

Applicant's Submission

March 10, 2020

B&A Planning Group has been retained by West Campus Development Trust to pursue a land use amendment application on approximately 12 hectares (29 acres) of land in the University District located north and east of the Children's Hospital along University Avenue NW and McLauren Street NW and south of the Children's Hospital along 24th Avenue NW. The subject lands are currently designated under 4 Direct Control Districts each unique to their location within the comprehensive development.

The application proposes to maintain these sites within the same 4 Direct Control Districts and introduces subtle changes to allow for more flexibility to accommodate innovation as well as unforeseen circumstances and allow for a broader range of uses and opportunities as follows:

12D2017 (Main Street - Commercial Corridor 1 Base)

- Allow the Development Authority to relax rules in the DC when considered appropriate;
- Allow uses to be considered permitted in existing and proposed buildings;
- Provide for some additional discretionary uses to provide more variety of services on the Main Street;
- Allow for an increase in maximum building height from 23m to 27m (1 storey) to encourage and facilitate more roof top amenities.
- Allow for seniors housing to be accessible at grade.

14D2017 (North & East of Children's Hospital – Commercial Office Base)

- Allow the Development Authority to relax rules in the DC when considered appropriate;
- Remove use area restrictions along University Avenue (Main street) for consistency;
- Building setbacks to more accurately address street frontage.

15D2017 (South of Children's Hospital – Commercial Office Base)

- Allow the Development Authority to relax rules in the DC when considered appropriate;
- Provide an additional discretionary use of Place of Worship – Large.

125D2016 (South of Children's Hospital – Multi-Residential Medium Profile Base)

- Allow the Development Authority to relax rules in the DC when considered appropriate;
- Provide an additional discretionary use of Place of Worship – Large.

We request the support of Calgary Planning Commission and Council for this land use redesignation which will provide more flexibility and opportunity in the University District in alignment with the vision of this unique community.