

**Calgary Planning Commission**  
**Agenda Items: 7.1.1 & 7.1.2**

CITY OF CALGARY  
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MAY 07 2020

ITEM: 7.1.1 + 7.1.2 CPC2020-0411  
Distribution 0412  
CITY CLERK'S DEPARTMENT

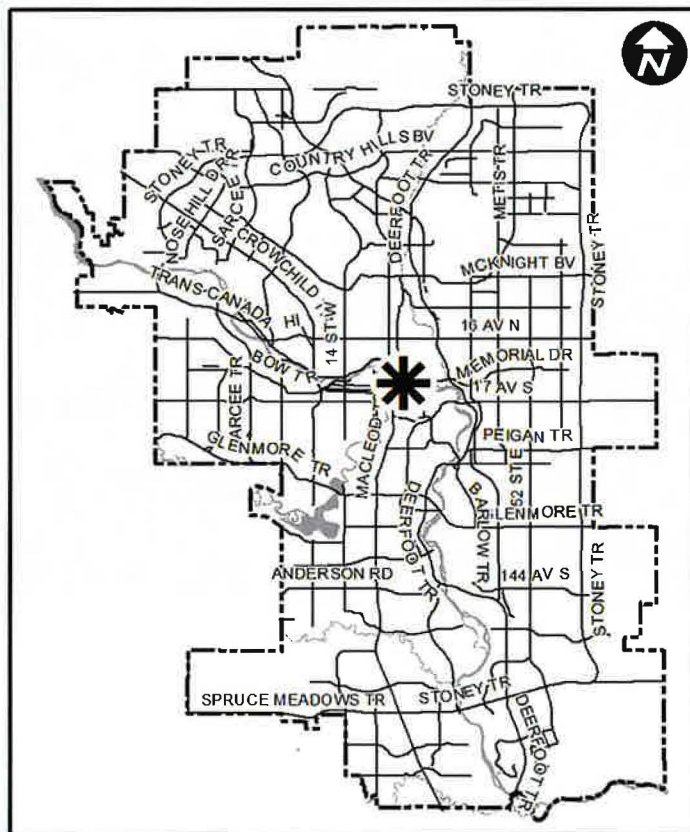
**LOC2016-0232**  
**Land Use Amendment**  
**& Road Closure**

**DP2015-4974**  
**Development Permit**

# Calgary Planning Commission

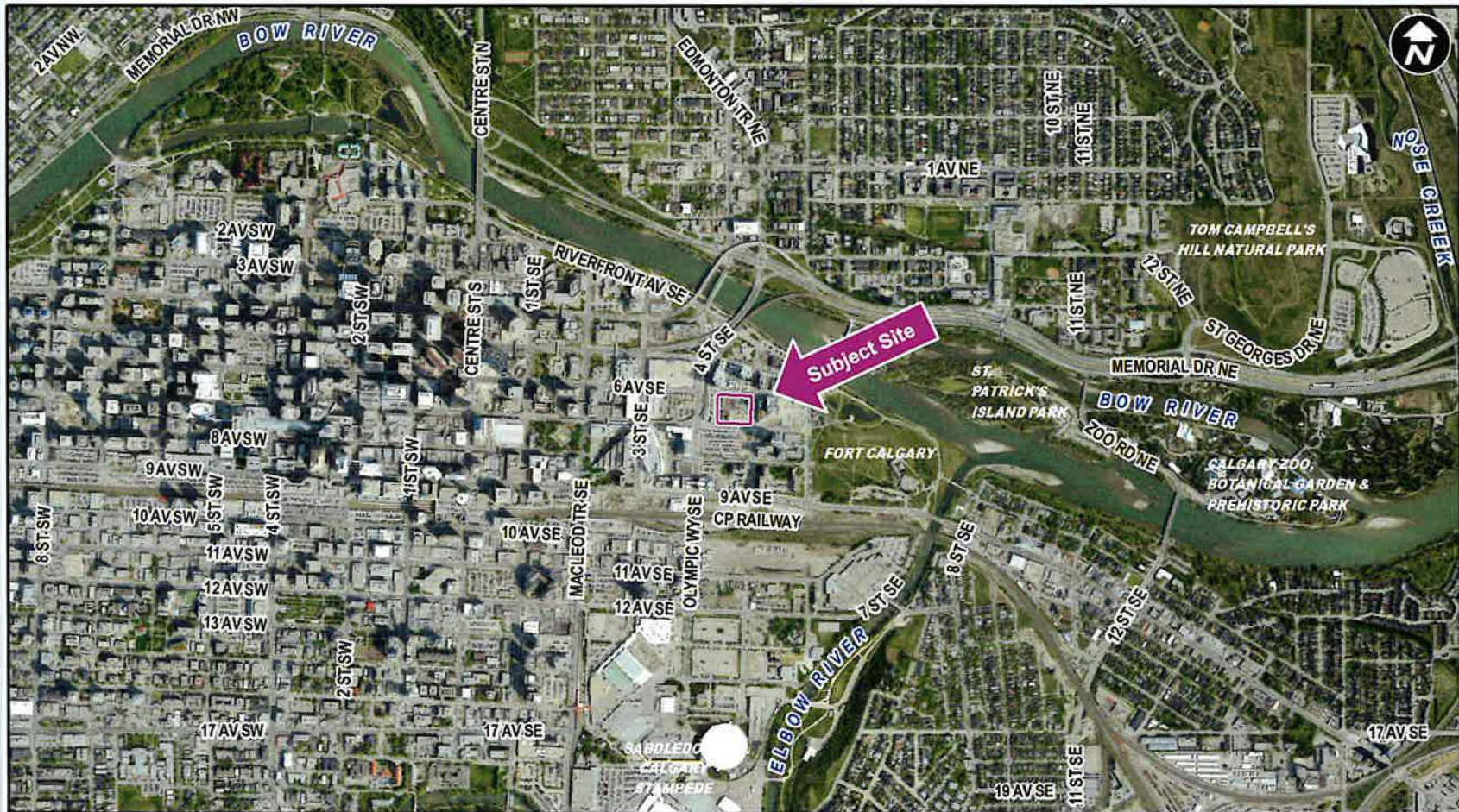
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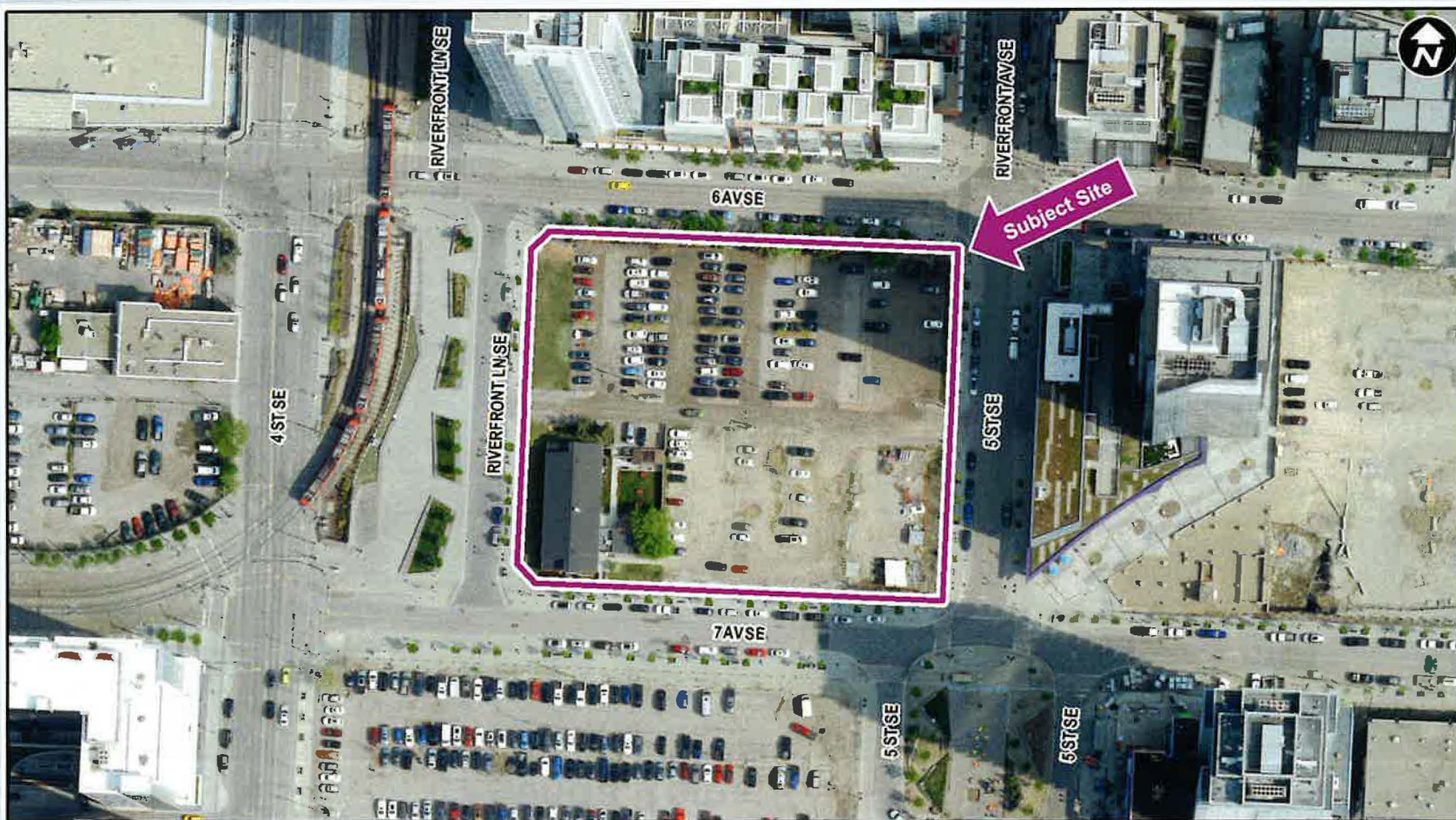
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# Calgary Planning Commission

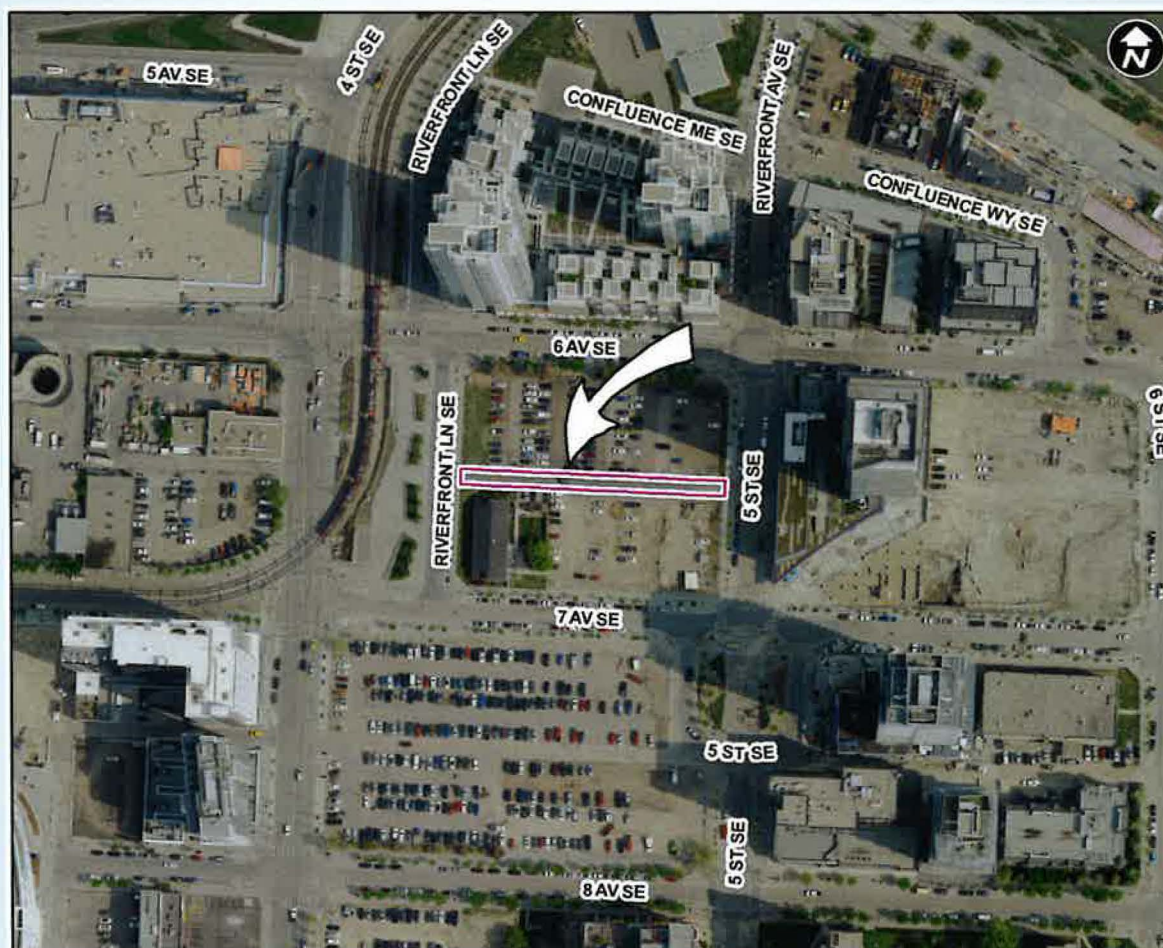
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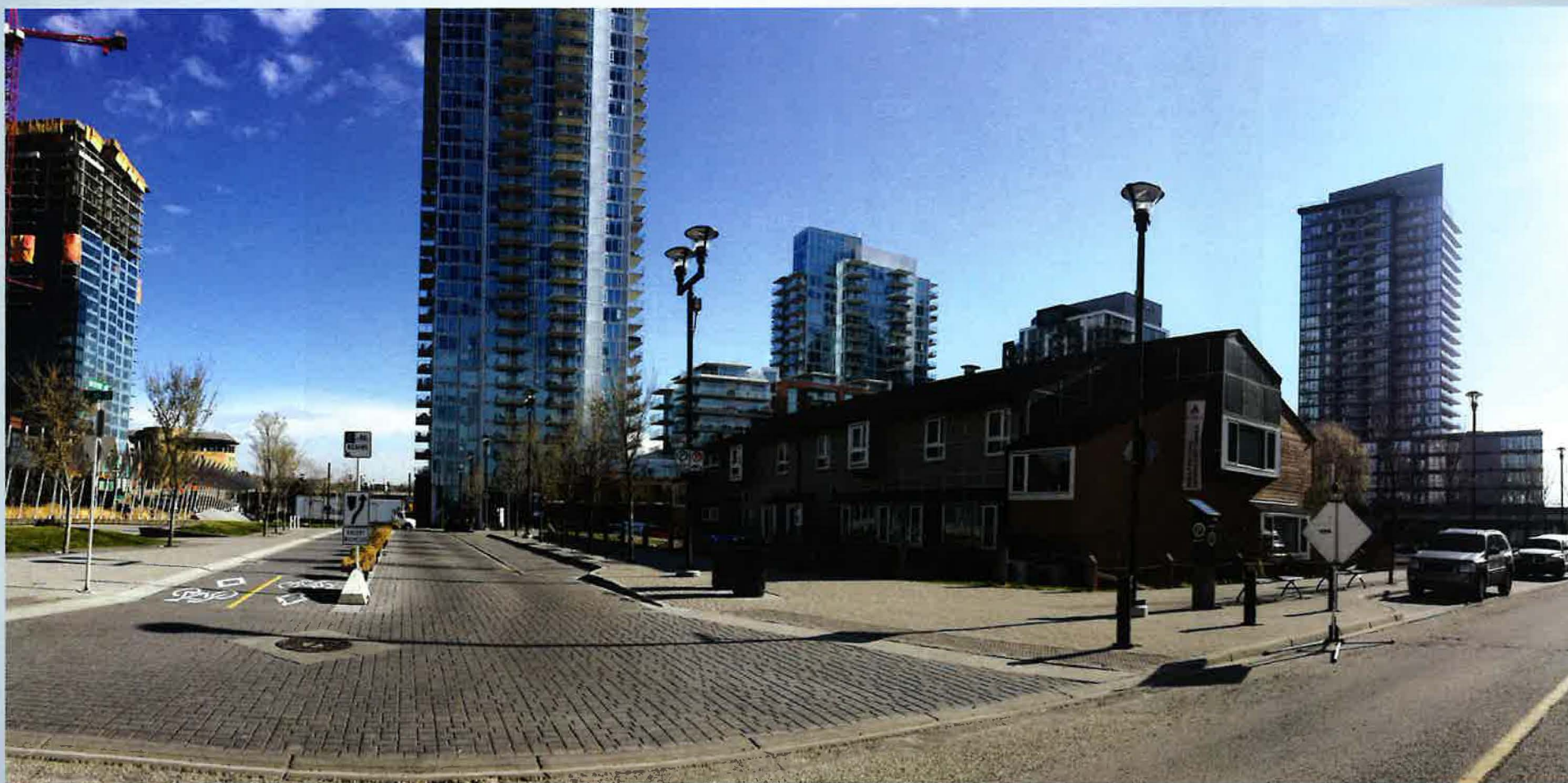
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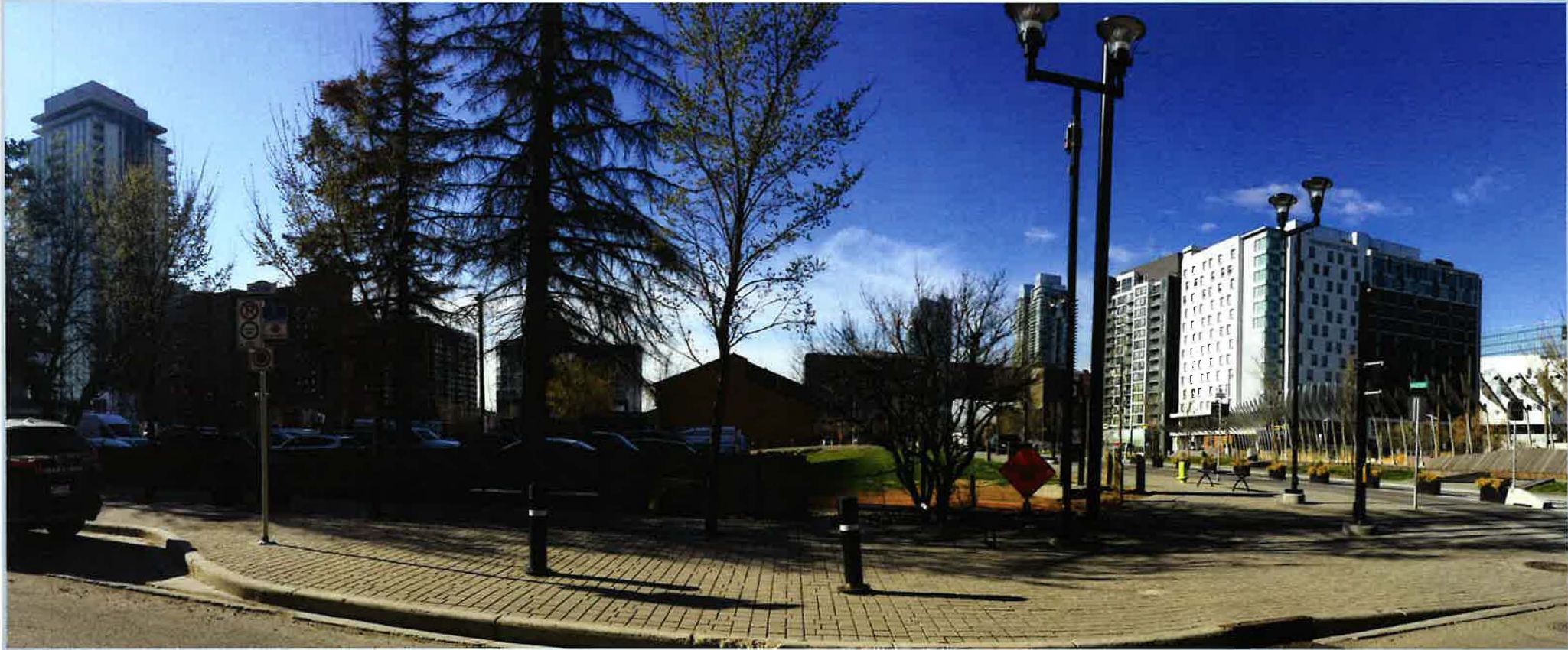
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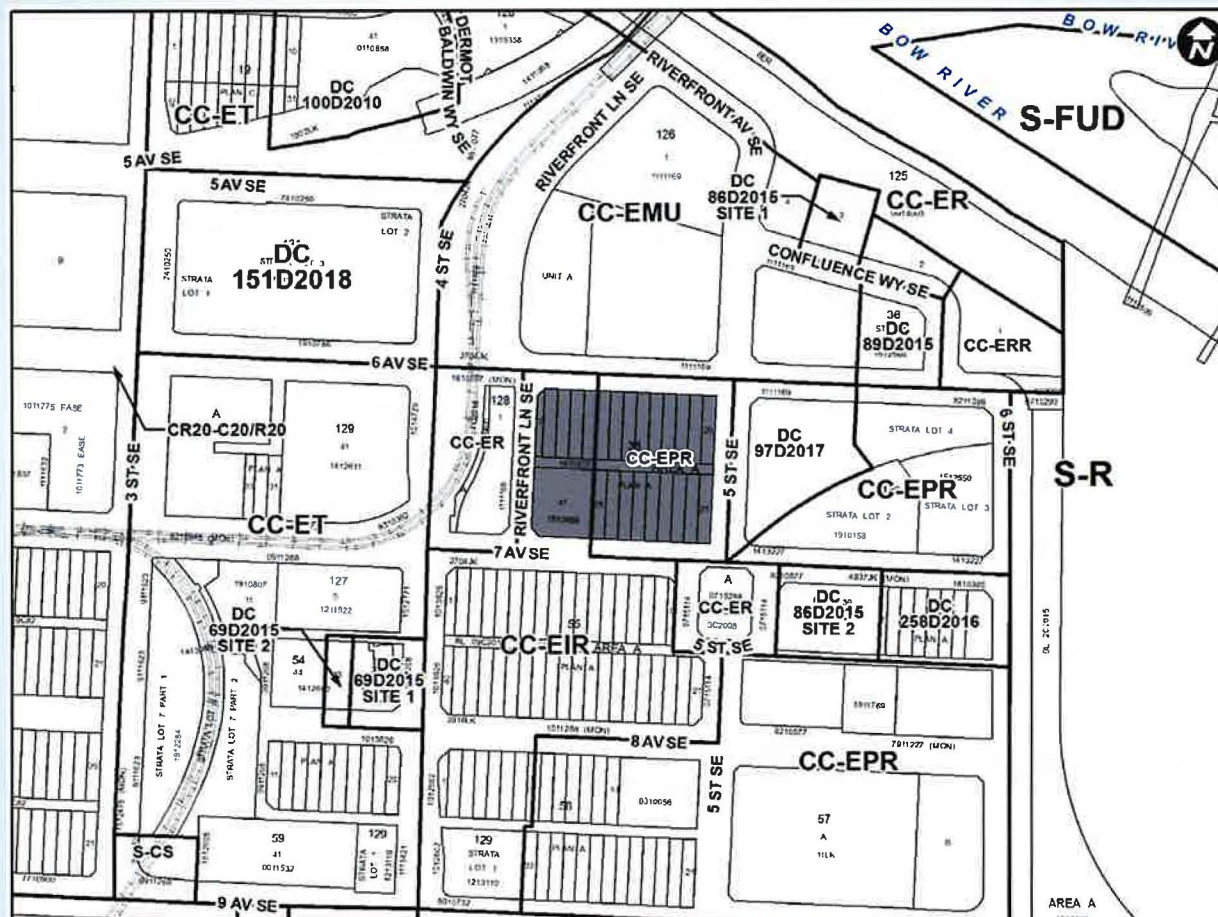
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# Calgary Planning Commission

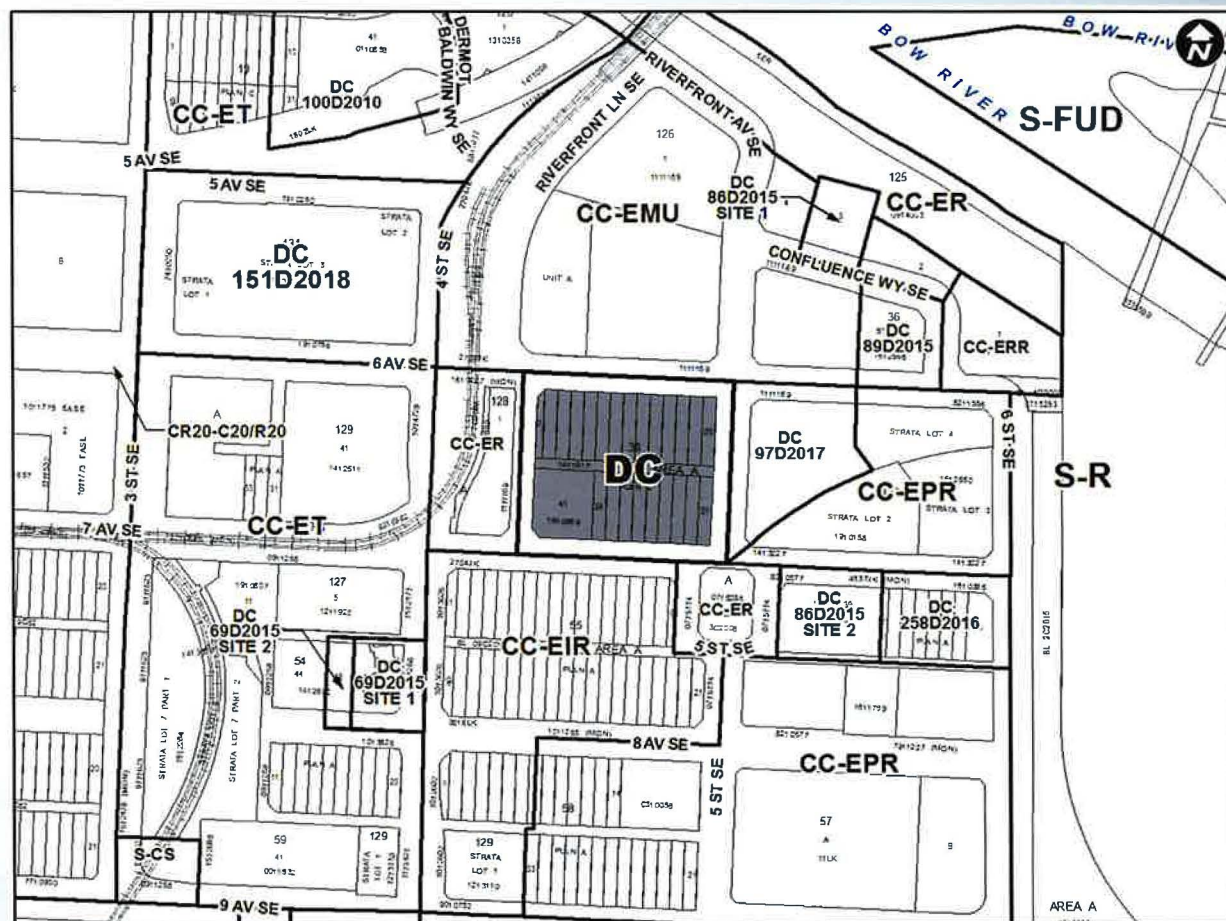
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Proposed redesignation to a DC District based on CC-EIR to allow for:

- A comprehensive DP process
- 1.0 FAR of density bonusing to achieve public benefit & amenities within East Village

Proposed redesignation is in alignment with the East Village ARP & MDP





**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed closure of 0.063 hectares  $\pm$  (0.156 acres  $\pm$ ) of road (Plan 1611617, Area 'A') adjacent to 520, 526, 528, 532, 534, 538 - 7 Avenue SE and 555 - 6 Avenue SE, with conditions (Attachment 1);
2. Give three readings to the proposed bylaw;
3. Adopt, by bylaw, the proposed redesignation of 0.82 hectares  $\pm$  (2.02 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') from Centre City East Village Integrated Residential District (CC-EIR), Centre City East Village Primarily Residential District (CC-EPR) to DC Direct Control District to accommodate mixed use commercial and residential development with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.



**DP2015-4974  
Development Permit**



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### Phase 3

11-storey (47 m)  
mid-rise office  
tower with retail  
& consumer  
services at grade

### Phase 4

33-storey (108 m)  
residential high  
rise tower (316  
dwelling units)  
with retail &  
consumer  
services at grade

### Phase 2

24-storey (75 m)  
residential high  
rise tower (226  
dwelling units)

### Phase 1

15-storey (51 m)  
residential high  
rise tower (130  
dwelling units)





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### Floor Area Ratio (FAR) Summary

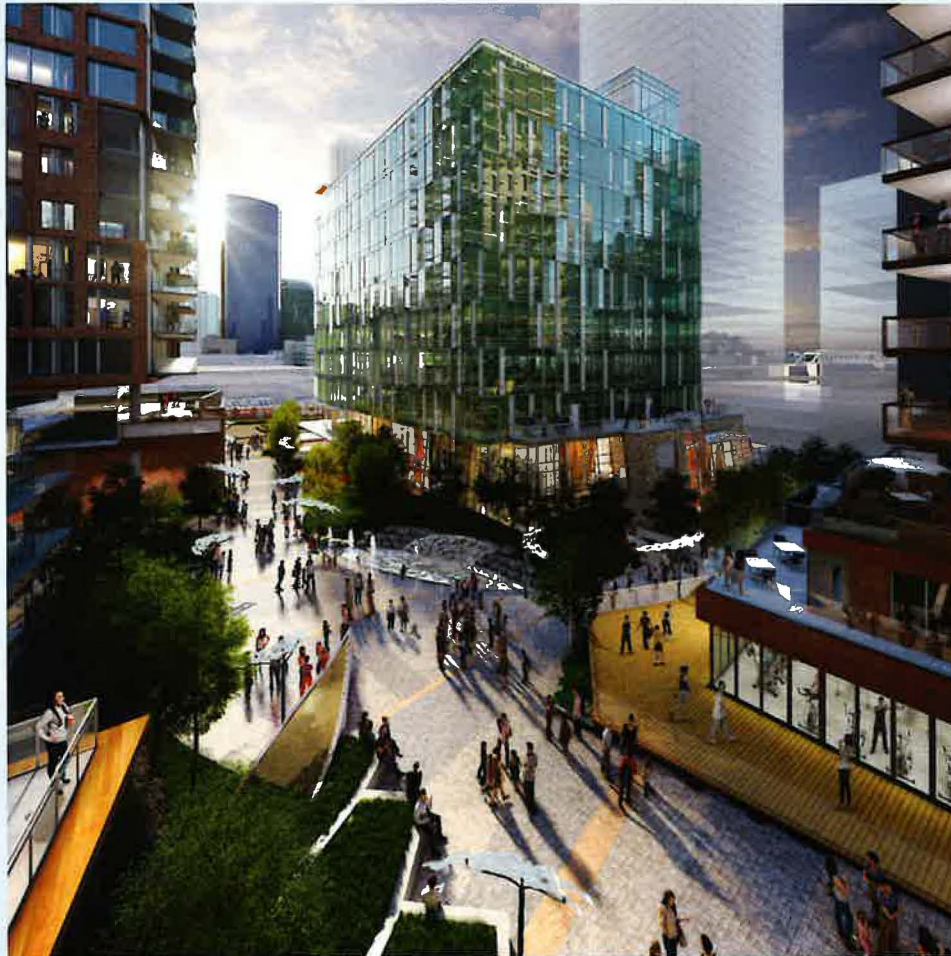
Land Use Bylaw Provisions	Proposed FAR
7.0 FAR base maximum	7.0 FAR
Bonus above 7.0 FAR up to max of 8.0 FAR	0.95 FAR
<b>TOTAL FAR</b>	<b>7.95 FAR</b>

### Proposed Bonus FAR Summary

Proposed Bonus Amenity Item	Total Value of Amenity	Bonus FAR / Floor Area Achieved
Public Open Space	\$951,300	0.365 FAR (3,214 m <sup>2</sup> )
Public Art	\$930,000	0.357 FAR (3,412 m <sup>2</sup> )
Courtyard Lighting	\$310,698	0.119 FAR (1,050 m <sup>2</sup> )
Fountain	\$275,000	0.106 FAR (929 m <sup>2</sup> )

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**REASONS FOR RECOMMENDATION:**

This proposed development will:

- Bring additional residential and daytime office population to East Village
- Add vibrancy to the local area and complement the adjacent Celebration Square along 4 Street SE and adjacent 5 Street SE square
- Provide publicly accessible open spaces and landscaping which will contribute to the public realm along the nearby streets and avenues

The development meets the intent & policies of the East Village ARP

**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.