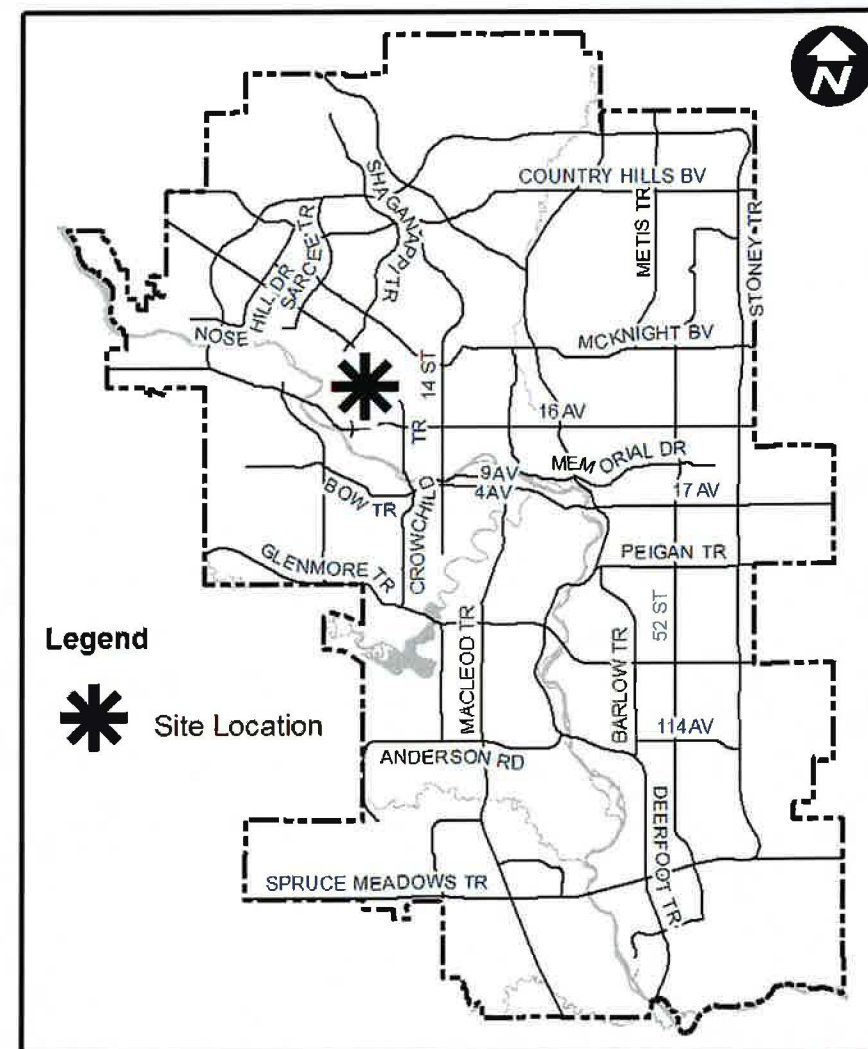




7.1.1
LOC2019-0189
Land Use Amendment

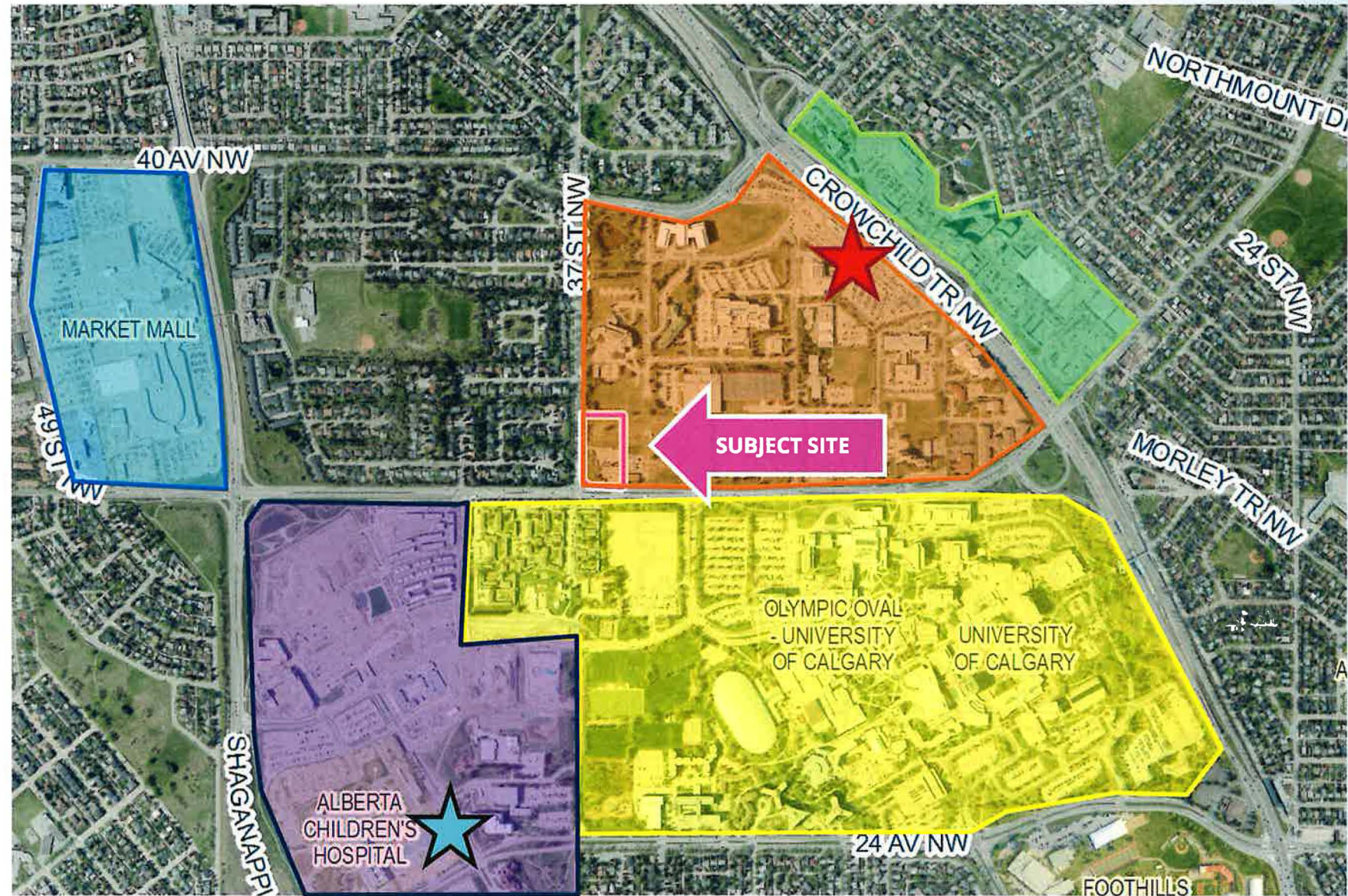
&

7.1.2
DP2019-6254
Development Permit



CITY OF CALGARY
RECEIVED
IN LEGAL TRADITIONS ROOM
SEP 03 2020
ITEM: 7.1.1 CPC2020-0926
DISTRIBUTION
CITY CLERK'S OFFICE

- ★ Brentwood LRT Station
- ★ Alberta Children's Hospital
- University of Calgary
- Market Mall
- University Research Park
- Brentwood Shopping Centre
- University District

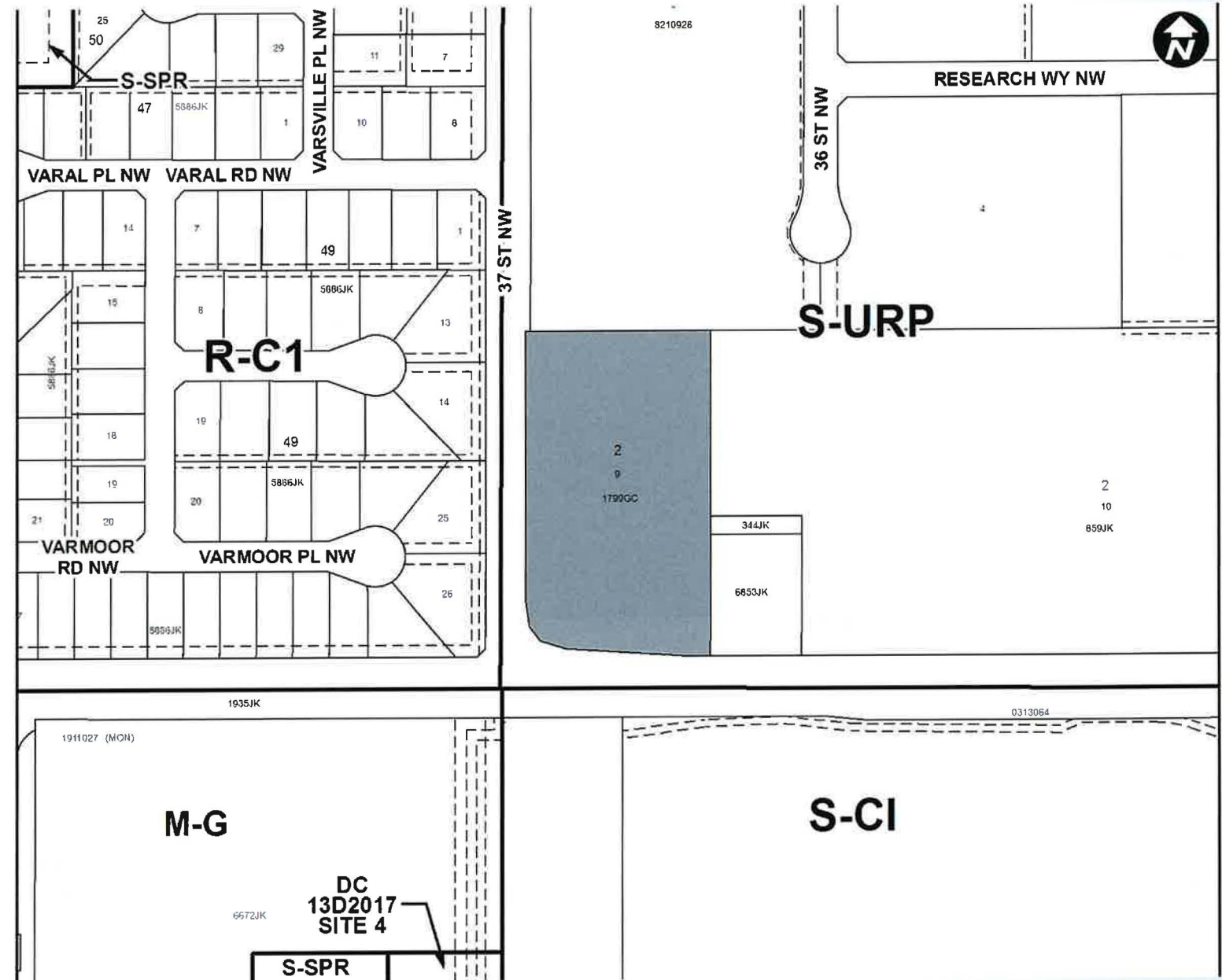






Existing S-URP

- Research and development uses with support commercial and recreational uses
- 25m max height (6-7 storeys)
- No max FAR



Proposed

DC

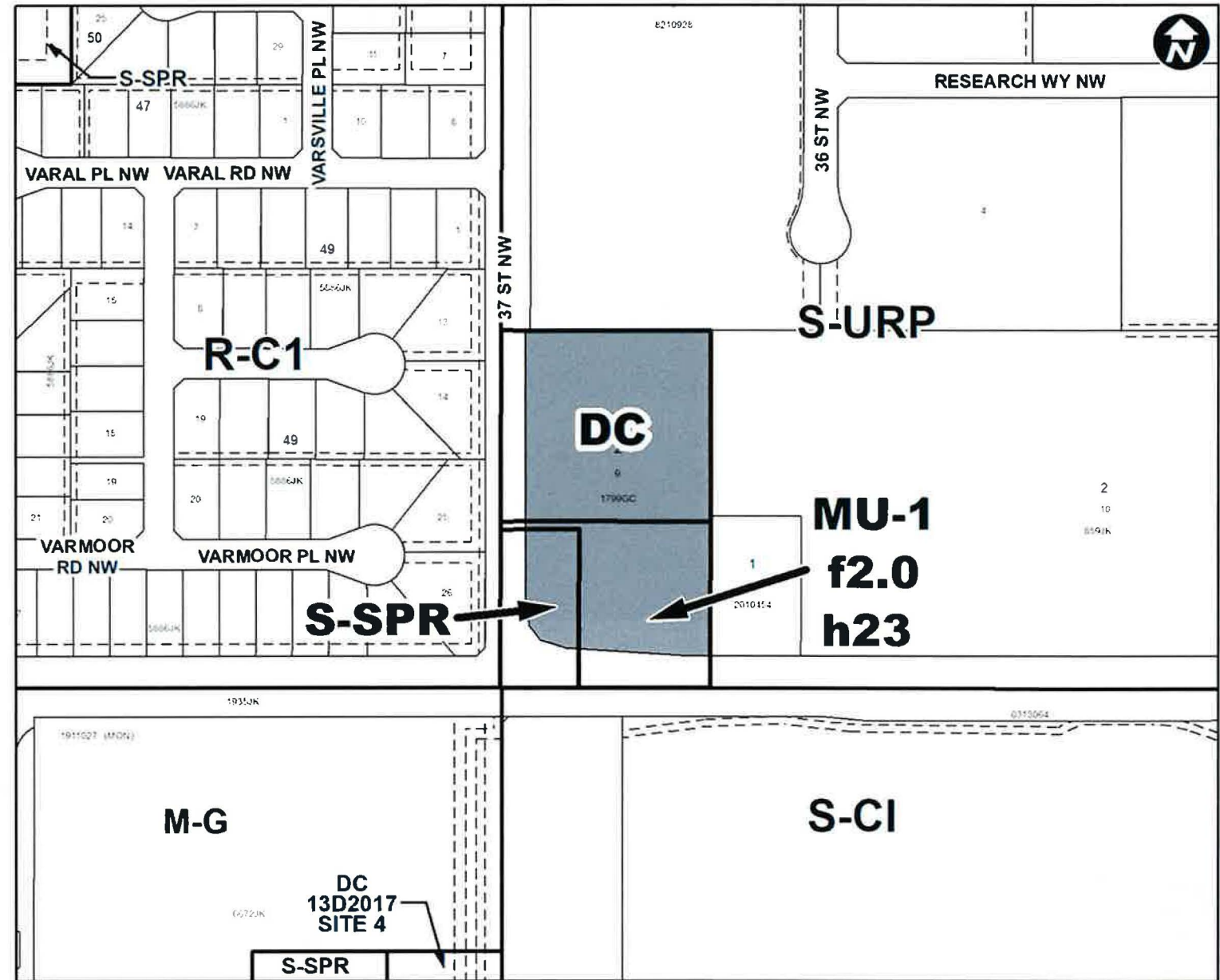
- Mixed use building
- 23m max height
- 1.0 FAR

MU-1

- Mixed use building
- Focus on 32 Avenue frontage
- 23m max height
- 2.0 FAR

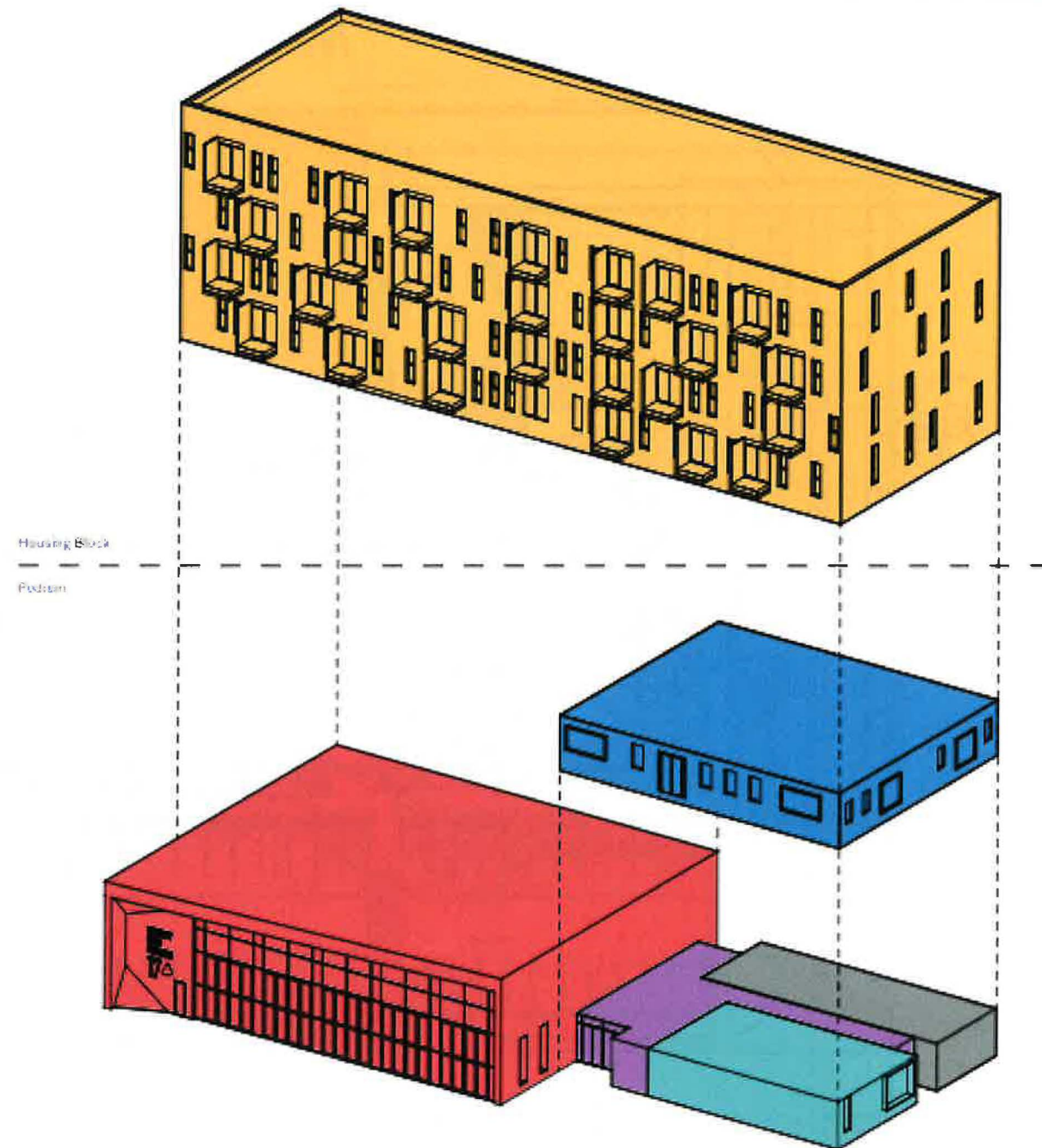
S-SPR

- Future municipal reserve lands

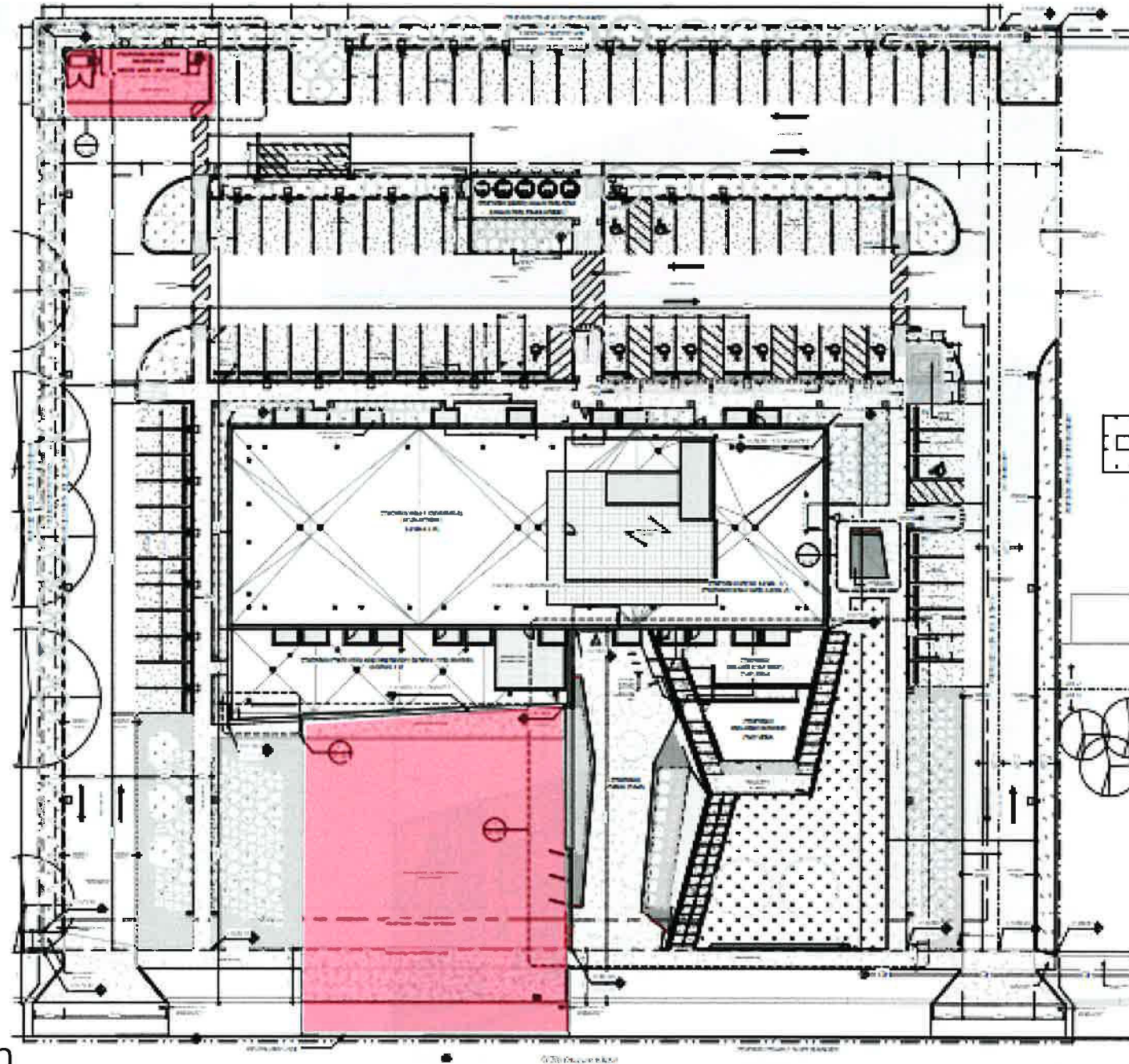




-  Calgary Fire Department
-  Calgary Housing
-  Corporate Accommodation
-  Childcare
-  Shared Spaces
-  Service Spaces

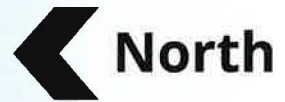
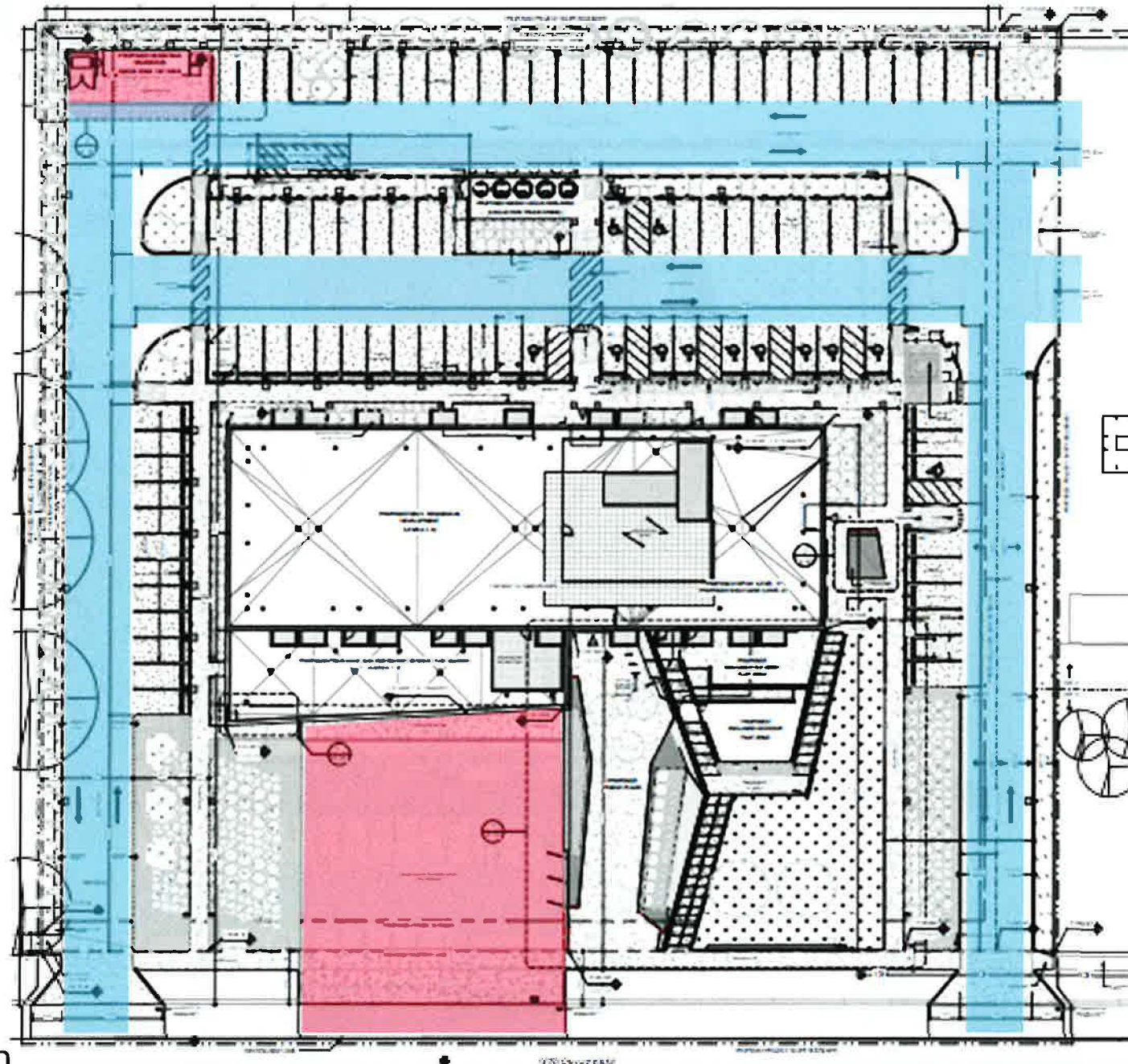


North



Emergency Services Apron
And Household Hazardous waste

37 Street NW



Vehicle Circulation



Emergency Services Apron
And Household Hazardous waste

37 Street NW



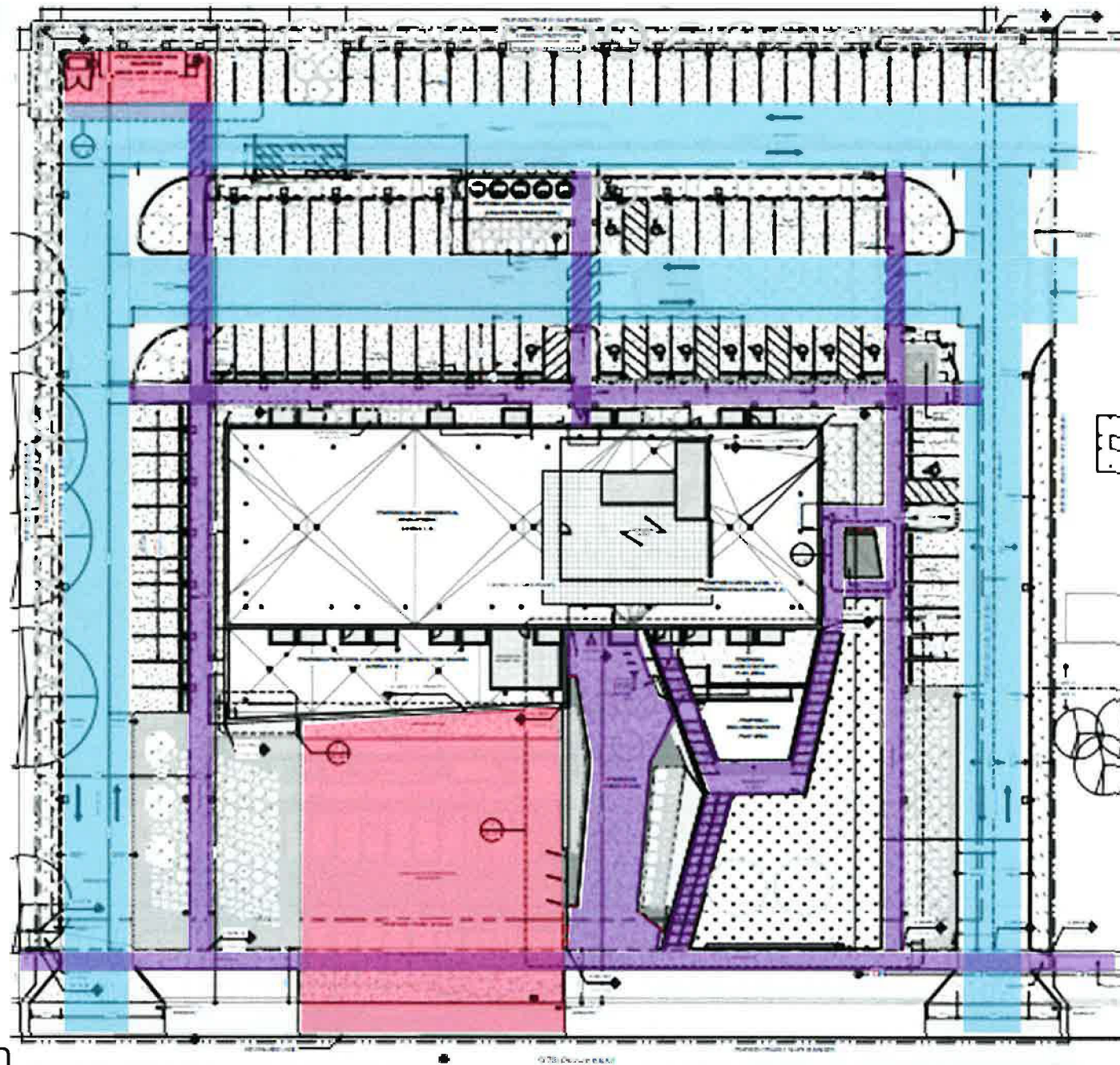
Pedestrian Circulation



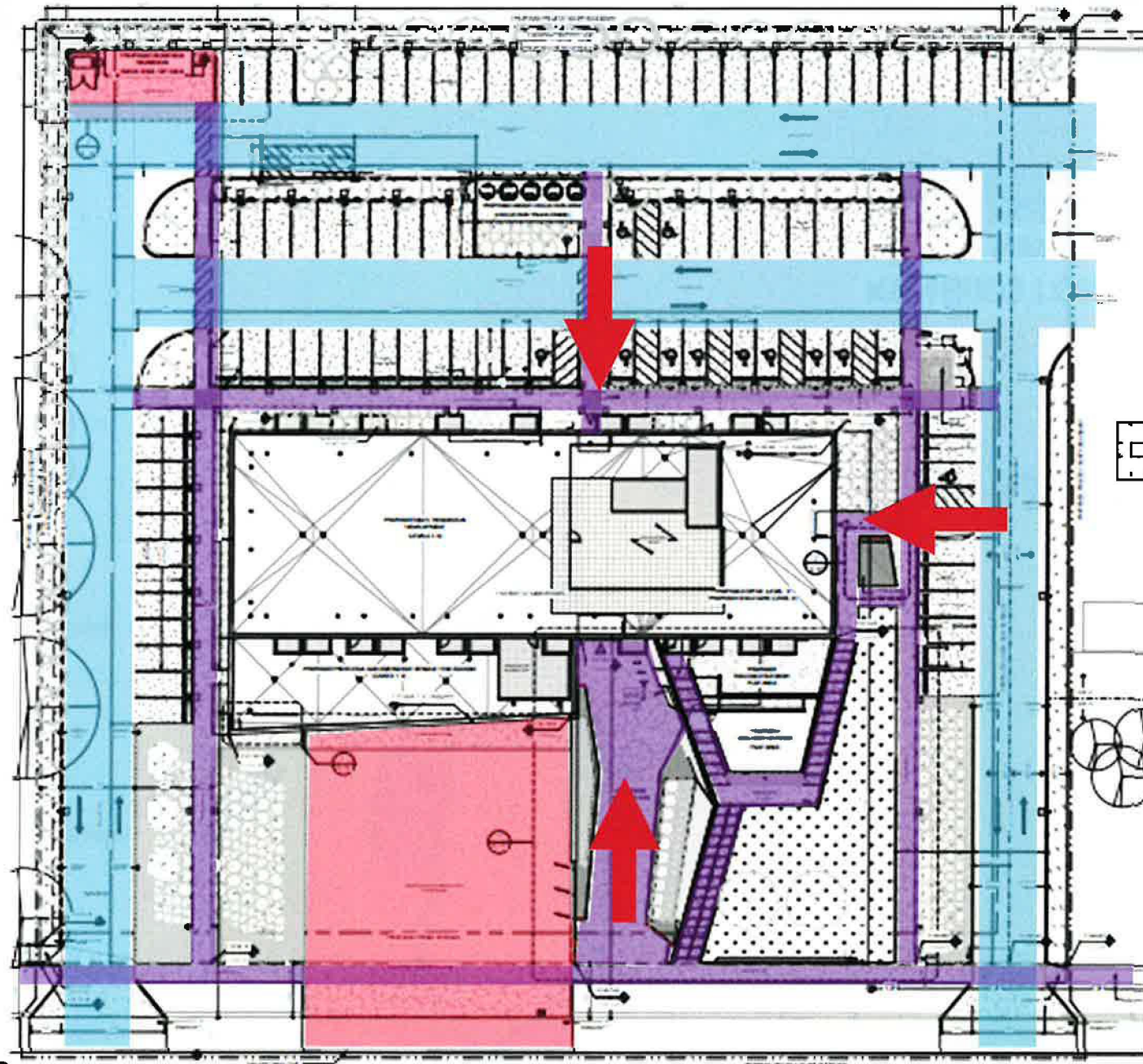
Vehicle Circulation



Emergency Services Apron
And Household Hazardous waste



37 Street NW



North

Public Entrances

Pedestrian Circulation

Vehicle Circulation

**Emergency Services Apron
And Household Hazardous waste**

37 Street NW

Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

- Major Public Open Space

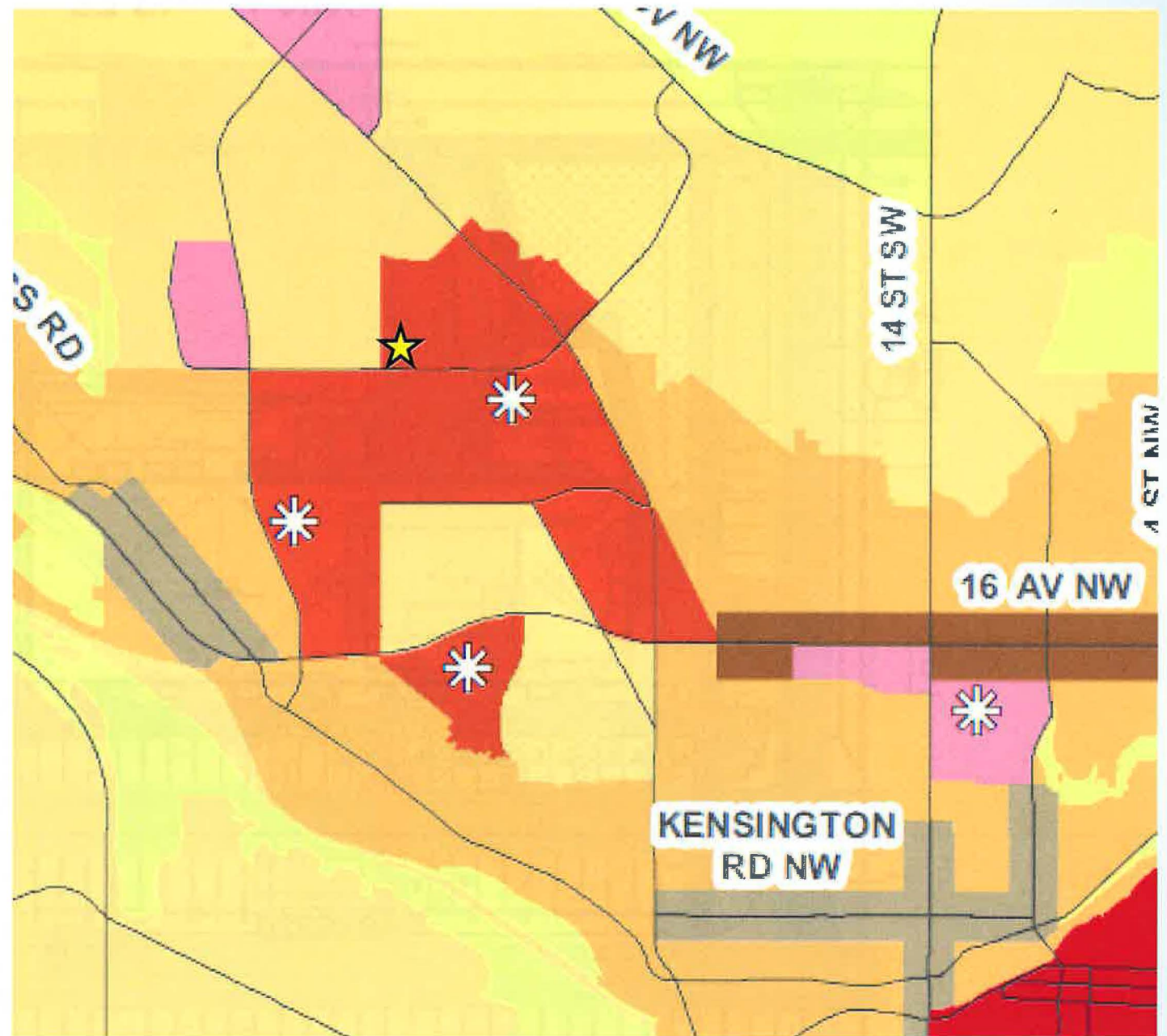
- Public Utility

- Major Institutions

- Transportation/Utility Corridor

- City Limits

Subject Parcel





Item 7.1.1

Administration Recommends:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.49 hectares $\pm$ (3.69 acres $\pm$) located at 370 - 32 Avenue NW (Plan 1799GC, Block 2, Lot 9) from Special Purpose – University Research Park (S-URP) District **to** Mixed Use – General (MU-1f2.0h23) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and DC Direct Control District to accommodate a mixed-use development, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

Item 7.1.2

Administration Recommends:

That Planning Commission:

1. **RECEIVE AND ACCEPT** this report and attachments for information; and
2. Recommend the Development Authority, without having to return to Calgary Planning Commission, **APPROVE** Development Permit DP2019-6254 of a New: Protective and Emergency Services, Multi Residential Development, Office, Child Care Service (60), Sign - Class B (Fascia Signs - 1), Sign - Class C (Freestanding Sign - 1) at 3740 – 32 Avenue NW (Plan 1799GC; Block 2; Lots 9), with conditions (Attachment 2), subject to the approval of the bylaw amendment associated with LOC2019-0189 by Council.



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

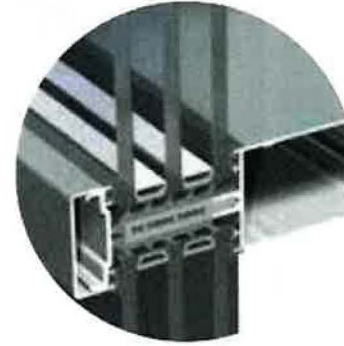
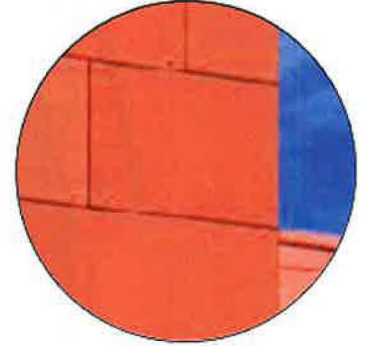
A: PODIUM



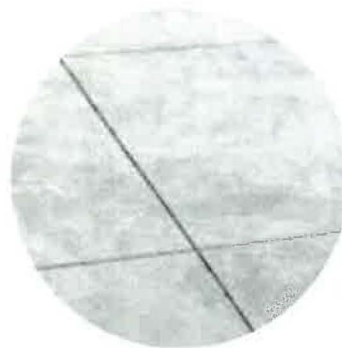
A1 - BRICK PODIUM

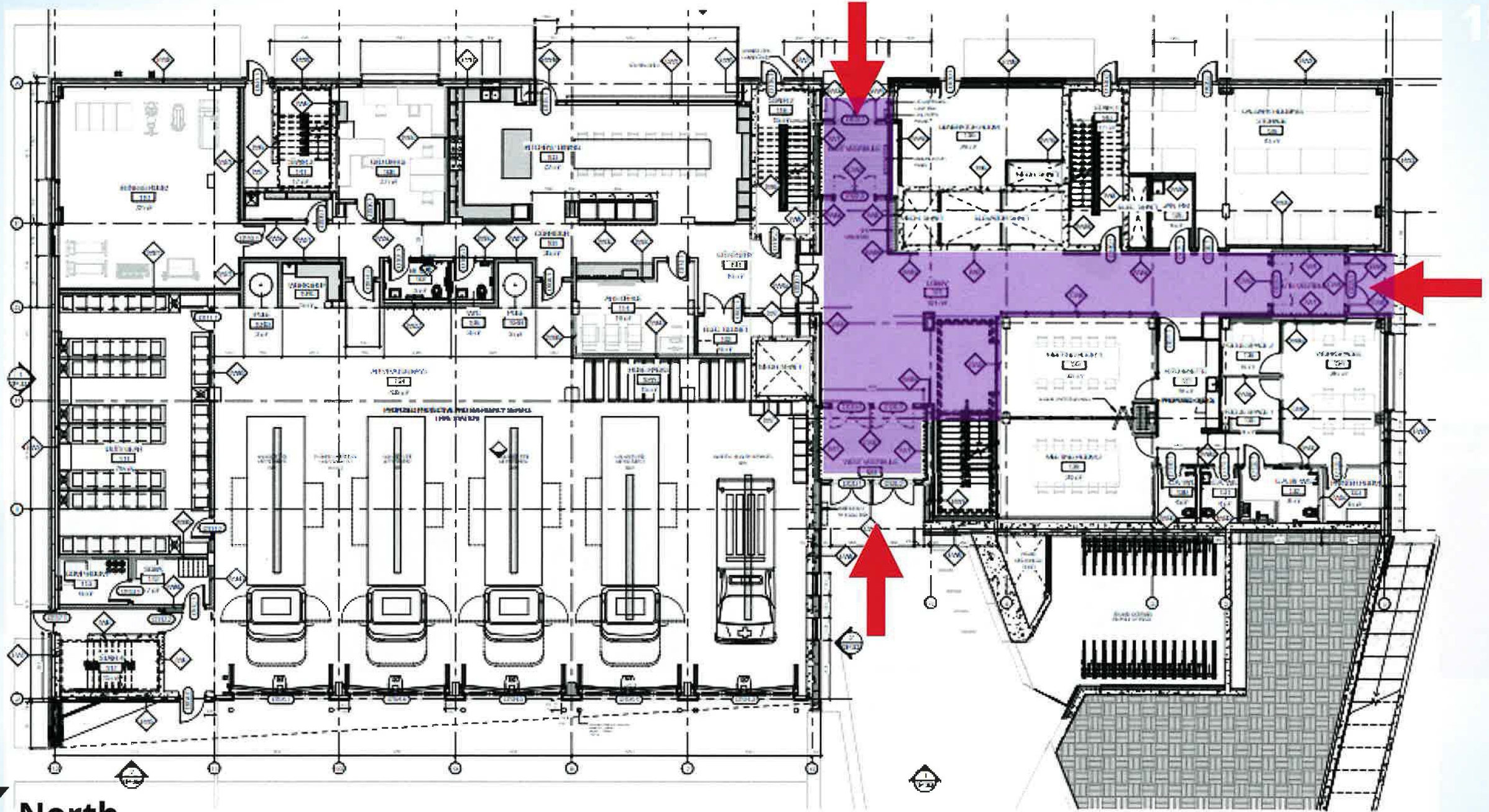
A2 - TERRACOTTA
CLADDING & SOFFITA3 - HIT & MISS BRICK
FEATURE

B: HOUSING BLOCK

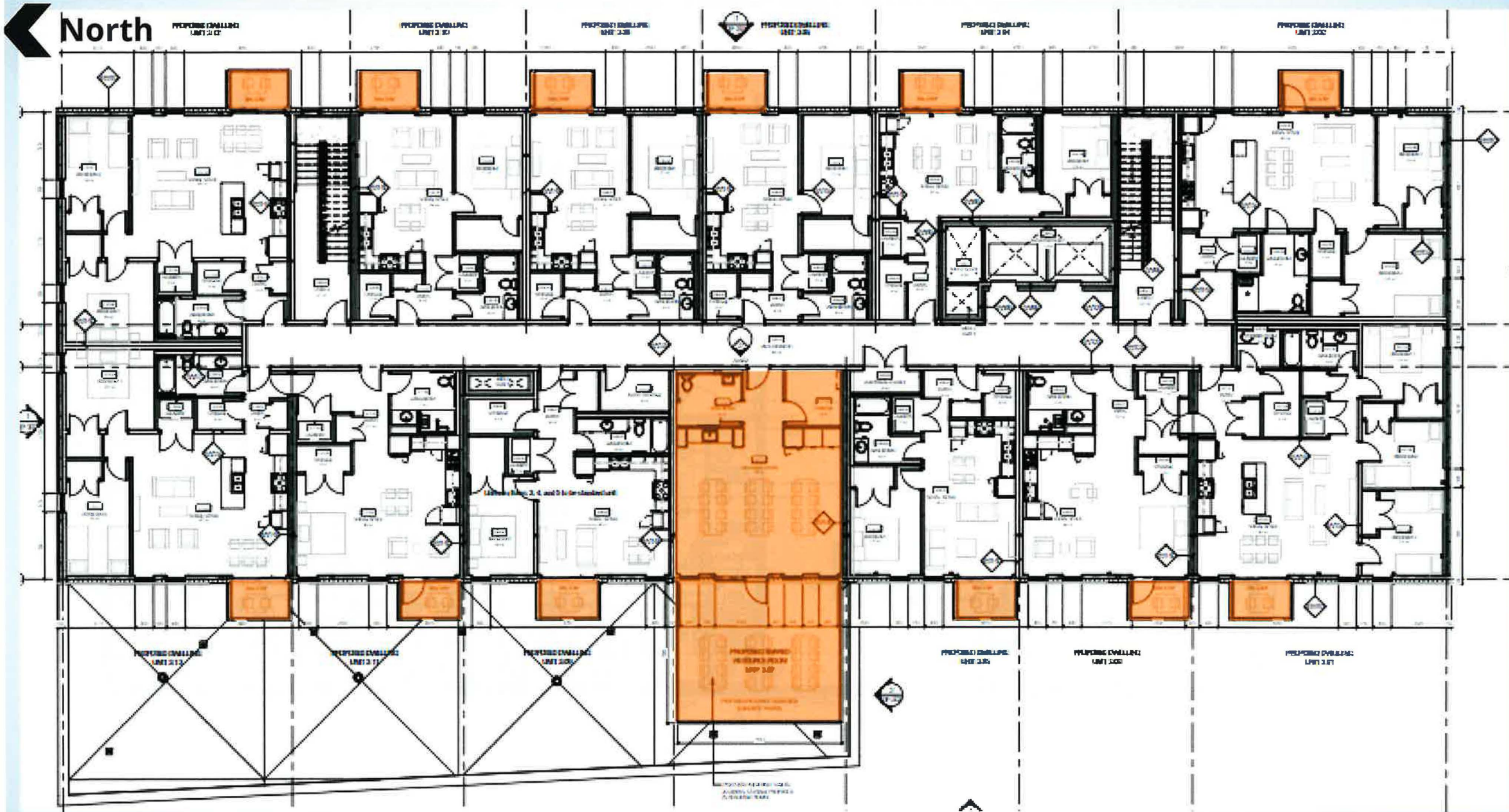
B1 - FIBRE CEMENT BOARD
CLADDINGB2 - FIBRE GLASS
CURTAIN WALLB3 - HIGH PRESSURE
LAMINATE PANELS

C: LANDSCAPE ELEMENTS

C1 - WOOD CLAD LINEAR
SEATINGC2 - SAW-CUT BRUSHED
CONCRETEC3 - HDPE MOVABLE
FURNITURE

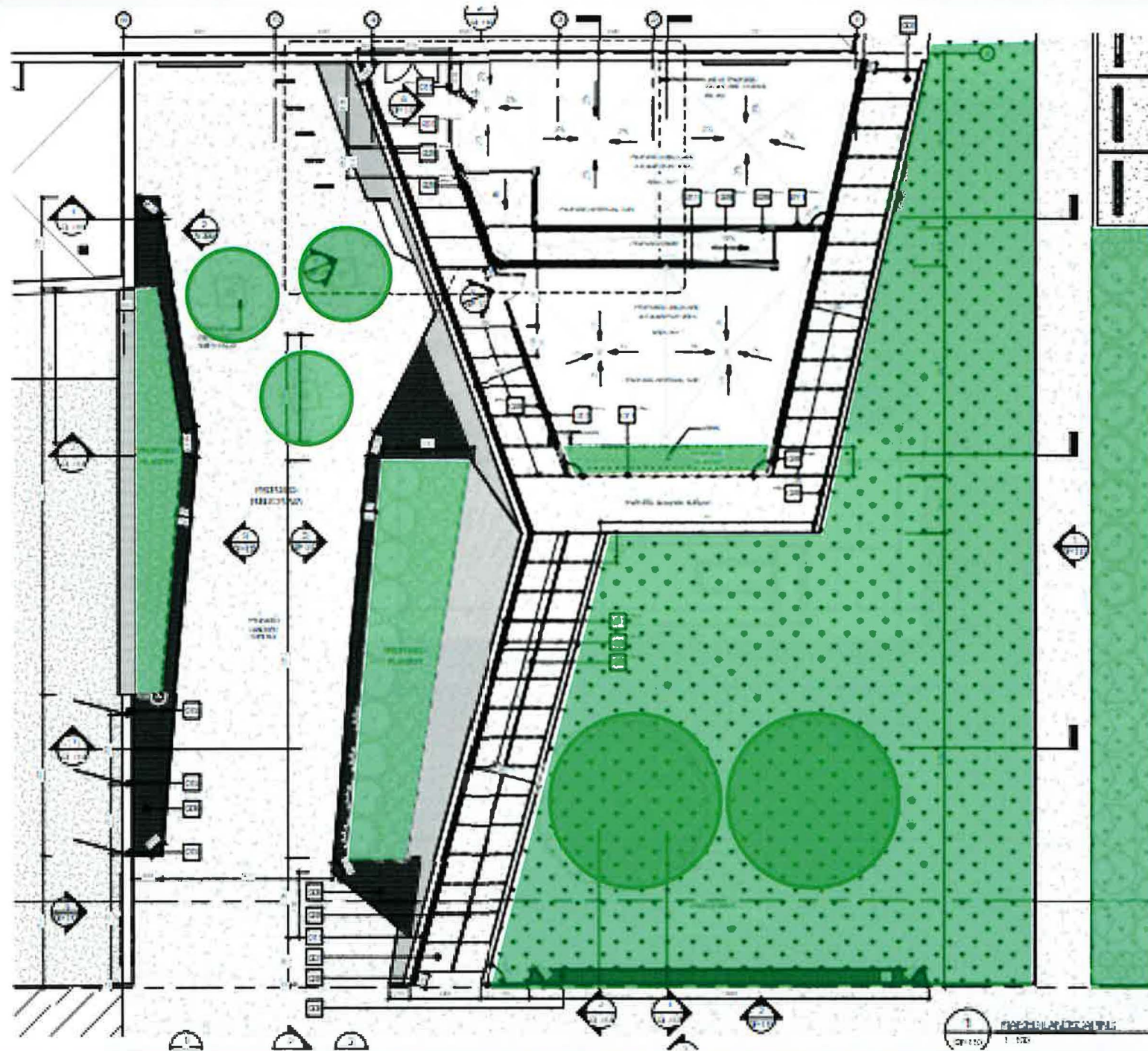


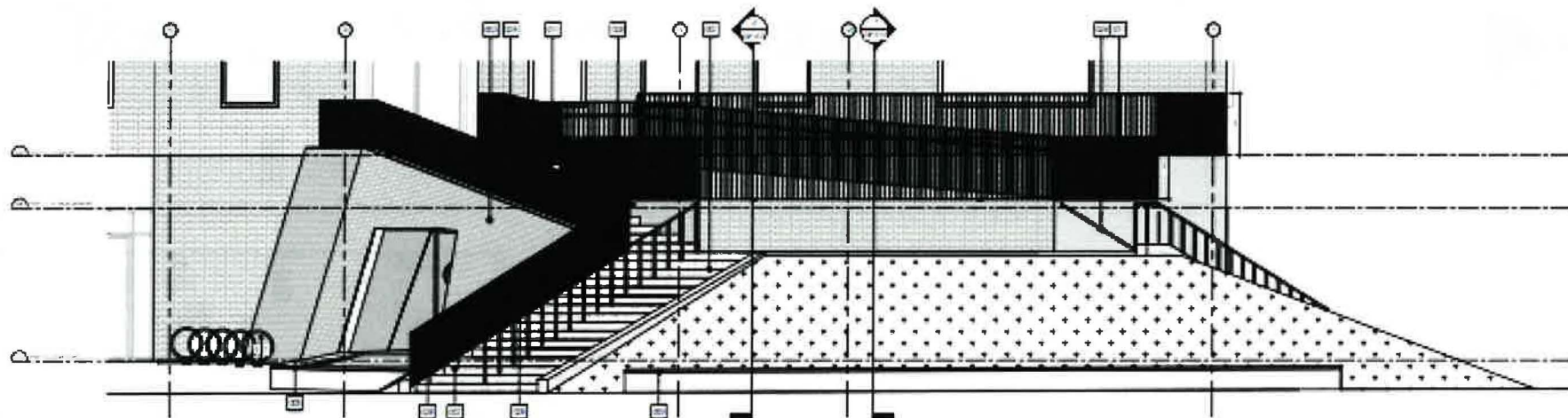
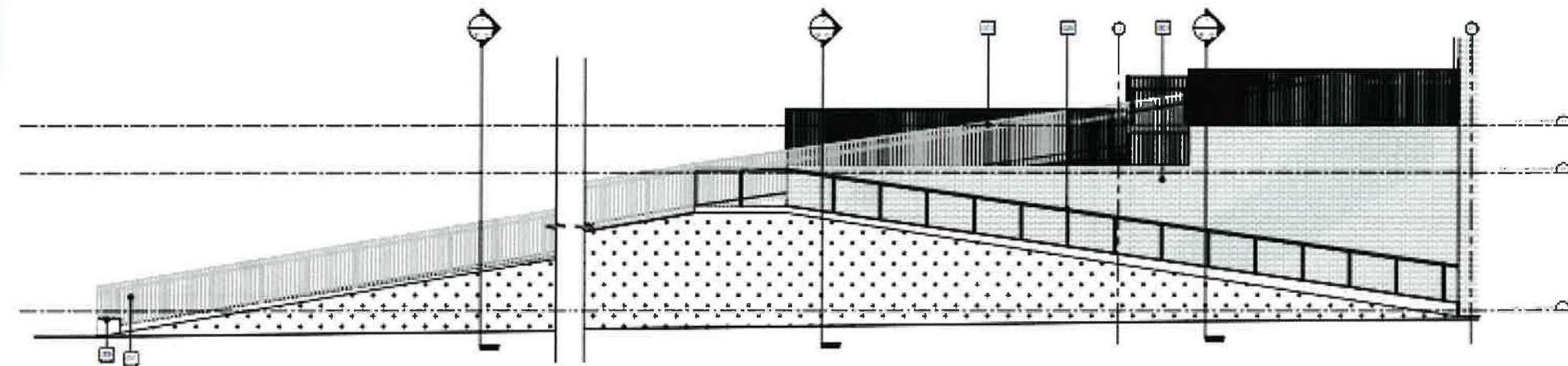
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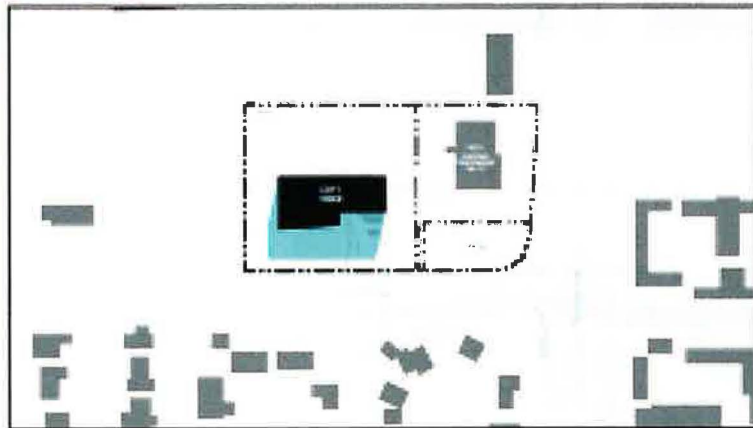


Item 7.1.1 – LOC219-0189 & Item 7.1.2 – DP2019-6254

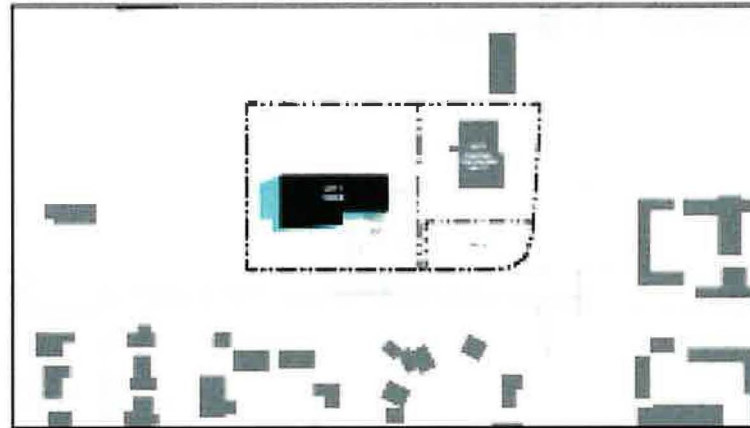




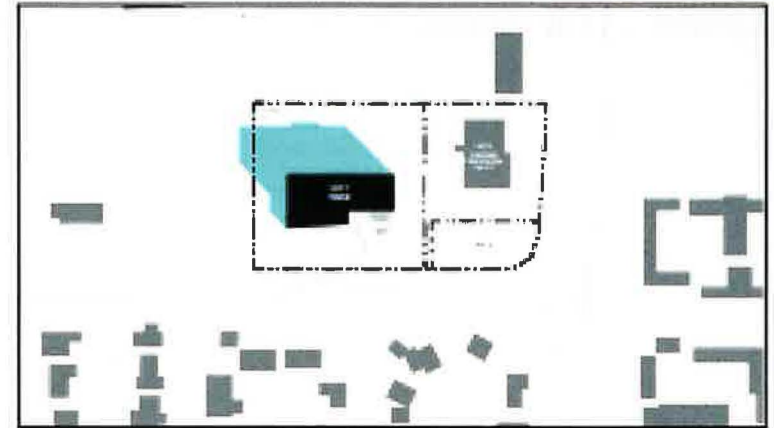




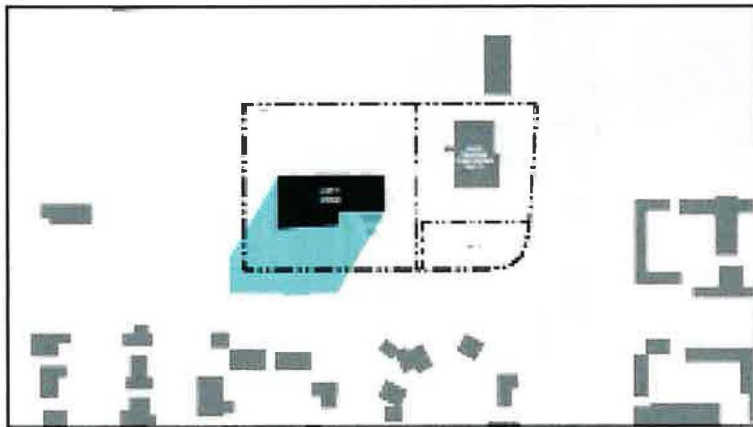
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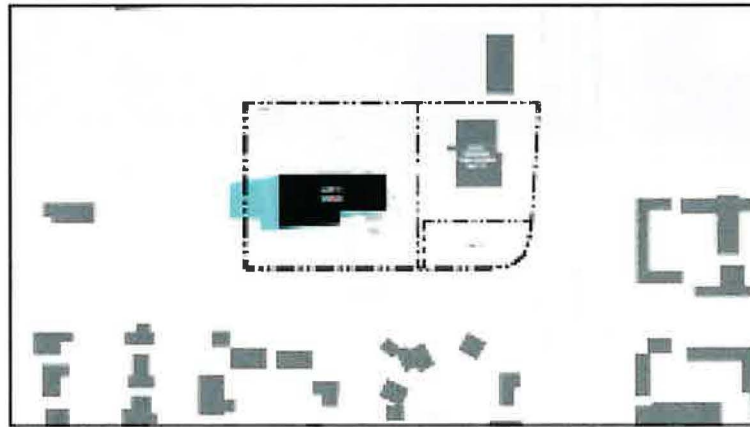
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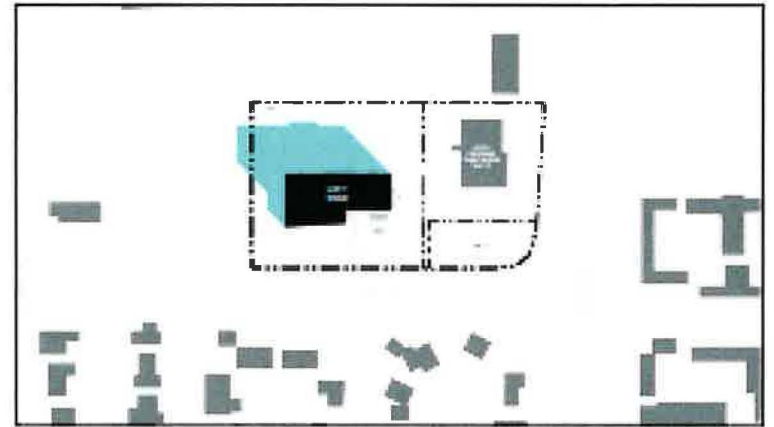
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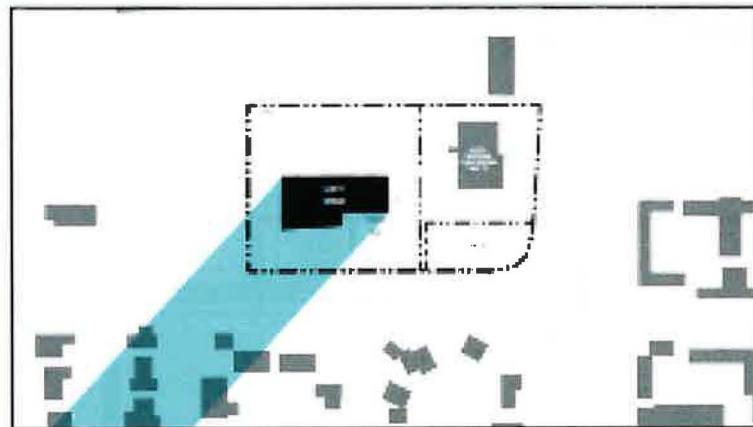
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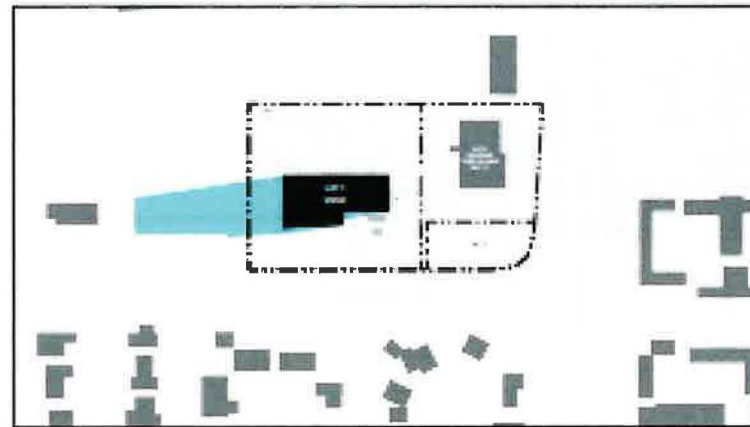
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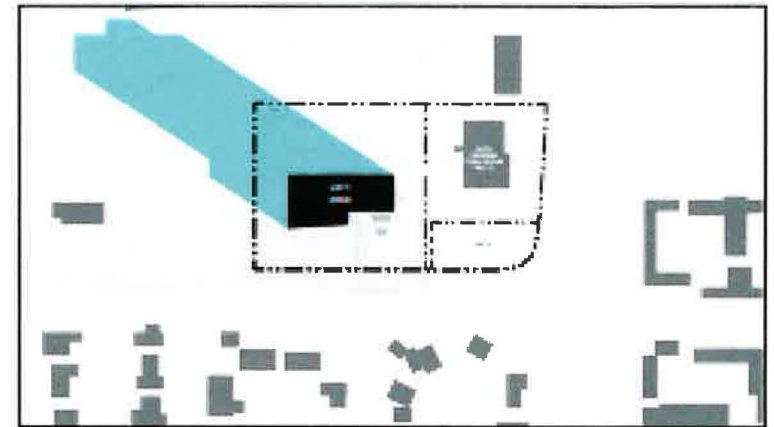
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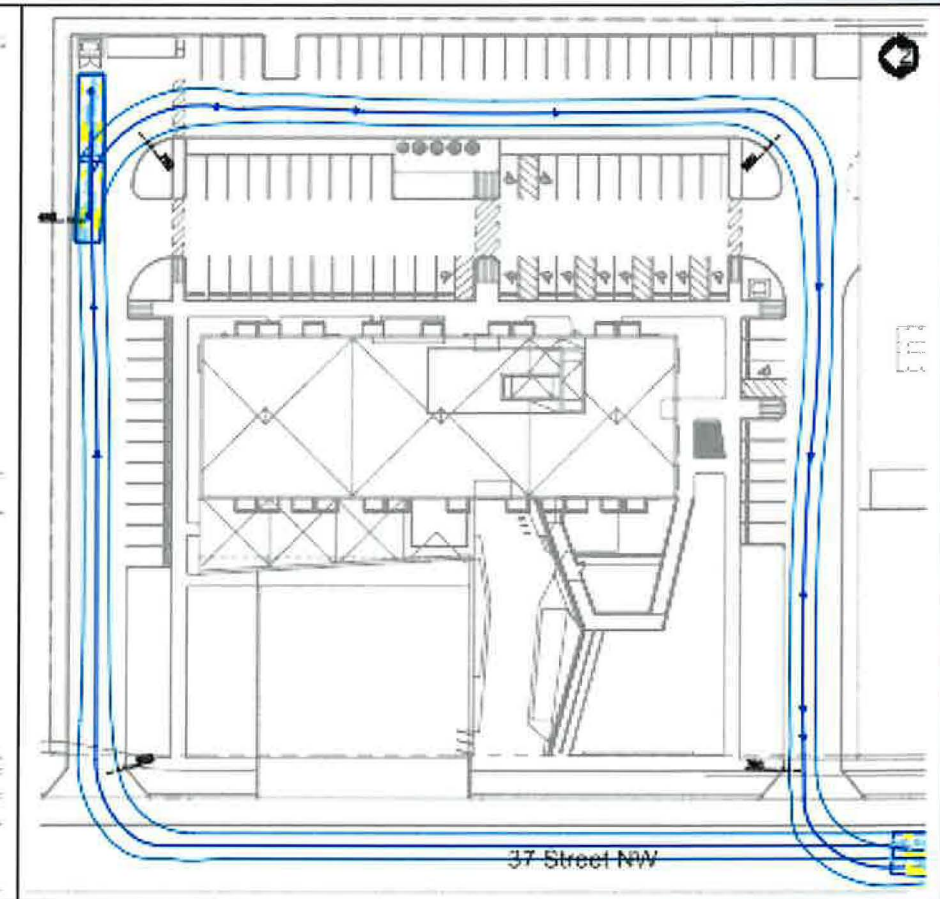
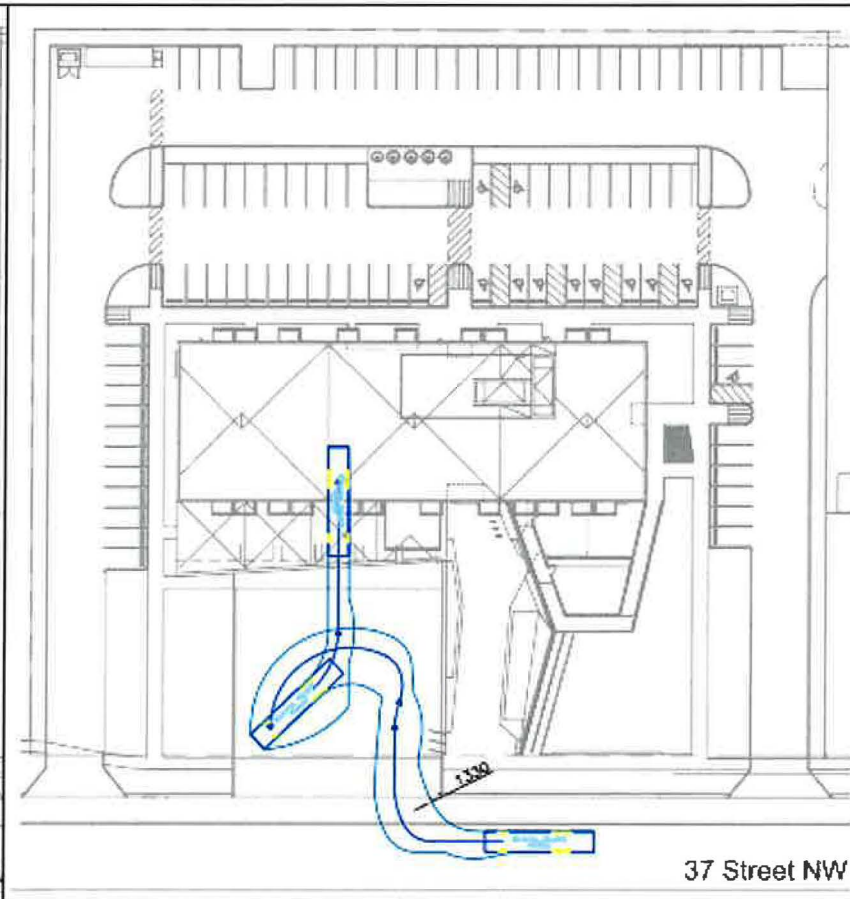
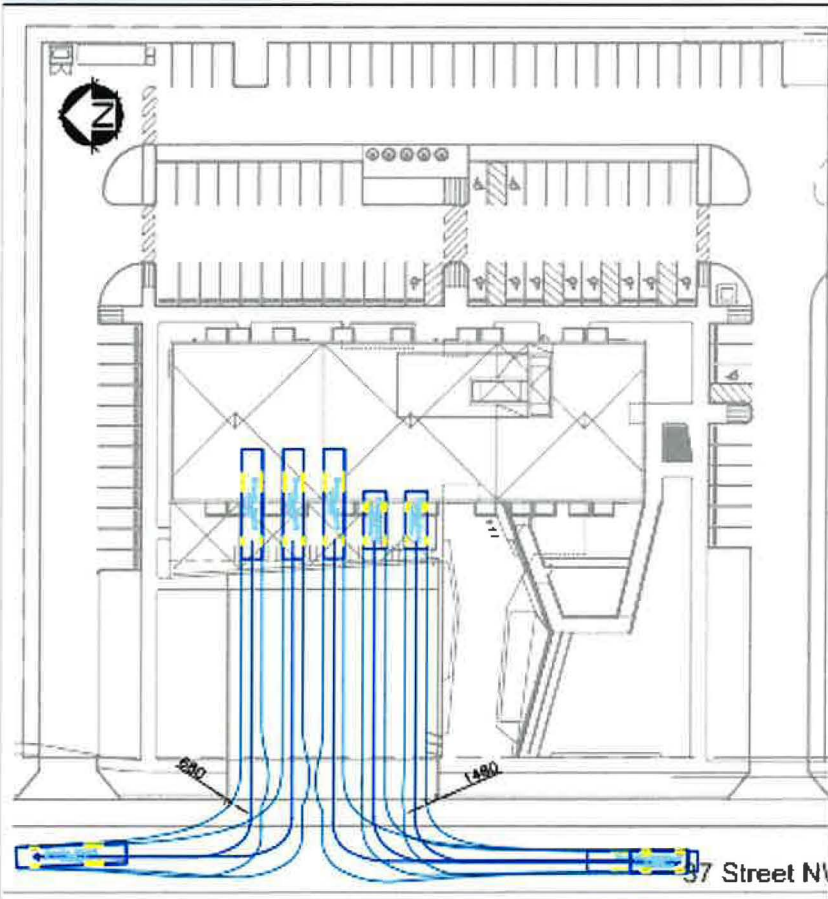
DECEMBER 21 - 9:00 AM

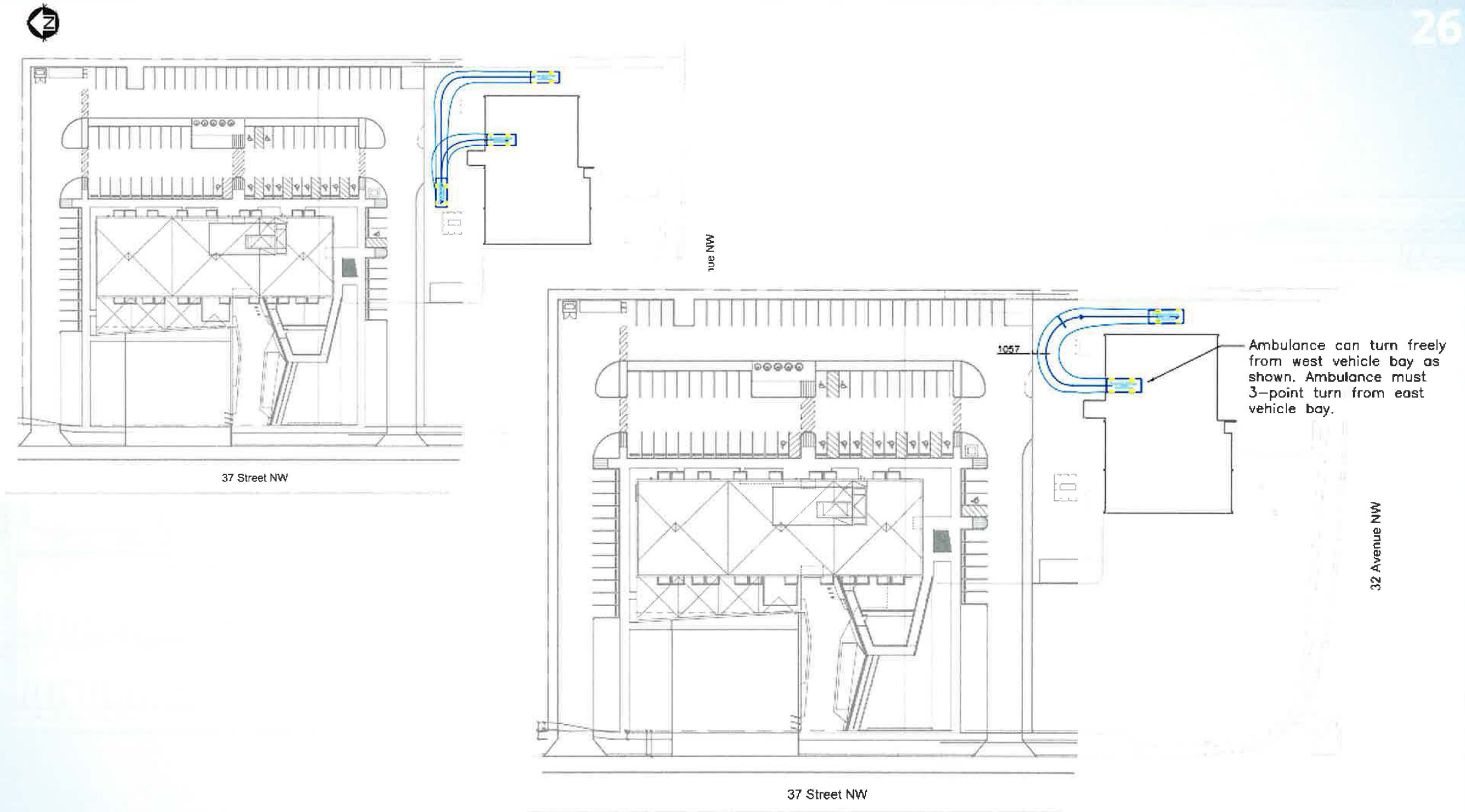


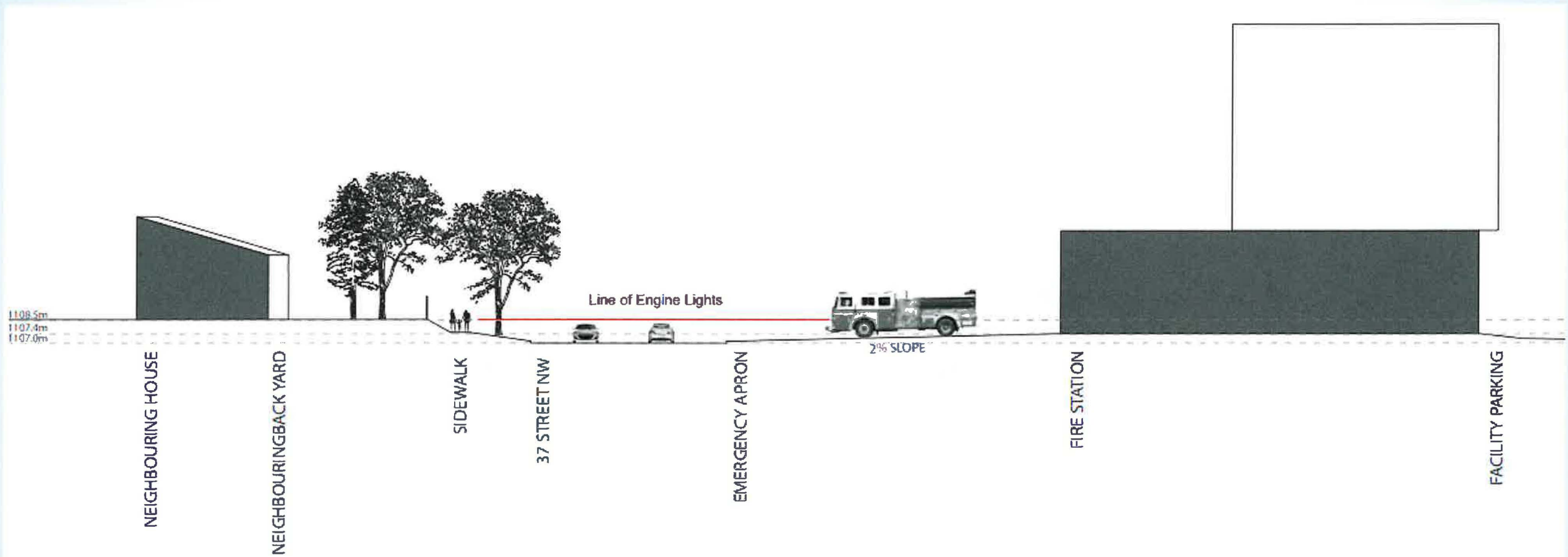
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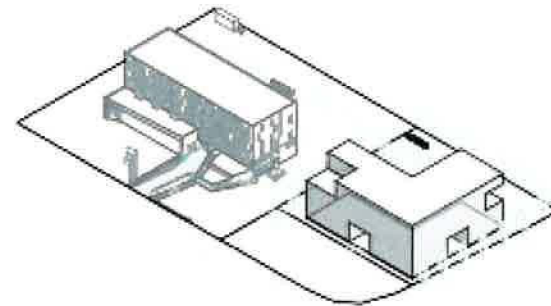
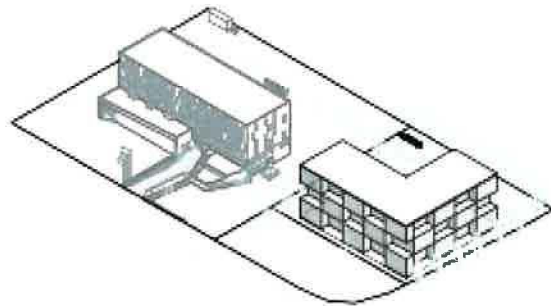
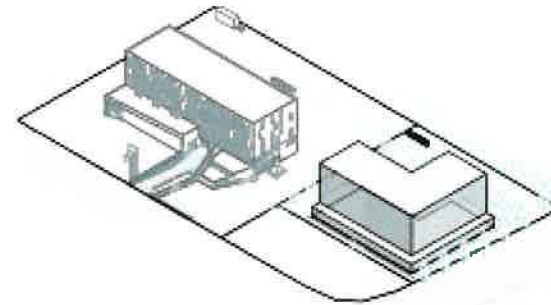
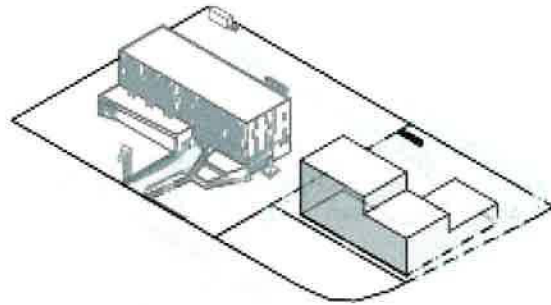
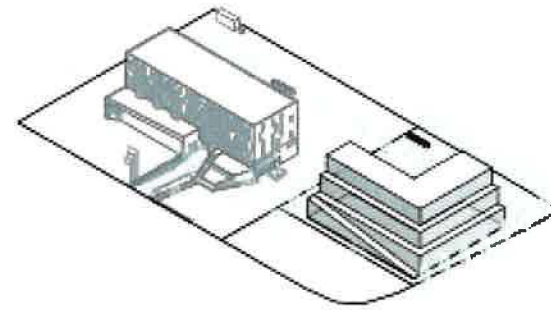
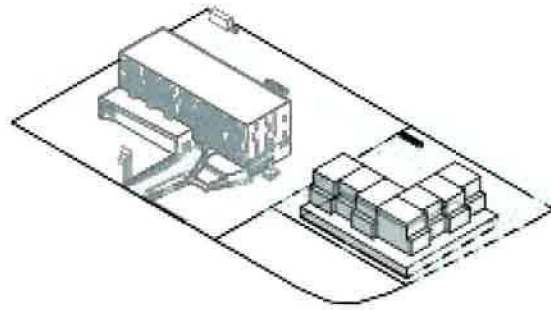


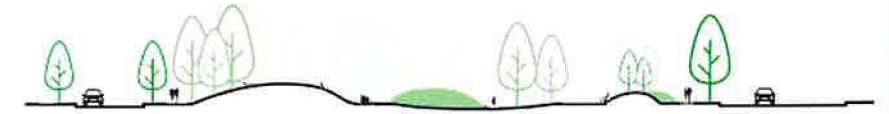
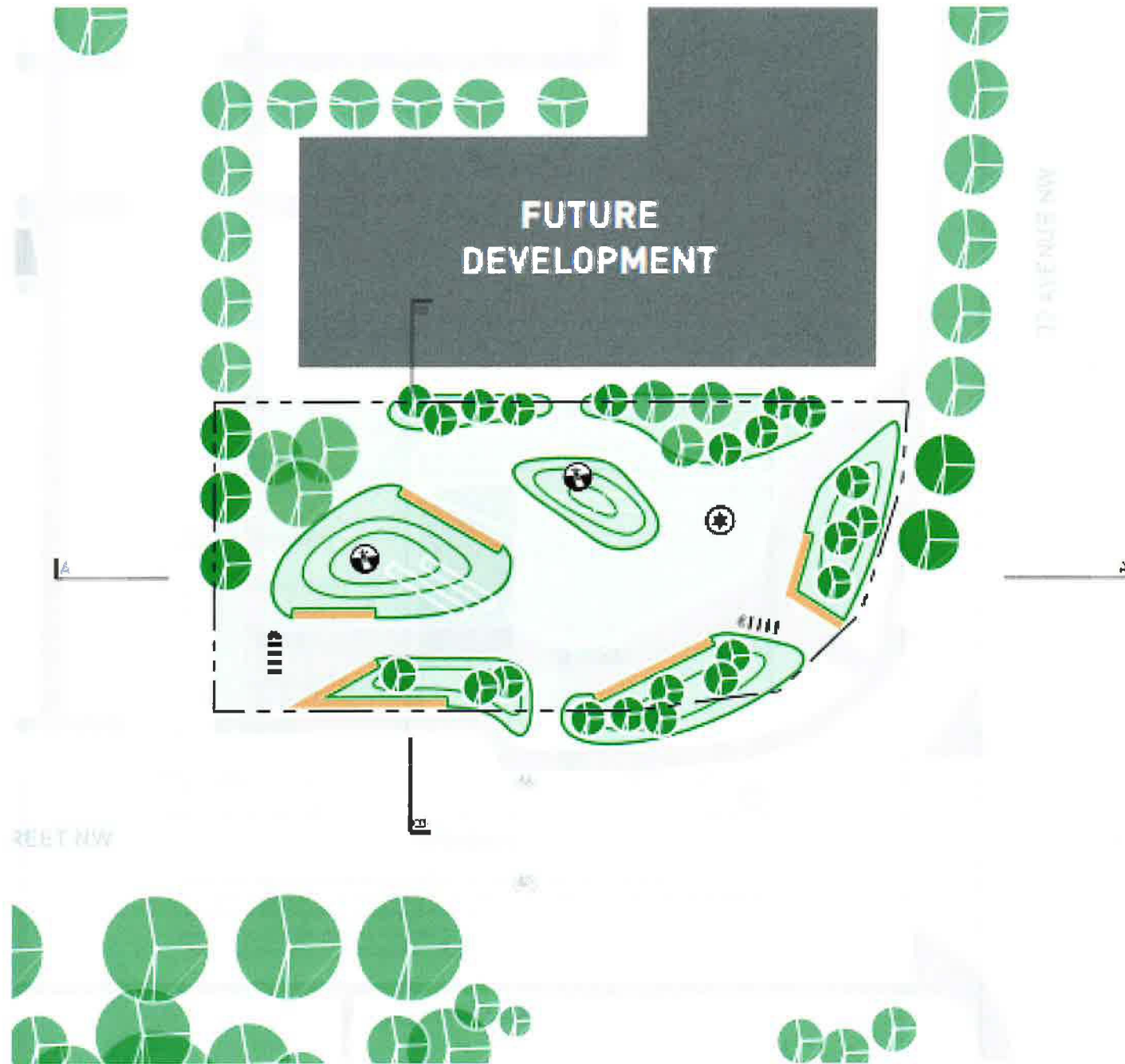
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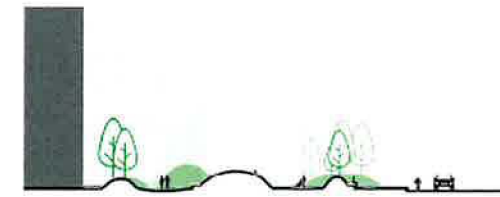








SECTION A

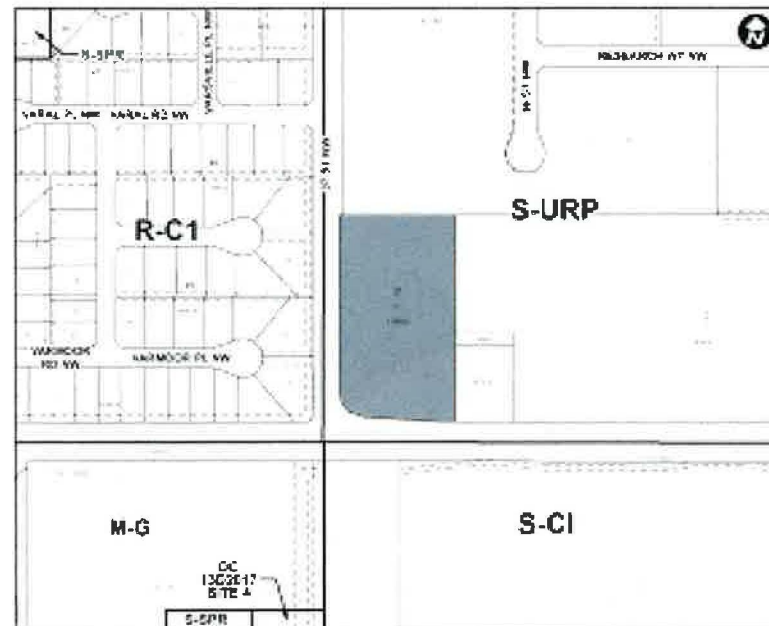


SECTION B

Proposed DC Direct Control District

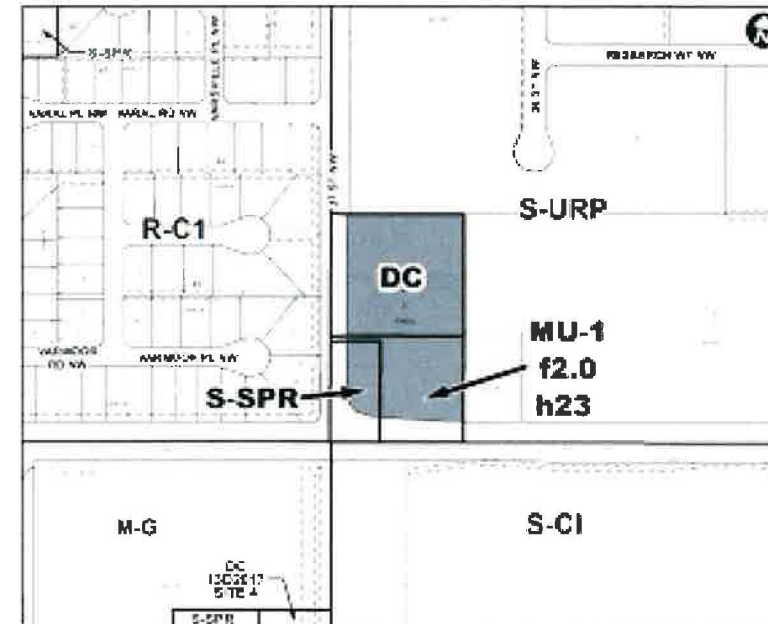
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".

SCHEDULE A



Proposed DC Direct Control District

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1. This Direct Control District Bylaw is intended to:

- (a) enable a mix of protective and emergency services with residential and support commercial uses; and
- (b) create a built form where all uses may be integrated within a building.

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.

Proposed DC Direct Control District

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) 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 – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 1.0.

Density

- 8 There is no minimum **density** within this Direct Control District.

Building Height

- 9 The maximum **building height** is 23.0 metres.

Rules for Commercial Multi-Residential Uses

- 10 (1) **Commercial multi-residential uses** must:
- (a) be located on the two floors closest to **grade** of a **main residential building**;
 - (b) be contained completely within the **building** with the exception of **Outdoor Café uses**; and
 - (c) not be located above any **Dwelling Unit**.
- (2) The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.
- (3) **Parking areas** for **commercial multi-residential uses** must:
- (a) provide pedestrian access to the **commercial multi-residential uses**; and
 - (b) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district**, in the case of a surface parking area.

Proposed DC Direct Control District

Amenity Space

- 11 (1) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (2) The required minimum **amenity space** is 5.0 square metres per **unit**.
 - (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
 - (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** must be included to satisfy the **amenity space** requirement.
 - (5) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
 - (6) **Private amenity space** must be in the form of a **balcony**, **deck** or **patio**.
 - (7) **Common amenity space**:
 - (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
 - (b) must be accessible from all the **units**;
 - (c) must have a contiguous area of not less than 30.0 square metres; and
 - (d) must not be located in a required **setback area**.
 - (8) **Common amenity space – outdoors**:
 - (a) must provide a **balcony**, **deck** or **patio** and at least one of the following as permanent features:
 - (i) a barbeque; or
 - (a) seating; and
 - (b) must be used in the calculation of the required **landscaped area**.

Relaxations

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

	M-H1	M-X1	M-X2	MU-1	DC/M-X2
Purpose	tall multi-residential development with high density	multi-residential development with low height and medium density	multi-residential development with medium height and medium density	Accommodate a mix of residential and commercial uses in the same building Typically 4-6 storeys, but no more than 10 storeys	Allow for an integrated Multi-Residential development with support commercial uses
Location criteria	In community nodes and along transit and transportation corridors	In community nodes and along transit and transportation corridors Close proximity to low density residential	In community nodes and along transit and transportation corridors Close proximity or adjacent to low density residential development	Be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street	Site Specific
FAR	4.0	NA	3.0	No max or set by f modifier	1.0
Density	Min 150 uph	Min 50 uph max 148 uph	Min 60 uph	No max or set by d modifier	No minimum
Height	26 metres	14 metres	16 metres	Set by h modifier	23 metres

Public Outreach

Phase 1 – Land use redesignation

- 2018 Jan 24 – neighbor session (45 attendees)
- 2018 Jan 31 – public session (95 attendees)
- 2018 Feb 2-16 – online feedback (175 forms completed)

Phase 2 – Design concept and report back

- 2019 February 7 – public session (55 attendees)
- 2019 February 9 – public session (45 attendees)
- 2019 February 7-24 – online feedback (136 forms completed)

Phase 3 – Current design update and report back

- 2019 October 17 – public session (64 attendees), and the presentation boards are available online

Public Response

- 18 letters of opposition from the public.
- Varsity Community Association provided letter of opposition.
- Planning concerns received focused on:
 - comprehensive review of the site;
 - site access (37 Street vs 32 Avenue);
 - traffic and parking;
 - shadowing;
 - mix of uses; and
 - massing.