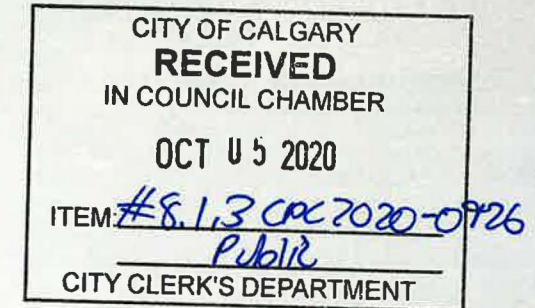
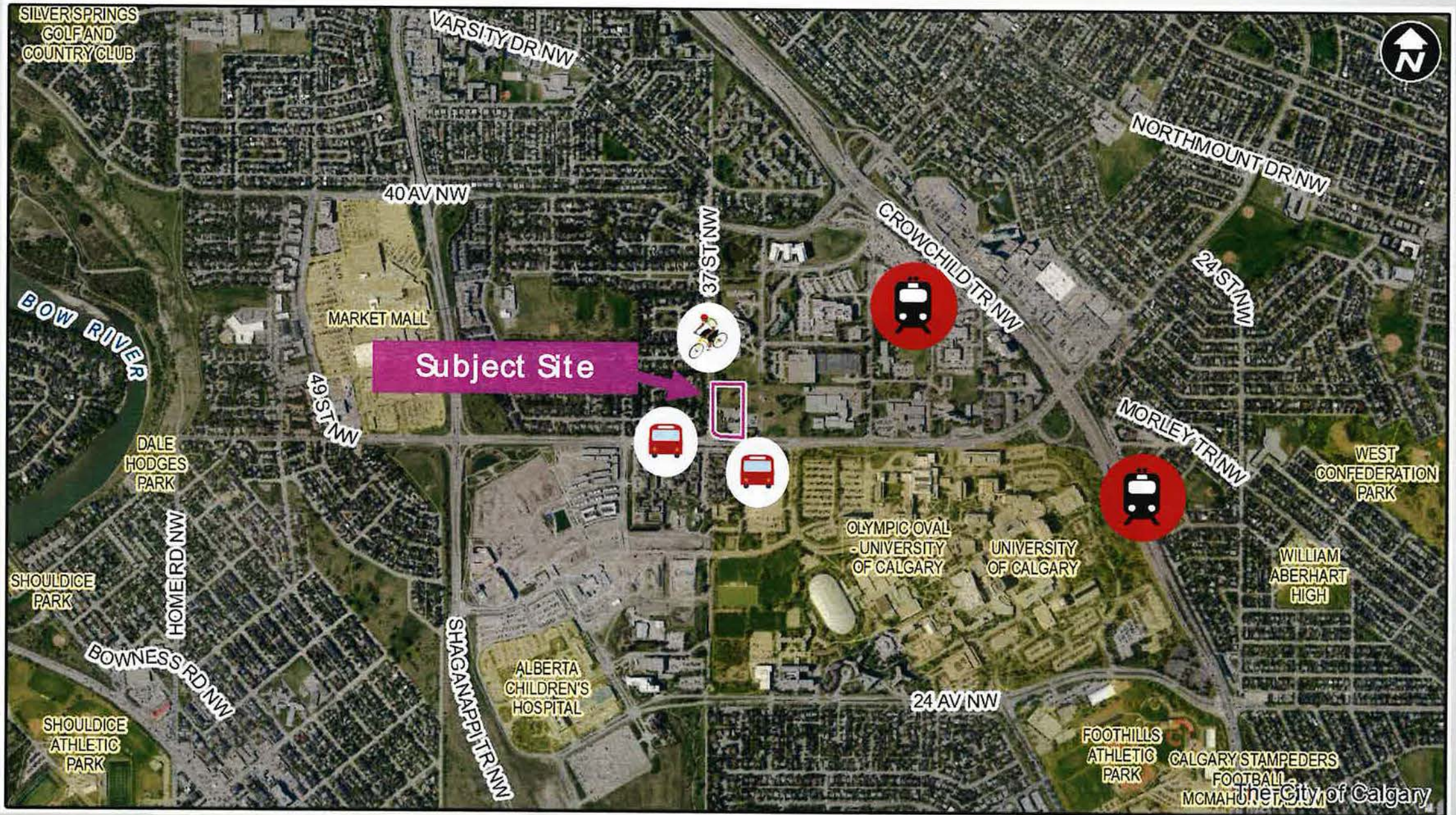




Public Hearing of Council
Agenda Items: 8.1.3



LOC2019-0189
Land Use Amendment
(S-URP to S-SPR, MU-1 & DC)





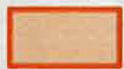
Red Line LRT Station



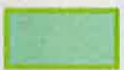
University of Calgary



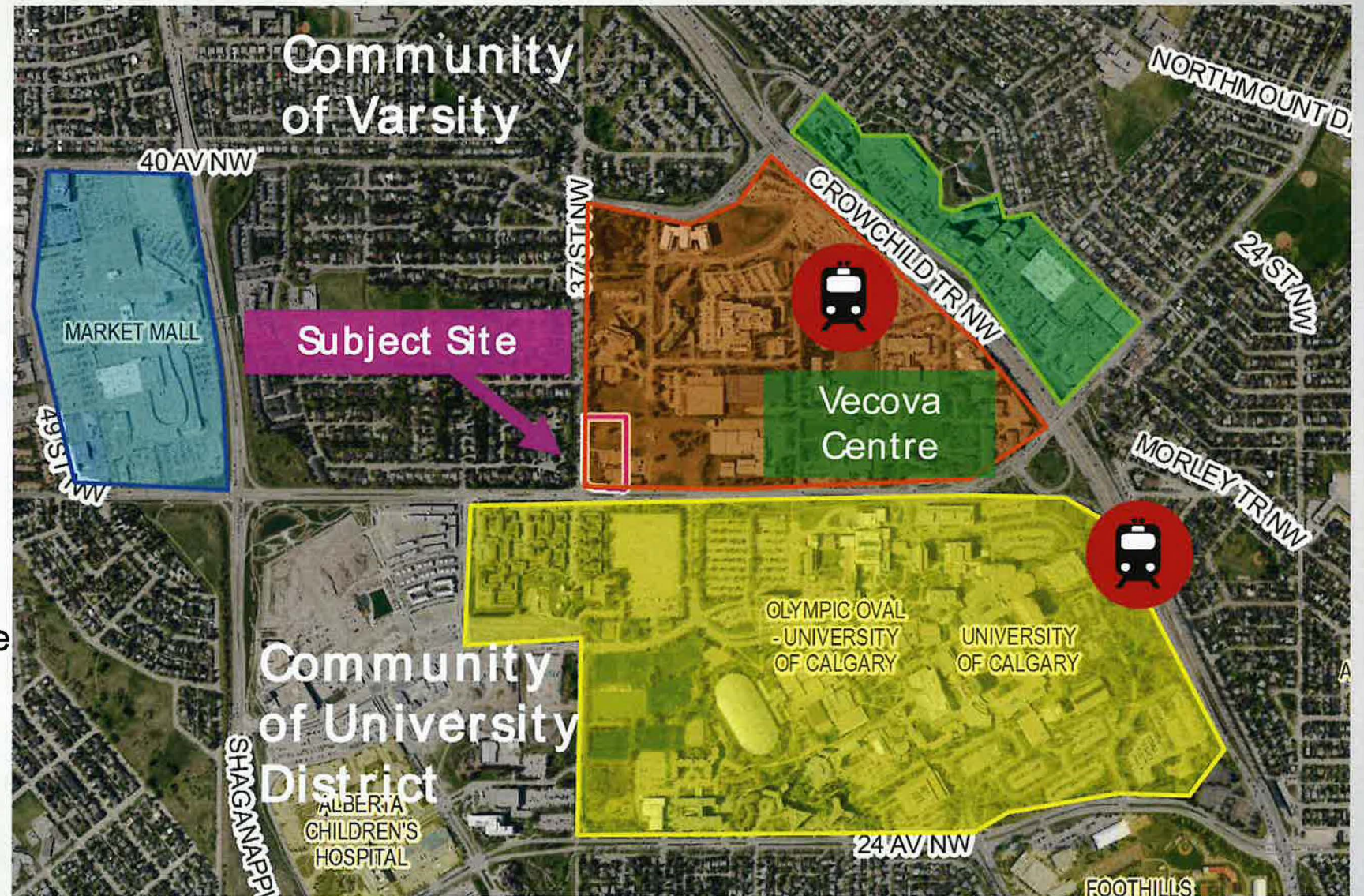
Market Mall

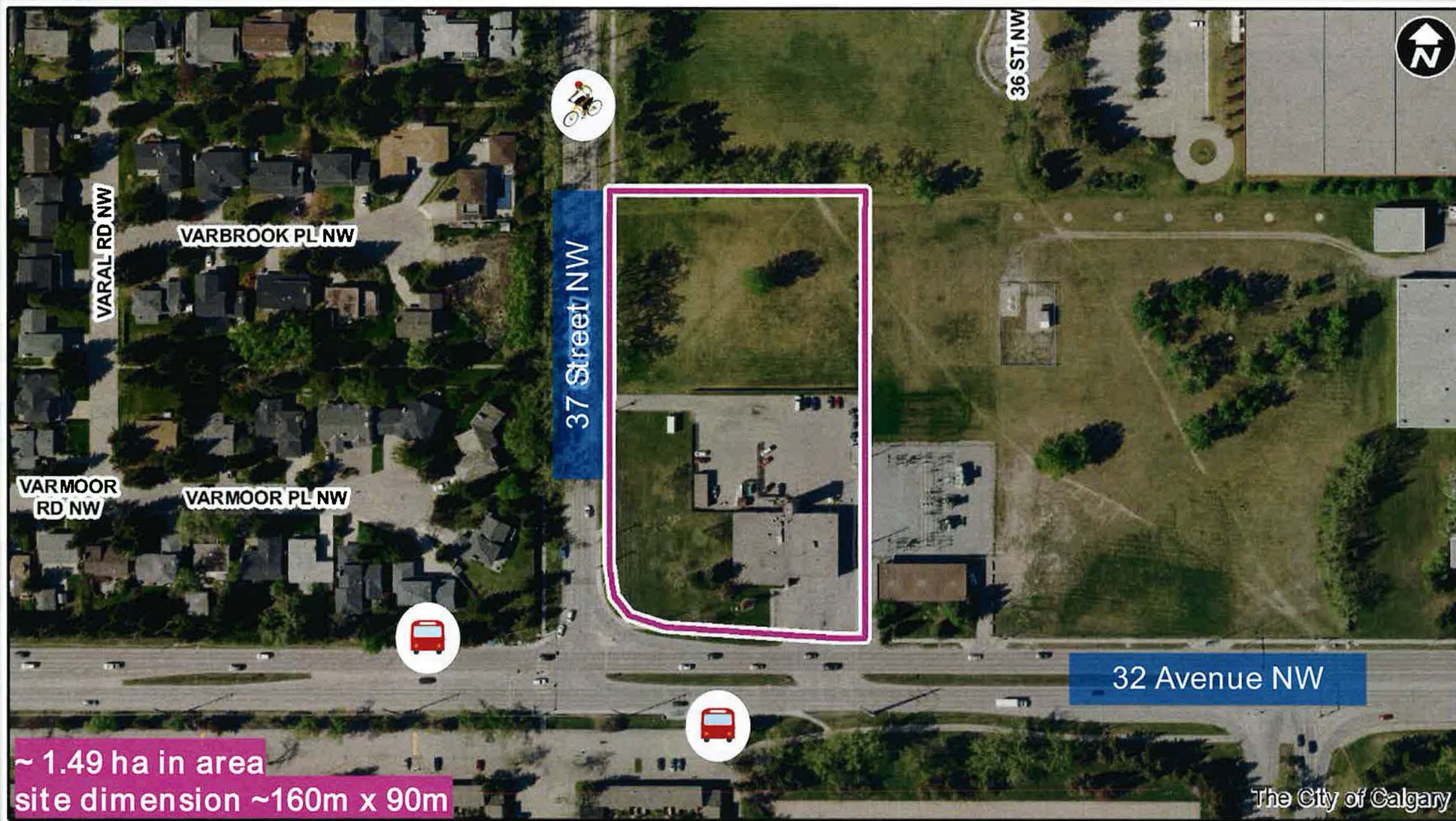


University Research Park



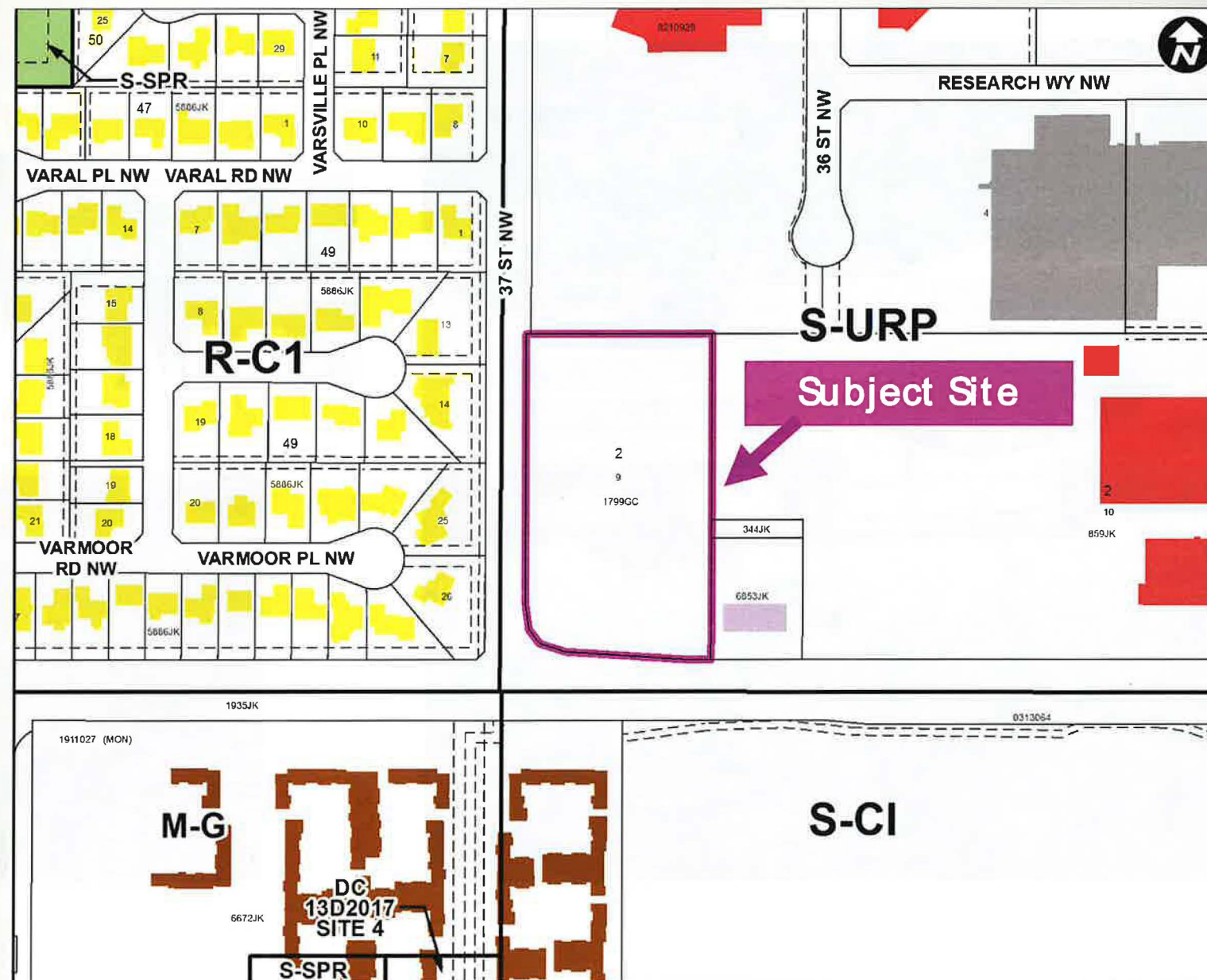
Brentwood Shopping Centre

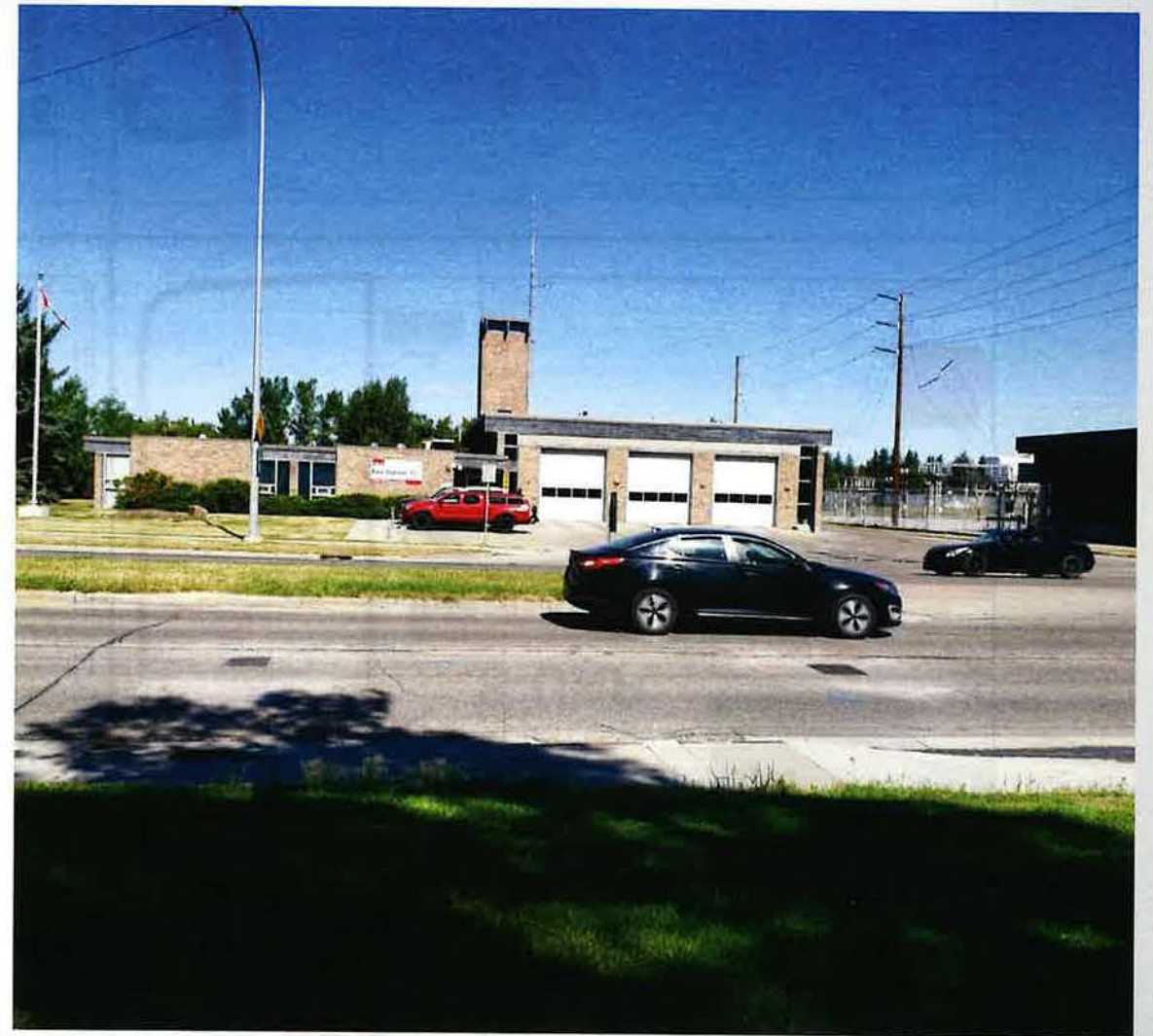






~ 1.49 ha in area
site dimension ~160m x 90m

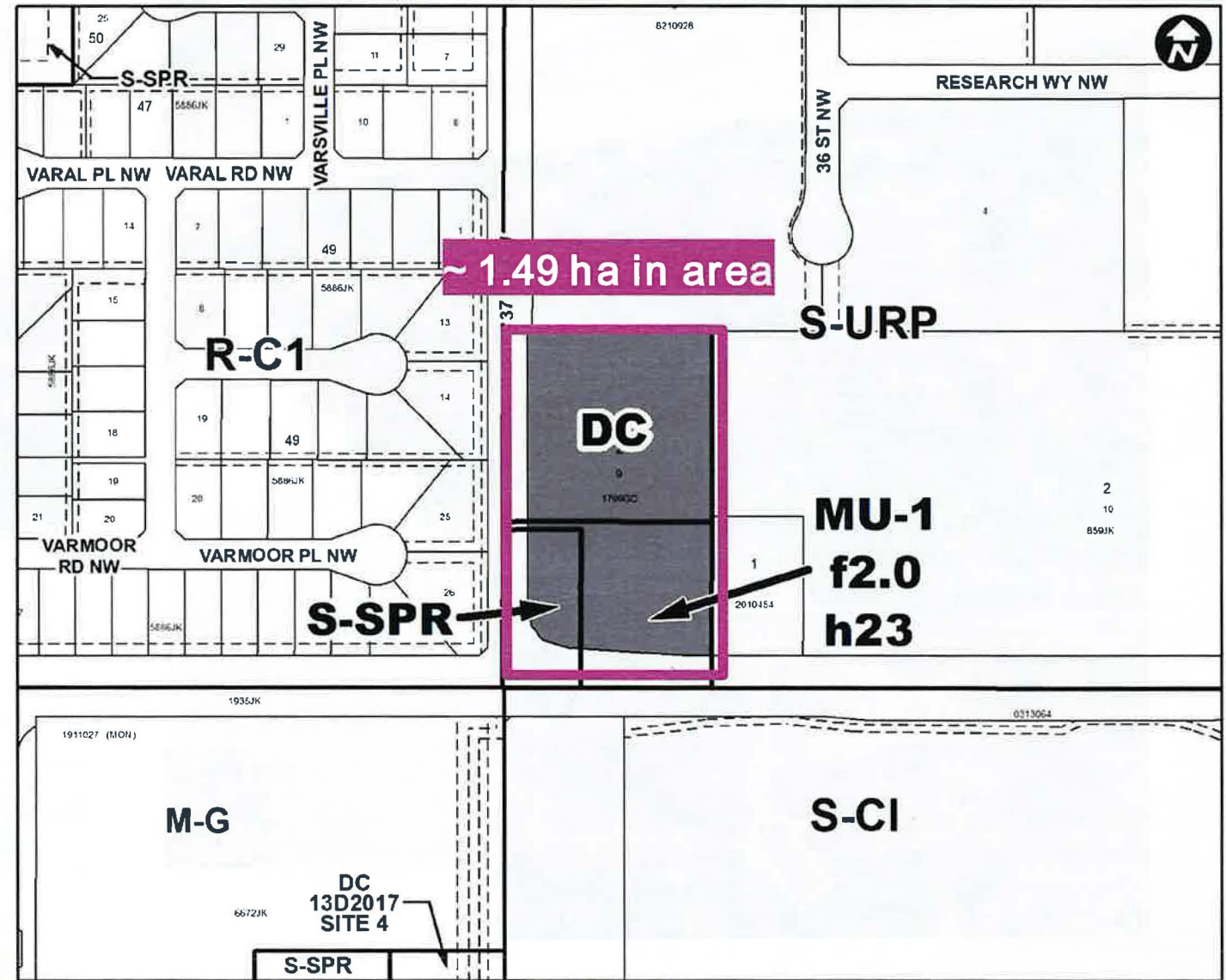






Existing Special Purpose – University Research Park (S-URP) District:

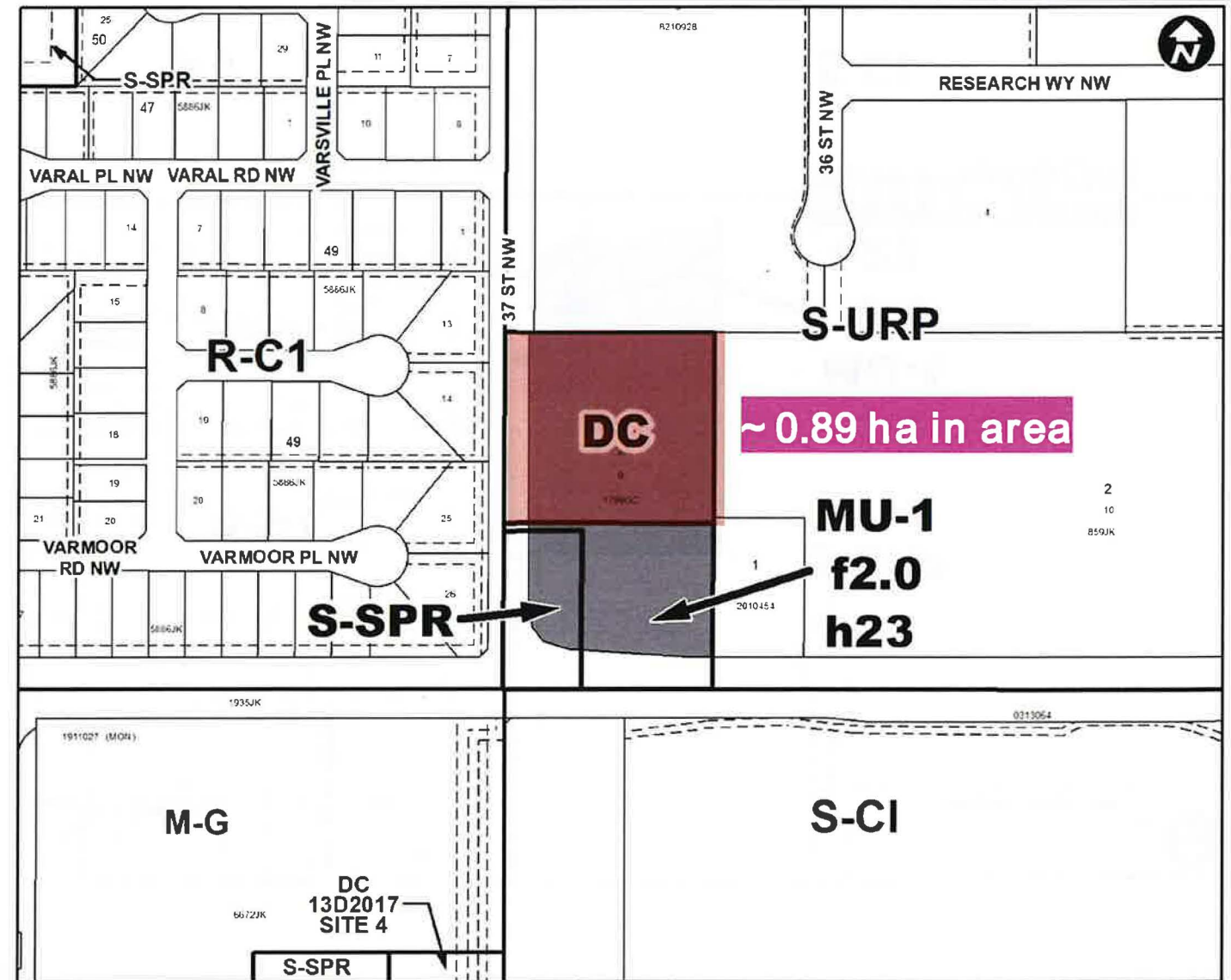
- Research and development uses with support commercial and complimentary uses
- Building height of 25.0 metres (7 storeys)
- No maximum Floor Area Ratio (FAR).



Special Purpose – University Research Park (S-URP) District to Direct Control District:

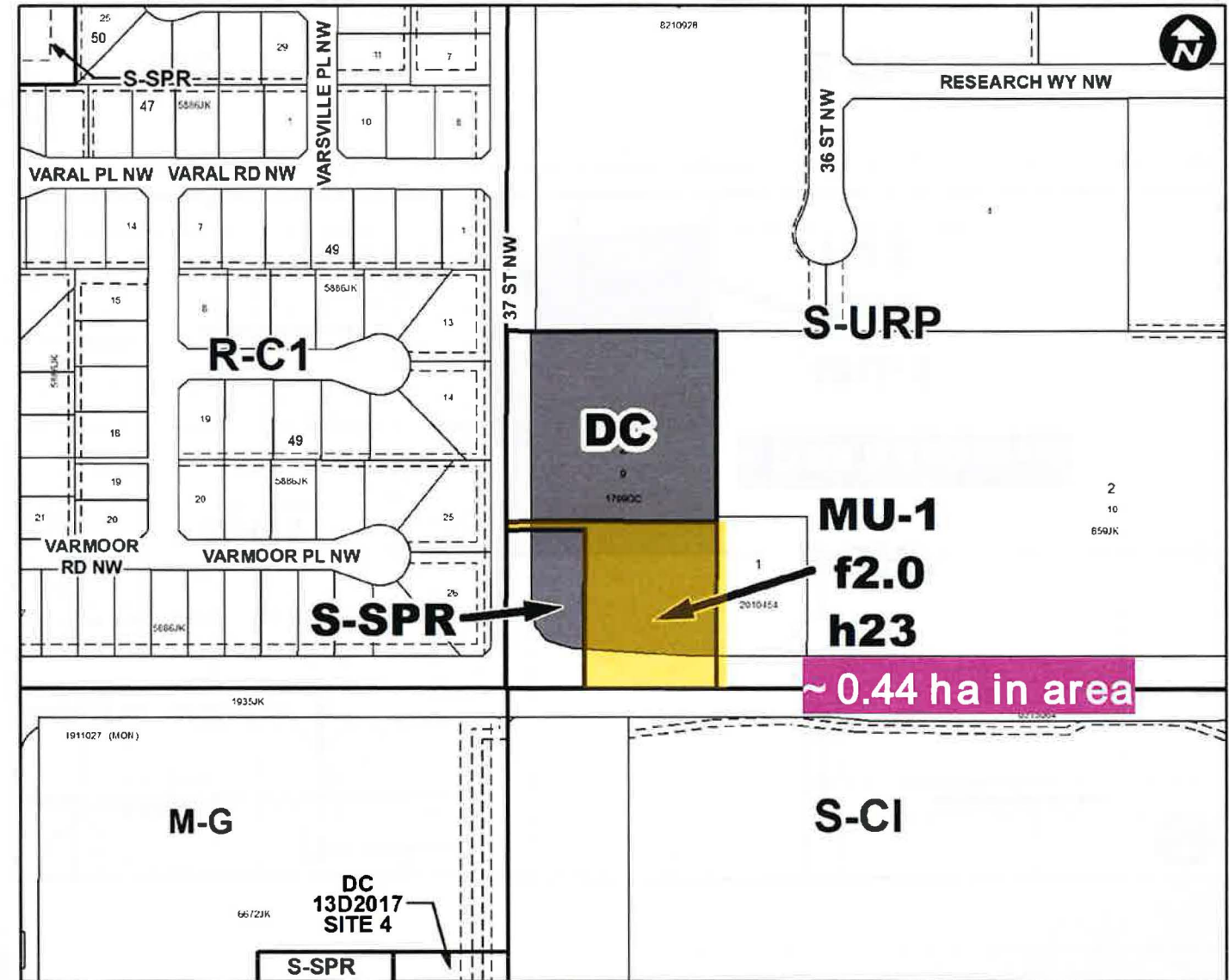
Based on the Multi-Residential – Medium
Profile Support Commercial (M-X2) District

- Mixed use Building (integrated mixed use civic facility including Fire Station 17)
- Building height of 23.0 metres (6 storeys)
- Floor Area Ratio (FAR) 1.0.



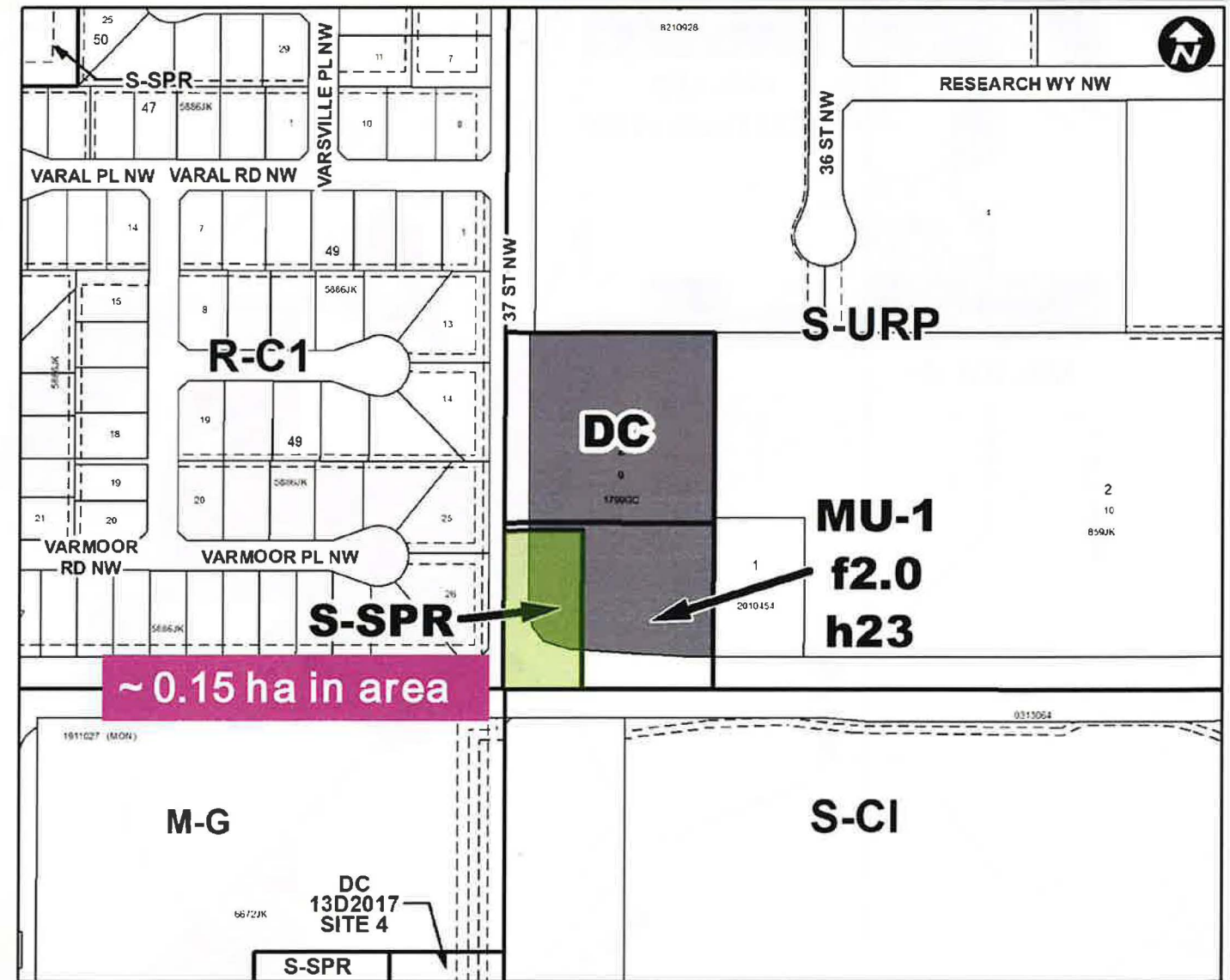
Special Purpose – University Research Park (S-URP) District to Mixed Use – General (MU-1f2.0h23) District:

- Mixed use Building
- Focus on 32 Avenue frontage
- Building height of 23.0 metres (6 storeys)
- Floor Area Ratio (FAR) 2.0.



**Special Purpose – University
Research Park (S-URP) District
to
Special Purpose – School, Park and
Community Reserve (S-SPR)
District:**

- Schools, parks, open space and recreation facilities
- Future municipal reserve lands.



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

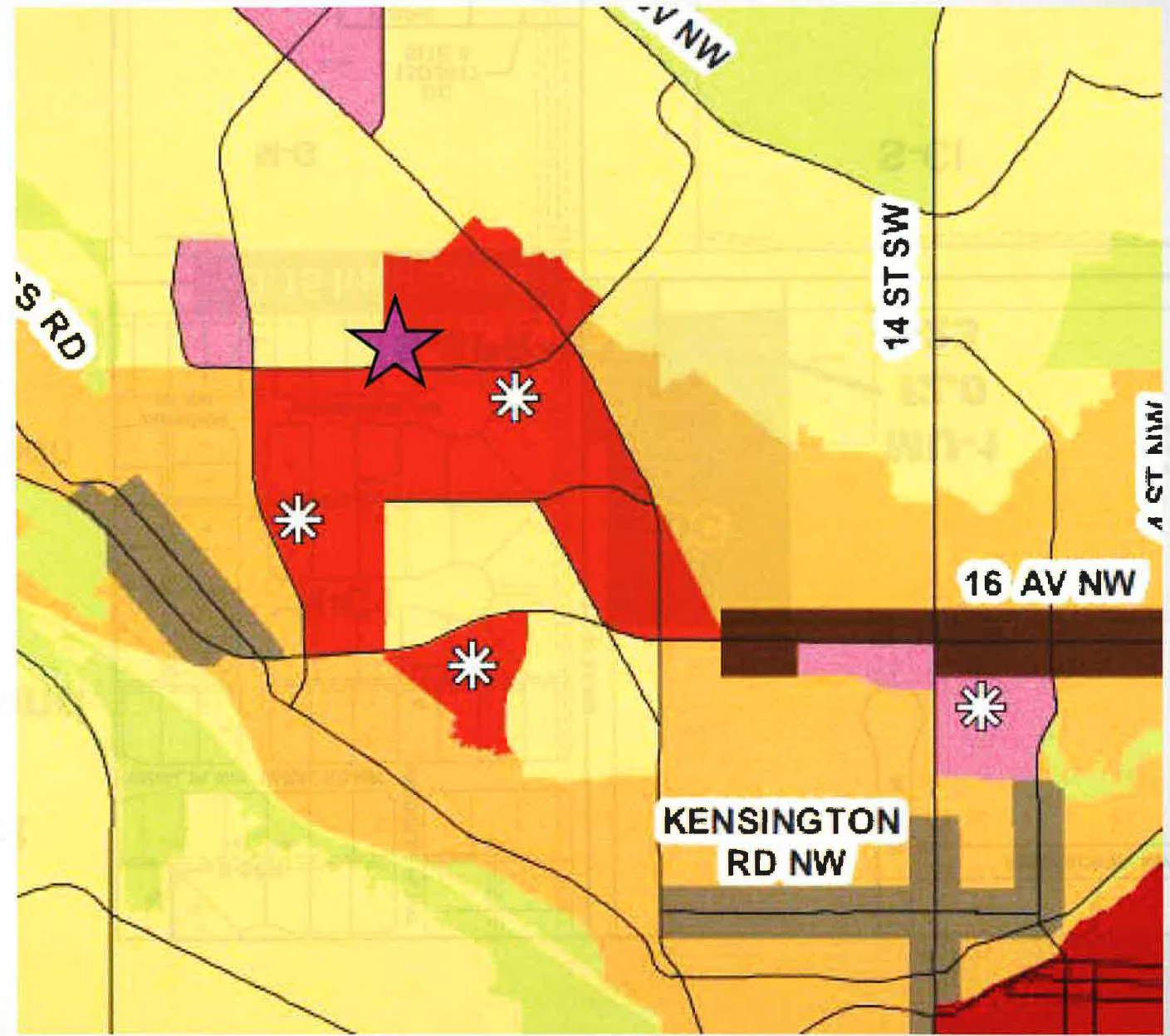
- Public Utility

- Major Institutions

- Transportation/Utility Corridor

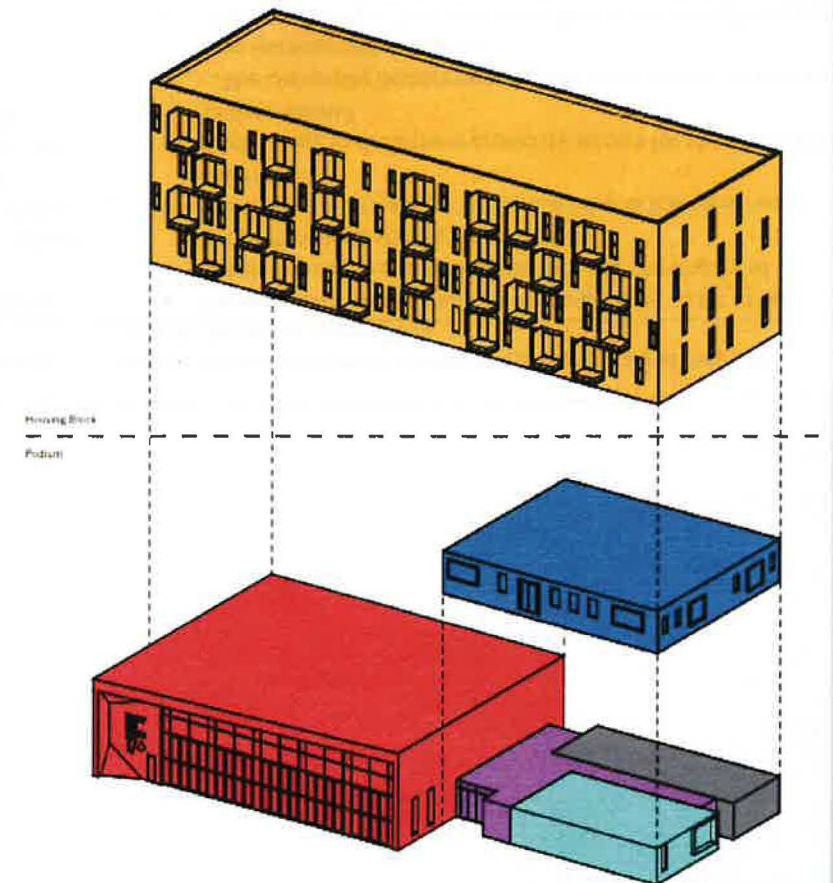
- City Limits

Subject Parcel





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





Summary of Online Survey



Gather



Contemplative



Play

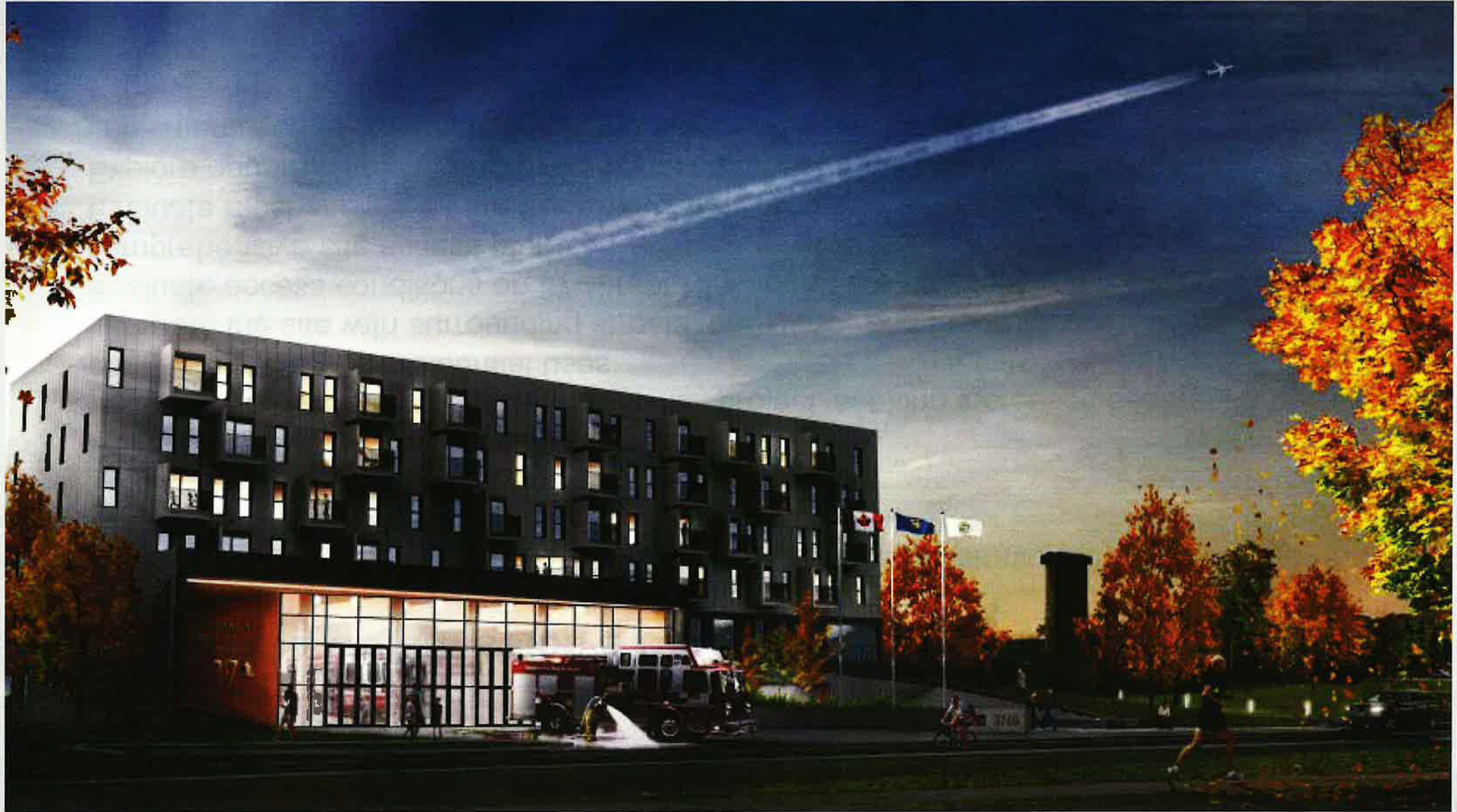
Site Comments and concerns	Sample verbatim comments (comments listed below are as they were received during the engagement)
There are five sub-themes: Fire Station access, noise/lights, property values, density and the cost of the project. The verbatim comments included in here reflect the general sub-themes.	<ul style="list-style-type: none"> • Concern with multi-family on housing prices - a lot of multi-family coming in market and density and the impact of property values and traffic on 37th St • Will there be a change to response time in the construction interm? • Technology to determine proximity to cars for the fire trucks to initiate sirens? • ...The University District development has pushed densification into unreasonable territory. • This site, first and foremost, must be a functioning fire station and any design must not impede the effectiveness of the fire hall. Having a community meeting space like Rocky Ridge and Tuscany stations would be useful so long as it does not interfere with the operations of the hall. With regard to the subsidized housing, could a developer be brought on to build a P3 development?
Services and / or Amenities comments	Sample verbatim comments
There are four main sub-themes surrounding the amenities: First and predominantly, some form of	<ul style="list-style-type: none"> • Will Vecova be moved to this site with the City not renewing the Lease • Concerns with university district (2000+) residents coming to area and not enough facilities/amenities for young families

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation 1.49 hectares \pm (3.69 acres \pm) located at 3740 - 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 130D2020**.

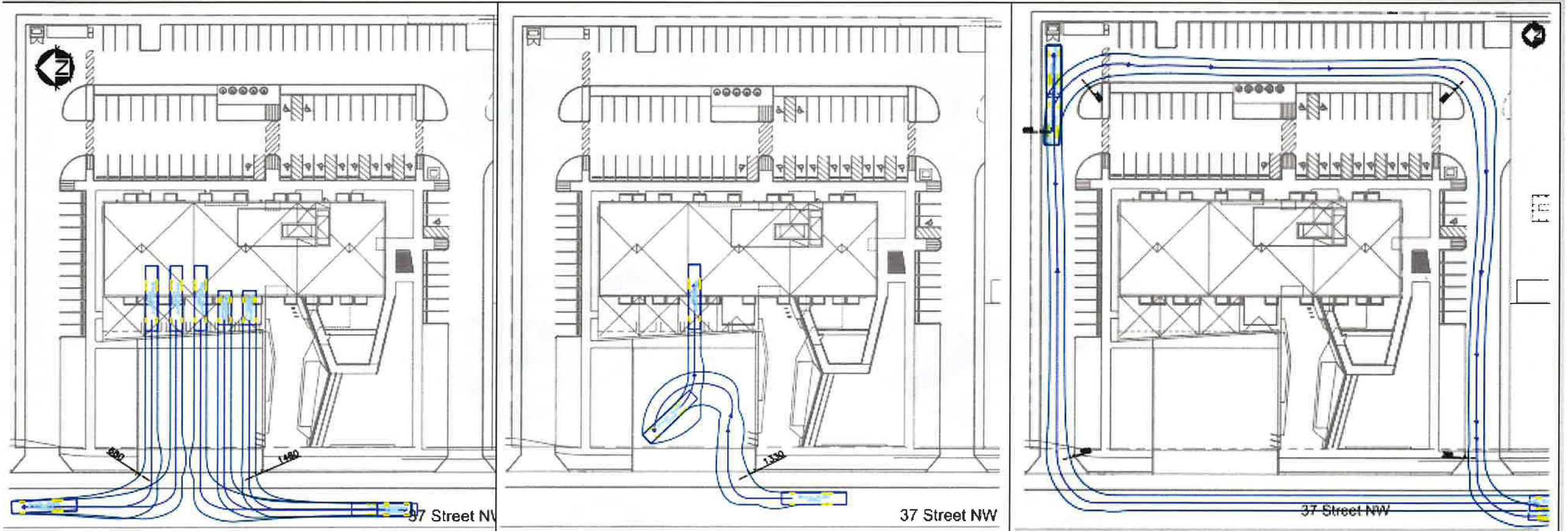
Supplementary Slides

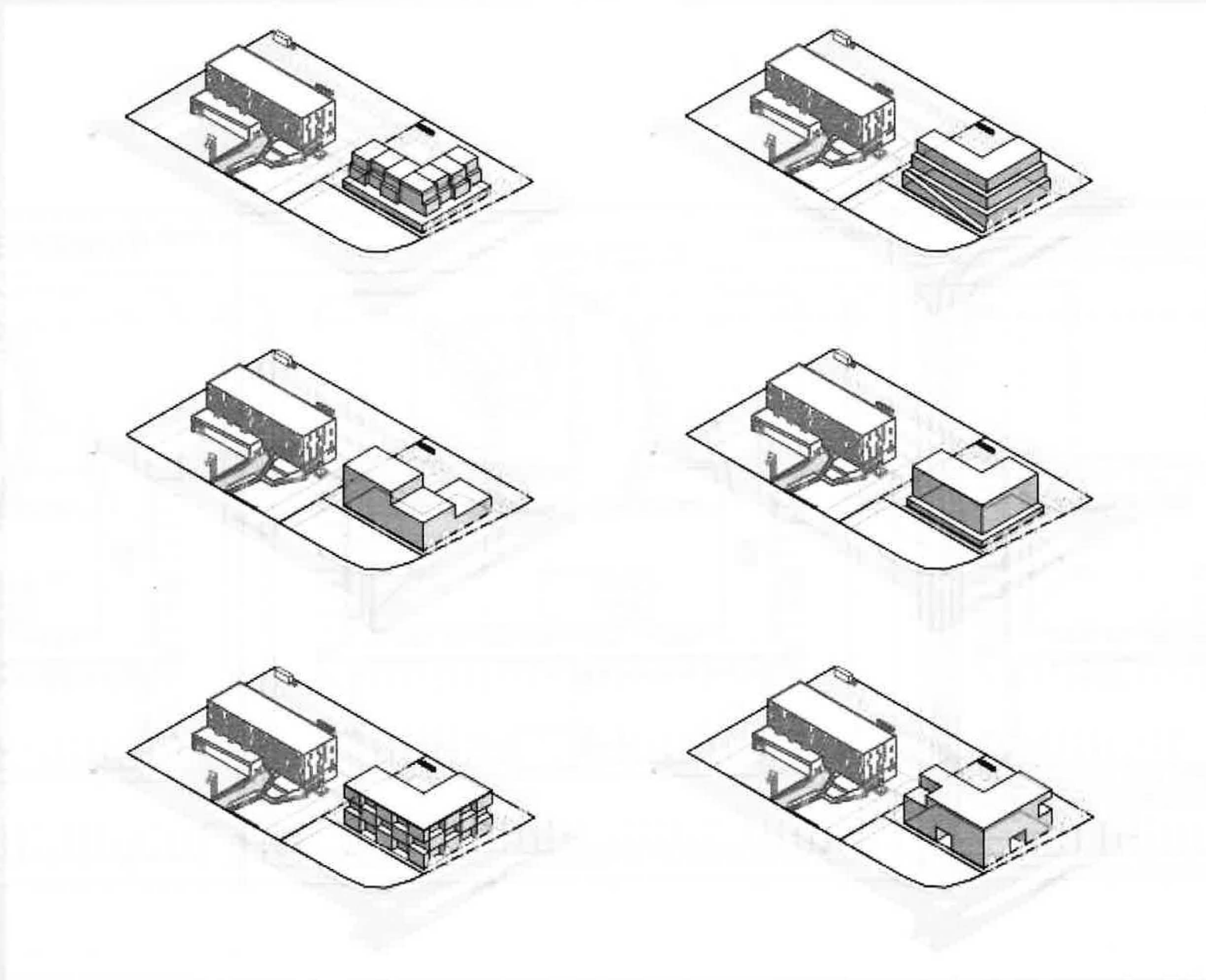


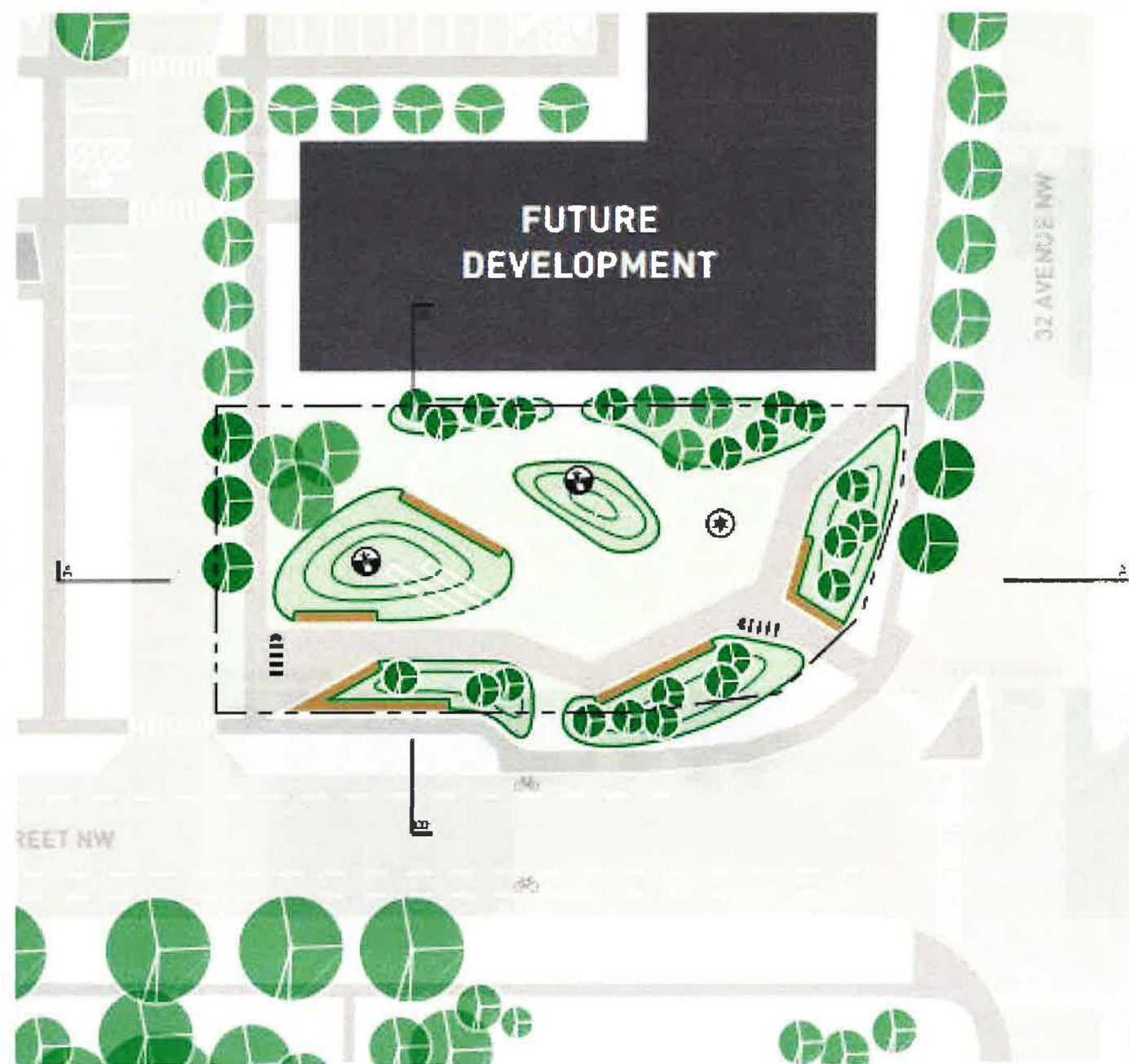
Calgary Planning Commission's DP Recommendation:

That the Calgary Planning Commission refer this item back to Administration to return no later than Q1 2021 in order to explore the following:

1. Resolve access/egress condition details
2. Explore entry sequence into the residential project, seeking increased separation between commercial/fire and residential uses
3. Integrate the site with surrounding streets, pathways, and fire truck operations
4. Evaluate access conditions on 37 Street NW and/or the adjacent south site, and provide a comprehensive site access plan
5. Evaluate mechanisms for fire truck exit safety; and
6. Explore opportunities for improved signal control at the 37 Street and 32 Avenue intersection, for implementation in conjunction with the proposed development.







SECTION A



SECTION B



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

	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















