite. However, we didn't let what we believe to be poor behavior from a few residents and past WCA board members (a minority opinion of the 3000+ Westgate residents) detour us from reaching out again to the WCA asking for their support for densification and outlining our intentions. In summer 2020 we sent a letter to the WCA President asking that they contact us with any input or healthy conversations from anyone in our community or our city regarding our pending application. We also advised that we would gladly meet with anyone who wishes to have a healthy conversation. (A copy of this letter will be attached to this application).

Should we be approved for R2, our intention would be to consult the immediate neighbors again personally as well as the WCA to gather ideas and opinions on what the homes could look like before we begin any reconstruction of the property. Obviously, we would base our plans on the many properties that have been so successfully densified in all of our surrounding communities – Rosscarrock, Shaganappi, Wildwood, Spruce Cliff, Glendale, Killarney, Glenbrook and others.

Completed by Steven Weninger, Homeowner



Michelle Stubenbeck, Co-Owner



**From:** [REDACTED]  
**To:** [president@westgatecommunity.ca](mailto:president@westgatecommunity.ca)  
**Subject:** Letter to WCA  
**Date:** August 6, 2020 12:36:10 PM  
**Attachments:** [Dear Westgate Community Association.docx](#)

---

Dear Westgate Community Association,

We are writing you to engage in healthy conversation and encourage the community's support with our intentions to apply for re-zoning of our property on West Glen Cres SW. We are considering applying to have the property re-zoned from R1 to R2 with the intention to possibly, at some time in the future (yet undetermined) remove the 1950's bungalow and replace it with either 2 separate homes or 2 semi-detached homes.

We have owned the property for over 8 years and for most of that time, our parents resided in it. In 2014 we applied for a secondary suite. At that time, we were turned down and told it was due to 6 community members expressing resistance to the suite to City Council. No one ever approached or contacted us about the suite despite posted signage inviting them to. We have received anonymous, extremely negative, rude, name calling slander via email since that application. We attended multiple WCA meetings before and after that time, and experienced abrasive and rude behavior by board and community members to any conversation regarding densification of Westgate. We were present when Councillor Wooley was yelled at and name called by Board Members and attendees at these meetings. We were also present when the WCA board, at the time, moved to pass meeting minutes stating, something to the effect of "The community of Westgate was opposed to secondary suites or other densification efforts", which was completely unsupported by any fact. The only support the board provided when we questioned this statement was their weak attempts at gathering the opinions of a reasonable number of Westgate residents. (I believe it was less than 100 opposed responses to 400 surveys sent out?) When, at the time, we had 3000+ residents and 1300 homes. We chose to not attend any more meetings after those experiences.

We only want to explain our past dealings to add context to our future ideas. We understand that the past is the past and we hold no grudge to anyone, and we hope no one holds any ill feelings to us for anything that we have been approved or will possibly be approved for by City Council in the future.

In 2020 we re-applied for the secondary suite and were approved.

We have many reasons that support our desire to align with our City Council's forward thinking and planning efforts to encourage densification of our sprawling city. The primary and utmost important of these reasons being that we want to do our part to help the global issue of population growth versus farm cropping ability. We come from agricultural roots and still actively play a role in small and large Canadian farms. I have personally harvested large crops in the past 2 years that have been shipped world wide. Through these experiences we have gained first-hand knowledge of the dangerous rate Canadians (and the world) are paving over farm fields. This can't continue if humanity wants to continue.

Covid has added challenges for us to reach out to the community for thoughts and opinions on our ideas, however, we have discussed our ideas with Councillor Wooley and Councillor Davidson, the city planning department as well as all of our immediate neighbors (9 residents within view of the property). Most recently having a backyard meeting with many of them. The respectful, healthy discussion brought up no direct expressed objection to our intentions.

Should we be approved by City Council for R2, our intention would be to consult the immediate neighbors personally as well as the WCA to gather ideas and opinions on what the homes could look like before we begin any re-construction of the property. Obviously, we would base our plans on the many properties that have been so successfully densified in all of our surrounding communities – Rossbarrock, Shaganappi, Wildwood, Spruce Cliff, Glendale, Killarney, Glenbrook and others.

We welcome any healthy communication the WCA or any citizens of Calgary have for us about

densification and our ideas for forward growth of our city.

Please feel free to contact us and pass along contact info of anyone you become aware of who would like to speak to us and we will gladly engage with them anytime. If the WCA would also like to speak with us further than through whoever receives this email, we're not opposed to attending a meeting for a healthy discussion.

Understanding our past experience with the WCA and some residents, please keep our contact information for the WCA board's eyes only. We've kept the address in question out of this email for specific privacy reasons, however, we'll gladly explain and divulge that in personal conversations.

Sincerely,

Steve & Michelle

# Community Association Letter



Brian Smith  
City of Calgary  
14<sup>th</sup> September 2020  
Re: LOC 2020-0125  
Address: 96 Westglen Crescent SW.

AMENDED 18<sup>th</sup> September 2020

Westgate Community Association is disturbed by the comments in the applicant's submission as all WCA Board members are residents of Westgate who volunteer their time for the betterment of ALL residents of Westgate. We have reached out to the applicant, unfortunately they have not responded our offer to attend a Board meeting to add their voice to the community discussion.

Further to the application to rezone the above noted address, **currently there is double garage** on the site. It is our belief that the Land Use By-Law does not consider on street parking as appropriate for new development, nor do we feel parking in the laneway as an acceptable parking location.

Some points to note: There is NO retail inside Westgate Community, and most multi-family dwellings are located on the perimeter of our community.

Westgate Community has been contacted by residents within view of the proposed site and they assure us there was NO consultation and none of them have agreed to the proposal. Feedback received by Westgate Community has expressed extreme opposition to the rezoning.

We are predominately an RC-1 community with sporadic RC-1(s) and limited RC-2 that has been in place since the development of Westgate. Residents value the Single family residences, large lots and mature trees offered by living in Westgate. Their passion and respect for our community is outstanding.

Currently Westgate CA is participating in the *Westbrook Communities Local Growth Group and Guide Book for Greater Communities*, therefore rezoning at this time is premature. Our view is that planning for the densification of communities such as ours should be taking place through the process already in place, and that we do not want Ad Hoc development instead.

In view of the overwhelming opposition expressed by residents, we are asking this application not proceed any further.

Regards

Pat Guillemaud,  
Director - Development  
Westgate Community Association





# Applicant Outreach Summary

**Project Name:** 96 West Glen Crescent SW

Did you conduct community outreach on your application? YES

## Outreach Strategy

In June of 2020 we began talking to our neighbors about our application and undetermined development plans. Some mention of concern was raised but with no direct or clear issues of concern. In response to these unclear concerns, in July of 2020 we engaged in an in person outdoor social gathering with 8 neighbors in a back yard. It was a positive discussion mostly with them asking what our plans were for our other home (44 Wheatland Ave as it is a large corner lot which we have no current development plans or applications for). No direct opposition was voiced to our current application. The only negative comments were made by one neighbor regarding a new family on the street who is of differing nationality than most of our neighbors and who has many young children playing in the area which is also a change for our street. The comment was borderline racist and we disregarded it. It was also irrelevant to our application.

On August 6, 2020 we sent a letter of our intention to our Community Association. In it we requested their support and that anyone with comments, questions or concerns reach out to us via email. We have not received any emails from anyone other than the Community Association Vice-President Matt Band, who replied to our email and stated that the association takes a neutral stance on development applications and will neither support or object to our application.

We held off on a planned info drop in Sept 2020 until after Sept 20th so that we could gather all the relevant concerns and information regarding a similar application at 81 Westminster Drive SW in our community in efforts to best address any valid concerns that came to light from that application. It was approved by City Council in mid-sept and we heard City Council explain or dismiss most of the oppositional concerns raised.

In Oct 2020 we created a flyer-style information and dropped off to every home on West Glen Crescent SW, Wheatland Avenue SW and a few other homes that might possibly be affected or in view of our property. We addressed the top concerns we had known about from all our information gathering, included links to the City of Calgary's community planning website. We requested any concerns be emailed to us. We have at this time not received any emails.

## Stakeholders

We connected with those on either side, across the street and across the alley...

- 1 – 44 Wheatland Ave SW (immediate neighbor right) – We own and reside in this property.
- 2 – 92 West Glen Crescent SW (immediate neighbor Left) – very elderly lone resident.
- 3 – 95 West Glen Cres (directly across street) – Had in person meetings
- 4 – 276 Westwood Dr (Directly across alley) – Had in person meeting

Secondary stakeholders may include anyone who lives in our community and regularly passes our property – We completed a Info Letter Mail Drop to all of these.

Further we reached out to our community association.

## What did you hear?

No one we spoke to voiced any direct concerns, complaints or opposition. At the in-person back yard meeting we had, some comments were made vaguely regarding a concern about parking.

One neighbor stated "as long as I can't see it I don't care." Another neighbor raised concerns about a new family that has recently moved in across the street. The concerns seemed racist so we never entertained any further conversation with this person.

Another neighbor told us they would not be in support of our application but stated no supporting reasons.

We have received one response so far to our letter drop to 45 homes. The response was positive and supportive.

#### **How did stakeholder input influence decisions?**

We have had no clear and direct input or complaints from anyone we have talked to. We are aware that social media chat groups attached to our community association have discussed a similar home which was recently approved for RC-2 also. We were part of those chat groups. We heard many complaints there, all of which were addressed at the city council debate on the other property. None of the complaints seemed to have any clear merit to us or to City Council.

Our application was posted on the said chat groups and again, we have had no one approach us with clear and direct concerns of any kind.

We've have had 4+ neighbors mention to us that they would likely be interested in similarly developing their properties.

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

No stakeholders have approached us for any further communications or information. We left all our outreach efforts open ended asking for anyone with any thoughts concerns or questions to contact us via email. Again, we've only received one response with was a positive supportive email.

Included with our application package is a copy of our outreach letter.

# PROPOSED

CPC2020-1241  
ATTACHMENT 5

BYLAW NUMBER 7D2021

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0125/CPC2020-1241)**

\*\*\*\*\*

**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 LOC2020-0125/CPC2020-1241  
BYLAW NUMBER 7D2021

## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0125/CPC2020-1241  
BYLAW NUMBER 7D2021

## SCHEDULE B





**Policy Amendment and Land Use Amendment in Copperfield (Ward 12) at multiple addresses, LOC2020-0101**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Revised East McKenzie Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 1.37 hectares  $\pm$  (3.38 acres  $\pm$ ) located at 35, 47, 59, and 69 Copperpond Passage SE (Plan 2011698, Units 4, 6, 8, and 9) from DC Direct Control District to DC Direct Control District to accommodate commercial and residential development, with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 DECEMBER 3:**

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 5P2021** for the amendments to the Revised East McKenzie Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 11D2021** for the redesignation of 1.37 hectares  $\pm$  (3.38 acres  $\pm$ ) located at 35, 47, 59, and 69 Copperpond Passage SE (Plan 2011698, Units 4, 6, 8, and 9) from DC Direct Control District to DC Direct Control District to accommodate commercial and residential development, with guidelines (Attachment 3).

**HIGHLIGHTS**

- This application proposes the redesignation of the subject site to allow for commercial and residential development and provide an appropriate transition between adjacent industrial to residential lands.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the objectives of the *Revised East McKenzie Area Structure Plan*.
- What does this mean to Calgarians? This would allow more commercial uses and more housing options in the area, making more efficient use of the land.
- Why does this matter? More efficient use of land means less money is spent per person by The City to provide services, and more housing and commercial options helps give Calgarians more choices in close proximity to their homes.
- An amendment to the *Revised East McKenzie Area Structure Plan* is required.
- There is no previous Council direction for this site.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

This land use amendment application was submitted by CivicWorks on behalf of Capital Bridge Inc on 2020 July 17. The approximately 1.37 hectare site is situated in the community of

## Policy Amendment and Land Use Amendment in Copperfield (Ward 12) at multiple addresses, LOC2020-0101

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Copperfield, adjacent to McIvor Boulevard SE on the west and 130 Avenue SE on the north and east.

The proposed DC Direct Control District uses the rules from the Mixed Use - General (MU-1f2.5h22) District, which provides opportunities for a mix of commercial and residential uses in the same building. The proposed DC Direct Control District includes a maximum floor area ratio of 2.5 and a maximum building height of 22 metres (approximately 6 storeys) with a requirement for building step-backs above 16 metres. The DC Direct Control District also includes a requirement for a 10 metre landscaped buffer from the existing residential development to the south of the subject site, which is currently in place with the existing DC District.

No development permit has been submitted for the development of this site at this time. An amendment to Map 3: Land Use Concept in the *Revised East McKenzie Area Structure Plan* is required to accommodate the proposed land use redesignation.

More details about this land use amendment application and surrounding site context is provided in Attachment 1 (Background and Planning Evaluation).

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate.

The applicant created an outreach website for the project and delivered 650 mailouts to nearby residents to solicit feedback on the proposal. Email and telephone lines were also set up to receive feedback, and the results of the applicant's outreach are detailed in the Outreach Summary in Attachment 5. The applicant also met with the Copperfield-Mahogany Community Association and advertised the proposal in the New Brighton, Copperfield and Mahogany newsletters.

#### City-Led Outreach

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

Administration received thirty letters from the public in response to this application. One letter was in support of the proposal, and 29 noted concerns. Concerns noted in the comments were related to the perception that there is already enough multi-residential development in the area, and therefore adding more multi-residential development could decrease property values. Other comments noted concerns with both current and future traffic and parking in the area, and future overcrowding in schools and other area amenities. The comments were generally in favour of commercial development in the area, notably supportive of restaurants and retail development.



## Policy Amendment and Land Use Amendment in Copperfield (Ward 12) at multiple addresses, LOC2020-0101

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No comments from the Copperfield-Mahogany Community Association were received at the time of writing of this report.

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

### IMPLICATIONS

#### Social

The proposed application enables the continuation of development in the community of Copperfield and provides more diversity in housing opportunities as well as more commercial services in close proximity to the existing neighbourhoods. The proposed land use amendment enables the development of mixed-use buildings with more diverse housing opportunities, additional retail and commercial services in close proximity to existing residents, and employment opportunities within the Copperfield community.

#### Environmental

This application does not include any specific actions that address objectives of the *Climate Mitigation Action Plan*. Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant and will be further pursued at the development permit stage.

#### Economic

The development of these lands will enable a more efficient use of land and introduce additional amenities for the community and greater area.

#### Service and Financial Implications

No anticipated financial impact

#### RISK

There are no known risks associated with this proposal.

#### ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 5P2021**
3. **Proposed Bylaw 11D2021**
4. Applicant's Submission
5. Applicant Outreach Summary

#### Department Circulation

General Manager	Department	Approve/Consult/Inform

Planning & Development Report to  
Calgary Planning Commission  
2020 December 3

ISC: UNRESTRICTED  
CPC2020-1348  
Page 4 of 4

**Policy Amendment and Land Use Amendment in Copperfield (Ward 12) at  
multiple addresses, LOC2020-0101**

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# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Copperfield, adjacent to McIvor Boulevard SE on the east and 130 Avenue SE on the west, and forms part of a larger development area expected to accommodate commercial and light industrial uses. The site is approximately 1.50 hectares in size and is accessed by connections to both McIvor Boulevard SE and 130 Avenue SE, which is expected to eventually be extended to a future interchange at Stoney Trail further east.

The Shepard landfill is located 300 metres to the north of the subject site across 130 Avenue SE, limiting the uses on the sites directly north of the application area to exclude sensitive uses such as residential development and food service. This application area is entirely outside of the landfill setback and therefore is not affected by the landfill setback. The subject site is directly north of existing 3 and 4-storey multi-residential developments in the Copperfield community.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 4), the applicant identified the intent to pursue a development permit application for several mixed-use buildings on the site in the future.

## Community Peak Population Table

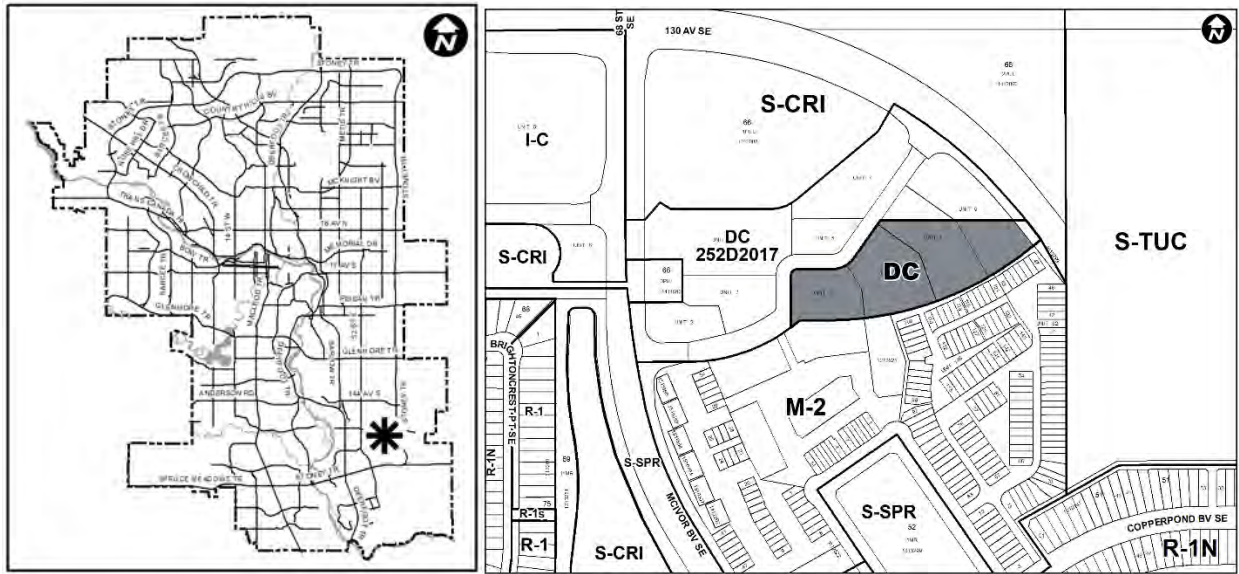
As identified below, the community of Copperfield reached its peak population in 2019, and the population of this developing community is expected to continue to grow as the area builds out.

<b>Copperfield</b>	
Peak Population Year	2019
Peak Population	13,823
2019 Current Population	13,823
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 [Copperfield Community Profile](#).

## Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The subject site is currently designated DC Direct Control District ([Bylaw 252D2017](#)) which uses the rules of the Industrial – Edge (I-E) District to guide development of the site. This DC District was adopted in 2017 and encompassed the entirety of the commercial development area between McIvor Boulevard SE and 130 Avenue SE, which includes portions that are affected by the Shepard landfill setback.

This application proposes to redesignate the southern portion of the commercial development area, which is outside of the landfill setbacks, to accommodate mixed-use development. The proposed DC District employs the rules of the Mixed-Use - General (MU-1) District with a maximum floor area ratio (FAR) of 2.5, in line with the existing DC District, and a maximum building height of 22 metres, an increase from the 12 metre maximum in the I-E District. The MU-1 District allows commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level. The proposed DC District also adds specific rules to ensure that the development of the site is sensitive to the interface with the existing residential development.

The proposed DC District adds the requirement for a 10 metre landscaped setback, including a 1.5 metre high berm, from its interface with the existing residential development to the south in order to maintain privacy and ensure separation between the existing development and the future development.

The proposed DC District also requires step-backs for portions of the new development that are above 16 metres, which is the maximum height of the existing residential development to the south. Development on the site would be required to be stepped back by 4 metres for any portion of the building that is above 16 metres along the southern edge, with a maximum height overall of 22 metres. The applicant provided shadow studies based on the maximum proposed building envelopes and there will be no shadowing impact on the existing development from this redesignation.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district. Sections 7, 8 and 9 have also been added to this relaxation rule in order to allow minor variations to the building height, FAR, and building setbacks if needed.

### **Development and Site Design**

The rules of the proposed DC District and the rules in Land Use Bylaw 1P2007 for the MU-1 District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface with the adjacent roadways;
- building massing and relationship with the adjacent residential parcels to the south;
- mix of uses within the building; and
- appropriate amenity space for the residents.

### **Transportation**

The vehicle accesses to the subject site are from McIvor Boulevard SE and 130 Avenue SE. Currently, the nearest bus stop is located at the intersection of Copperpond Boulevard and McIvor Boulevard SE for Routes 151, 153 and 754. A future bus stop is planned on McIvor Boulevard SE in front of this site. There is a regional pathway along 130 Avenue SE and McIvor Boulevard SE which will provide connection from the site to the larger pathway system north-south along Stoney Trail.

A Transportation Impact Assessment update was not required for this Land Use Amendment application. Internal residential connections will be reviewed at the Development Permit stage to provide connections from the residential development to external roadways.

### **Environmental Site Considerations**

There are no known outstanding environmentally related concerns associated with the proposal and/or site at this time. As such, no Environmental Site Assessment was required.

### **Utilities and Servicing**

Water servicing is available from McIvor Boulevard SE, and storm water servicing is available to the north of the site in the stormwater main. Sanitary servicing is available in the mains south of the site that collect at McIvor Boulevard SE. Servicing arrangements shall be made to the satisfaction of the Administration.

This proposed development is within the catchment of the existing East McKenzie Sanitary Lift Station. The proposed density is higher than the density assumption for this site at the time the

sanitary lift station was constructed. Potential concerns with the available capacity of the East McKenzie Sanitary Lift Station have been identified by Administration. Ongoing tests and reviews will determine if any upgrades are required for the existing sanitary lift station. The developer may be required to contribute towards a future upgrade at the subdivision or development permit stage.

The site is part of the approved New Brighton Industrial Phase 1 Revised Stormwater Management Report (Stantec, 2011). An adequate stormwater easement will be required at the development permit stage.

## Bylaws, Regulations, Council Policies

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

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

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

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

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

The subject lands are identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP), as Planned Greenfield with Area Structure Plan area. The MDP provides guidance for the development of new communities through the policies of the *Revised East McKenzie Area Structure Plan*.

The overall community of Copperfield will continue to meet the density goals of the MDP by providing a mix of residential housing types at densities exceeding the MDP target of 20 units per hectare (8 units per acre).

### **Climate Resilience Strategy (2018)**

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

### **Revised East McKenzie Area Structure Plan (Statutory – 2001)**

This site is identified on Map 3 in the [Revised East McKenzie Area Structure Plan](#) as a Business Park Area, intended to accommodate light industrial, commercial and office uses within a serviced business park. Institutional, recreational or other compatible and complementary uses are also allowable in this area.

The existing residential development just south of the site is included in the Residential area, which calls for a range of low to medium density residential development with higher density residential, local commercial, parks, institutional and recreations uses interspersed.

An amendment to Map 3 is proposed to include this application area in the Residential area, in order to accommodate mixed-use development, as shown in Attachment 2.





# PROPOSED

CPC2020-1348  
ATTACHMENT 2

## BYLAW NUMBER 5P2021

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE REVISED EAST MCKENZIE AREA STRUCTURE PLAN BYLAW 3P2001 (LOC2020-0101/CPC2020-1348)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Revised East McKenzie Area Structure Plan Bylaw 3P2001, 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 Revised East McKenzie Area Structure Plan attached to and forming part of Bylaw 3P2001, as amended, is hereby further amended as follows:
  - (a) Delete existing Map 3 entitled 'Land Use Concept' and replace with the revised Map 3 entitled 'Land Use Concept' attached as Schedule A.
2. This Bylaw comes into force on the date it is passed.

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

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

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

\_\_\_\_\_  
MAYOR

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

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

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

# PROPOSED

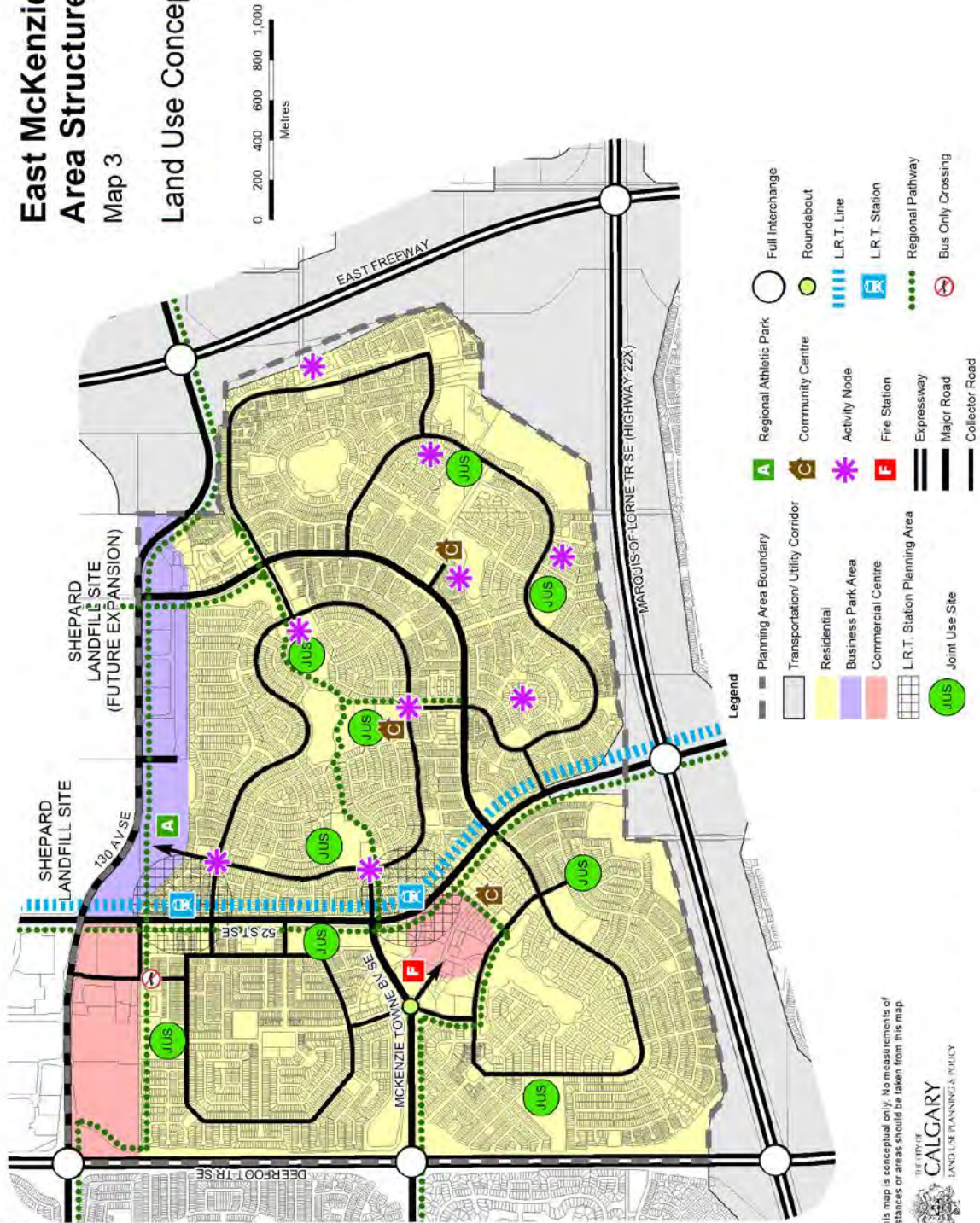
BYLAW NUMBER 5P2021

## SCHEDULE A

### East McKenzie Area Structure Plan

Map 3

### Land Use Concept



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



# PROPOSED

CPC2020-1348  
ATTACHMENT 3

**BYLAW NUMBER 11D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0101/CPC2020-1348)**

\*\*\*\*\*

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

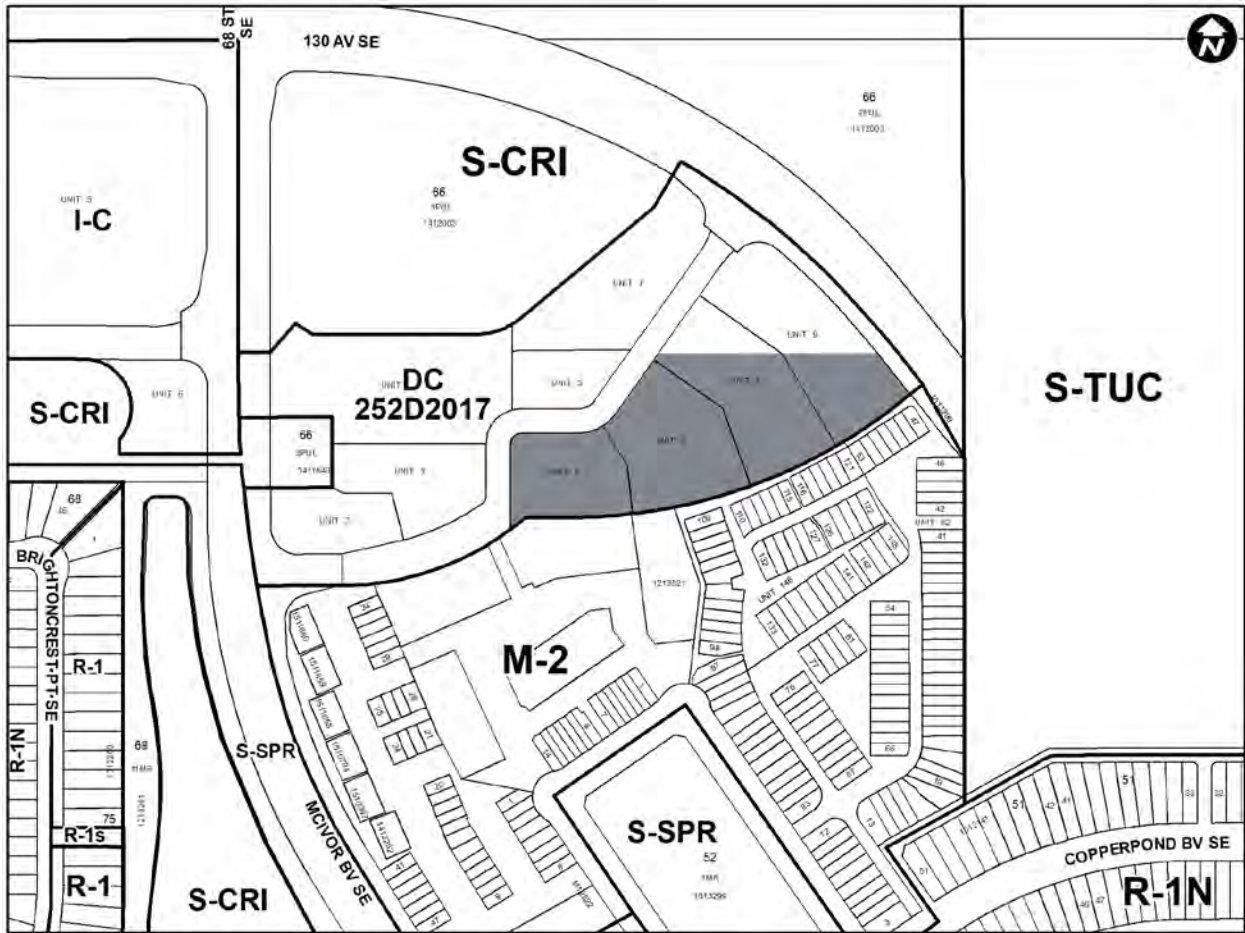
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2020-0101/CPC2020-1348  
BYLAW NUMBER 11D2021

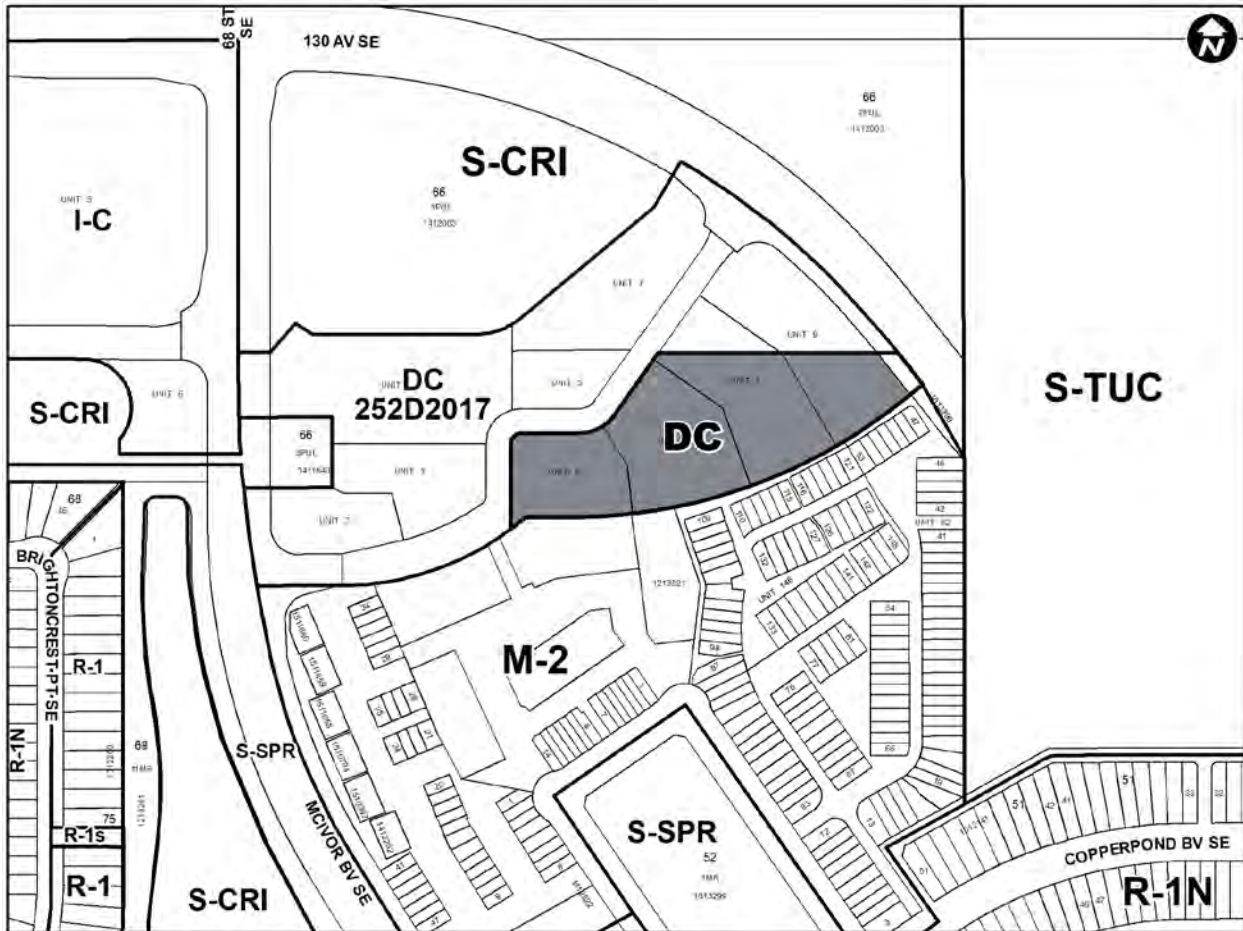
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0101/CPC2020-1348  
BYLAW NUMBER 11D2021

## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to allow for mixed-use development with specific guidelines to provide an appropriate transition between adjacent residential and industrial lands.

#### Compliance with Bylaw 1P2007

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

#### Reference to Bylaw 1P2007

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

#### Permitted Uses

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

# PROPOSED

AMENDMENT LOC2020-0101/CPC2020-1348  
BYLAW NUMBER 11D2021

## Discretionary Uses

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

## Bylaw 1P2007 District Rules

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

## Floor Area Ratio

7 The maximum **floor area ratio** is 2.5.

## Building Height

8 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 22.0 metres.

(2) Where a **parcel** shares a **property line** with a **parcel** designated as a **residential district**, the maximum **building height** is 16.0 metres measured from **grade** within 14.0 metres of that shared **property line**.

## Rules for Setback Area Adjacent to Residential Districts

9 Where a **parcel** shares a **property line** with a **parcel** designated as a **residential district** the **setback area** must have:

- (a) a minimum depth of 10.0 metres; and
- (b) a **landscaped** berm of a minimum 1.5 metres in height within the **setback area**.

## Relaxations

10 The **Development Authority** may relax the rules contained in Section 6, 7, 8, and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# Applicant's Submission

October 21, 2020

The proposed Land Use Redesignation (LOC) site is located on vacant, undeveloped land in the City of Calgary community of Copperfield at 14130 Mclvor BV SE. The site (which we're calling Mclvor) is composed of a 1.50 hectare portion of a 4.44 hectare parcel and is situated between recently developed 2.5-4 storey multi-residential buildings to the south and recently approved and active Development Permits (DP) for commercial-industrial development to the north. Mclvor is located in a context of community amenities including parks, sports fields, pathways and open spaces, schools, and existing and planned commercial and multi-residential development. It is also located adjacent to two higher order roads (Mclvor BV SE, 130 AV SE) capable of handling increased vehicle volumes. Local transit service is provided 450m away and connects to high frequency BRT 302 service and future Green Line LRT stations along 52 ST SE.

Mclvor is currently designated DC252D2017, which allows for development of commercial industrial buildings. The proposed redesignation to a Direct Control (DC) District with base District MU-1f2.5h22 will allow for mixed-use, multi-residential development with a maximum site FAR of 2.5 and maximum building height of 22.0m. This LOC could be facilitated using a standard MU-1 District. However, the project team requires a redesignation to Direct Control to retain DC252D2017 interfacing components that minimize development impact on neighbouring multi-residential buildings, most notably through a 10m landscaped buffer along the south property line and the inclusion of a new setback rule that introduces a 16.0m (four storey) maximum height within 4.0m of the landscaped buffer. To achieve the redesignation, it has been determined in consultation with The City that a minor, map-based amendment to the East Mackenzie ASP will also be required.

While no concurrent DP has been submitted in support of this proposed LOC, the project team has shared a level of design detail (conceptual visualizations, site plan, section studies, sunshadow studies) with the LOC that provides stakeholders a strong understanding of what the ultimate design will be. The development concept for Mclvor proposes four separate multi-residential buildings, three of which will integrate a vertical mix of use. At grade, +/-650 sq.m. of commercial space and +/-40 live work units are proposed near a site access road along the northern edge of the site, while residential dwelling units are proposed closer to existing multi-residential neighbours to the south. +/-380 dwelling units are proposed in four buildings that each measure six storeys. Stepbacks will be utilized along south building elevations to better interface with existing multi-residential neighbours across the 10m landscaped buffer. Mixed Use bylaw parking requirements will be met and exceeded in the proposal via provision of +/-455 parking stalls at grade and in underground parkades.

The project team has undertaken a best practice stakeholder outreach program in Copperfield. Outreach commenced upon submission of the LOC on July 17, 2020 and has provided a variety of digital + distanced opportunities across a number of platforms for stakeholders to learn about the vision and to share their comments and questions with the project team.

In person outreach for Mclvor has generally been avoided in alignment with government recommendations regarding COVID-19 (apart from a meeting with the Copperfield Community Association on October 15). In response, the project team has made itself available by phone, email, and through an online outreach portal ([www.mclvoryyc.com](http://www.mclvoryyc.com)), which hosted a digital Information Session from July 17 to October 15. A substantial amount of stakeholder input has been collected and compiled in a What We Heard Report, which summarizes the project team's outreach strategies and timeline, logs verbatim feedback and exchanges with stakeholders, and responds to common feedback themes. A condensed version has been included as an attachment to this report.





# Applicant Outreach Summary



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

## Outreach Strategies



### PROJECT WEBSITE & FEEDBACK FORM

Dedicated project website (mcivoryyc.com) launched (17.07.2020), providing convenient 24-hour access to up-to-date project information as well as a built-in feedback form.



### PROJECT VOICE-MAIL & EMAIL ADDRESS

Project voice-mail inbox (587.747.0317) and dedicated email (engage@civicworks.ca) goes live (17.07.2020), serving as a direct line to the project team.



### COMMUNITY NEWSLETTER

Full page advertisements in Southeast Life and New Brighton Buzz (August 2020 - 12,600 households), sharing contact details and website/online Information Session links.



### ON-SITE SIGNAGE

Large format signage installed (17.07.2020), notifying the surrounding community of the project and sharing project team contact information. Periodically updated.



### CANADA POST MAILERS

Mail drop reaching ±575 area residences deployed (17.07.2020), providing project information, contact details and website/online Information Session links.



### COMMUNITY ASSOCIATION MEETING

Meeting with the Copperfield-Mahogany Community Association Board (15.10.2020) to present the development vision + discuss their review of the proposal.



### ONLINE INFORMATION SESSION

Online information session (17.07.2020-15.10.2020) hosted on project team website with feedback portal. 1,500+ visitors, 35 exchanges with 26 stakeholders.



### WHAT WE HEARD REPORT

Summary of outreach strategies, common feedback themes + project team responses, verbatim exchanges. Full version released in Application Brief 2.0, available on website.

## What We Heard + Team Response: Key Themes



### 1 Building Height and Density, Interfacing Considerations

#### WHAT WE HEARD

Half of all stakeholders contacted the project team about the proposed height and associated density of the McIvor site. Rather than 6 storeys, stakeholders generally requested a maximum height of 3-4 storeys in line with the remainder of the neighbourhood. Other respondents asked for interfacing and sun-shadow impacts to be taken into consideration with existing 3-4 storey multi-residential neighbours south of the subject site.

#### TEAM RESPONSE

The project team has made a land use redesignation submission for four new mixed-use, multi-residential buildings of up to six storeys in height. It is the team's professional opinion that six storeys is reasonable in this location due to strong amenity and infrastructure provision that can support additional people and jobs in this part of Copperfield. These include nearby parks and open spaces, active modes pathways, higher order roads capable of accommodating greater vehicle volumes (McIvor BV SE, 130 AV SE), a future

interchange to Stoney Trail adjacent to the site (130 AV SE), existing and future transit provision that connects to future Phase 1 Green Line LRT service, community amenities (schools, New Brighton Athletic Park and Skate Park, Copperfield-Mahogany Community Association), and an immediate context of existing and future commercial and multi-residential uses.

With this rationale for six storeys in mind, the project team is committed to introducing interfacing features that reduce impacts of height between the proposal and the existing buildings south of the subject site. These measures go beyond what is required in Land Use Bylaw 1P2007 and have been written into the proposed McIvor site Direct Control (DC) District to provide assurance to stakeholders that any future built form will have to align with the rules established in the land use redesignation.

The first interfacing feature is a 10m landscaped and bermed buffer between the McIvor site and existing 3-4 storey multi-residential neighbours to the south. This feature creates a significant setback from existing multi-residential built forms. Trees and walkways will be

incorporated in the large setback to increase privacy and to reduce overlooking concerns. Further detail on the design of this landscaped setback area will be clarified through future Development Permit applications should the McIvor land use redesignation be approved. The second interfacing feature is a building setback rule. Where the proposed buildings are within 4m of the 10m wide landscape buffer (totaling 14m/46ft from neighbouring property lines), their maximum height will be four storeys (16m). Beyond this 14m distance, the building is able to setback from four storeys (16m) to the six storey (22m) maximum height. This design move reduces the perception of mass for neighbours and creates a four storey interface with existing three to four storey multi-residential neighbours. The landscape buffer and building setbacks are visually depicted in the Massing Diagrams that can be found in Chapter 2 of this Brief.

Sun shadow impacts are also an important consideration in any redevelopment scenario. Project team architect FAAS completed sun shadow studies that can be found in Chapter 3 of this Brief, which highlight that the proposed buildings will have zero shadow impact on existing multi-residential neighbours through the year based on their location and the relative position of the sun, units.

## 2 Traffic and Parking

### WHAT WE HEARD

Approximately one third of stakeholders contacted the project team with concerns related to area traffic and parking that they felt would be worsened by the McIvor proposal. Some pointed to congestion along 130 AV SE to the west of the subject site, while others highlighted the unbuilt Stoney Trail interchange at 130 AV SE as an opportunity to smooth traffic flows. Others still were concerned about on-site parking and the potential for parking spillover into adjacent residential areas.

### TEAM RESPONSE

Project team Transportation Engineer Bunt has completed a Transportation Impact Assessment (TIA) that investigates if the proposed traffic generated by build out of the McIvor site will trigger any transportation network improvements. The TIA finds that in addition to municipal upgrades to 130 AV SE that are currently underway, a traffic signal will be required at the site access road and McIvor BVSE prior to development occupancy for traffic to flow acceptably in the area. Eagle Crest will pay for this transportation network upgrade should McIvor be approved. The full TIA is publicly accessible for review on the project team website: <https://www.mclvornycc.com/reports-1>.

Regarding traffic along 130 AV SE, the project team understands that congestion concerns here will be alleviated by City of Calgary improvements that are scheduled for completion this year (2020). These improvements include new eastbound and westbound lanes in addition to a number of new traffic signals. The very earliest that construction could start on the McIvor lands if development approvals are in place is 2021, after the scheduled completion of the 130 AV SE upgrades.

Regarding the construction of a new 130 AV SE interchange onto Stoney Trail, this is an Alberta Government project that is currently unfunded and scheduled for construction in the medium term (10-15 year outlook). The McIvor project team's proposal for more people and jobs in this part of Copperfield strengthens the case for the construction of the interchange and additional community egress. As part of the project team's stakeholder outreach, lobby messaging has been sent to Transportation Minister McIvor (also the local MLA for Calgary – Hays) to make his Office aware of the McIvor proposal and to encourage his team to prioritize construction of the 130 AV SE interchange.

As currently calculated, Mixed Use - General (MU-1, the Land Use District that the proposed McIvor Direct Control District uses as its base) bylaw parking requirements will be exceeded in the McIvor proposal, with 455 resident and visitor stalls proposed for the development. Only 376 stalls are required per City of Calgary Land Use Bylaw 1P2007 for the 380 dwelling units, 40 live work units, and 7,000sq.ft. of commercial retail space proposed. Additionally, the McIvor site is located in a context of current and future transit, including local bus routes that will connect to the future Phase 1 Shepard Green Line LRT station approximately 2km west. The City of Calgary recommends that higher densities and employment opportunities be located near transit.

## 3 Commercial Uses

### WHAT WE HEARD

Approximately one third of stakeholders contacted the project team with the misconception that the proposal was solely multi-residential, eroding one of the only remaining opportunities in the community for commercial uses to be incorporated. Stakeholders also expressed a desire for commercial spaces to be service-oriented, with a focus on retail and dining options.

### TEAM RESPONSE

To clarify, the project team has submitted a land use redesignation application for the McIvor lands that is both multi-residential and mixed-use, meaning primarily commercial uses are proposed at grade (especially where the proposed buildings interface with a site access road that will run along the northern edge of the subject site). Approximately 7,000 sq.ft. of commercial units and +/-40 Live Work Units are included as part of this land use redesignation. These two commercial use typologies will allow for a variety of the more service-oriented uses that stakeholders have indicated they would prefer here and opportunities for smaller, finer grain businesses to open in a commercial unit type that is new and unique to this part of Copperfield.

It should be noted that the McIvor subject site also only composes 4 acres of a larger 10 acre parcel, all of which is zoned for commercial development. An existing Development Permit application (DP2019-5904) adjacent to the subject site (also by Eagle Crest) proposes three single storey commercial retail buildings totaling approximately 19,000sq.ft of floor area. These buildings will also contain service-oriented retail for the community. Additional Development Permits have been submitted by other landowners north of the McIvor site for commercial uses that include a take out food service, a fitness centre, and a car wash.

## Land Use Amendment in Seton (Ward 12) at 87 Seton Road SE, LOC2020-0085

### RECOMMENDATION(S):

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the redesignation of 1.3 hectares  $\pm$  (3.2 acres  $\pm$ ) located at 87 Seton Road SE (Plan 1912455, Block 49, Lot 2) from Multi-Residential – Low Profile (M-1) District to Special Purpose – Recreation (S-R) District.

### RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 NOVEMBER 19:

That Council hold a Public Hearing; and

Give three readings to the **Proposed Bylaw 5D2021** for the redesignation of 1.3 hectares  $\pm$  (3.2 acres  $\pm$ ) located at 87 Seton Road SE (Plan 1912455, Block 49, Lot 2) from Multi-Residential – Low Profile (M-1) District to Special Purpose – Recreation (S-R) District.

### HIGHLIGHTS

- This application seeks to redesignate the subject property from M-1 District to S-R District and **combines** it with the existing adjacent S-R site to the north.
- The application will enable the creation of a larger S-R site intended to facilitate the Seton Home Owner Association (HOA) within the context of a future Neighbourhood Activity Centre.
- What does this mean to Calgarians? The HOA will provide recreational facilities within close proximity to the nearby residential population. The HOA will provide an essential community amenity to link to the commercial site within the NAC and nearby multi-residential areas and create a future hub of the neighbourhood.
- Why does this matter? By providing a larger recreation facility, more activities can be included in this development and a greater range of options provided to the nearby neighbourhoods of Rangeview and the future Ricardo Ranch communities.
- This aligns with the *Rangeview Area Structure Plan (ASP)*.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

### DISCUSSION

This land use application was submitted by Urban Systems on behalf of landowner South Seton GP Inc and developer Brookfield Residential, on 2020 June 15 (Attachment 2).

The 1.3 hectare corner site in the community of Seton is at the intersection of Seton Way SE and 202 Avenue SE. The site is approximately 102 metres wide by 122 metres long. The parcel is undeveloped and designated as M-1 District. The proposed S-R District would allow for a larger HOA site when combined with the parcel directly to the north that was designated as S-R for an HOA site under LOC2017-0047.

The subject parcel is within the Neighbourhood Activity Centre 1 (NAC 1). The proposal will result in a loss of residential density (approximately 65 units) that would have been achieved under the existing M-1 District. The parcel has neighbouring multi-residential land use to the

## Land Use Amendment in Seton (Ward 12) at 87 Seton Road SE, LOC2020-0085

west, north and south and low residential density to the east, all of which contribute to the overall intensity of the NAC 1. The subject parcel, combined with the existing S-R site to the north, will allow for additional programming and recreational activities for the HOA. No development permit application has been submitted at this time. More details about this application can be viewed at [DevelopmentMap.calgary.ca](http://DevelopmentMap.calgary.ca).

Administration has considered the relevant planning issues and stakeholder feedback specific to the proposed land use redesignation and has determined the proposal to be appropriate. See Attachment 1 for the Background and Planning Evaluation and information on site context.

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess the appropriate level of stakeholder outreach. In response, the Developer launched a survey on 2020 July 15 targeting their database of over 700 residents to reengage the residents and capture feedback from residents who were not part of the 2018 survey. Originally, an in-person engagement was planned for March of 2020 at the Brookfield YMCA in Seton. This event was cancelled due to the COVID19 pandemic restrictions for gatherings. The Applicant Outreach Summary can be found outlined in **Attachment 3**.

#### City-Led Outreach

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

Administration did not receive any letters in support or opposition from the public. There is no community association at this time for Seton.

Administration considers the proposed land use amendments appropriate. Details for site specific design and development will be addressed at the development permit stage. Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## IMPLICATIONS

### Social

The recommended land use allows for a wider range of recreational amenities within walking distance of both low density residential and the multi-residential parcels nearby. The recreational facilities compliment the nearby C-C1 lands in NAC 1 and as such, the proposed change may better accommodate the recreational needs of different age groups, lifestyles and demographics.

**Land Use Amendment in Seton (Ward 12) at 87 Seton Road SE, LOC2020-0085**

**Environmental**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

**Economic**

The ability to develop an indoor/outdoor recreational centre will make an efficient use of existing infrastructure and services and will contribute towards creating a community/commercial hub in the neighbourhood.

**Service and Financial Implications**

No anticipated financial impact. The proposed indoor/outdoor recreational centre will be self-funded.

**RISK**

There are no known risks associated with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant What We Heard Summary
4. **Proposed Bylaw 5D2021**

Department Circulation

General Manager	Department	Approve/Consult/Inform



# Background and Planning Evaluation

## Background and Site Context

The applicant intends to combine the subject site with the already approved adjacent Special Purpose – Recreation (S-R) District site to the north to dedicate to the Seton Home Owners Association (HOA). No development permit application has been submitted at this time.

The subject site is located in the community of Seton, Neighbourhood 1 and Community A as per the [Rangeview Area Structure Plan](#) (ASP) and is approximately 1.3 hectares in size, measuring 102 metres wide by 122 metres long. The parcel is currently undeveloped and is located at the northeast corner of Seton Way SE and 202 Avenue SE.

The subject site is in the community of Seton at the northeast corner of Seton Way SE and 202 Avenue SE. The parcel abutting the subject site to the north was approved as S-R District for a privately owned and operated Homeowner's Association (HOA) site under the previously approved outline plan and land use amendment application (LOC2017-0047).

The parcel south of the subject site, across 202 Avenue SE, is designated Commercial – Community 1 (C-C1) District. Lots east of the subject site across Seton Road SE are designated Residential – Low Density Mixed Housing (R-G) (R-Gm) District.

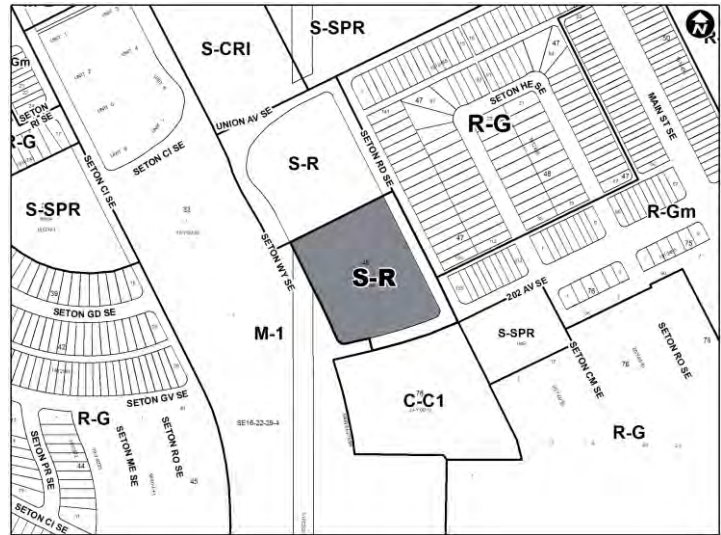
The lots across Seton Way SE to the west are designated Multi-Residential – Low Profile (M-1) District. The site is within 600 metres of the Seton LRT Station and within 200 metres of the Green Line LRT Alignment to the north. However, the site is outside the Transit Station Planning Area (TSPA) boundary as per the ASP. The subject site is approximately 340 metres from the arterial 212 Avenue SE to the south, which separates Seton from the Ricardo Ranch community.

## Community Peak Population Table

<b>Seton</b>	
Peak Population Year	2019
Peak Population	1,134
2019 Current Population	1,134
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Multi-Residential – Low Profile (M-1) District accommodates a variety of low rise housing forms with a minimum density requirement. The M-1 District has a minimum density requirement of 50 unit per hectares (uph), which would equal to 65 units on this site. The maximum density under the existing M-1 District is 148 uph, with a maximum height of 14 metres.

The proposed Special Purpose – Recreation (S-R) District is intended to accommodate a range of indoor and outdoor recreation uses, including complementary uses located within buildings. This district is not applied to land dedicated as municipal reserve. There is no height specification under this district.

### Density and Intensity

Through the review process, various options were discussed and explored with the applicant to retain or offset the loss of residential density that would occur with the redesignation of the existing M-1 District with the proposed S-R District.

The proposal reduces the overall number of anticipated units in Neighbourhood 1 and Community A by 65 units. However, the applicant was able to demonstrate, through a detailed density analysis of the nearby developments currently under construction and active development permits within the community of Seton, that the neighbourhood and community

targets have surpassed the minimum targets of 75.3 population and jobs per hectare (p+j/ha) and 24.0 uph for Community A as per the ASP by approximately 348 units.

The increase in size of the HOA site and its offering of expanded recreational activities complement the retail/commercial site, green space and multi-residential land uses within NAC 1 and enhances its presence as a vibrant neighbourhood hub. The HOA site will generate activity which will serve to activate the NAC 1 as an activity hub for the neighbourhood by drawing a variety of users. A location adjacent to the previously approved S-R site is an appropriate location for this use in order to provide maximum functionality of the HOA site. Based on the above reasons, Administration is supportive of the proposal.

### **Development and Site Design**

The rules of the Special Purpose – Recreation (S-R) District will provide guidance for future site development including appropriate uses, landscaping and parking. Given the specific context of this corner site of NAC 1, additional items as per the [Rangeview Area Structure Plan](#) that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 202 Avenue SE and Seton Way SE frontages;
- improving pedestrian connections along 202 Avenue SE and Seton Way SE by ensuring building orientation is along these roads and parking located behind the building blocks; and
- buildings adjacent to streets within the NAC shall be street oriented and have direct pedestrian connections from the public sidewalk to building entrances.

### **Transportation**

Pedestrian and vehicular access to the site is available from Seton Way SE, Seton Road SE and 202 Avenue SE. Seton Way SE is classified as an Arterial Street as per the Calgary Transportation Plan. The site is within 600 metres of the future Seton Greenline LRT Station. The site is currently served by Calgary Transit Route 468 Cranston / Mahogany and 406 Auburn Bay with a shared bus stop approximately 1200 metres north of the site on Seton Way SE. Both Route 468 and Route 406 provide transit service every 30 minutes during the peak hours. A future bus stop is planned approximately 100 metres south of the site on Seton Way SE. Seton Way SE is planned to have a regional pathway on the east side of the street at this location and 202 Avenue SE will have bike lanes on both sides to accommodate cycling to and from the site. On-street parking will be available on 202 Avenue SE and Seton Road SE once these roads are constructed.

### **Environmental Site Considerations**

There are no known outstanding environmentally related concerns associated with the proposal and/or site at this time. As such, no Environmental Site Assessment was required.

### **Utilities and Servicing**

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

## Bylaws, Regulations, Council Policies

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

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

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

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

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

The MDP identifies the site as located within the Residential Developing Future Greenfield area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies for 'Developing Residential Communities' on large land areas identified for future urban development to provide a variety of housing types, opportunities for daily needs within walking distance to residential communities, and centres for transit access. The proposal is in keeping with relevant MDP policies as the S-R District for the HOA site provides a focal point and central amenity space with the proximity to the current and future adjacent commercial and residential development.

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

The subject site falls within the area covered by the [Rangeview Area Structure Plan](#) (ASP) approved by City Council in 2014. The ASP identifies the site as located within the Neighbourhood Area and Neighbourhood Activity Centre – NAC 1. As per the ASP, NACs are to be located central to the surrounding Neighbourhood Area so all neighbourhood residents live within a 700 metres walking route distance via the pedestrian network. NACs located next to a Community Retail Centre are to integrate with the Community Retail Centre and be a pedestrian-focused area. The multi-residential component of the NAC may be located in the Community Retail Centre.

The proposed land use amendment meets the overall policies of the ASP, and based on the current built and proposed residential projects allowable under the existing land use, the area meets the overall density targets of Community A.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). This application has not identified any actions that specifically meet policies in this plan. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.



## Applicant Submission

Urban Systems is requesting redesignation of a parcel in the community of Seton in SE Calgary. It is proposed to re-designate a 3.16 acre (1.28 ha) Multi- Residential M-1 site to Special Purpose - Recreation (S-R) to create a combined 6.16 acres (2.49 ha) S-R site to be dedicated to the Seton Home Owners Association (HOA). Located in the southwest area of Seton, this land is currently allocated within the southwest Neighbourhood Activity Centre (NAC 1) as outlined in the Outline Plan for Stage 1C approved by the Calgary Planning Commission on March 8th, 2018.

After a successful redesignation Brookfield intends to submit DP applications and initiate the construction of the larger HOA site. The site is at a key crossroads within the community by way of the Seton Way and 202th Avenue intersection. This intersection links all corner land uses by connecting the community commercial center to the south, and higher density multifamily areas to the south and west, and to open spaces and the Seton Urban District further north. The HOA will be added as an important community amenity to link the commercial and multifamily areas within the Neighbourhood Activity Centre (NAC 1). This intersection is currently benefiting from high density residential and commercial and the mix of uses will increase even more so by including the HOA site as a vital community feature, and the future heart of the neighbourhood.



# Applicant What We Heard Summary

The City of Calgary  
Community Planning, South Team  
P.O. Box 2100, Station M  
Calgary, Alberta T2P 2M5

RE: SETON REDESIGNATION

With respect to gathering community feedback, Brookfield has continually undertaken engagement with current and future Seton residents to gain feedback on their interests and preferences for community amenities. Early in 2019 they received 102 responses to a survey with the age group of 21-35 being the largest demographic responding. A summary of the responses is as follows and there is a strong trend for support of passive and programmed community amenities at an HOA site:

- Cycle connections and natural elements are most desired
- The highest rated feature for the HOA is a splash park
- As well, court sports (tennis, pickleball) and workout equipment ranked high
- Gathering spaces, such as fire pits, benches, community gardens etc. were also highly desired for ways to bring people out into the community

Brookfield was planning additional resident engagement on March 29th where they were to host a community pool party at the Brookfield YMCA in Seton, but unfortunately due to COVID19 restrictions the event was cancelled. It is planned to reschedule at a more opportune and safe time. All residents will be invited, and the partnership will be engaging their ongoing participation on what amenities they would like to see at the HOA facility.

A survey was conducted in July 2020 after the cancellation of the March 29th engagement session. Below is a summary of the July 2020 survey responses from Brookfield.

Here are the results:

There was a total of 111 responses, approximately 54% female and 46% male. 75 of the respondents were between the ages of 30 -49, followed by 25 between the ages of 19 – 29 and 11 being 50+.

Question 1 asked “what is one thing that the Seton community could offer that would impact your life positively”. Various answers, based on popularity, were put in a “wordle” format with the predominant things being the largest:



Residents were asked to choose the main uses they would like to see included in the Seton HOA indoor facility and the top 5 answers were (highest to lowest):

1. Youth/social gathering room (arcade, golf, ping pong, etc.) – 70+ responses
2. Coffee shop or concession – 60+ responses
3. Fitness centre, gym equipment – 60 responses
4. Rental space for private event – 55 responses; and
5. Fitness studio – 53 responses

Similarly, respondents were asked to choose their top 5 experiences they would like to see in the HOA park:

1. Splash park – 70+ responses
2. Picnic shelter and BBQ pits – 60 responses
3. Fire pit – 54 responses
4. Tennis/racquetball/pickleball courts – 49 responses; and
5. Pleasure skating – 47 responses

The last question was “Curating experiences is important in the programming of our HOA facility and community. Please tell us what your level of interest would be to have the HOA provide a concierge service providing key services to the community (home services, health services, aging services, landscaping services, etc.). Answers were:

1. Extremely interesting – 21 responses
2. Very interesting – 28 responses
3. Moderately interesting – 22 responses
4. Slightly interesting – 10 responses
5. Not interesting at all – 17 responses; and
6. No response – 13 responses

On behalf of Brookfield Residential, Urban Systems respectfully requests recommendation for approval from CPC, and approval for the Land Use Redesignation application by City Council.



# PROPOSED

CPC2020-1211  
ATTACHMENT 4

**BYLAW NUMBER 5D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0085/CPC2020-1211)**

\*\*\*\*\*

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

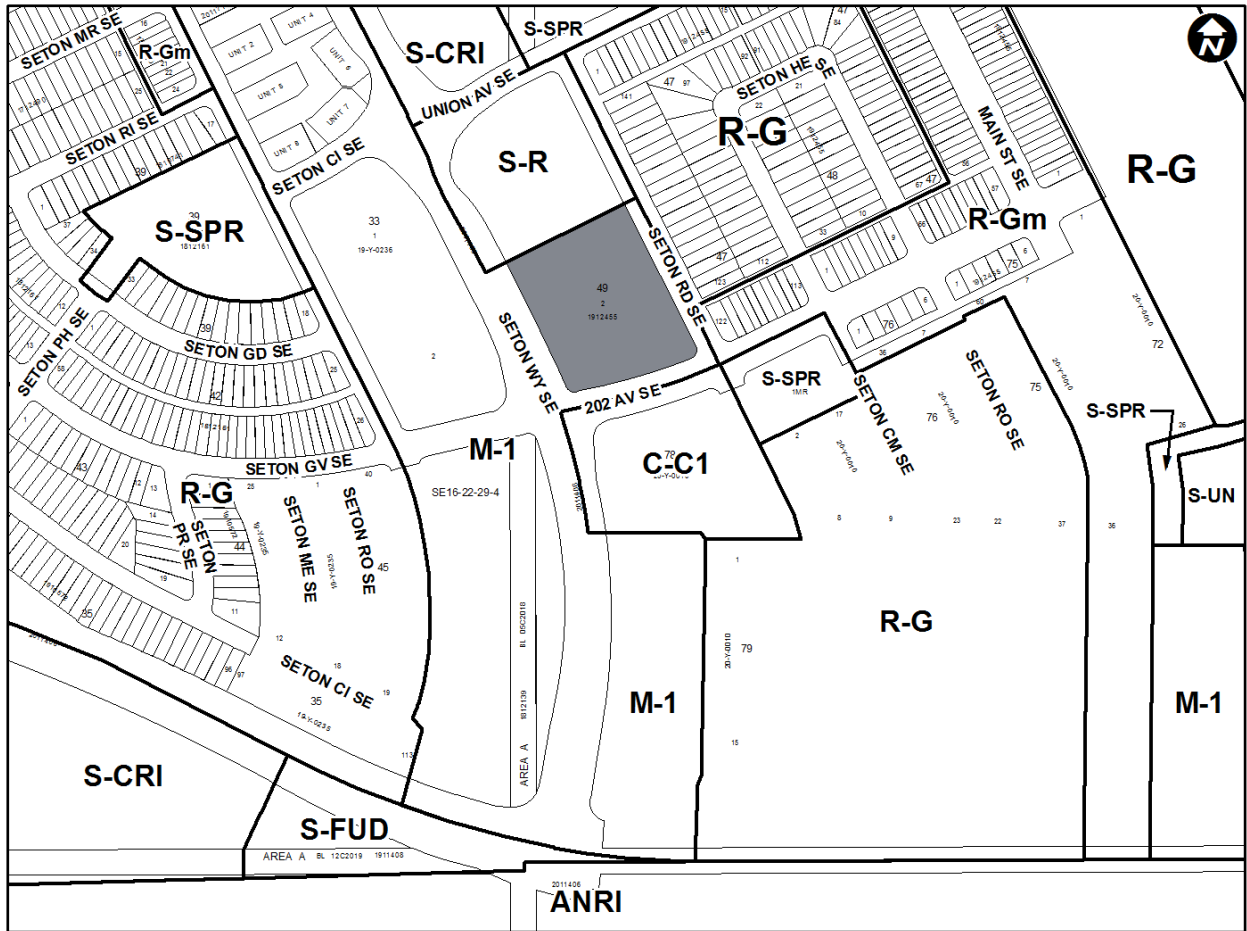
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2020-0085/CPC2020-1211  
BYLAW NUMBER 5D2021

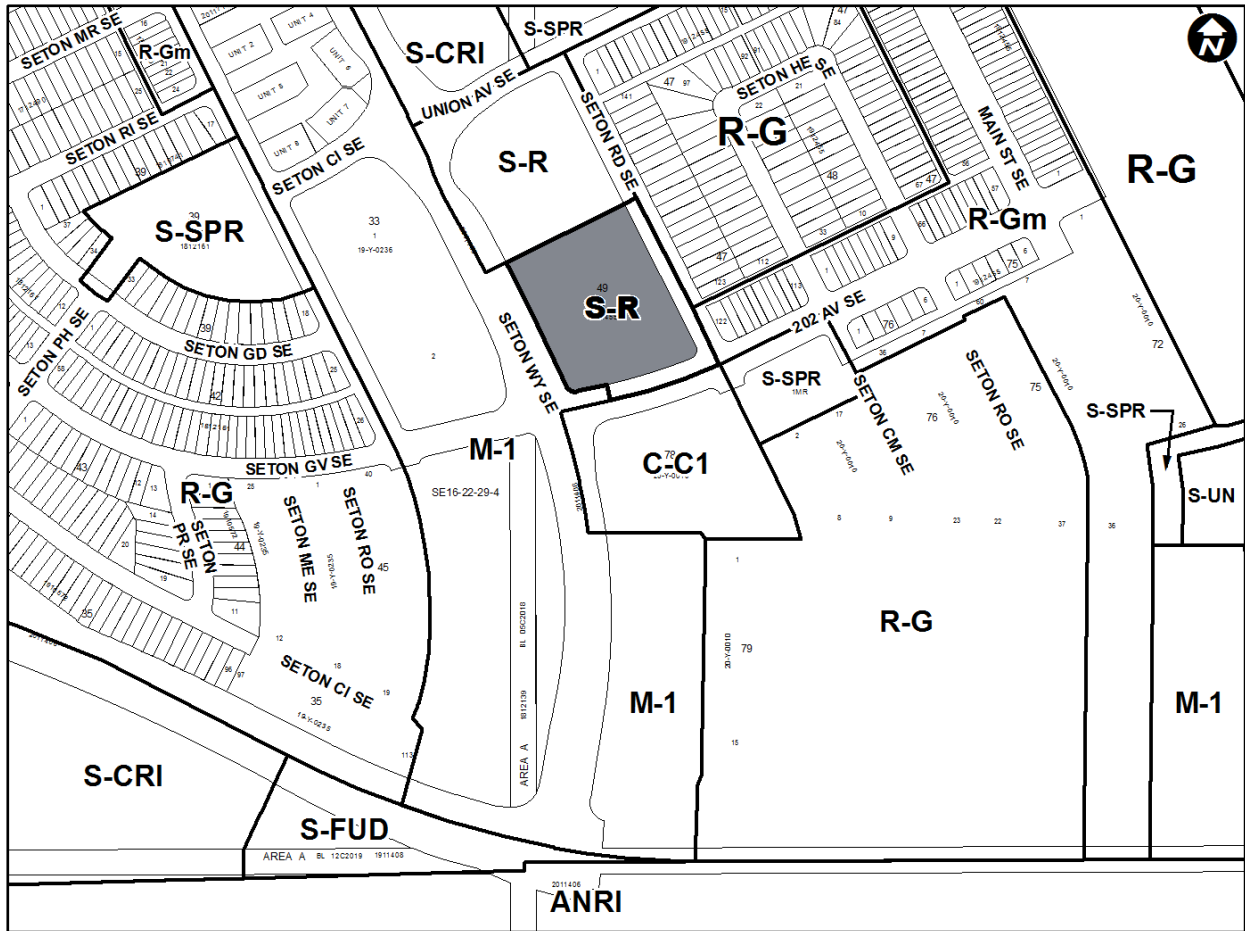
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2020-0085/CPC2020-1211  
BYLAW NUMBER 5D2021

## SCHEDULE B





Enabling Streamlined Approvals - Exemption Pilot (1 Year) International Avenue, Montgomery and Sunalta

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### **RECOMMENDATION(S):**

That Council hold a Public Hearing on Proposed Bylaw 6P2021; and

1. Adopt the proposed amendments to land Use Bylaw 1P2007 (Attachment 2); and
2. Give three readings to **Proposed Bylaw 6P2021** (Attachment 3).

### **HIGHLIGHTS**

- Reducing cost and saving time for business start up and expansion allows businesses to achieve cash flow sooner and reduces their risk. Current approval processes have managed risk for the City of Calgary and provided citizen input into the approval process, however the trade off is time and cost to businesses. A focused temporary pilot program allows a shift that can be evaluated for success and potential impact.
- What does this mean to Calgarians? Reducing approval processes will allow quicker business start-up and expansion, but allows less corporate oversight and no community or stakeholder input into the applications.
- Why does it matter? The current downturn in the economy has resulted in job reduction and business closures creating a loss of commercial services and beloved establishments for all Calgarians. Reducing approval processes allows for faster economic growth, supporting the business community.
- Additional Land Use Bylaw housekeeping amendments are within the proposed amending bylaw, as these changes were missed when Bylaw 48P2020 (C2020-1084) was adopted by Council on 2020 November 02, which removed required minimum parking stall requirements for businesses.
- A temporary pilot program in strategic commercial areas limits risk to the City of Calgary, allows monitoring and evaluation of the pilot, and supports Council's growth policy and Council's Citizen Priorities. The areas chosen are: the International Avenue Business Improvement Area, the Montgomery on the Bow Business Improvement Area and the 10 Avenue/14 Street SW commercial areas in the community of Sunalta.
- The International Avenue Business Improvement Area withdrew their support and desire to be included in the pilot on December 18, please see letter in Attachment 5.
- Proposed pilot is aligned with and supportive of other corporate initiatives such as COVID-19 Support for Businesses and Land Use Bylaw Amendments to Support Business Needs. Land Use Bylaw Amendments will allow exemptions for two types of Development Permits that are supportive of business growth and reduce identified corporate risks.
- On 2019 November 18, a Motion Arising from Councillor Farrell directed Administration to report back "with recommendations on expanding some or all of the practices associated with the Centre City Enterprise Area".
- Strategic Alignment to Council's Citizen Priorities: A prosperous city
- Previous Council Direction is included as Attachment 1.

Enabling Streamlined Approvals - Exemption Pilot (1 Year) International Avenue, Montgomery and Sunalta

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## **DISCUSSION**

The Centre City Enterprise Area (Enterprise Area) was instituted as a temporary pilot project in July of 2017 to make it easier for tenants and new businesses to set up operations and for building owners to make improvements to their buildings (PUD2017-0142, Bylaw 30P2017). The development industry and business community have adapted well to the revised processes. This reduction in regulatory barriers allows more opportunity for business start up and expansion. Specifically, the Enterprise Area allowed exemptions for requiring a development permit for change of use applications, exterior alterations, and for additions less than 1,000 square metres.

At the 2019 November 18 Public Hearing, approval of PFC2019-1028 (Bylaw 77P2019) made permanent the exemption of change of use applications within the Enterprise Area and extended the exemptions for exterior alterations and additions, for an additional year, to July 2021. At that Council meeting, Council discussed the benefits to businesses of extending these Development Permit exemptions to other commercial areas. A Motion Arising directed Administration to report back “with recommendations on expanding some or all of the practices associated with the Centre City Enterprise Area”.

Initial scoping identified advantages and disadvantages and highlighted differences between the Centre City and other commercial areas. Differences include the built form context and the level of experience of owners/developers and consultants active in the Centre City. The Centre City has a much higher level of activity, more employment uses and a large residential population.

The benefit of an Enterprise Area to applicants is less time in approval processes, as an immediate application for a Building Permit is allowed, and less cost, since permit and levy fees are not paid. Levy fees for Established Area - Treatment Plant are paid as a condition of approval of a Development Permit, but only when new or additional building floor area is built. The benefits to the City of Calgary include less resources dedicated to Development Permit processing and less staff time required. There are also fewer expenses related to advertising of permit approval, notice posting and similar hard costs, though these costs are recovered through permit fees.

The disadvantage of the Enterprise Area to applicants is that they will not receive the same information about regulations and approvals. The Development Permit review process can identify Alberta Safety Code issues or Alberta Health Services requirements earlier in the process than would be revealed in the Building Permit process. Building Permit plans are typically more expensive and detailed than Development Permit plans and have more professional design fees applied to the applicant. Changes to accommodate other legislative requirements can be more costly later in the design process. The disadvantages of an Enterprise Area to the City of Calgary include increased risk, since several City departments use the permit circulation process to evaluate impacts, and loss of revenue, since there are fewer permit fees and levy fees paid by applicants.

Current Land Use Bylaw rules governing the Enterprise Area reduce risk to the City of Calgary by requiring exempted developments to comply with the rules of the Land Use Bylaw. Additionally, they only allow the exemption on sites not subject to the Calgary International Airport Vicinity Protection Area Regulation, sites not located in the floodway, and sites not subject to any restrictions imposed by the Subdivision and Development Regulation. The development is required to have adequate sewage collection, treatment and disposal; water

Enabling Streamlined Approvals - Exemption Pilot (1 Year) International Avenue, Montgomery and Sunalta

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supply, treatment and distribution; storm water collection and storage; and the road infrastructure capacity necessary to serve the development.

### **Enterprise Area Expansion Pilot**

Discussions with City of Calgary staff have identified a small pilot would be the best approach since it could provide immediate implementation and allow a simpler monitoring process. Including only the change of use and renovation exemptions, while not including the exemption for additions, reduces the identified corporate risks, allows community review of building additions, reduces the fees lost since fewer permits are impacted and ensures that levy fee charges are still collected. A focus on commercial corridors, with a high density of individual businesses, and specifically on Main Streets, aligns with existing corporate and department goals that are focused enabling growth in these strategic areas.

A reduction in processes that affect businesses' ability to start up or expand their operations is critical in the current economy. Choosing a short list of Business Improvement Areas (BIA) will allow strategic and quick engagement with the affected BIA and Community Associations. A short pilot period (1 year) will allow time to monitor the number of changes of use and renovations (through Building Permits) in comparison to past trends and engage the broader public and all BIA's about the Enterprise Area pilot project.

The three specific BIA and commercial areas were chosen since these communities have been supportive of innovative approaches in the past, all have had city-initiated land use redesignations, significant City of Calgary investment has been made in transit, public realm and other mobility/road right-of-way upgrades and they provide a good representation of the different types of Main Streets that exist in the city. The three selected are: the International Avenue Business Improvement Area, the Montgomery on the Bow Business Improvement Area and the 10 Avenue/14 Street SW commercial areas in the community of Sunalta. The recommended amendments to the Land Use Bylaw 1P2007 would exempt change of use and exterior renovation applications from requiring a Development Permit.

For context on the number of Development Permits that could be affected by the expansion of the Enterprise Area, Attachment 4 provides a summary of change of use and exterior renovations Development Permit applications in all commercial districts and within Business Improvement Areas from 2015 to 2019. Within Business Improvement Areas, over the past 5 years there was an average of 95 Change of Use development permits per year, but only 3 Exterior Alteration permits per year.

Administration will use the results of this pilot to feed into future Land Use Bylaw amendments to facilitate easier business start-up in existing buildings that could include expanding this program to other areas or other bylaw amendments that may have similar results on a more city-wide basis such as through changes to definitions or permit review and approval processes.

### **Land Use Bylaw Housekeeping/Technical Amendments**

The housekeeping Land Use Bylaw amendments proposed in the amending bylaw correct wording and are technical in nature and are not a result of the Enterprise or Exemption Area project. They have no additional impacts to the overall Council approval on 2020 November 02, of the removal of minimum parking stall requirements for businesses from Land Use Bylaw 1P2007. The proposed changes remove the words "minimum required" from sections 211, 224, 232, 242, 260, 261 and 311 when referencing motor vehicle parking stalls, as there are no longer minimum requirements.

Enabling Streamlined Approvals - Exemption Pilot (1 Year) International Avenue, Montgomery and Sunalta

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## **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder or customer dialogue/relations were undertaken

Calgary Neighbourhoods hosts a weekly meeting with Business Improvement Area leadership. These meetings were used to discuss the idea of expanding the Enterprise Area on 2020 July 28 and 2020 August 25. Following these discussions, the three pilot areas were selected and individual meetings have taken place with Montgomery on the Bow Business Improvement Area, the International Avenue Business Improvement Area and the Sunalta Community Association (regarding the 10 Avenue/14 Street SW commercial area). The International Avenue Business Improvement Area has withdrawn support of the pilot because of concern of loss of community input allowed by the development permit process.

## **IMPLICATIONS**

### **Social**

Remaining responsive to the needs of citizens and businesses through these unprecedented times is a critical social consideration.

### **Environmental**

There are no environmental implications anticipated to be associated with implementing these recommendations.

### **Economic**

Providing more opportunity for business growth to Calgarians who are facing challenges in the current economic environment will further facilitate their continued participation in the local economy.

### **Service and Financial Implications**

No anticipated financial impact

Development Permit fees will be lost, but less staff resources will be used since there are fewer applications being processed. Development Permit fees use a cost recovery approach so there is no anticipated financial impact. Levy fee collection is not impacted as the fee only applies with building additions.

## **RISK**

The applicant saves time by not applying for the Development Permit, but since the Building Permit circulation process is not as extensive, there is a loss of information to the corporation, and the applicant. Loss of information increases the risk to the City of Calgary, and its citizens. Some of the concerns about a Development Permit exemption could potentially be addressed in either the Building Permit review or by other procedures, but this will require process changes.

The current Land Use Bylaw provides Permitted and Discretionary Uses. Discretionary Uses allow public circulation, notice posting, the opportunity for public appeal if approved, and more influence on the application for the Development Authority since approval is not as of right. This



**Planning & Development Report to  
Combined Meeting of Council  
2021 January 18**

**ISC: UNRESTRICTED  
C2021-0023  
Page 5 of 5**

Enabling Streamlined Approvals - Exemption Pilot (1 Year) International Avenue, Montgomery and Sunalta

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discretionary review would not occur for applications included in the exemption. Without a development permit, some bylaw provisions such as locational criteria or outdoor lighting limits would not be reviewed for compliance, resulting in potential off-site impacts or non-conforming uses that affect the community. Many of the identified risks (impacts on site grading, issues with surface drainage, loss of levy fees, effects of massing on environment) only occur when additions to buildings are proposed. A more limited Development Permit exemption, only for change of use and exterior renovations, and not including additions to buildings, helps to limit this risk.

**ATTACHMENT(S)**

1. Previous Council Direction
2. Proposed Amendments to Land Use Bylaw 1P2007
3. **Proposed Bylaw 6P2021**
4. Development Permit Analysis
5. Letters from Stakeholders

Department Circulation

General Manager	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning & Development	



**PREVIOUS COUNCIL DIRECTION**

On 2020 November 4, the Standing Policy Committee on Planning and Urban Development PUD2020-1251 directed Administration to bring forward an amending bylaw to the Land Use Bylaw 1P2007 to allow a one-year pilot Enterprise Area for Montgomery on the Bow Business Improvement Area, the International Avenue Business Improvement Area and the 10 Avenue SW and 14 Street SW commercial areas in the community of Sunalta to the 2021 January Combined Meeting of Council to allow time for the required notice and advertising

On 2020 March 4, Council approved PUD2020-0312 to defer Centre City Enterprise Update on Expanding Area Practices PFC2019-1028 to 2020 November 4.

On 2019 November 18, Motion Arising from Cllr Farrell directed Administration to report back with recommendations on expanding some or all of the practices associated with the Centre City Enterprise Area in Q1 2020 with the City Planning and Policy Service Line 2020 Work Plan.

On 2019 November 18, Council approved PFC2019-1028 as follows: that Council hold a Public Hearing and give three readings to Proposed Bylaw 77P2019 (Development Permit exemptions in the Centre City Enterprise Area). MOTION CARRIED UNANIMOUSLY



## Proposed Amendments to Land Use Bylaw 1P2007

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
  - (a) Renumber Section 25.3 to 25.4
  - (b) Insert new subsection 25.3:

**“25.3 (1)** A **development** listed in subsections (2) and (3) will only be exempt from the requirement to obtain a **development permit** if it:

    - (a) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
    - (b) is not located in the **floodway**;
    - (c) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and
    - (d) has adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the **development**.
  - (2) Unless otherwise stated in subsections (4), (5), (6) and (7), a change of **use** for a **building** or portion of a **building** does not require a **development permit** if:
    - (a) it is located within the “International Avenue Change of Use/Exterior Renovation Exemption Area”, “Montgomery Change of Use/Exterior Renovation Exemption Area”, or “Sunalta Change of Use Exemption Area” as illustrated on Maps 2.2, 2.3 and 2.4, respectively; and
    - (b) it is a listed **use** in the district.
  - (3) Unless otherwise stated in subsections (4), (5), (6) and (7), exterior alterations for **buildings** not listed on the City inventory of evaluated historic resources, do not require a **development permit** if:
    - (a) it is located within the “International Avenue Change of Use/Exterior Renovation Exemption Area”, or “Montgomery Change of Use/Exterior Renovation Exemption Area” as illustrated on Maps 2.2 and 2.3, respectively; and
    - (b) it is a listed **use** in the district.

- (4) The following **uses** are not exempt under subsections (2) and (3):
- (a) **Addiction Treatment;**
  - (b) **Cannabis Counselling;**
  - (b) **Cannabis Store;**
  - (c) **Custodial Care;**
  - (d) **Liquor Store;**
  - (e) **Nightclub;**
  - (f) **Pawn Shop;** and
  - (g) **Payday Loan.**
- (5) The following additional **uses** are not exempt under subsections (2) and (3) for the “International Avenue Change of Use/Exterior Renovation Exemption Area”:
- (a) **Auto Service – Major;**
  - (b) **Auto Service – Minor;**
  - (c) **Place of Worship – Large;**
  - (d) **Place of Worship – Medium;**
  - (e) **Place of Worship – Small;**
  - (f) **Residential Care;**
  - (g) **Service Organization;**
  - (h) **Social Organizatiion;**
  - (i) **Temporary Shelter;**
  - (j) **Vehicle Rental – Major;**
  - (k) **Vehicle Rental – Minor;**
  - (l) **Vehicle Sales – Major;** and
  - (m) **Vehicle Sales – Minor.**

- (6) The following **uses** are not exempt under subsections (2), and (3) where they are located within 30 metres of a freight rail corridor **property line**:
- (c) **Addiction Treatment;**
  - (d) **Assisted Living;**
  - (e) **Child Care Service;**
  - (f) **Dwelling Unit;**
  - (g) **Emergency Shelter;**
  - (h) **Home Based Child Care – Class 2;**
  - (i) **Hospital;**
  - (j) **Jail;**
  - (k) **Residential Care;**
  - (l) **School – Private;**
  - (m) **School Authority – School;** and
  - (n) **Temporary Shelter.**
- (7) **Parcels** designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, are subject to the **development permit** exemption clauses contained in this section unless specifically indicated otherwise in the Direct Control Bylaw.
- (8) Subsections (1) through (7) remain in effect until 2022 January 31.”

(c) Following subsection 25.3, add Map 2.2 entitled “International Avenue Change of Use/Exterior Renovation Exemption Area”; Map 2.3 entitled “Montgomery Change of Use/Exterior Renovation Exemption Area”; and Map 2.4 entitled “Sunalta Change of Use Exemption Area”; all, attached hereto as Schedule A.

(d) Delete subsection 211(e) and replace with the following:

“211 (e) requires a minimum of 0.5 **bicycle parking stalls – class 2** per 100.0 square metres of **gross usable floor area.**”

- (e) Delete subsection 224(e) and replace with the following:  
“**224** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (f) Delete subsection 232(e) and replace with the following:  
“**232** (e) requires a minimum of 0.25 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (g) Delete subsection 242(e) and replace with the following:  
“**242** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (h) Delete subsection 260(f) and replace with the following:  
“**260** (f) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (i) Delete subsection 261(f) and replace with the following:  
“**261** (f) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (j) Delete subsection 262(f) and replace with the following:  
“**262** (f) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (k) Delete subsection 311(e) and replace with the following:  
“**311** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”

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



# PROPOSED

C2021-0023  
ATTACHMENT 3

## BYLAW NUMBER 6P2021

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (C2021-0023)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw 1P2007, as amended;

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

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

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
  - (a) Renumber Section 25.3 to 25.4
  - (b) Insert new subsection 25.3:

**“25.3 (1) A *development* listed in subsections (2) and (3) will only be exempt from the requirement to obtain a *development permit* if it:**

    - (a) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
    - (b) is not located in the ***floodway***;
    - (c) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and
    - (d) has adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the ***development***.
  - (2) Unless otherwise stated in subsections (4), (5), (6) and (7), a change of ***use*** for a ***building*** or portion of a ***building*** does not require a ***development permit*** if:
    - (a) it is located within the “International Avenue Change of Use/Exterior Renovation Exemption Area”, “Montgomery Change of Use/Exterior Renovation Exemption Area”, or “Sunalta Change of Use Exemption Area” as illustrated on Maps 2.2, 2.3 and 2.4, respectively; and
    - (b) it is a listed ***use*** in the district.

# PROPOSED

## BYLAW NUMBER 6P2021

- (3) Unless otherwise stated in subsections (4), (5), (6) and (7), exterior alterations for **buildings** not listed on the **City** inventory of evaluated historic resources, do not require a **development permit** if:
- (a) it is located within the “International Avenue Change of Use/Exterior Renovation Exemption Area”, or “Montgomery Change of Use/Exterior Renovation Exemption Area” as illustrated on Maps 2.2 and 2.3, respectively; and
  - (b) it is a listed **use** in the district.
- (4) The following **uses** are not exempt under subsections (2) and (3):
- (a) **Addiction Treatment;**
  - (b) **Cannabis Counselling;**
  - (c) **Cannabis Store;**
  - (d) **Custodial Care;**
  - (e) **Liquor Store;**
  - (f) **Nightclub;**
  - (g) **Pawn Shop;** and
  - (h) **Payday Loan.**
- (5) The following additional **uses** are not exempt under subsections (2) and (3) for the “International Avenue Change of Use/Exterior Renovation Exemption Area”:
- (a) **Auto Service – Major;**
  - (b) **Auto Service – Minor;**
  - (c) **Place of Worship – Large;**
  - (d) **Place of Worship – Medium;**
  - (e) **Place of Worship – Small;**
  - (f) **Residential Care;**
  - (g) **Service Organization;**
  - (h) **Social Organization;**

# PROPOSED

## BYLAW NUMBER 6P2021

- (i) **Temporary Shelter;**
  - (j) **Vehicle Rental – Major;**
  - (k) **Vehicle Rental – Minor;**
  - (l) **Vehicle Sales – Major; and**
  - (m) **Vehicle Sales – Minor.**
- (6) The following *uses* are not exempt under subsections (2), and (3) where they are located within 30 metres of a freight rail corridor *property line*:
- (a) **Assisted Living;**
  - (b) **Child Care Service;**
  - (c) **Dwelling Unit;**
  - (d) **Emergency Shelter;**
  - (e) **Home Based Child Care – Class 2;**
  - (f) **Hospital;**
  - (g) **Jail;**
  - (h) **Residential Care;**
  - (i) **School – Private;**
  - (j) **School Authority – School; and**
  - (k) **Temporary Shelter.**
- (7) **Parcels** designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, are subject to the *development permit* exemption clauses contained in this section unless specifically indicated otherwise in the Direct Control Bylaw.
- (8) Subsections (1) through (7) remain in effect until 2022 January 31.”
- (c) Following subsection 25.3, add Map 2.2 entitled “International Avenue Change of Use/Exterior Renovation Exemption Area”; Map 2.3 entitled “Montgomery Change of Use/Exterior Renovation Exemption Area”; and Map 2.4 entitled “Sunalta Change of Use Exemption Area”; all, attached hereto as Schedule A.

# PROPOSED

## BYLAW NUMBER 6P2021

- (d) Delete subsection 211(e) and replace with the following:
- “**211** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (e) Delete subsection 224(e) and replace with the following:
- “**224** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (f) Delete subsection 232(e) and replace with the following:
- “**232** (e) requires a minimum of 0.25 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (g) Delete subsection 242(e) and replace with the following:
- “**242** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (h) Delete subsection 260(f) and replace with the following:
- “**260** (f) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (i) Delete subsection 261(f) and replace with the following:
- “**261** (f) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (j) Delete subsection 262(f) and replace with the following:
- “**262** (f) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”
- (k) Delete subsection 311(e) and replace with the following:
- “**311** (e) requires a minimum of 0.5 *bicycle parking stalls – class 2* per 100.0 square metres of *gross usable floor area*.”

# PROPOSED

BYLAW NUMBER 6P2021

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

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

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

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

\_\_\_\_\_  
MAYOR

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

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

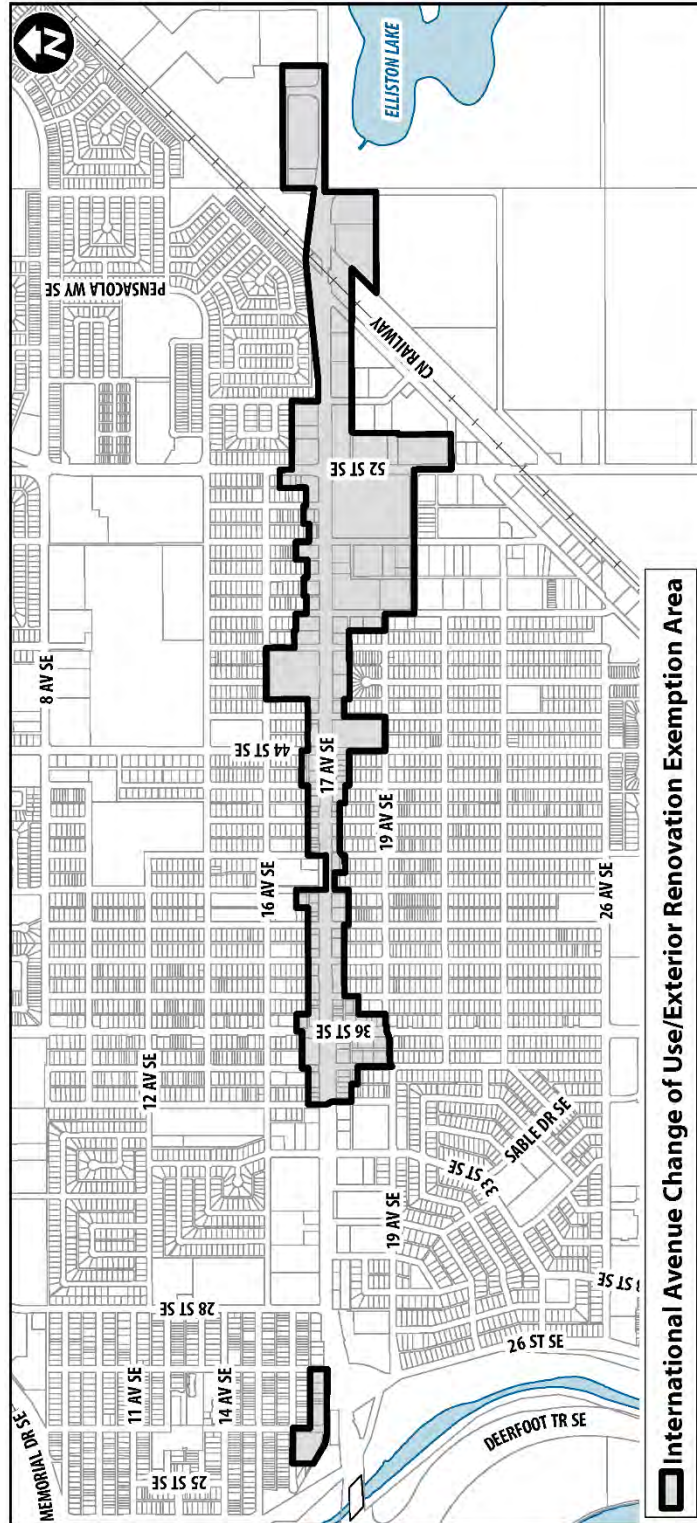
SIGNED ON \_\_\_\_\_

# PROPOSED

BYLAW NUMBER 6P2021

## SCHEDULE A

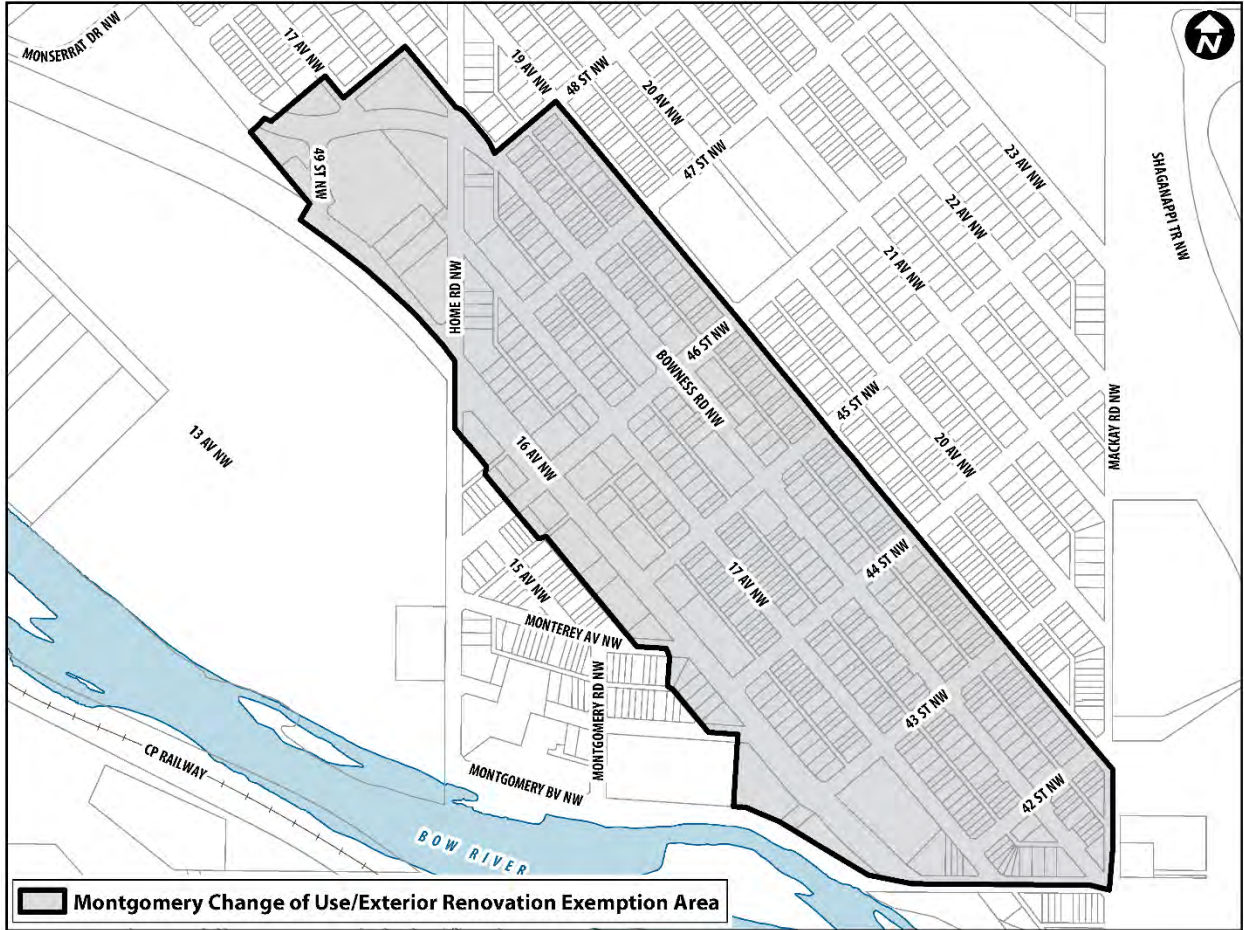
Map 2.2 "International Avenue Change of Use/Exterior Renovation Exemption Area"



# PROPOSED

BYLAW NUMBER 6P2021

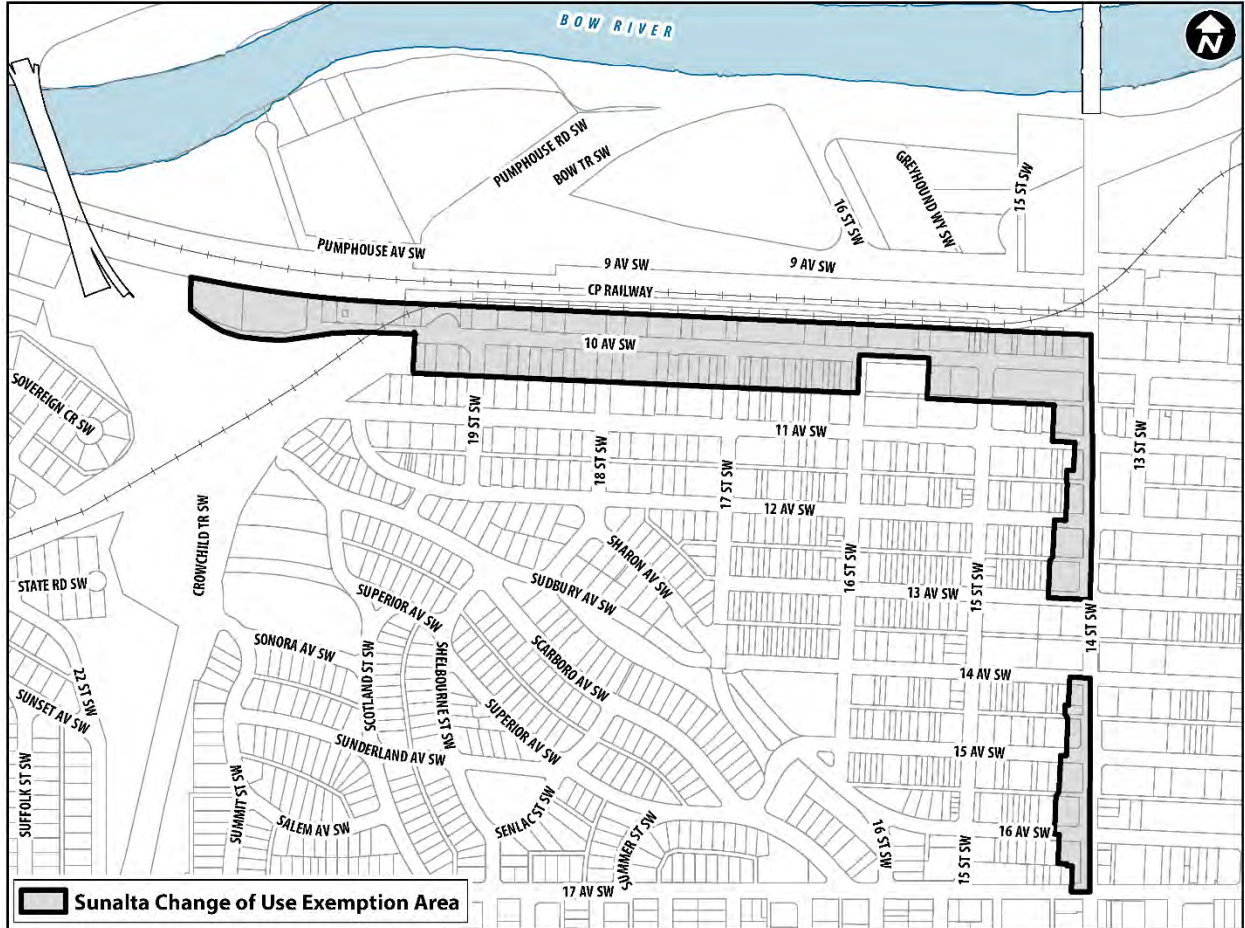
Map 2.3 "Montgomery Change of Use/Exterior Renovation Exemption Area"



# PROPOSED

BYLAW NUMBER 6P2021

Map 2.4 "Sunalta Change of Use Exemption Area"





DEVELOPMENT PERMIT ANALYSIS

<b>CHANGE OF USE</b>											
Year	(all commercial districts within City)									total permits	total fees collected
	permitted			permitted with relaxation			discretionary				
	number of permits	average of days to decision	permit fees	number of permits	average of days to decision	permit fees	number of permits	average of days to decision	permit fees		
2015	210	6	\$40,612.50	72	45	\$47,006.50	98	57	\$63,594.75	380	\$151,213.75
2016	224	5	\$42,908.00	82	43	\$52,674.25	102	54	\$76,238.75	408	\$171,821.00
2017	235	6	\$46,339.00	68	36	\$44,650.00	109	50	\$83,461.75	412	\$174,450.75
2018	235	5	\$39,720.50	62	46	\$45,047.00	352	79	\$208,478.25	649	\$293,245.75
2019	259	6	\$49,225.00	76	40	\$46,965.00	119	48	\$84,560.75	454	\$180,750.75
										<b>461</b>	<b>\$971,482.00</b>
										five year average	five year total

<b>CHANGE OF USE</b>											
Year	(all Business Improvement Areas within City)									total permits	total fees collected
	permitted			permitted with relaxation			discretionary				
	number of permits	average of days to decision	permit fees	number of permits	average of days to decision	permit fees	number of permits	average of days to decision	permit fees		
2015	34	7	\$7,980.00	22	50	\$15,437.50	27	48	\$15,714.25	83	\$39,131.75
2016	44	6	\$8,183.00	22	49	\$13,354.00	26	59	\$18,302.50	92	\$39,839.50
2017	36	5	\$6,860.00	18	38	\$10,252.50	32	56	\$22,708.50	86	\$39,821.00
2018	41	7	\$8,983.00	12	36	\$6,726.00	89	83	\$47,502.75	142	\$63,211.75
2019	36	6	\$5,650.00	15	44	\$9,198.00	17	45	\$8,541.00	68	\$23,389.00
										<b>94</b>	<b>\$205,393.00</b>
										five year average	five year total

Change of Use Development Permits include applications with both Change of Use and Exterior Renovations.

<b>EXTERIOR RENOVATIONS</b>											
Year	(all commercial districts within City)									total permits	total fees collected
	permitted			permitted with relaxation			discretionary				
	number of permits	average of days to decision	permit fees	number of permits	average of days to decision	permit fees	number of permits	average of days to decision	permit fees		
2015							2	44	\$1,580	2	\$1,580.00
2016							1	26	\$816.00	1	\$816.00
2017							5	50	\$4,080.00	5	\$4,080.00
2018							3	41	\$2,448.00	3	\$2,448.00
2019	1	36	\$200.00	1	30	\$657.00	3	25	\$2,448.00	5	\$3,305.00
										<b>3</b>	<b>\$12,229.00</b>
										five year average	five year total

Exterior Renovations Development Permits only include applications with Exterior Renovations.



## LETTERS FROM STAKEHOLDERS

**Barton, Kevin**

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**From:** Marion <marioncp@shaw.ca>  
**Sent:** Thursday, October 08, 2020 3:10 PM  
**To:** Barton, Kevin  
**Subject:** [EXT] Participation in the Pilot Program - Montgomery on the Bow BIA

Good afternoon Kevin,

I wanted to send-off a quick message to confirm that the Montgomery BIA would like to participate in the pilot program of extending the Centre City Enterprise opportunities for Montgomery businesses.

We appreciate being considered for this program and look forward to presenting the information to our members. Good news is always welcome during the economic climate we find ourselves in.

If you require any additional information please let us know.

Warmest regards,

Marion Hayes  
Executive Director  
Montgomery on the Bow BIA  
403 471-7686



Attn: Kevin Barton  
RE: City Centre Enterprise Area

October 19th, 2020

The Sunalta Community Association is providing this letter in response to the proposal for Sunalta's main streets (10th Avenue and 14th Street) to be included in a new pilot area.

The Community Association enthusiastically supports measures to reduce red tape and support businesses through reducing the amount of work required to go through a change of use on our main streets.

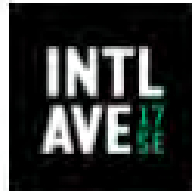
We also support the existing decision that uses that have additional restrictions such as pay day loans, cannabis stores, and liquor stores are not included in this proposal.

Through communication with the City, we've also made it clear that we are not in support of also removing the requirement for a development permit for exterior changes to a building - for example facade changes, changes that can affect the pedestrian realm, and similar physical changes. Our main streets already have a poor pedestrian realm and the ability for the community association to work with applicants and make this clear is key to achieving better outcomes.

Last but not least, we also request some manner to alert the community association of changes as they are often the first indicator for the community association to welcome a new business to the neighbourhood.

Thank you,

Micheal Jones  
Director of Planning and Development



October 15, 2020

Land Use Planning, City of Calgary  
P.O. Box 2100, Station M  
Calgary AB, T2P 2M5

**Re: Pilot Project -Enterprise Zone**

Dear Mr. Barton:

The International Avenue Business Revitalization Zone's mandate is to promote, improve and create a more pleasant environment in which to live and shop.

The International Avenue district has recently undergone significant reconstruction into a multi-modal boulevard including wider sidewalks, bus rapid transit (BRT), incorporated unique urban design and developed a more pedestrian friendly main street. With the recent pandemic, the anticipated economic uplift that was expected due to these infrastructure upgrades have been reduced considerably. It is our hope the addition of an "enterprise zone" pilot project to include the International Avenue area will mitigate the current economic downturn by attracting new businesses to the area. As you likely are aware, the new International Avenue ARP was adopted in December, 2018 and is in keeping with the unique needs of the area. We believe that like the ARP, the "enterprise zone", should also be tailored to our distinctive community requirements. It would be beneficial for exterior renovations to commercial buildings and an outdoor cafe (small) use be exempt from requiring a development permit application under the pilot as these will contribute to the vibrancy of the street.

While many uses can add to the vibrancy, others can reduce the image and further degrade the area. It is therefore imperative the IA enterprise area pilot does in no way exempt the following:

- (a) Cannabis Counselling;
- (b) Cannabis Store;
- (c) Custodial Care;
- (d) Liquor Store;
- (e) Nightclub;
- (f) Pawn Shop and Payday Loan
- (g) Massage
- (h) Service organization
- (i) Place of Worship
- (j) Vehicle sales, service or storage
- (k) Storage
- (l) Social organization
- (m) Temporary shelter
- (n) Residential Care

Further, we would request the aforementioned be deemed not permitted under the pilot.  
Thank you for the opportunity.

Kindest Regards,

A handwritten signature in black ink, appearing to read "Allison Karim-McSwiney".

Allison Karim-McSwiney, MIPM (UK), BA, BREC  
Executive Director

c.c. Councillor Carne, Forest Lawn CA, Southview CA

250, 3515 17 Avenue SE, Calgary, AB, T2A 1R5 403-248-7288 [www.intlave.ca](http://www.intlave.ca)



December 18, 2020

**Kevin Barton and Thom Mahler**  
Planning and Development #8201  
P.O. Box 2100, Station M  
Calgary, AB, T2P 2M5  
Sent by e-mail

Dear Mr. Barton and Mr. Mahler:

As per our recent telephone conversation, the International Avenue BRZ wishes to not participate in the Enterprise District Pilot project. At the time of it going forward to Committee I did request specific changes that would largely focus on an area we wished to see grow within our district which was specialty foods shops and patios. Mr. Barton had said that he would convey my request. Unfortunately, I was unable to attend the Committee. I did communicate that in discussions with local community representatives and our businesses that we had decided that this is a project that we would not be interested in any longer at this time.

Over the many years, our organization has been a watch dog for the area and development is key to this. By participating we believe this will no longer allow our essential voice to be heard at a very critical time in our revitalization process. We are sorry for any inconvenience this may cause. Thanks for your consideration of this important request.

Best Regards,

A handwritten signature in black ink, appearing to read "Allison Karim-McSwiney".

Allison Karim-McSwiney  
Executive Director

250, 3515 17 Avenue SE, Calgary, AB, T2A 0R5 phone: 403-248-7288  
email: [intave@shaw.ca](mailto:intave@shaw.ca) [www.intlave.ca](http://www.intlave.ca)

c.c. FL Community Association, Councillor Carra

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email: [intave@shaw.ca](mailto:intave@shaw.ca) [www.intlave.ca](http://www.intlave.ca)