

Calgary Planning Commission
Agenda Items: 7.1.1 & 7.1.2

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

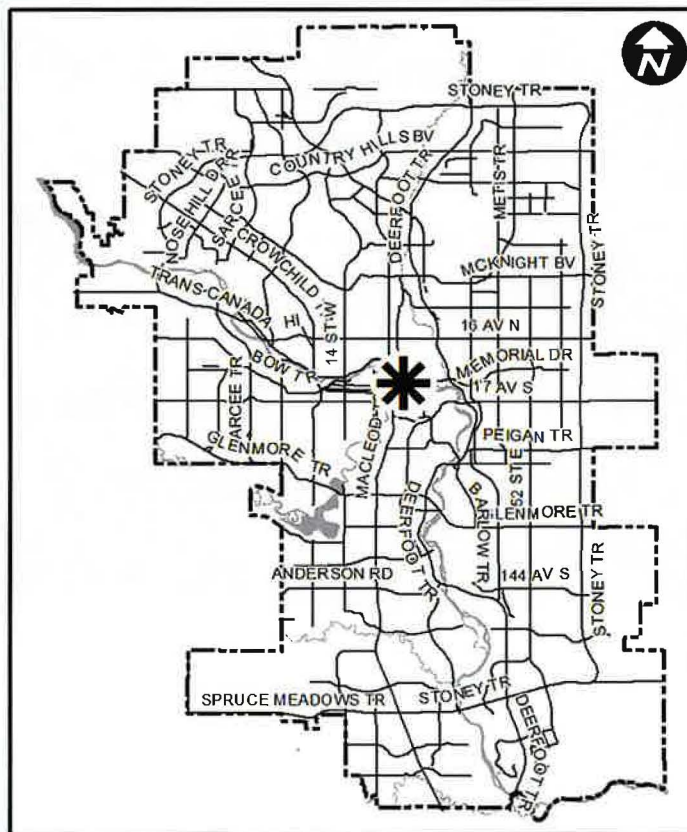
LOC2016-0232
Land Use Amendment
& Road Closure

DP2015-4974
Development Permit

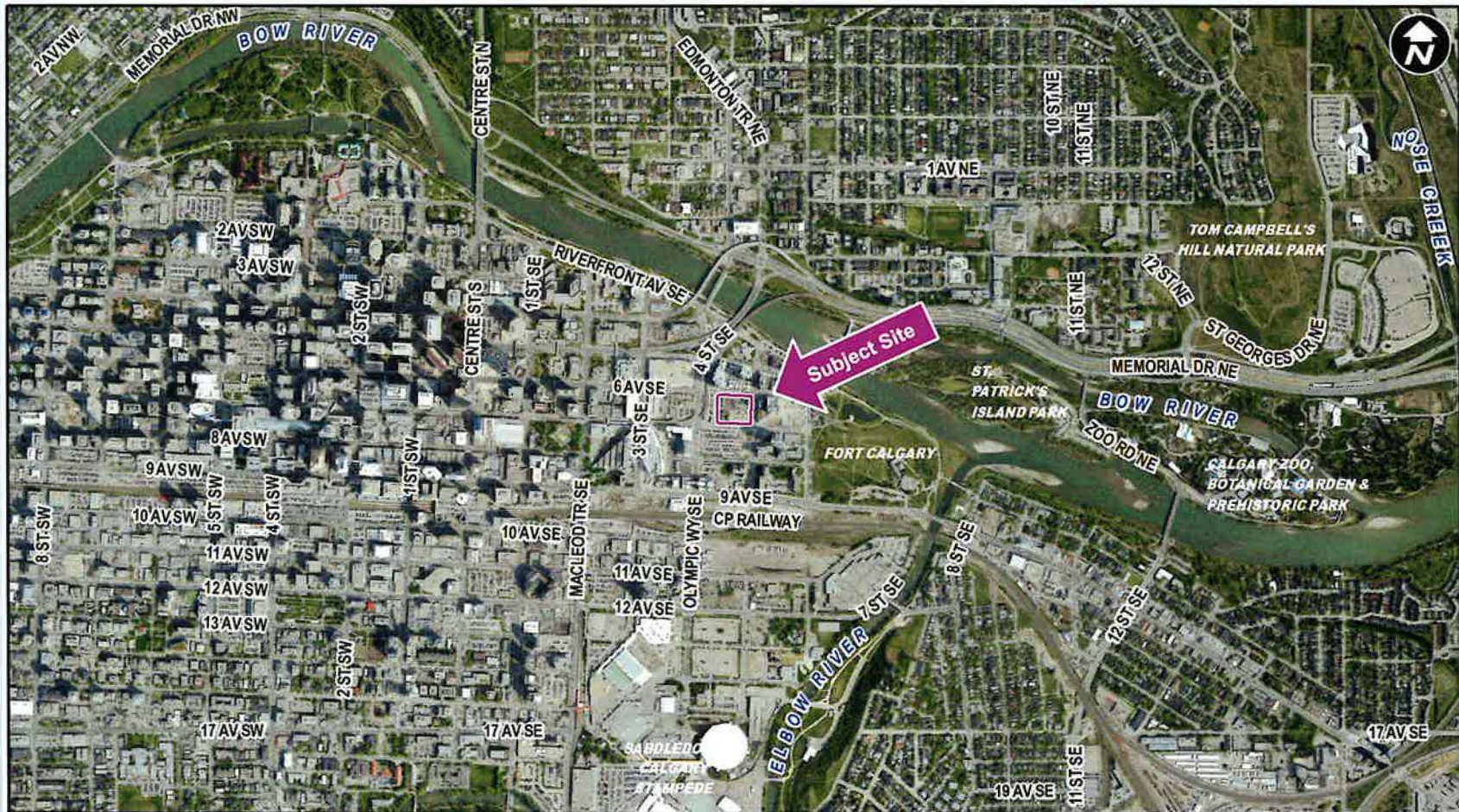
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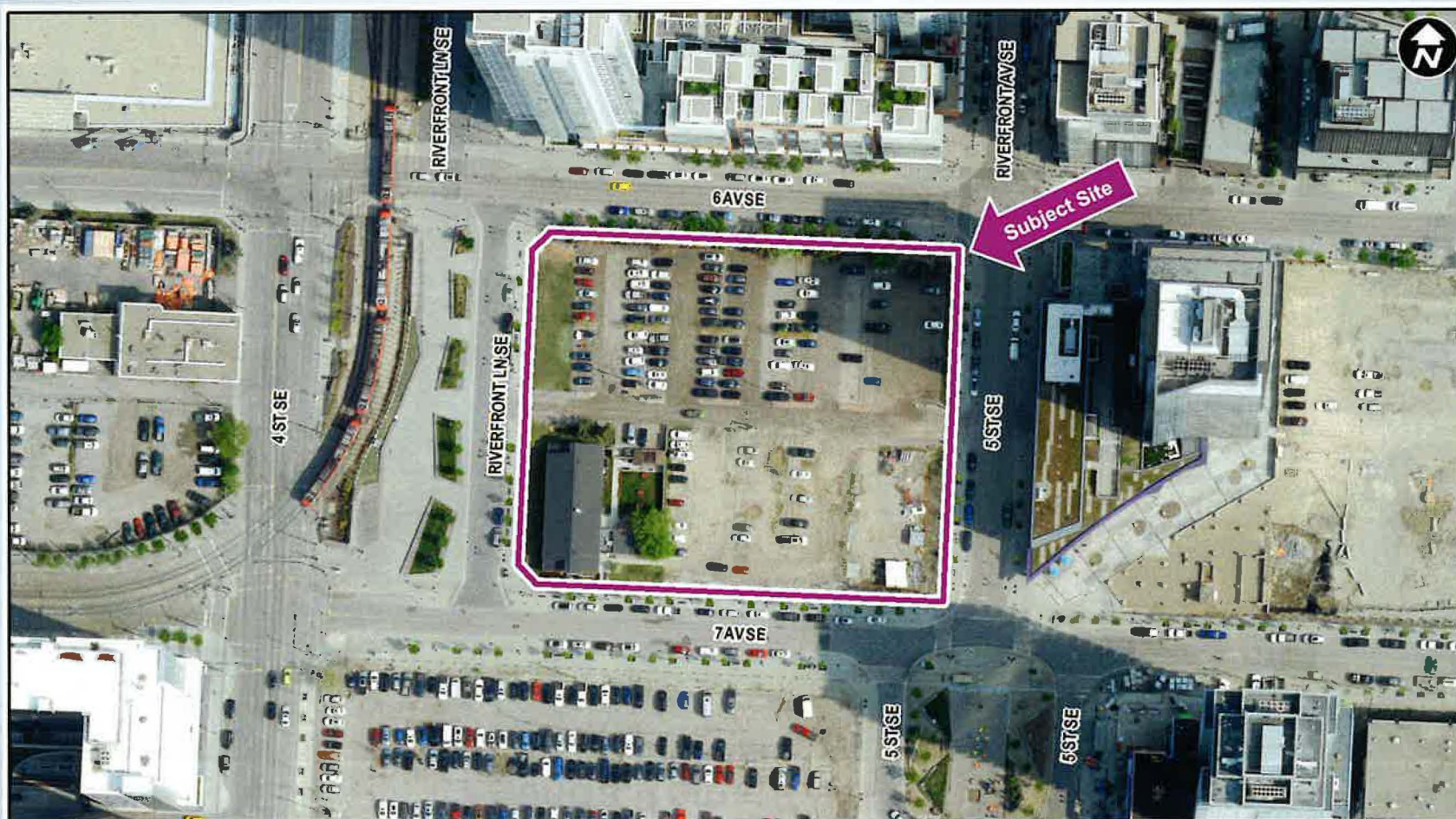


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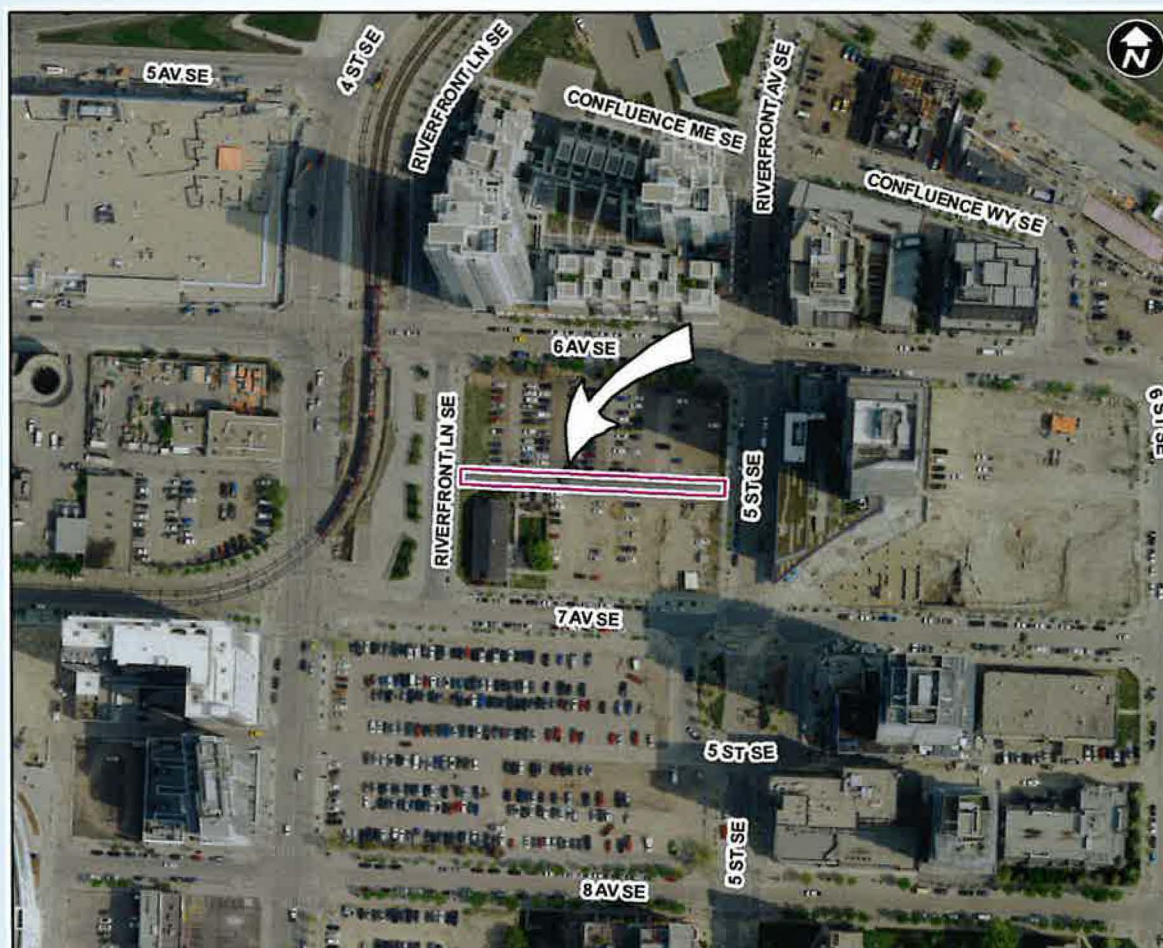
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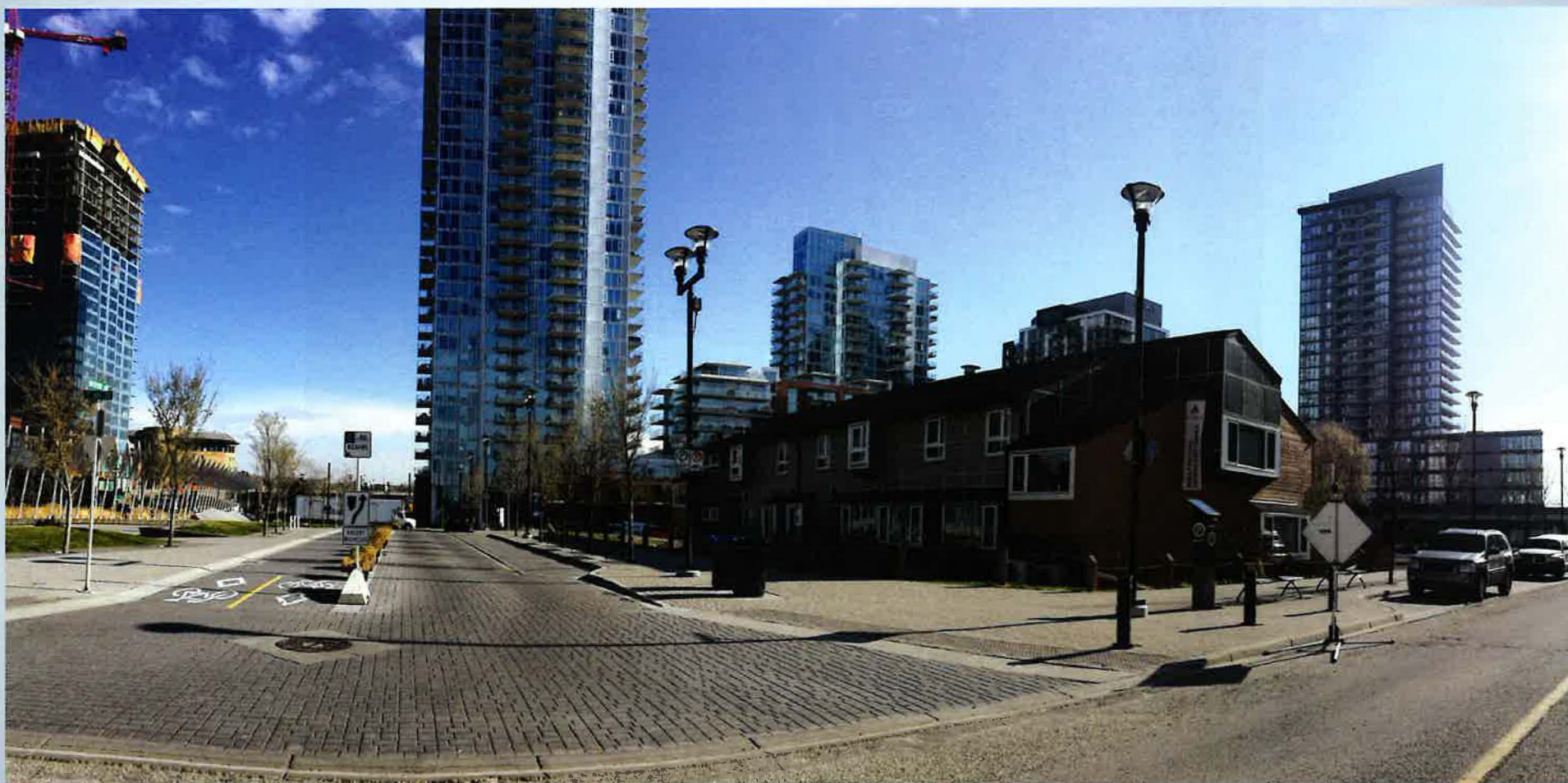


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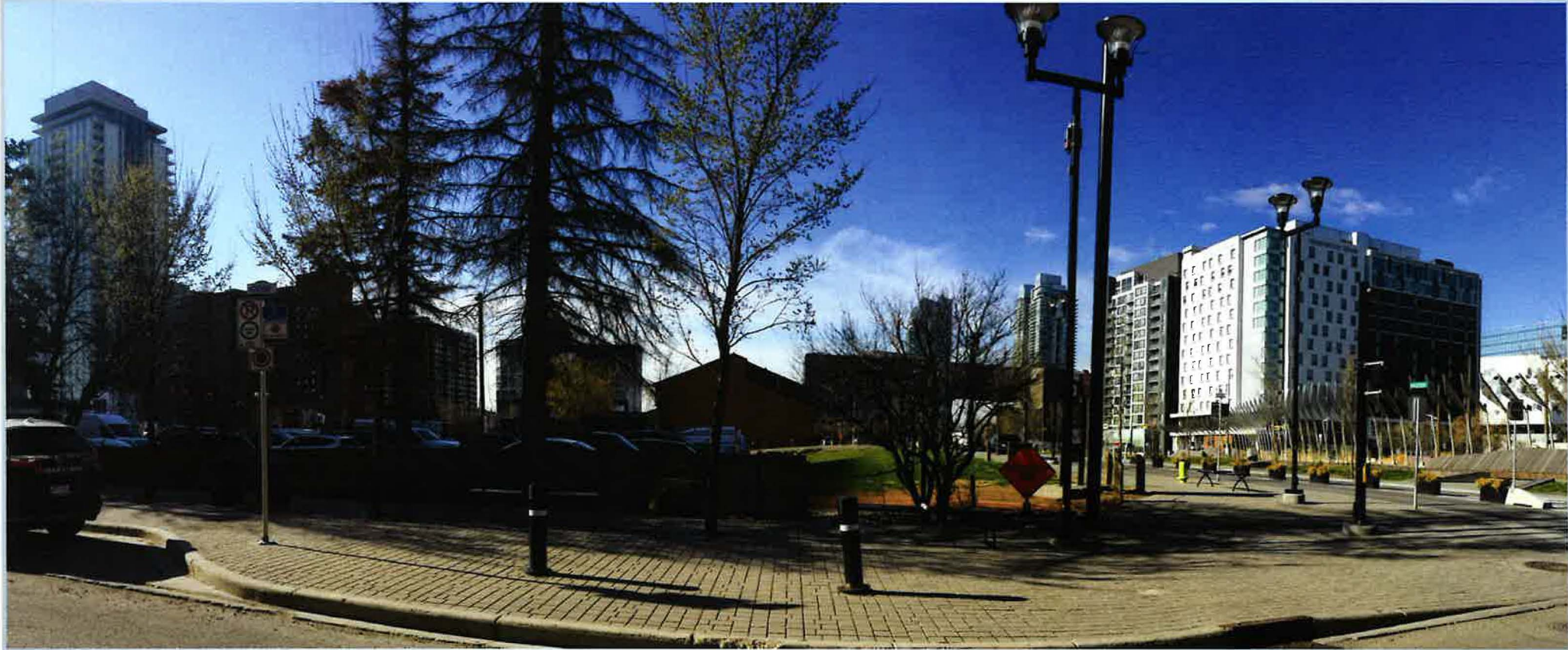


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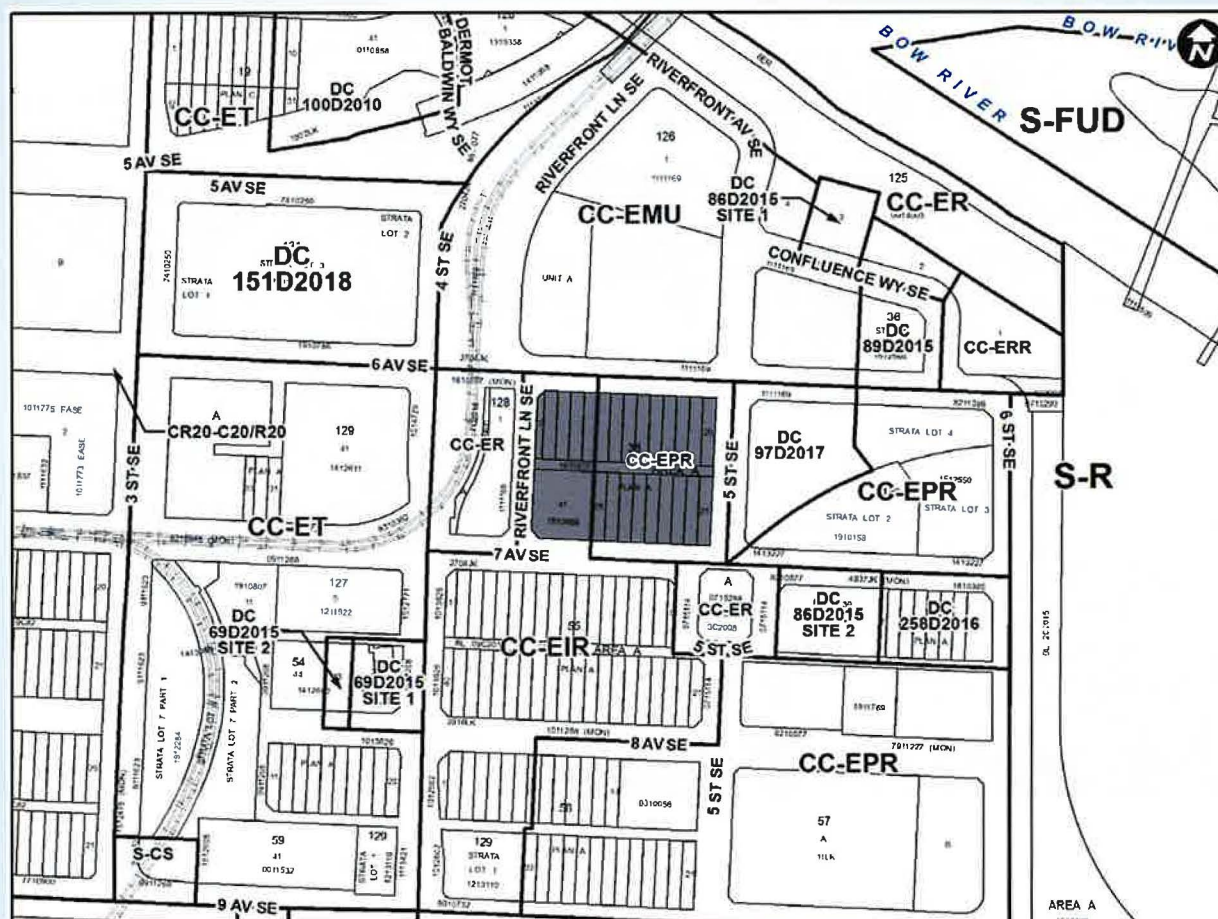


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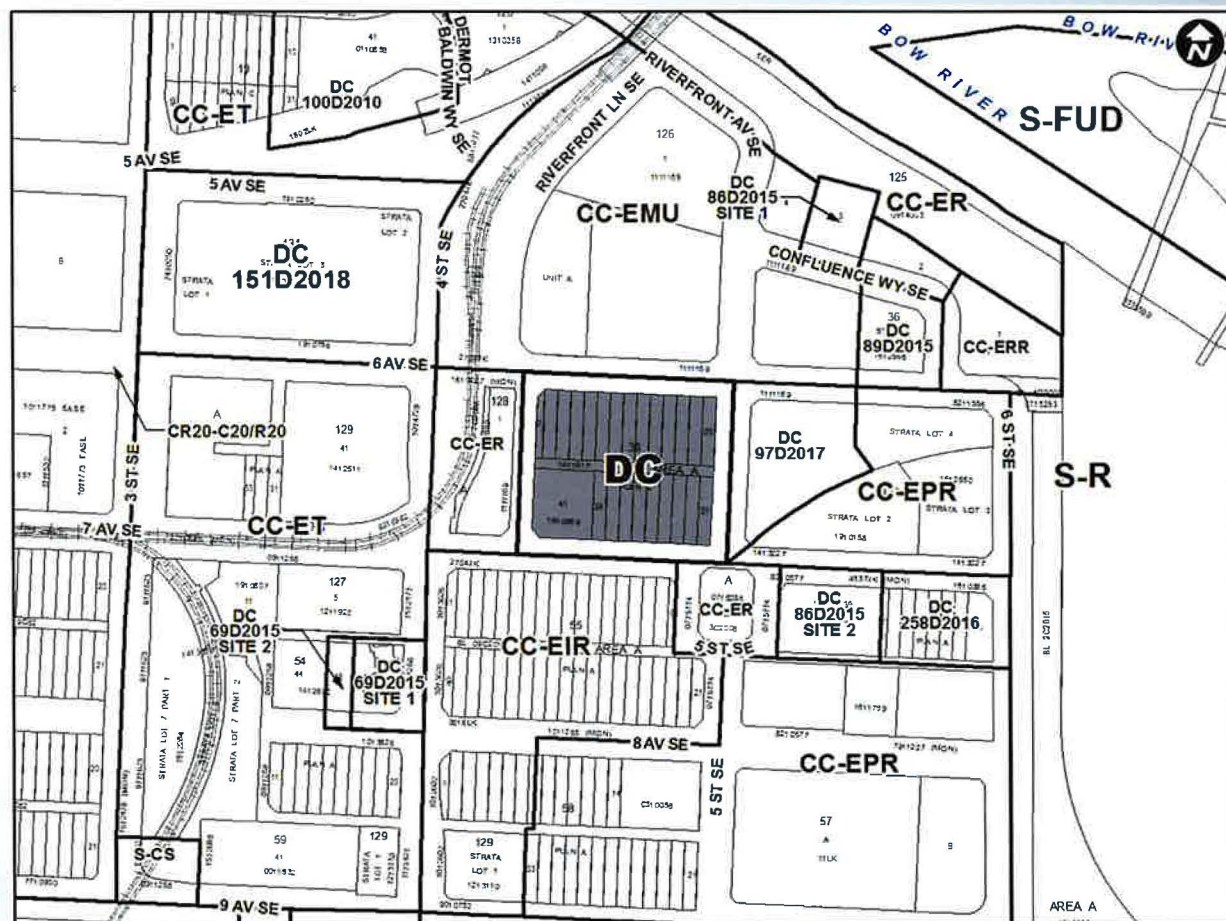
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Proposed redesignation to a DC District based on CC-EIR to allow for:

- 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

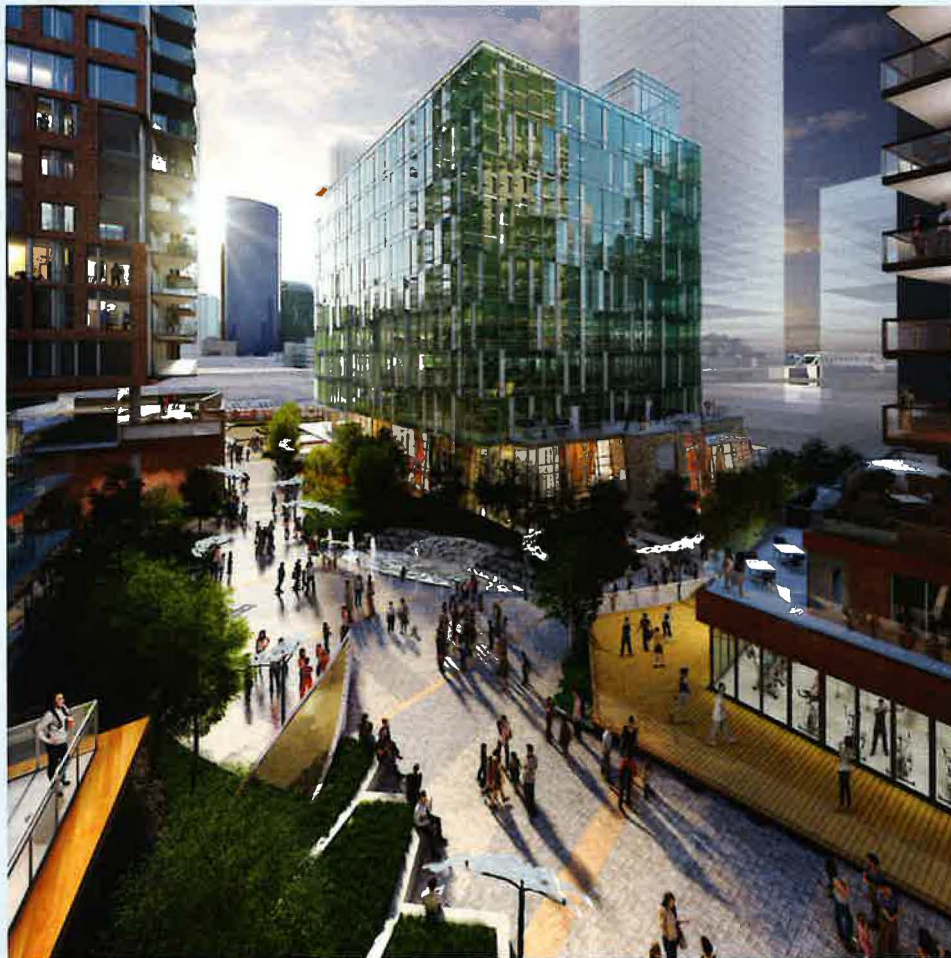
Land Use Bylaw Provisions	Proposed FAR
7.0 FAR base maximum	7.0 FAR
Bonus above 7.0 FAR up to max of 8.0 FAR	0.95 FAR
TOTAL FAR	7.95 FAR

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 ²)
Public Art	\$930,000	0.357 FAR (3,412 m ²)
Courtyard Lighting	\$310,698	0.119 FAR (1,050 m ²)
Fountain	\$275,000	0.106 FAR (929 m ²)

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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.