

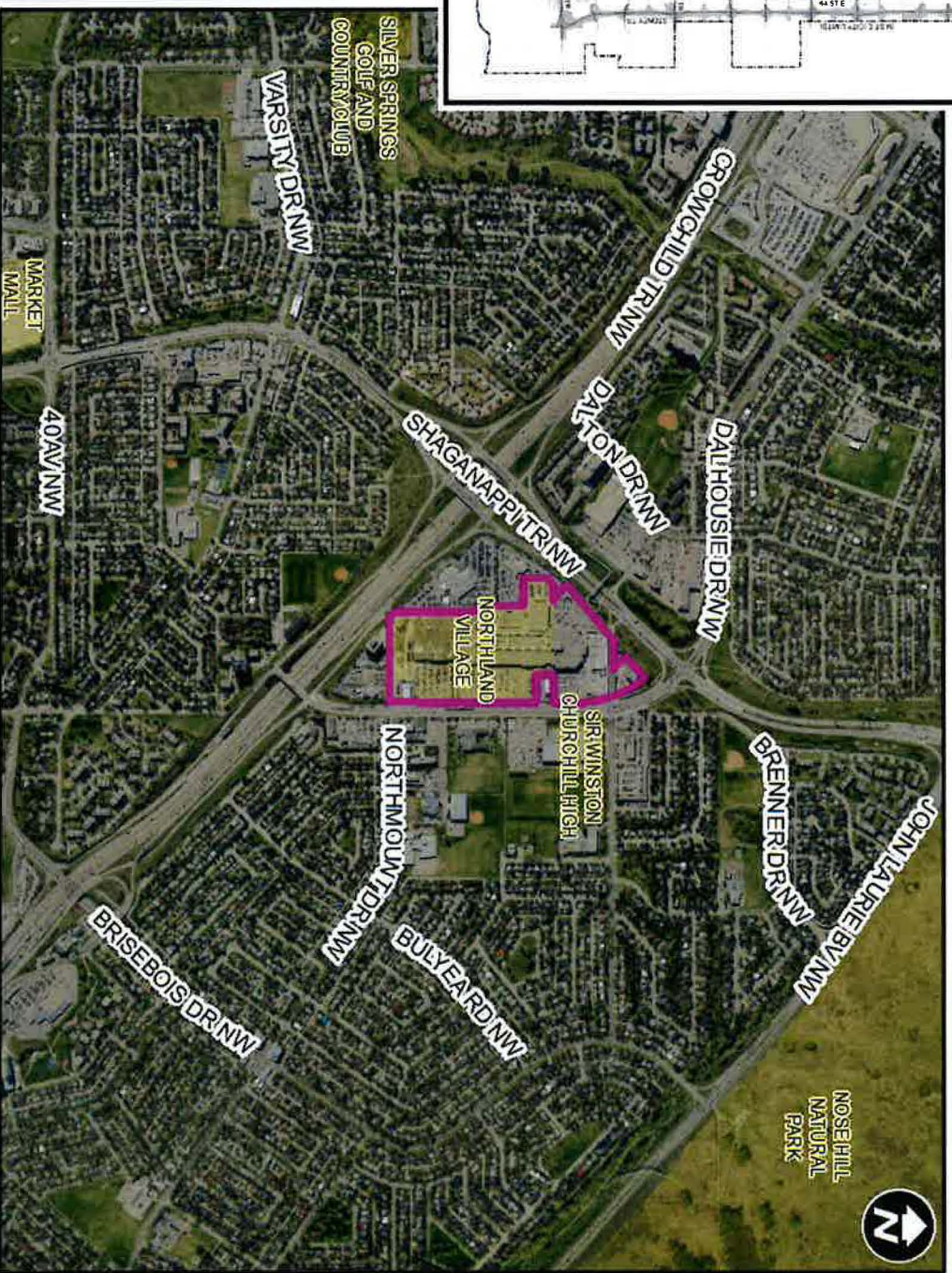
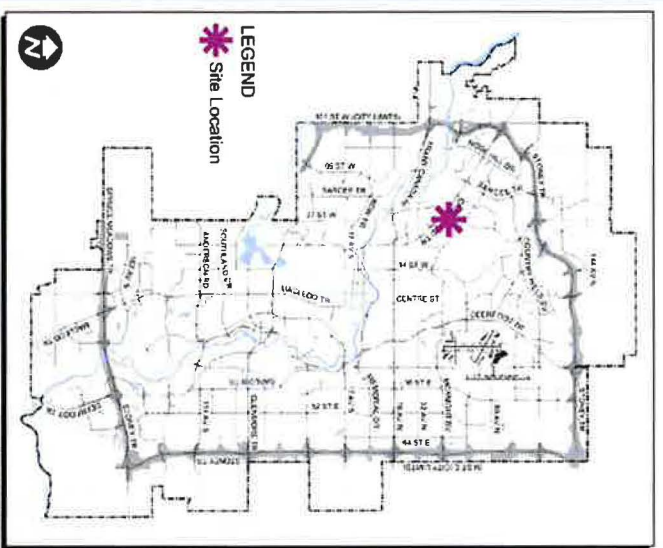


LOC2019-0142
Land Use Amendment

IN COUNCIL CHAMBER
JUN 04 2020
ITEM: 7.24 CPC 2020-0593
Distribution Public
CITY CLERK'S DEPARTMENT

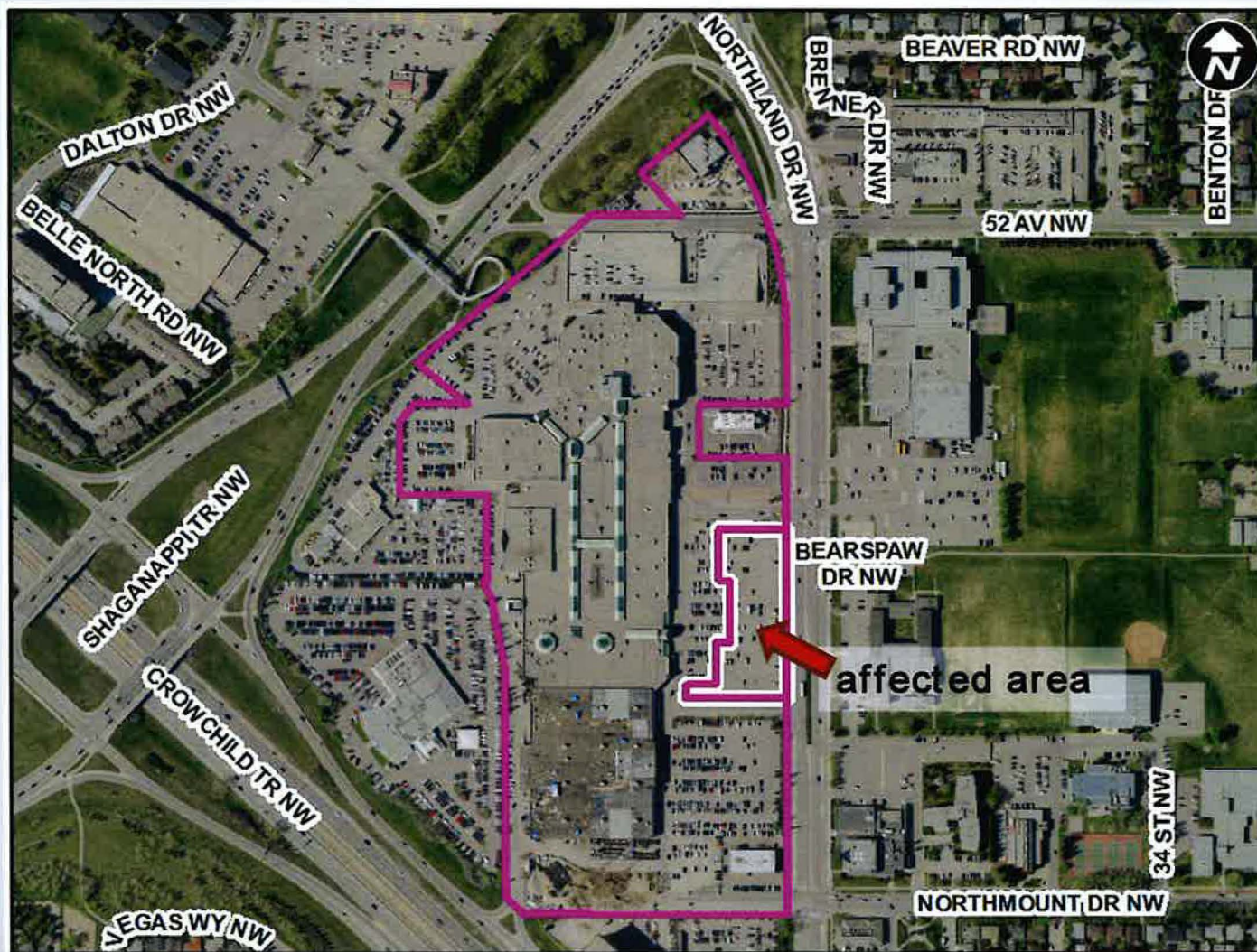


Calgary Planning Commission Agenda Item : 7.2.4





Agenda Item: 7.2.4

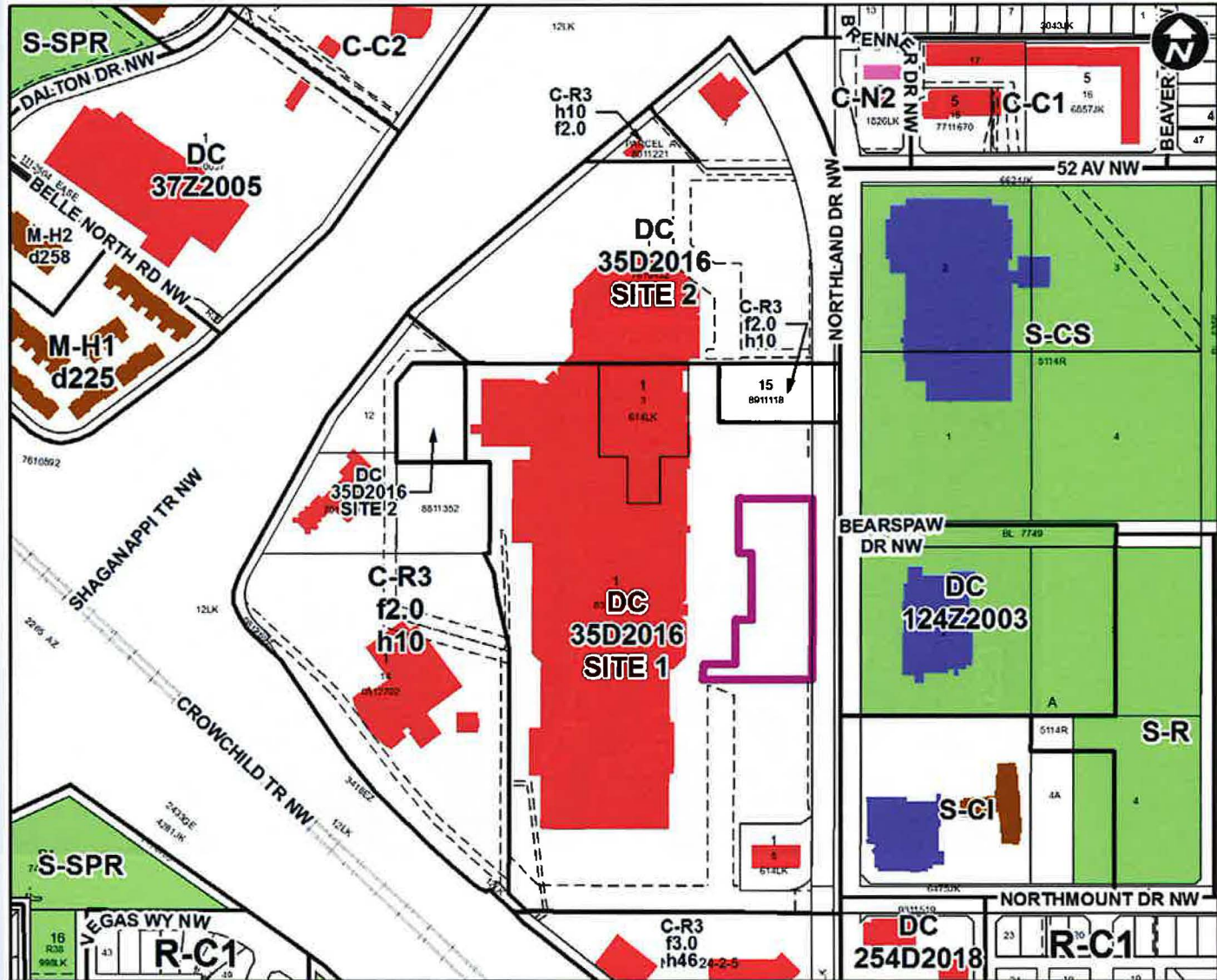




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LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





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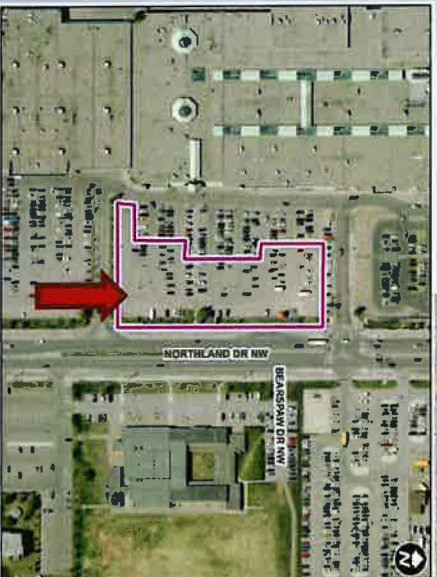
Agenda Item: 7.2.4





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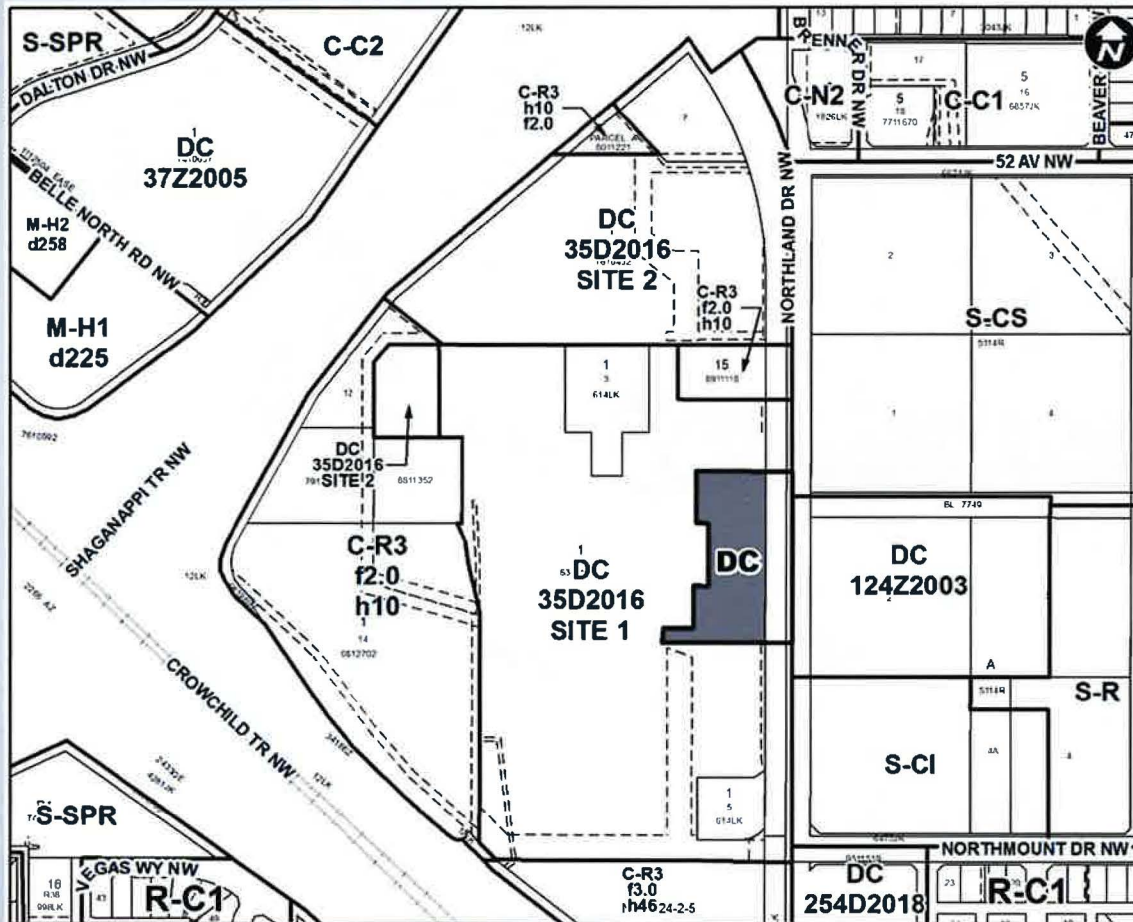




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Proposed Land Use

The proposed Direct Control District:



- Based on the M-H2 District
- Provides for ground floor residential
- Requires conformance with Master Concept Plan for Northland Mall
- Provides maximum height of 26 metres
- Shares parking rules with adjacent DC (larger mall site).
- FAR =4.0



Master Concept Plan

- Full Build Out and Phasing
- Functional Organization
- Public Realm Design Concepts;
- Defines Places - The Plaza, The Avenue, The Arcade, Lane Ways And Pocket Parks);
- Site Circulation and Connectivity;
- Landscape and Plantings;
- Building Elevations for Architectural Intent;
- Materials; Massing; Signage; and, Lighting.





Master Concept Plan Amendments

- Office/commercial uses adjacent Plaza replaced with residential use;
- Plaza redesigned and shifted to interior of site;
- Adjustments to development phasing;
- Improved pedestrian and cyclist connectivity;
- Building Elevations and Design Identified for Architectural Intent (only);
- Design guidance for Phase 1 Residential Building;
- Sustainability Approach added.



Plaza concept (2016)



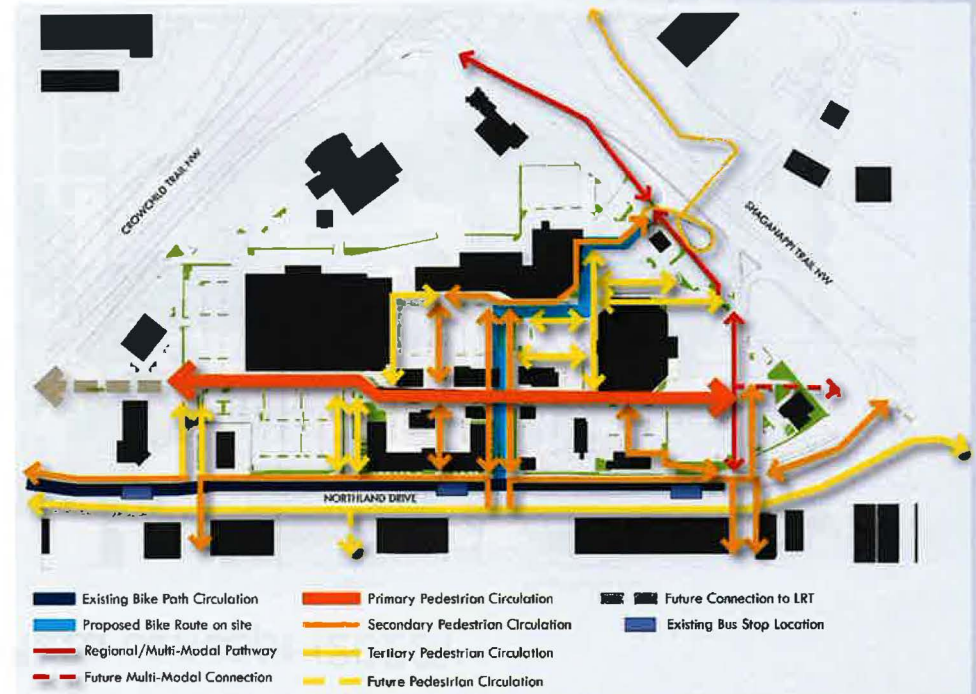
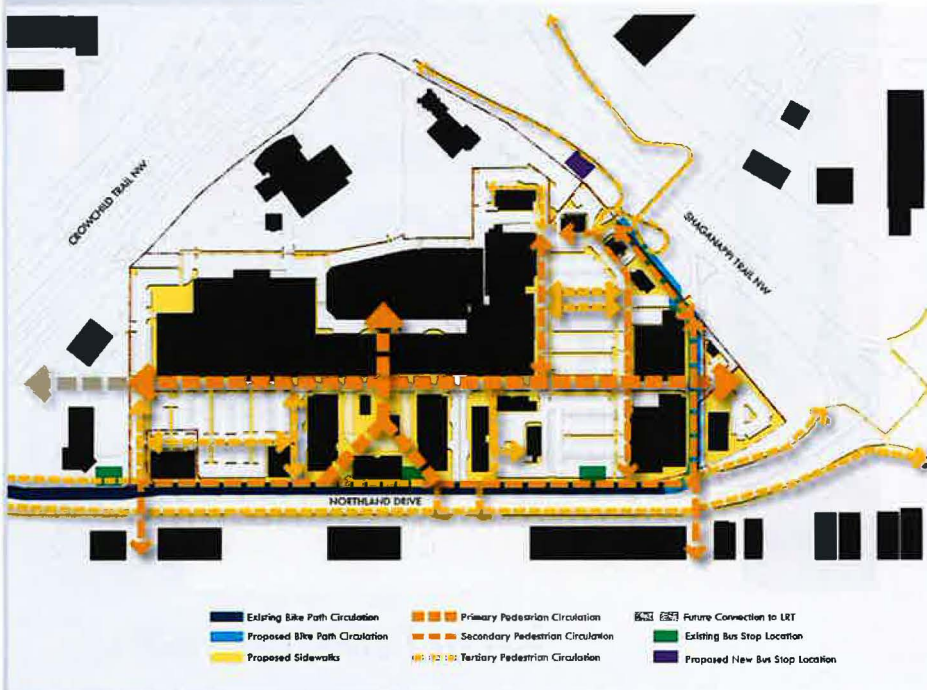
Plaza concept (2020)





Ped & Cyclist Connectivity (2016)

Ped & Cyclist Connectivity (2020)





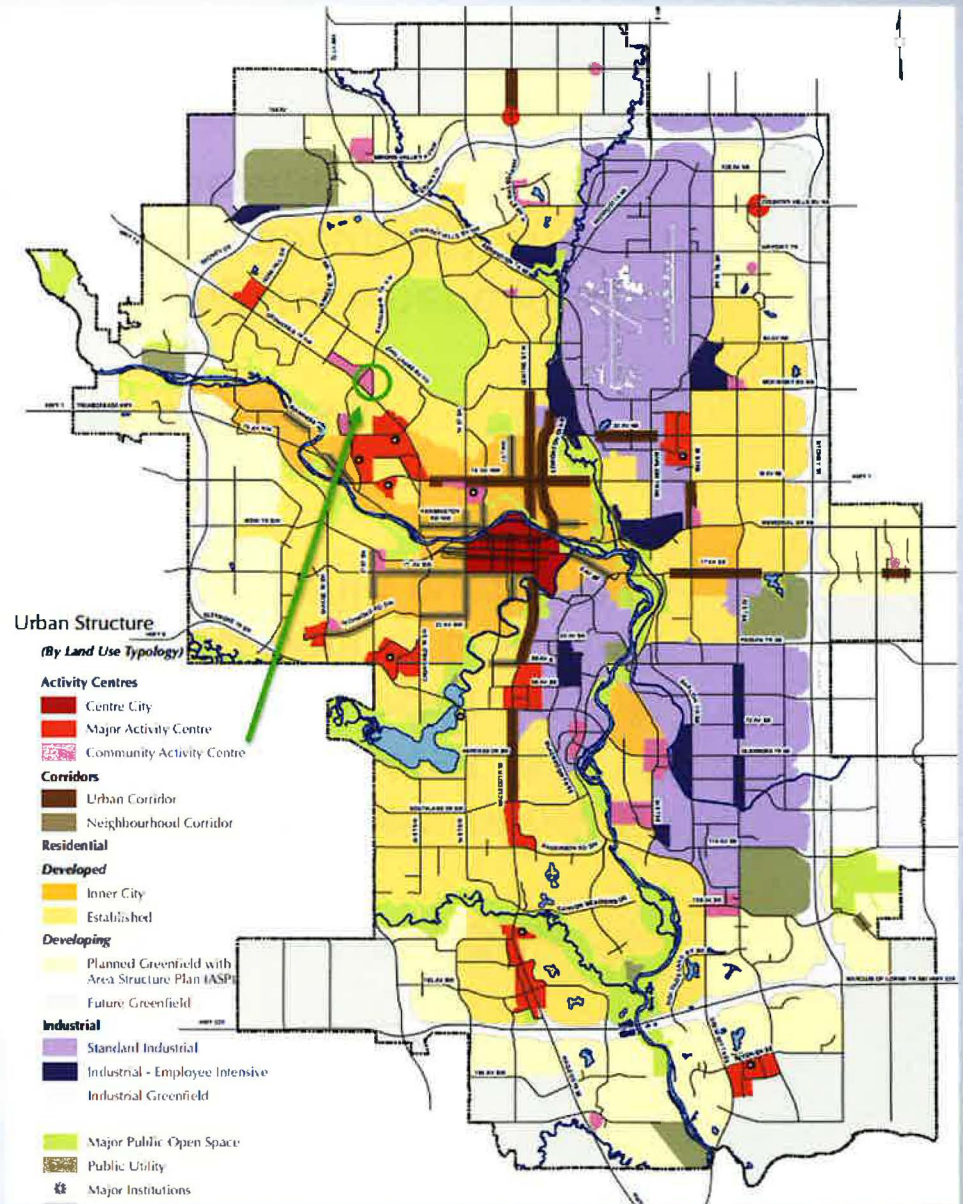
Municipal Development Plan

Community Activity Centre

- 150 people and jobs per hectare

Uses:

- Institutional
 - Retail
 - Medium & high density residential
 - Business / Employment
 - Mixed Use
- Regional Retail Centre:
 - Serving the central north retail sector





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Administration Recommendations:

That Calgary Planning Commission recommend that Council:

1. Hold a Public Hearing and **ADOPT**, by bylaw, the proposed redesignation of 0.74 hectares \pm (1.83 acres \pm) located at 5111 Northland Drive NW (Portion of Plan 8310144, Block 1, Lot 14) from DC Direct Control District to DC Direct Control District to accommodate multi-residential development with guidelines (Attachment 2);
2. Give three readings to the proposed bylaw; and
3. **DIRECT** Administration to continue using the amended Master Concept Plan (Attachment 3) as a guidance document when reviewing the subsequent development permits and future phasing plans.



Thank you.



Land Use Comparison Chart

Rule	Existing DC	Proposed DC
Base District	C-C2	M-H2
Height	50 metres – office/commercial 70 metres – mixed use	26 metres
Front Setbacks	3 metres	3 metres
Uses	Large and medium scale commercial, Office, Multi-Residential	Multi-residential, Small and medium scale commercial uses
Location of Uses	Residential uses not permitted at grade	No restriction
Parking	Standard for commercial districts – Based on C-C2	Based on C-C2
FAR	FAR – 2.0	FAR – 4.0
Purpose Statement	References Master Concept Plan	References Master Concept Plan



FUTURE PLANNING PHASES (APPROVED 2015)



PHASE 1

Sets the ground-work and urban form



PHASE 2

Continues to densify and to build the main street

FUTURE PLANNING PHASES (PROPOSED)



PHASE 1

Sets the ground-work and urban form



PHASE 2

A structured Parkade reduces the need for extensive surface parking lots, additional mixed use is added



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Phasing - 2016



Phasing - 2020





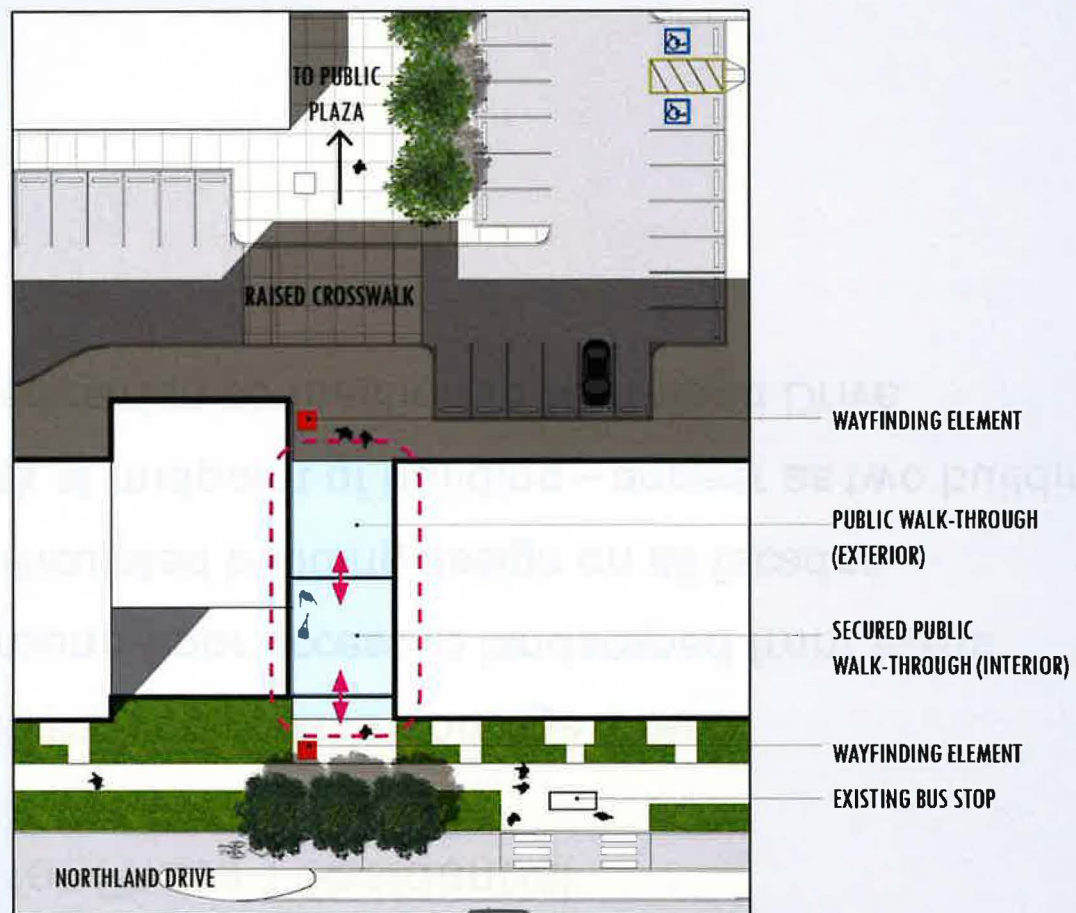
Design Guidance for Phase 1 Residential

- Requirement to activate frontage streets
- Direct ground-floor access to landscaped front yards
- Highly articulated building design on all facades
- Step-back at midpoint of building – appear as two buildings
- Public pedestrian connection to Northland Drive.

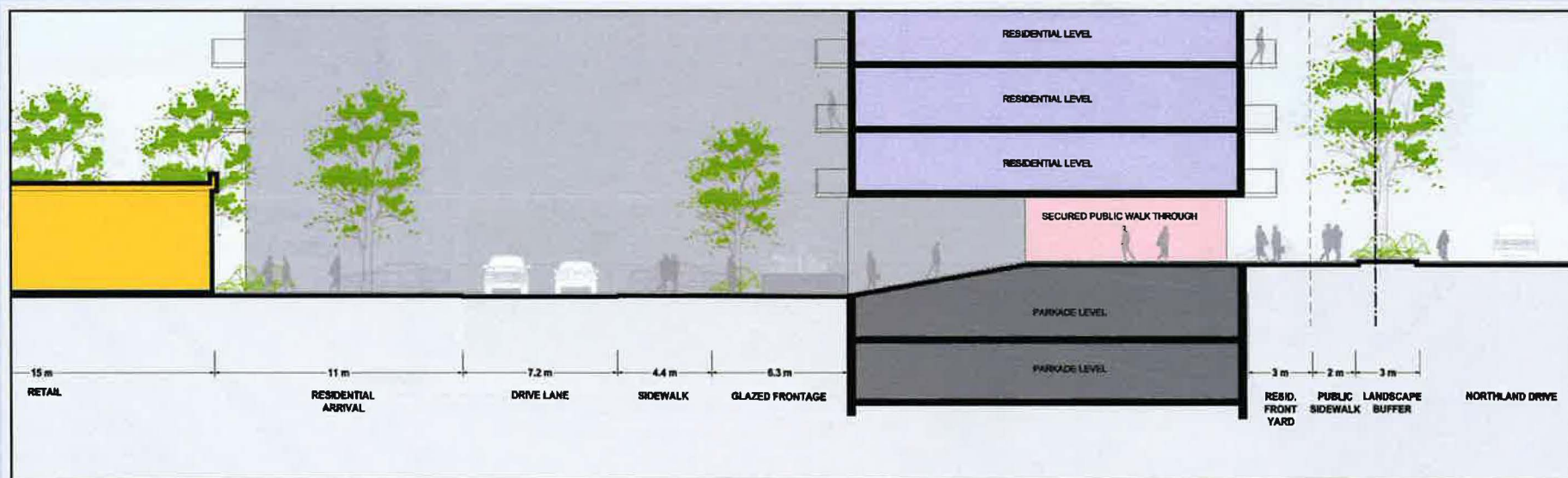


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RESIDENTIAL BUILDING PHASE I



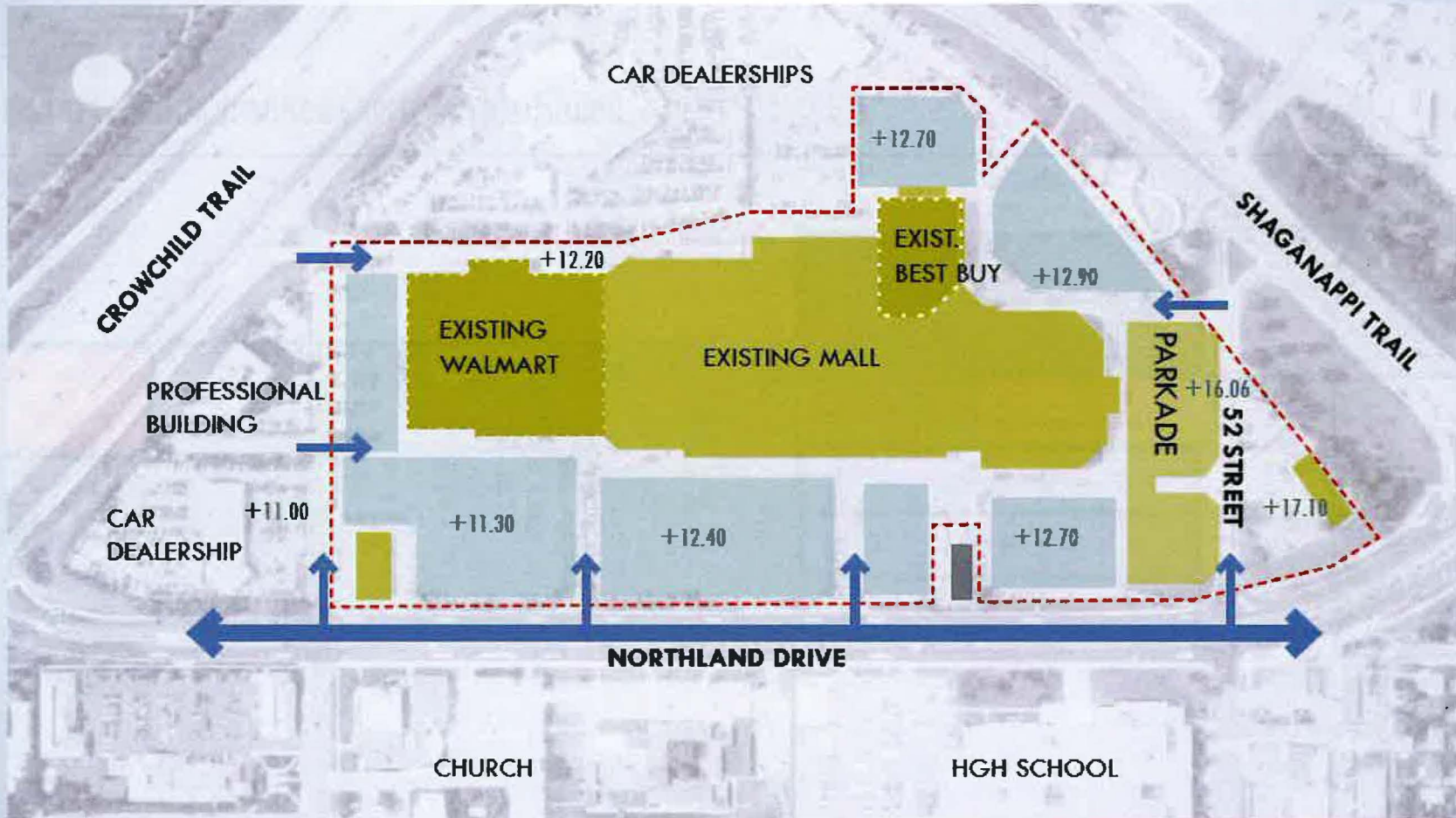
CONCEPTUAL PLAN OF AT-GRADE PUBLIC WALK-THROUGH



CONCEPTUAL SECTION THROUGH PUBLIC WALK-THROUGH



Existing Site Conditions





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