

Calgary Planning Commission
Agenda Item: 7.1.1 & 7.1.2

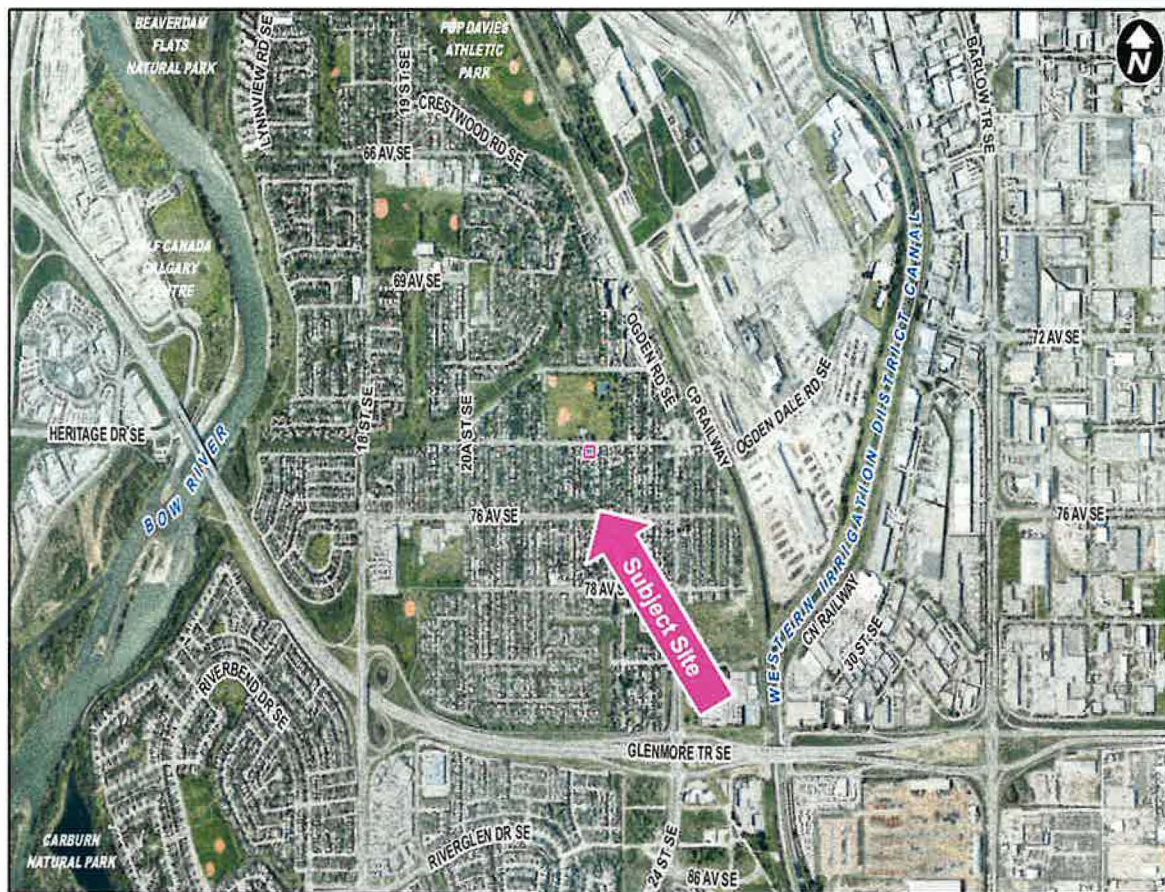
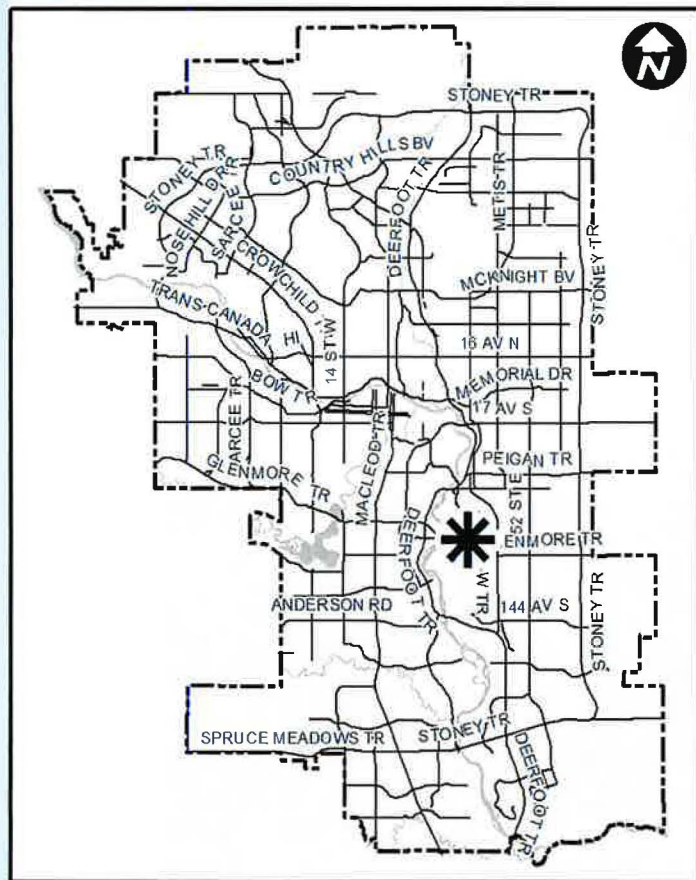
LOC2020-0013

Policy and Land Use Amendment
(R-C2 to DC)

DP2020-3072

(proposed mixed-use development at 7401 - 23 Street SE)







Green
Line
LRT
station

Bus routes

-  BRT 302
-  43
-  36 & 41





August 6, 2020

LOC2020-0013 & DP2020-3072



August 6, 2020

LOC2020-0013 & DP2020-3072



August 6, 2020

LOC2020-0013 & DP2020-3072

This proposal seeks to redesignate the subject parcel from R-C2 to DC Direct Control District to allow for:

- Transit supportive mixed-use development, with appropriate parking requirements considering the site's proximity to the future Ogden Green Line LRT station;
- A maximum building height of 17.0 metres;
- Appropriate transitions in building height to adjacent low-density residential development, and
- The additional use of Instructional Facility.





Urban Structure

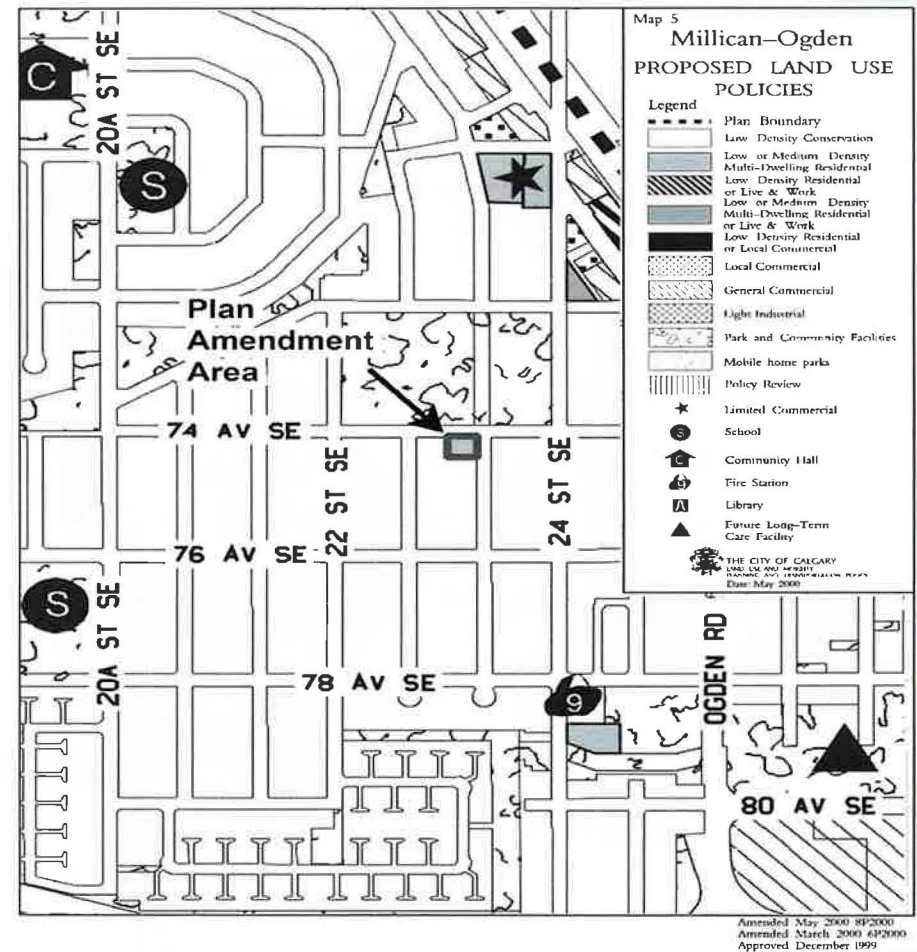
Developed

Inner City

Proposed Policy Amendment

10

Millican-Ogden Community Revitalization Plan



ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Millican-Ogden Community Revitalization Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT** by bylaw the proposed redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 7401 - 23 Street SE (Plan 955AV, Block 2, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate a mixed-used development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

Concurrent DP2020-3072

New: Multi-Residential Development: Place of Worship – Small; Child Care Service; Restaurant; Food Service Only – Small; Outdoor Café and Commercial Multi-Residential Uses (1 building)





OGDEN FAMILY HOUSING

MATERIALS SELECTION

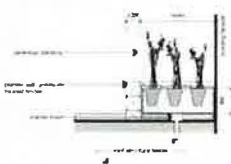
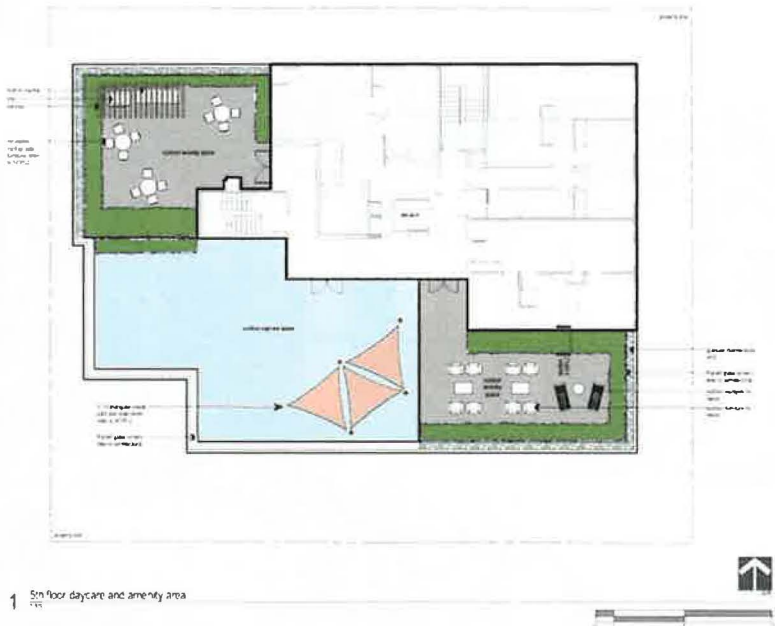
Material application on the proposed development evokes the programs situated within the building. Vertical metal and fire cement siding are utilitarian and stable applications in their nature, responding to the support anchor that the partnership between Ogden United Church (OUC) and The Mustard Seed (TMS) will offer to the community. To present an explorative flair of wit and playfulness, vividly-toned orange and yellow aluminum composite panels inhabit moments in an otherwise ordered facade. These instances expand on the aforementioned partnership between OUC and TMS; striving to not solely support members of community, existing and new, but enrich it through its unique uses and the demographics it celebrates. To expand, the Ogden Family Housing initiative brings families with small children to an established community where their symbiosis will result in the holistic betterment of the community. Wood grain cladding softens the integration with the pedestrian realm to create a welcoming atmosphere for residents and the local community office.





August 6, 2020

LOC2020-0013 & DP2020-3072



NOT FOR CONSTRUCTION





ADMINISTRATION RECOMMENDATION:

That Calgary 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 DP2020-3072 of a New: Multi-Residential Development; Place of Worship – Small; Child Care Service; Restaurant: Food Service Only – Small; Outdoor Café and Commercial Multi-Residential Uses (1 building) at 7401 - 23 Street SE (Plan 955AV; Block 2; Lots 1 to 4), with conditions (Attachment 2), subject to the approval of the bylaw amendment associated with LOC2020-0013 by Council.

Stakeholder Engagement, Research & Communication



ODGEN FAMILY HOUSING

SITE LOCATION

1401 73rd St. S.E. Calgary, Alberta

COMMUNITY

Oxygen

DEVELOPMENT VISION

This proposed award case development is designed to introduce new meaning of social community means – creating a space, a network and a platform for the wellbeing of all strata of the community, both present and future. It is a real 25% funded affordable housing units of either 2 or 3 bedrooms as a multi-purpose space where Digital Literacy Skills courses will continue to be offered. Acting as a catalyst for change, the development receives the community fabric of Digital through appropriate services and educational resources; a community network offering an integrated approach to learning affordable childcare; and a social enterprise-cult promoting a stronger community spirit through rural interaction and education.

Weather.com by The Weather Channel Inc.





View 1



View 2





August 6, 2020

LOC2020-0013 & DP2020-3072





August 6, 2020

LOC2020-0013 & DP2020-3072



August 6, 2020

LOC2020-0013 & DP2020-3072



View 1



View 2







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 4. **Verlag** _____
 5. **Ort** _____
 6. **Jahr** _____
 7. **ISBN** _____
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DP4.0

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



Proposed DC Direct Control District

- 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

- This Direct Control District Bylaw is intended to:

- accommodate opportunities for mixed-use multi-residential development with commercial uses in the same building, and
- provide an appropriate transition in building height to the adjacent low density residential development.

Compliance with Bylaw 1P2007

- 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

- 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

General Definitions

4 In this Direct Control District Bylaw:

- (a) *'DC commercial multi-residential uses'* means *commercial multi-residential uses* as defined in Bylaw 1P2007 and includes the following additional *use*:

- (i) Instructional Facility.

Permitted Uses

5 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

6 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 with the addition of

- (a) Instructional Facility.

Bylaw 1P2007 District Rules

7 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.

Building Setbacks

- 8 (1) Unless otherwise referenced in subsection (2), the minimum *building setback* from a *property line* shared with a *street* is 3.0 metres.
- (2) The minimum *building setback* from the *property line* shared with 74 Avenue SE for a *street-oriented multi-residential building* is zero metres.

Landscaping

- 9 (1) At least 65.0 per cent of the required *landscaped area* must be provided at *grade*.
- (2) The maximum *hard surfaced landscaped area* is 80.0 per cent of the required *landscaped area*.
- (3) For *landscaped areas* above *grade*, a minimum of 25.0 per cent of the area must be covered with *soft surfaced landscaping*.

Building Height

- 10 (1) Unless otherwise referenced in subsection (2), the maximum *building height* is 17.0 metres.
- (2) Where a *parcel* shares a *property line* with a *lane* or a *parcel* designated as a *low density residential district*, the maximum *building height* referenced in subsection (1) is reduced to 15.0 metres measured from grade within 5.0 metres of that shared *property line*.

Proposed DC Direct Control District

Rules for Commercial Multi-Residential Uses

11 (1) *DC Commercial multi-residential uses* must:

- (a) only be located on the ground and basement floors of a *main residential building*; and
- (b) be contained completely within the *building* with the exception of *Outdoor Café uses*;
- (2) *DC Commercial multi-residential uses* can share an exterior entrance with that of the Dwelling Units.
- (3) Surface parking areas for *DC commercial multi-residential uses* must be located a minimum distance of 7.0 metres from a *parcel* designated as a *low density residential district*.

Amenity Space

- 12 (1) *Amenity space* may be provided as *common amenity space*, *private amenity space* or a combination of both.
- (2) *Common amenity space* must have a contiguous area of not less than 50.0 square metres, with no dimension less than 4.5 metres.

Motor Vehicle and Loading Stall Requirements

- 13 (1) The use of Multi-Residential Development does not require a minimum number of *motor vehicle parking stalls*.
- (2) A maximum of six *motor vehicle parking stalls* must be provided on site for the *DC commercial multi-residential uses*, *Place of Worship* and *Child Care Service* uses and must be accessed via the rear lane.
- (3) One *loading stall* must be provided on 74 Avenue SE for the *DC commercial multi-residential uses* and drop off / pick up activities associated with the *Child Care Service* use.

Relaxations

- 14 The *Development Authority* may relax the rules in Sections 7 through 13 of this Direct Control District Bylaw in accordance with Section 31 and 36 of Bylaw 1P2007.

Proposed Amendment to the Millican-Ogden Community Revitalization Plan

Proposed Amendment to the Millican-Ogden Community Revitalization Plan

1. The Millican-Ogden Community Revitalization Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 5 entitled 'Proposed Land Use Policies', by changing 0.11 hectares \pm (0.28 acres \pm) located at 7401 - 23 Street SE (Plan 955AV, Block 2, Lots 1 to 4) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in Schedule A.
 - (b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, add the following after policy 2 and renumber the sections accordingly:
 3. The site at 7401 - 23 Street SE should be medium density multi-dwelling with the addition of commercial uses on the basement and ground floors.

SCHEDULE A

