

Planning & Development Report to
Calgary Planning Commission
2020 May 07

ISC: UNRESTRICTED
CPC2020-0412

Development Permit in East Village (Ward 07), at multiple addresses, DP2015-4974

EXECUTIVE SUMMARY

This development permit application was submitted by Gibbs Gage Architects on 2015 December 01, on behalf of the developer and landowner Copez Properties Ltd. The proposed development encompasses an entire block and is located in East Village between Riverfront Lane SE and 5 Street SE and between 6 Avenue SE and 7 Avenue SE. The application proposes a new mixed use development with 672 dwelling units, office and retail uses over four phases that includes:

- A 15-storey (51 metre) residential high rise tower consisting of 130 dwelling units with a three storey residential podium (Phase 1);
- A 24-storey (75 metre) residential high rise tower consisting of 226 dwelling units with a two storey residential podium (Phase 2);
- An 11-storey (47 metre) mid-rise office tower with retail and consumer services at grade (Phase 3);
- A 33-storey (108 metre) residential high rise tower consisting of 316 dwelling units with retail and consumer services at grade, (Phase 4); and
- Public open space and public art within a central courtyard through the bonusing provisions set out in the proposed DC Direct Control District of the associated land use amendment on today's Calgary Planning Commission agenda (CPC2020-0411).

The proposed development will bring additional residential population to East Village as well as a daytime office population through the office tower. This residential and office population when combined with ancillary retail uses at grade will add vibrancy to the local area and complement the adjacent Celebration Square along 4 Street SE and adjacent 5 Street SE square. The development will provide publicly accessible open spaces and landscaping which will contribute to the public realm along the nearby streets and avenues.

Subject to the conditions attached, the proposal aligns with the Land Use Bylaw and applicable policies of the *Municipal Development Plan*, *Centre City Plan* and *East Village Area Redevelopment Plan*.

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ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend the Development Authority, without having to return to Calgary Planning Commission, approve Development Permit DP2015-4974 of a New: Multi-Residential Development, Office and Retail and Consumer Service (4 buildings) of 0.82 hectares \pm (2.07 acres \pm) located at 520, 526, 528, 532, 534, 538 - 7 Avenue SE, 555 - 6 Avenue SE and the closed road (Plan 1510969, Block 38, Lot 41; Plan A, Block 38, Lots 7 to 29; Plan 1611617, Area 'A'), with conditions (Attachment 1), subject to the approval of the bylaw amendment associated with LOC2016-0232 by Council.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This Development Permit application was submitted by Gibbs Gage Architects on 2015 December 01 on behalf of Copez Properties Ltd. This initial submission only included the north half of the block, with full plan details. An outline of the application history for both the land use amendment, road closure and development permit applications is provided below in the Application Review section.

The proposed development permit plans can be found in Attachment 2 and the Applicant Submission can be found in Attachment 3.

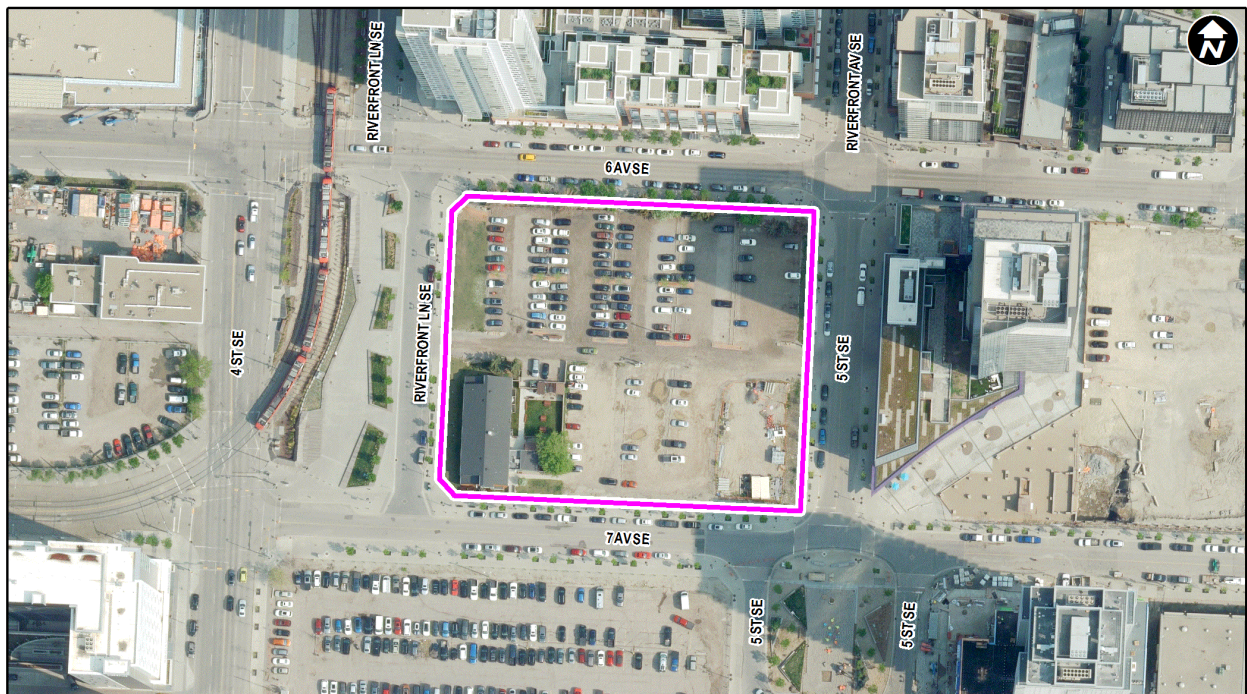
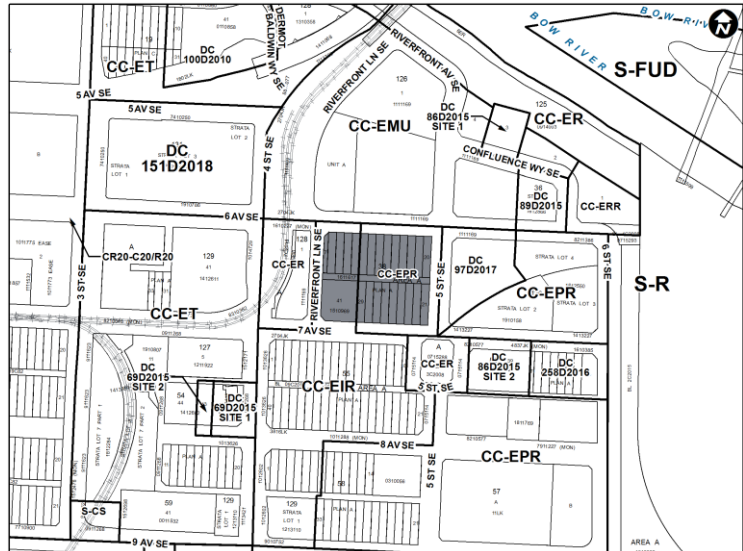
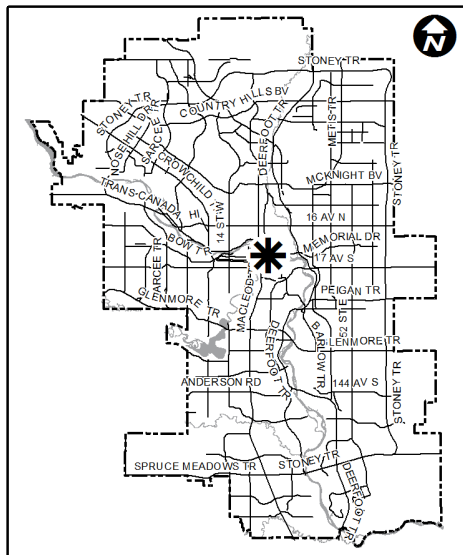
The scope of this project is proposed as a comprehensive development permit process. Through the provisions set out in the proposed DC Direct Control District based on the CC-EIR District (LOC2016-0232, CPC2020-0411), this comprehensive development permit provides certainty of the use, dwelling units and density while also proposing a detailed plan for the design of the site which will benefit the public and contribute to the animation of the neighbourhood. Under the proposed DC District and through the provision of this development permit's conditions of approval, construction may only commence upon approval of additional detailed development permits for each phase.

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Location Maps



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Site Context

The site encompasses an entire block and is located in East Village between 6 Avenue SE and 7 Avenue SE and between Riverfront Lane SE and 5 Street SE. A public lane owned by The City of Calgary with an area of approximately 0.06 hectares (0.16 acres) exists through the middle of the site. The applicant has applied to close and purchase this lane as part of concurrent LOC2016-0232 (CPC2020-0411) on today's agenda to join it with the rest of the site as one cohesive parcel.

The northern parcel, which is roughly half of the site, is approximately 0.41 hectares (1.01 acres) in size. This northern parcel is currently developed as a surface gravel parking lot which is open to the public as user pay. The south half of the site is divided into six parcels totalling an approximate area of 0.47 hectares (1.16 acres). The eastern five parcels form part of the gravel parking lot mentioned above and the western parcel is currently developed with a two storey building which is the home of the HI Calgary City Centre Hostel. The parking lot is currently accessed from both Riverfront Lane SE and 5 Street SE. The total area of the site including the lane is 0.88 hectares (2.17 acres). The dimensions of the site for the whole block include approximately 103 metres running east-west and approximately 85 metres running north-south.

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The subject site is immediately surrounded by the following:

- To the north across 6 Avenue SE is Evolution by Bosa, a 32 storey, 474 unit multi-residential development;
- To the northeast First by FRAM + Slokker, a 18 storey, 197 unit multi-residential development;
- To the east Verve by FRAM + Slokker, a 25 storey, 288 unit multi-residential development;
- To the southeast Hat at East Village by Cidex, a 28 storey, 221 unit multi-residential development;
- To the south across 7 Avenue SE is a surface gravel parking lot; and
- To the west, across Riverfront Lane is Celebration Square.

For the greater context, the site is close to the following amenities:

- The Bow River riverfront and river pathway is a two minute walk (150 metres) to the north;
- The National Music Centre is a three minute walk (220 metres) to the south along 4 Street SE;
- The 4 Street SE cycle track is located adjacent the site along Riverfront Lane SE;
- Calgary's Central Library is a three minute walk (250 metres) to the west along 7 Avenue SE; and
- The City Hall LRT Station is a three minute walk (250 metres) to the west along 7 Avenue SE.

As identified in Figure 1, the community of East Village has seen population growth over the last several years reaching its population peak in 2019.

Figure 1: Community Peak Population

East Village	
Peak Population Year	2019
Peak Population	3,893
2019 Current Population	3,893
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 on the [East Village Community Profile](#) online page.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Application Review

On 2015 September 18, a pre-application was submitted for this application for the north half of the block. On 2015 December 01, a Development Permit application with full plan details was submitted for only the north half of the block. As a result of a change in the market, efforts on the office building application shifted to residential buildings and planning of the entire block. The applicant and Administration determined that in order to realize the applicant's comprehensive vision for the site and to enable the applicant's purchasing of the lane, a land use change to a DC Direct Control District based on CC-EIR would be needed. On 2016 September 12, a land use amendment and road closure application was submitted for the entire block.

As part of the initial review of the road closure and land use amendment application, Administration had concerns related to density phasing, subdivision, bonusing and site servicing. One of the main components of the plans that Administration did not support at that time was the applicant's proposed method of subdivision (fee simple subdivision) and their proposal in the DC Direct Control District to allow for density to potentially move across legal parcel fee simple titles between the development phases in response to market changes.

Agreement between the applicant and Administration was reached on the land use application in early 2019 for a subdivision by strata approach, however, the applicant's desire was for the development permit application and the road closure and land use amendment application to proceed to Calgary Planning Commission at the same time. In regard to the development permit application, since the applicant submitted amended plans to add the south half of the block to the plans in April 2018, this resulted in Administration having to treat the development permit proposal as an entirely new application.

Administration also had significant concerns with the applicant's proposed bonus earning amenity items in 2018 as part of the Development Permit, which did not provide public benefit. This led to nearly a year for the applicant to make revisions and submit amended plans for the Development Permit in September 2019.

A detailed timeline of the history and background of the application review for the road closure, land use amendment and development permit applications can be found in Attachment 4.

City Wide Urban Design

The proposed development was reviewed by the City Wide Urban Design team throughout the CPAG review process. A number of revisions were requested regarding the landscape design of the inner courtyard. The applicant's rationale and revisions were deemed acceptable by Administration.

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Urban Design Review Panel

This application was presented to the Urban Design Review Panel (UDRP) on 2018 June 27, who recommended further review of the application with comments. Key comments from UDRP include support of the architectural massing and fine grain concept of the courtyard, with concerns over construction phasing regarding the courtyard's public realm and public art components. The comments from UDRP are contained in their entirety together with the applicant's response in Attachment 5. The applicant's rationale and revisions were deemed acceptable by Administration, therefore Administration felt that the application did not need to return to UDRP.

Site and Building Design

This application proposes a new mixed use development with 672 dwelling units and office and retail uses with four towers over four phases.

Phase One

Podium and Tower

Phase one, which is the southeast corner, is a 15 storey (51 metre) residential high rise tower consisting of 130 dwelling units with a three storey residential L-shaped podium. The main floor consists of nine dwelling units, a residential lobby and parkade entrance where both are accessed from 7 Avenue SE, and an indoor common amenity area located adjacent to the inner courtyard. Also located on the main floor is a vehicular loading stall and waste and recycling area which is located in the northeast corner adjacent the courtyard, but only approximately 14 metres from 5 Street SE. The main floor has setbacks from the front property lines along 5 Street SE and 7 Avenue SE ranging from three to four metres.

These large setbacks allow for an appropriate transition between the public realm/sidewalk and semi-private realm of the units. Each main floor dwelling unit has a raised patio space in the front yard with raised planters between the sidewalk and the patio allowing for greater privacy. There are three main floor dwelling units on the west side of the building that face and front onto the publicly accessible inner courtyard which will help activate the space through "eyes on the street".

Above the three storey podium (approximately 11 metres), floors four and five are gradually stepped back in terraced format in the northeast and southwest corners of the L-shaped podium. The terracing on the west side of the building allows for sunlight to penetrate the interior courtyard space. Floors six to 15 comprise the tower which has a rectangular shape running east-west.

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Phase Two

Podium and Tower

Phase two, which is the northeast corner, is a 24 storey (75 metre) residential high rise tower consisting of 226 dwelling units with a two storey residential podium. The main floor consists of seven dwelling units, a residential lobby accessed from 6 Avenue SE, and an indoor common amenity area located adjacent to the inner courtyard. Also located on the main floor is a waste and recycling area which is located in the southeast corner adjacent the courtyard, but only approximately 14 metres from 5 Street SE. The main floor has setbacks from the front property lines along 5 Street SE and 6 Avenue SE ranging from two to four metres.

These large setbacks allow for an appropriate transition between the public realm/sidewalk and semi-private realm of the units. Each main floor dwelling unit has a raised patio space in the front yard with raised planters between the sidewalk and the patio allowing for greater privacy. There are two main floor dwelling units on the west side of the building that face and front onto the publicly accessible inner courtyard which will help activate the space through “eyes on the street”.

Above the two storey podium (approximately 8 metres), floors three to 23 comprise the tower which has a rectangular shape running north-south. The mechanical penthouse is located on level 24.

Phase Three

Podium and Tower

Phase three, which is the northwest corner, is an 11 storey (47 metre) mid-rise office tower with retail and consumer services at grade. The main floor consists of five retail units totaling 675 square metres (7,266 square feet) of floor area, an underground parkade access off 6 Avenue SE, waste and recycling loading accessed off 6 Avenue SE, Class 1 bicycle stalls and two lobbies for the office use with one lobby accessed off 6 Avenue SE and the other from the inner courtyard.

Three main floor retail units front onto Riverfront Lane SE and Celebration Square and one retail unit fronts onto 6 Avenue SE, which will activate the public realm. The fifth retail unit faces onto the inner courtyard in the southeast building corner which will help activate this public amenity space. This fifth retail unit is large enough that it could potentially be split into three separate retail units. The southwest retail unit has outdoor space designated as an outdoor patio for a potential restaurant use (would require separate/subsequent development permits). The courtyard retail unit also has adjacent outdoor space that could be used as an outdoor patio as well. Above the main floor are levels two to nine which are proposed as office uses.

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Phase Four

Podium and Tower

Phase four, which is the southwest corner, is a 33 storey (108 metre) residential high rise tower consisting of 316 dwelling units with retail and consumer services at grade. The main floor consists of three retail units totaling 356 square metres (3,832 square feet) of floor area, a residential lobby accessed off both 7 Avenue SE and the inner courtyard and a loading and waste and recycling room accessed off the courtyard. Three main floor retail units front onto Riverfront Lane SE and Celebration Square which will help activate these public spaces. Above the main floor are levels two to 33 consisting of residential dwelling units.

Comprehensive Development Permit Process

The comprehensive development permit process requirements proposed in the development permit conditions of approval (Attachment 1) and in the DC Direct Control District (Attachment 6) in the associated land use amendment (LOC2016-0232) allow for a reduced level of plan detail for the levels above the main floor as part of this initial development permit application (see Attachment 4 for the development permit plans). This allows for schematic elevation drawings and schematic floor plans for the upper storeys, however, floor plate areas and the number of dwelling units on each level are required.

A full detailed site plan, landscape plan, parking plan, main floor plan, proposed uses and dwelling units is still required and is provided as part of this initial comprehensive development permit application. This initial development permit ensures certainty of use, dwelling unit counts, density and the public amenity areas in exchange for the bonus density. Subsequent development permit applications with full plan details, including detailed elevation and upper floor plan drawings for each tower phase, will be required following the initial development permit approval, prior to any construction being able to commence.

Shadow Study

A sun shadow study was submitted. The study demonstrates that the proposed development does not cast a shadow on historic assets or public areas protected by Land Use Bylaw 1P2007 and the *East Village Area Redevelopment Plan*, such as the Bow River 20 metre riverbank shadow protection zone. The development does cast a shadow onto Celebration Square during the morning hours on September 21, however, Administration determines this to be acceptable. No other City-owned public gathering spaces will be shadowed.

Landscaping and Courtyard Public Amenity Space

The application proposes a combination of private and public outdoor amenity space on-site, all of which occur at ground level. The private amenity space is proposed as private yards for the main floor dwelling units of phases one and two. With a combination of soft and hard landscaping, each main floor dwelling unit in phases one and two has a raised patio space in

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the front yard with raised planters between the sidewalk and the patio allowing for greater privacy. The patio space has enough depth to allow for a table and chairs.

The central courtyard is proposed as public open space, which also contains public art, through the bonusing provisions set out in the proposed Direct Control District of the associated land use amendment on today's agenda (CPC2020-0411). The inner courtyard has four main points of public access, with each access pathway leading to a central gathering space in the middle of the interior courtyard.

The landscaping of the public courtyard and public art have been designed with a conceptual river theme to give the artistic appearance of water flowing through the pathways of the courtyard. Fifteen overhead sculptural art elements are proposed throughout the pathways and courtyard. The artist's proposed concept is to construct 15 large, illuminated, laser cut stainless steel sculptures that at a glance look like curving, pole-mounted, 20-foot long, layered ribbons of flowing water arranged throughout the pathways. When standing below the sculpture the steel ribbons will give the impression that you are below the surface of the water. When looking down at the courtyard from the units above, it will give the impression that you are looking at a river below.

In addition to the 15 art sculptures will be a fountain water feature sculpted to look like a giant trout fish in the very centre of the courtyard. This fountain fish feature will be made of stainless steel and will be approximately two metres high by four metres long. Artistic renderings of the proposed courtyard and public art can be found in Attachment 3. Details of the landscaping materials and amenity spaces can be found in Attachment 2. In line with planning policy, the costs of construction of the publicly accessible private open space were verified by a third-party cost consultant and are acceptable to Administration.

The existing landscaping within the public sidewalk will remain the same, with the exception of the removal of approximately eight public trees to allow for servicing and vehicular access.

Infrastructure

Transportation

The subject site has high connectivity via active modes of transportation (walking and cycling) and is well serviced by Transit. Specifically, the site is:

- Directly adjacent to the cycle track network via the 4 Street SE cycle track (which is located along Riverfront Lane SE at this location). The 4 Street SE cycle tracks provides connections north to the Riverfront pathway and south to the 12 Avenue cycle track.
- Within walking distance to many amenities and employment centres (Downtown and the Beltline).
- 410 metres from the City Hall Blue & Red Line LRT Stations on 7 Avenue SE.
- Near future Green Line LRT Stations.

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- 90 metres from the Eastbound Route 101 Inglewood bus route stop, and directly across the street from the Westbound stop. Phase 2 of the proposed development will require the construction of a new Eastbound bus stop for this route.

The development includes the provision of 366 Class 1 bicycle parking stalls on the parkade level 1, which are accessed using the parkade ramp, as well as 20 stalls on the main floor, accessed from the courtyard through a large automated door for ease of access for users. A provision of 32 Class2 bicycle parking stalls are also provided throughout the site.

The overall vehicular parking supply exceeds bylaw requirements with no relaxations to the number of required stalls.

Vehicular access is available to the site from 6 Avenue SE for phases 2, 3 and 4, and from 7 Avenue SE for phase 1. Loading stalls are provided on site either within buildings, or within the courtyard area.

A Transportation Impact Assessment was submitted to evaluate impacts to the transportation system in the immediate area, including the intersections of 7 Avenue SE / 4 Street SE and 6 Avenue SE / 4 Street SE, both of which have at-grade LRT crossings. Post-development, intersections within the study area continue to function within acceptable Levels of Service.

Utilities and Servicing

Public water, sanitary and storm sewer mains exist within the adjacent public rights-of-way for development servicing purposes. Development servicing will be determined at the Development Site Servicing Plan (DSSP) circulation stage.

Environmental

An Environmental Site Assessment was not required, due to there being no history of contamination associated with this parcel.

Stakeholder Engagement, Research and Communication

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 circulated the plans to the East Village Neighbourhood Association in December 2015 and May 2018. The only comment Administration received from the East Village Neighbourhood Association was a concern regarding the mitigation of dust during construction.

Administration also reached out to the East Village Neighbourhood Association on 2020 April 26 to circulate the plans and inform them of the dates the application would be heading to Calgary Planning Commission. Administration did not receive any letters from the public in opposition or

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support to the application. No public meetings were held by the applicant or Administration. The applicant met with the East Village Neighbourhood Association in 2016.

The decision made by Calgary Planning Commission (CPC) will be advertised in accordance with the Municipal Government Act and is subject to appeal.

Strategic Alignment

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 efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed development 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 situated in the Centre City area as shown on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#).

East Village Area Redevelopment Plan (Statutory – 2017)

Mixed Use High Density

Section 3.2.1 – Mixed Use High Density – A mixed use high density building typology is encouraged for the subject site. The development proposal meets the intent of these mixed use high density policies.

Section 3.3.1 – Neighbourhood Centre – the subject site is identified within the Neighbourhood Centre special area of the ARP which calls for active uses at grade. The proposed development meets the intent of these policies with active uses proposed along the Riverfront Lane SE frontage.

Density

Section 3.4.2 Maximum Density and Section 3.5.3 – Bonus Density – the subject site is eligible to achieve a maximum base floor area ratio (FAR) of 7.0 and an additional 1.0 FAR of bonus density through the provision of public amenities. The application proposes a total of 7.95 FAR with 0.95 FAR provided as bonus density. In order to achieve the bonus density, the applicant has proposed public open space, public art, a fountain and outdoor lighting. The concurrent land

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use amendment and its proposed DC Direct Control District outline the specific requirements and calculations of the bonus density and public amenity items. The proposed development is in line with the proposed DC and the relevant policies as outlined in the ARP.

Setbacks

Section 4.1.1 – Building Setback and Grade Separation – Building setbacks at grade are encouraged to provide privacy for residential units located on the ground level and a transition from the public street to the private realm. Building setbacks at grade are also encouraged to be designed to facilitate the development and use of private outdoor amenity spaces (e.g., patio or porch). The proposed development meets the intent of both of these policies through the provision of setbacks at grade of two to four metres for both the residential units and the retail units.

Active Frontages

Section 4.3.1 – Active Frontages – Active frontages are required along the Riverfront Lane SE and 4 Street SE frontages. The proposed development's uses along these frontages are retail in nature and therefore meets these policies.

Centre City Plan (Non-statutory – 2007)

Centre City Design – Skyline – Section 7.2 seeks to ensure the design of towers are sited and designed to have a positive contribution to the Calgary skyline. Administration has determined that the placement, massing and shape of the tower contribute to Calgary's skyline character. Note: the detailed design of the tower elevations and tops will be further evaluated as part of subsequent development permits for each phase/tower.

Land Use Bylaw 1P2007 (Statutory – 2007)

The western one-third of the subject site is currently designated as Centre City East Village Integrated Residential District (CC-EIR) and the eastern two-thirds of the subject site is designated as Centre City East Village Primarily Residential District (CC-EPR). As part of the concurrent land use amendment, the applicant has proposed a redesignation of the entire site to a Direct Control District based on the CC-EIR District. The proposed development permit application aligns with the overall purpose of the DC and the CC-EIR District.

Administration highlights the following relaxations to the Land Use Bylaw. Administration has reviewed each relaxation individually and considers each relaxation to be acceptable for the reasons outlined in the table (below).

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Bylaw Relaxations		
Regulation	Standard	Provided
1223 Building Separation	(2) In all other cases: (a) The façade of a building located above 25.0m from grade must provide a min. horizontal separation of: (i) 24.0m from the façade of any other building on the same parcel;	Plans indicate the separation distance provided between the NW and SW towers is 18.34m (-5.66m). Relaxation supported: <ul style="list-style-type: none"> The separation is in a north-south direction which has less impact on sunlight penetration to the public realm; and The separation is between residential and office uses which results in less privacy concerns due to daytime vs. evening activity/presence.
1230 Additional Landscaping Requirements	(5) Every sidewalk provided must: (b) be a minimum width of 2.0 metres;	Plans indicate the width of several sidewalks provided on site are less than 2.0m wide. Relaxation supported: <ul style="list-style-type: none"> The sidewalks less than 2.0m wide are either walkways to an individual dwelling unit entrance or are in low traffic areas.
1231 Planting Requirements	(3) Deciduous trees minimum calliper of 50 mm, at least 50.0 % must have minimum calliper of 75 mm at time of planting.	Plans indicate 25 (-8) large deciduous trees are provided on site. Relaxation supported: <ul style="list-style-type: none"> As the applicant has indicated that the design intent responds to the natural aspen stands that occur along the banks of the river. Of the total 66 deciduous trees proposed, 15 are proposed to be provided at 30 GAL pot size to imitate the planting character.
	(5) Shrubs must be min height or spread of 0.60m at time of planting.	Plans indicate the size of shrubs provided on site is 0.45m (-0.15m). Relaxation supported: <ul style="list-style-type: none"> The applicant has provided a greater number of shrubs than the total minimum requirement.
1232 Amenity Space	(5) Private amenity space (b) have no min. dimensions of less than 2.0 m.	Plans indicate the depth of some private amenity spaces provided for dwelling units is less than 2.0m. Relaxation supported: <ul style="list-style-type: none"> Overall amenity space requirements exceeded.

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122 Standards for Motor Vehicle Parking Stalls	(11) Where structural columns encroach into a motor vehicle parking stall, such columns: (a) must not encroach into the width of the motor vehicle parking stall by more than a total of 0.30 metres; (b) must be located within 1.2 metres of either end of the motor vehicle parking stall; and (c) must not encroach into a motor vehicle parking stall within 0.30 metres of a drive aisle.	<p>Plans indicate structural columns within the parkade that encroach into a parking stall that are within 0.30m of the drive aisle.</p> <p>Relaxation supported:</p> <ul style="list-style-type: none"> Minor encroachments. Stalls and drive aisles remain functional. <p>Plans indicate structural columns within a parkade that encroach into a parking stall that are located more than 1.20m from the drive aisle.</p> <p>Relaxation supported:</p> <ul style="list-style-type: none"> Minor encroachments. Stalls and drive aisles remain functional.
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Social, Environmental, Economic (External)

This proposed high-density development will provide additional housing stock and housing diversity in an attractive and convenient location. Additionally, the proposed development will increase the density of the site considerably, providing a larger base of residents to use surrounding services, amenities and surrounding retail locations.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

Risk Assessment

There are no significant risks to the City of Calgary associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The development is a positive addition to East Village and supports the policy objectives for mixed-use intensification envisioned for this area. Therefore, subject to the conditions listed and considering the relaxations noted, Administration considers this application is in alignment with relevant statutory and non-statutory planning policy contained in the *Municipal Development Plan, Centre City Plan, East Village Area Redevelopment Plan* and Land Use Bylaw 1P2007.

This Development Permit is recommended for approval, subject to Council's decision on the associated land use amendment application (LOC2016-0232).

ATTACHMENT(S)

1. Conditions of Approval
2. Development Permit Plans
3. Applicant Submission
4. Application Review History
5. Urban Design Review Panel Comments and Applicant Response
6. Proposed DC Direct Control District