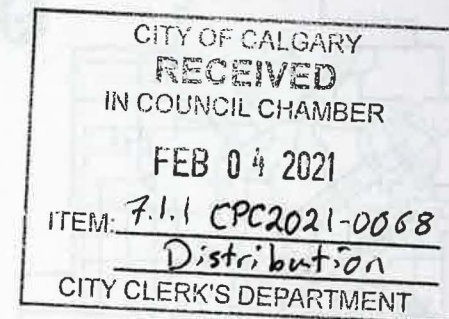


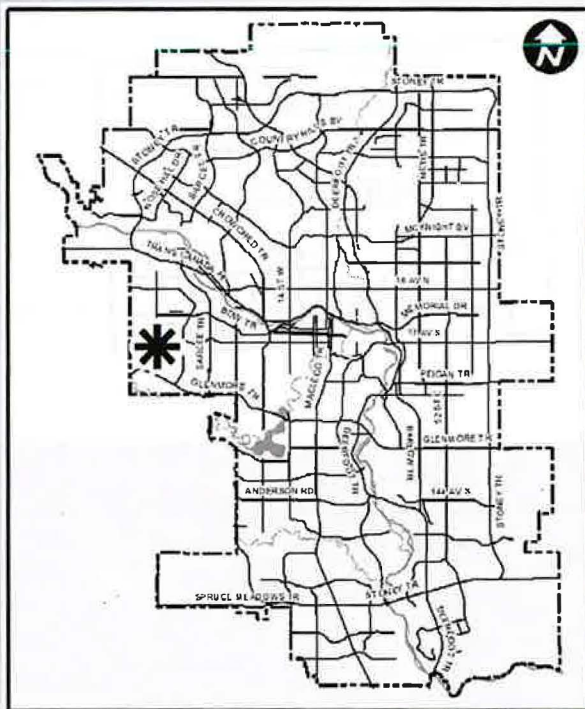


# Calgary Planning Commission

Agenda Item: 7.1.1



**DP2019-4791 / CPC2021-0068**  
**Development Proposal**  
**February 4, 2021**



Weber Academy

Aspen Landing

69 Street LRT Station

Calgary Academy

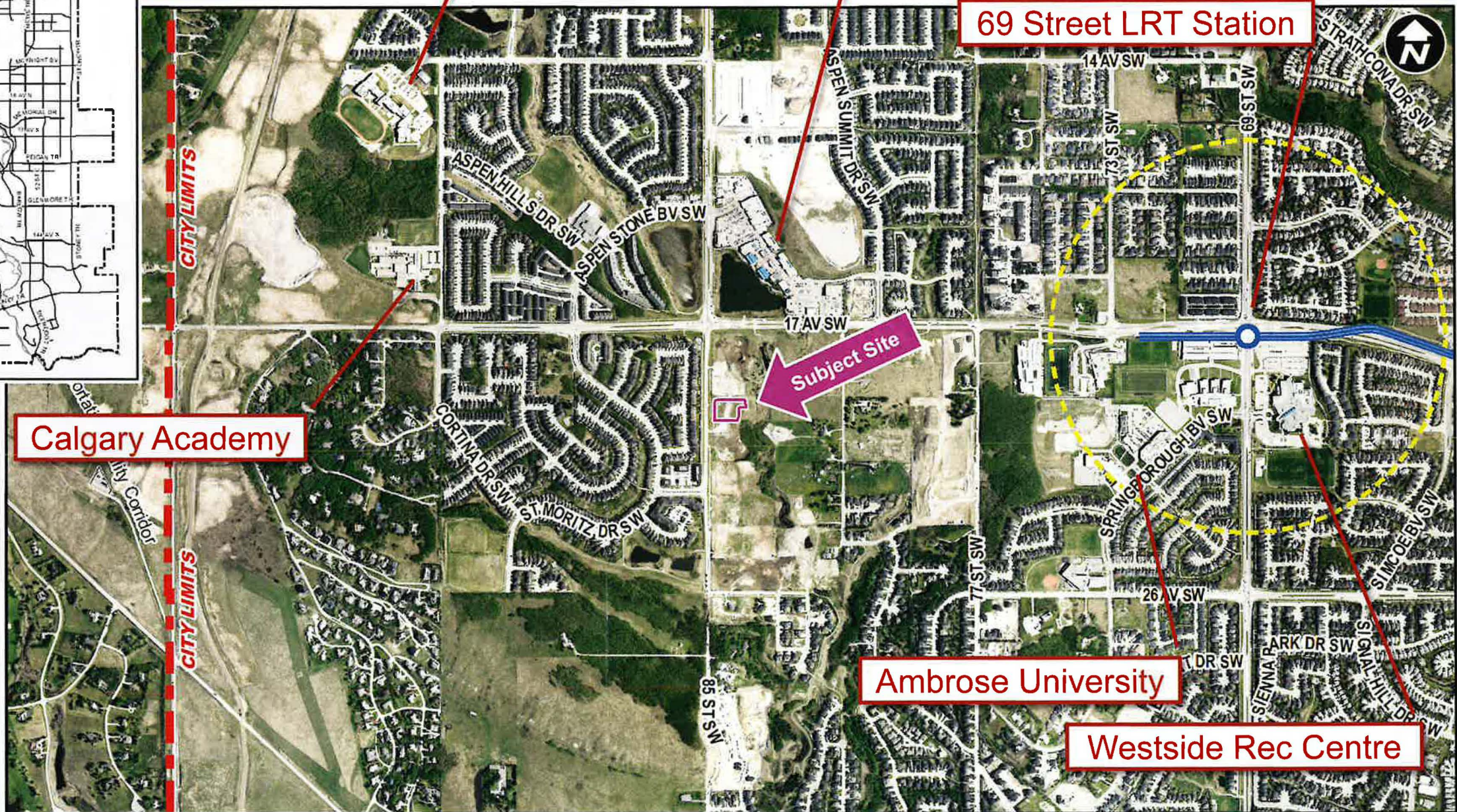
Subject Site

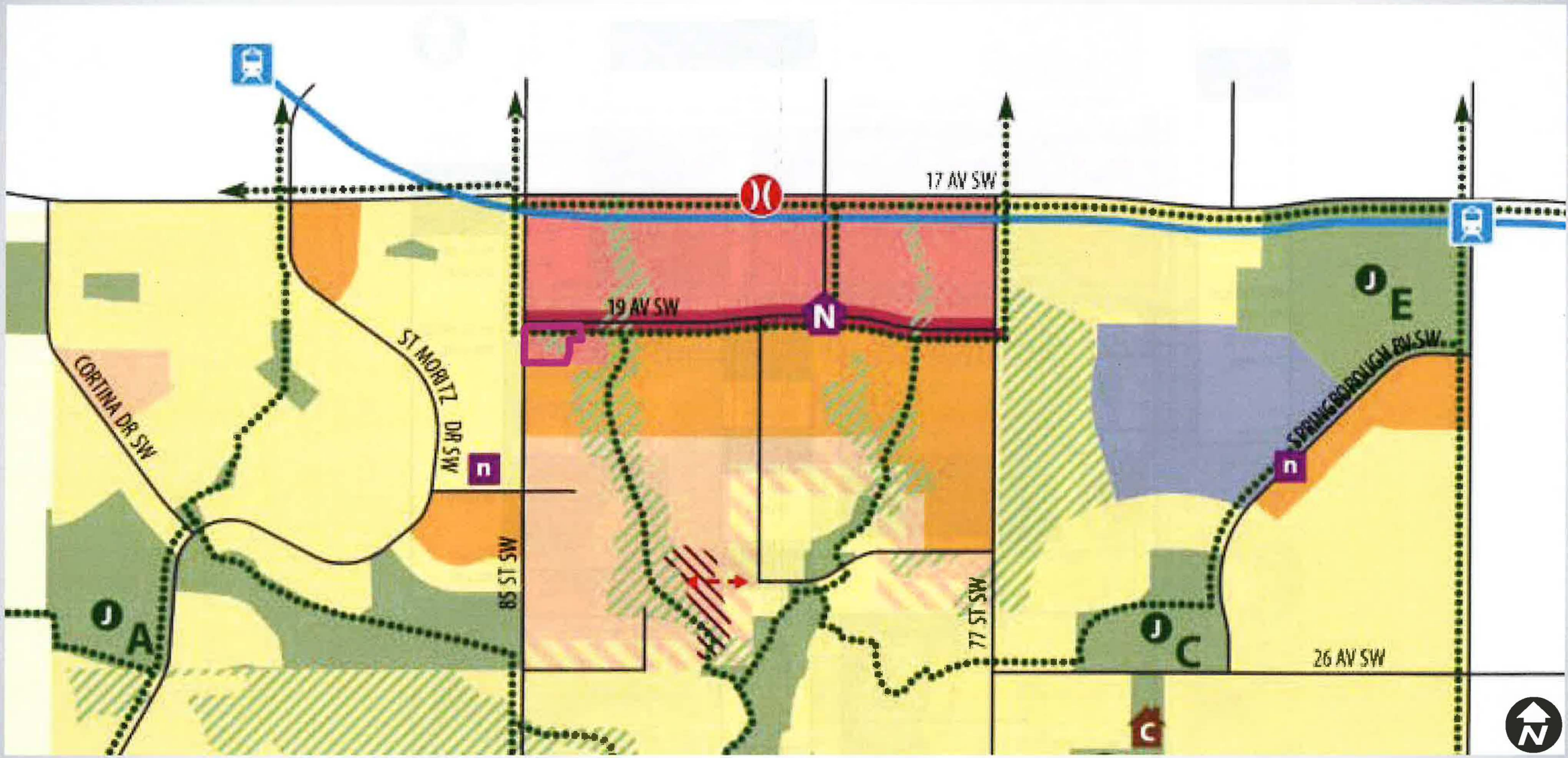
Ambrose University

Westside Rec Centre

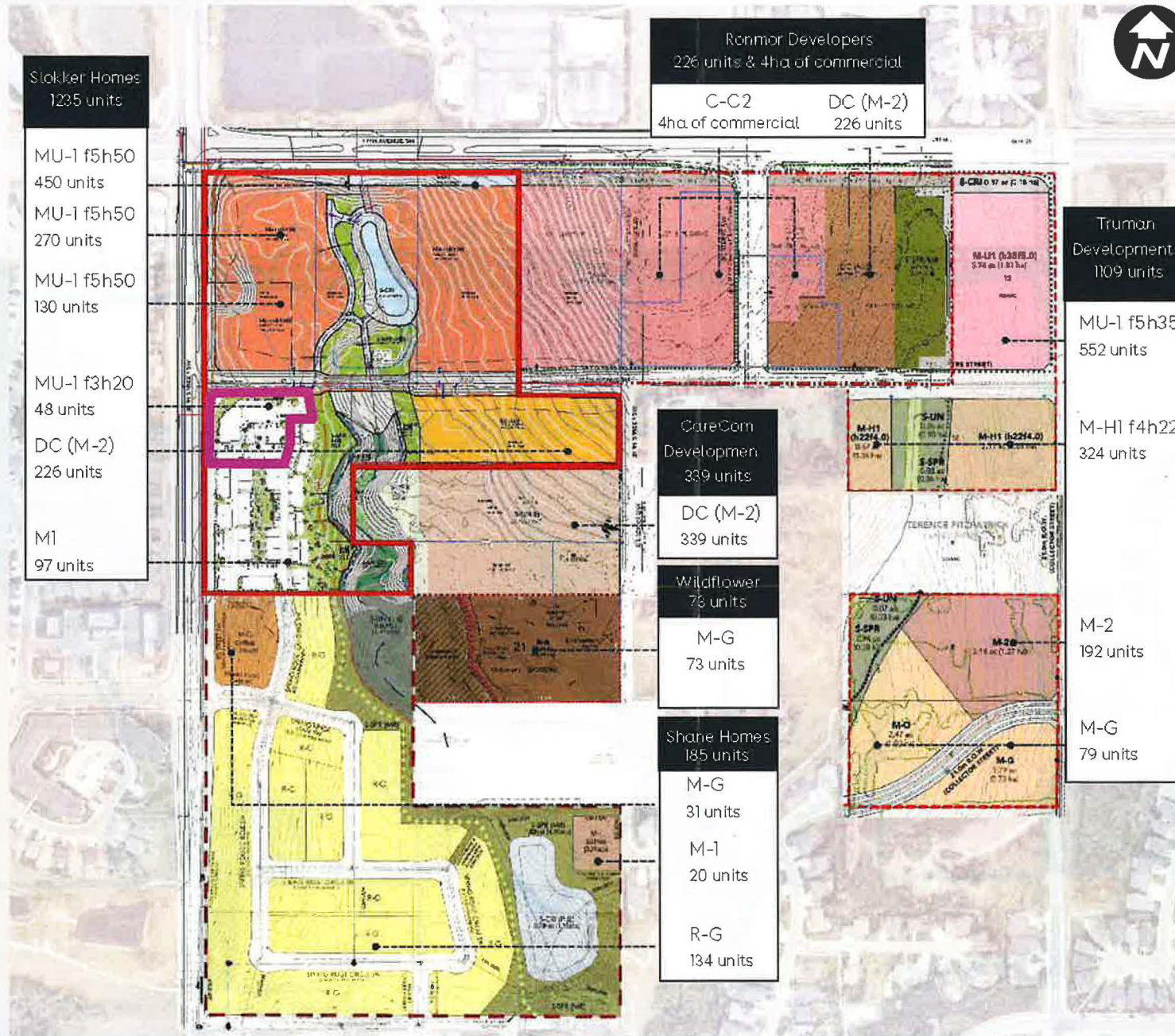
LEGEND

- 600m buffer from LRT station
- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow



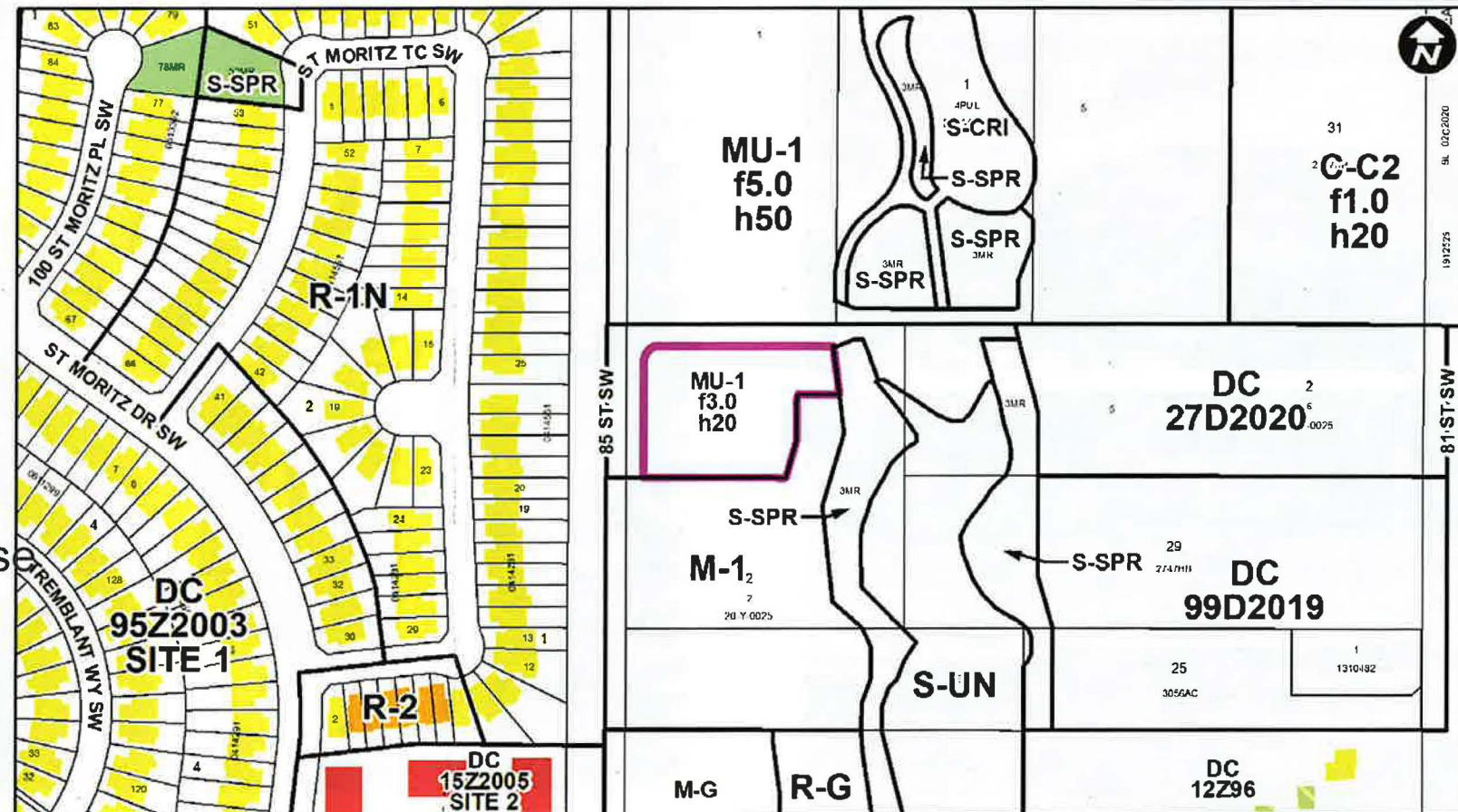


# Springbank Hill Overview of Active Applications



**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



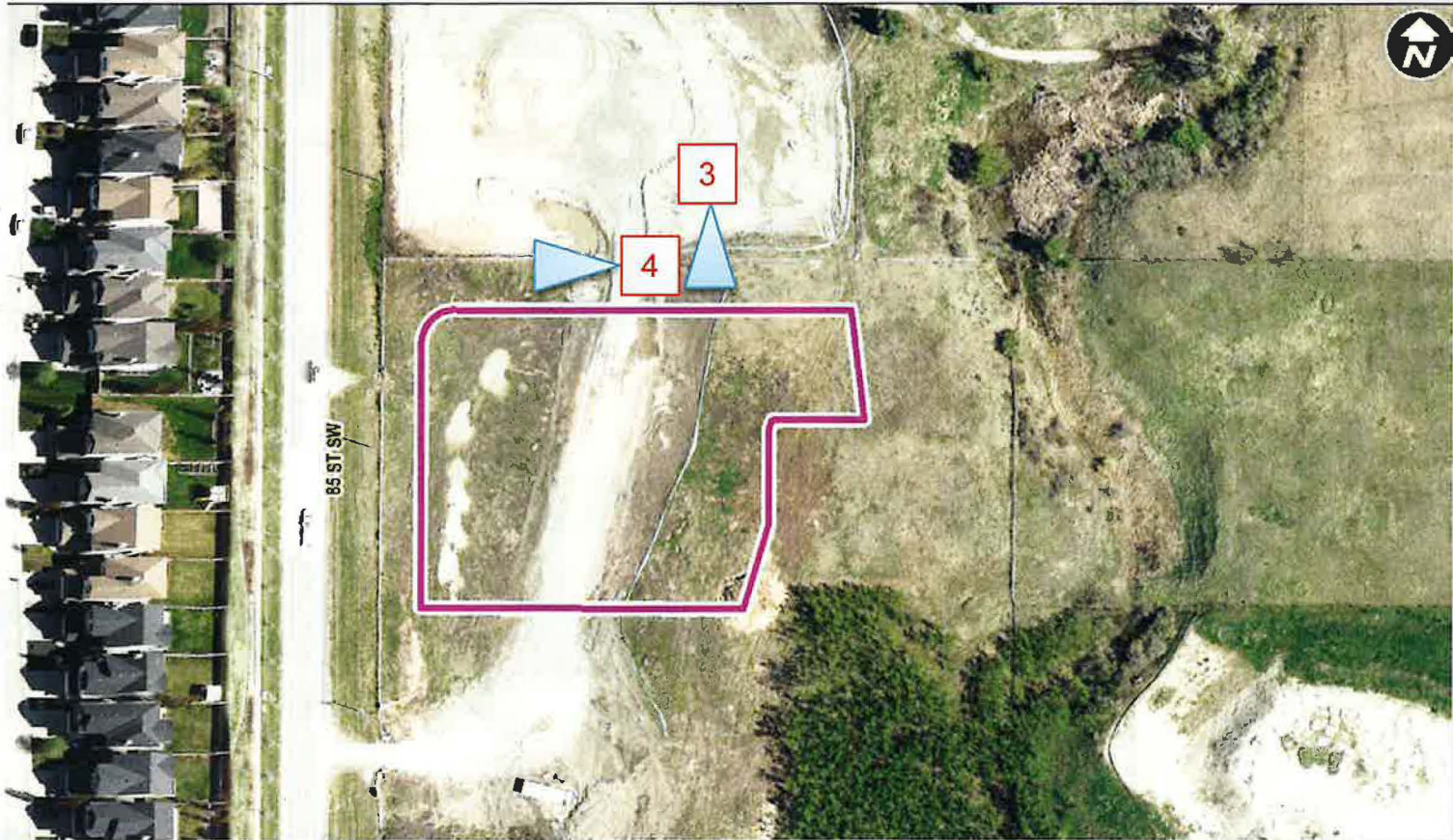
Proposed development: Mixed Use  
45 dwelling units



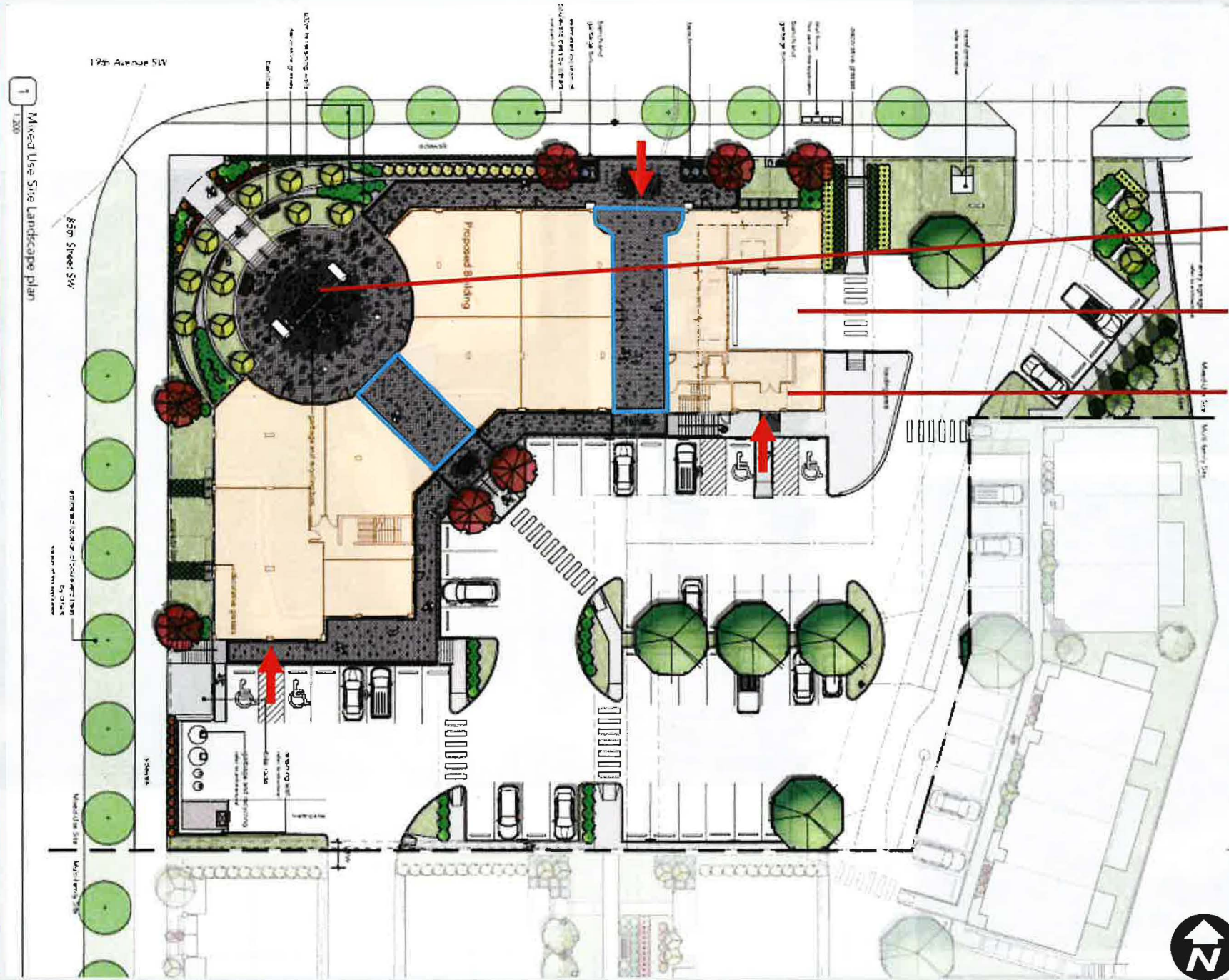
3



4



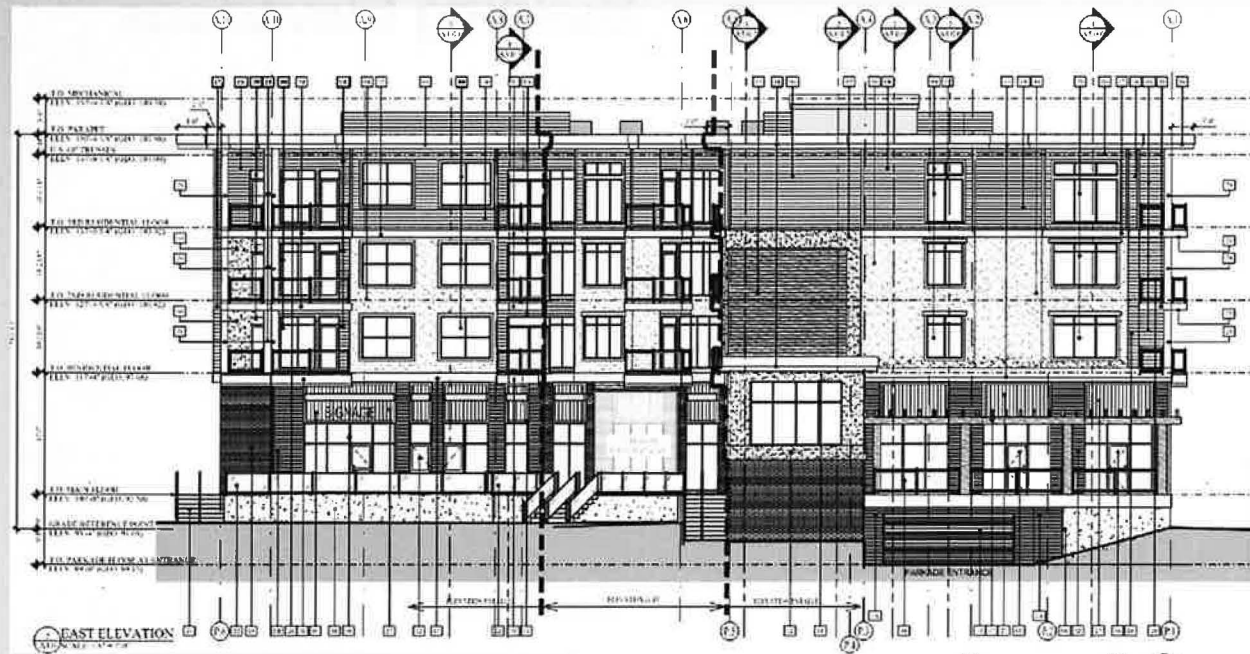
# Site Plan



- 45 Residential Units
- 856 Square Metres of Commercial and Retail Space
- 93 Underground and Surface Parking Stalls
- 52 Bicycle Parking (Class 1 or Class 2)

- Plaza
- Parkade Entrance
- Residential Lobby

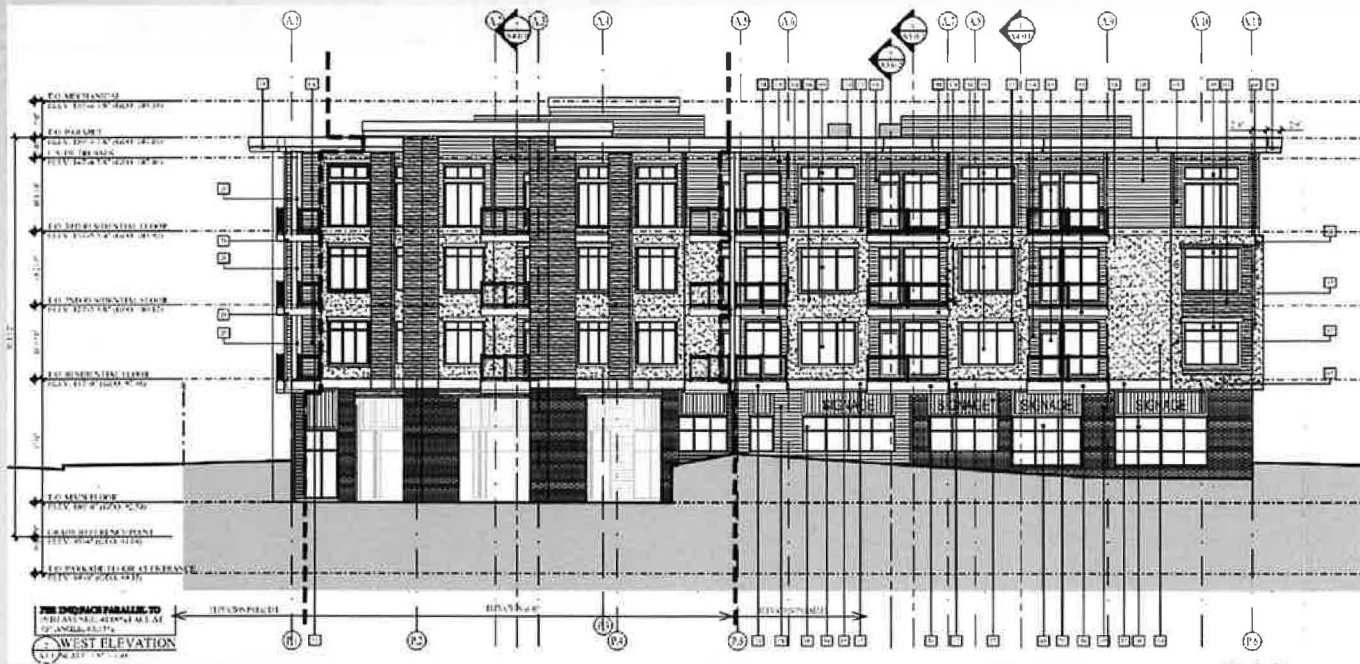




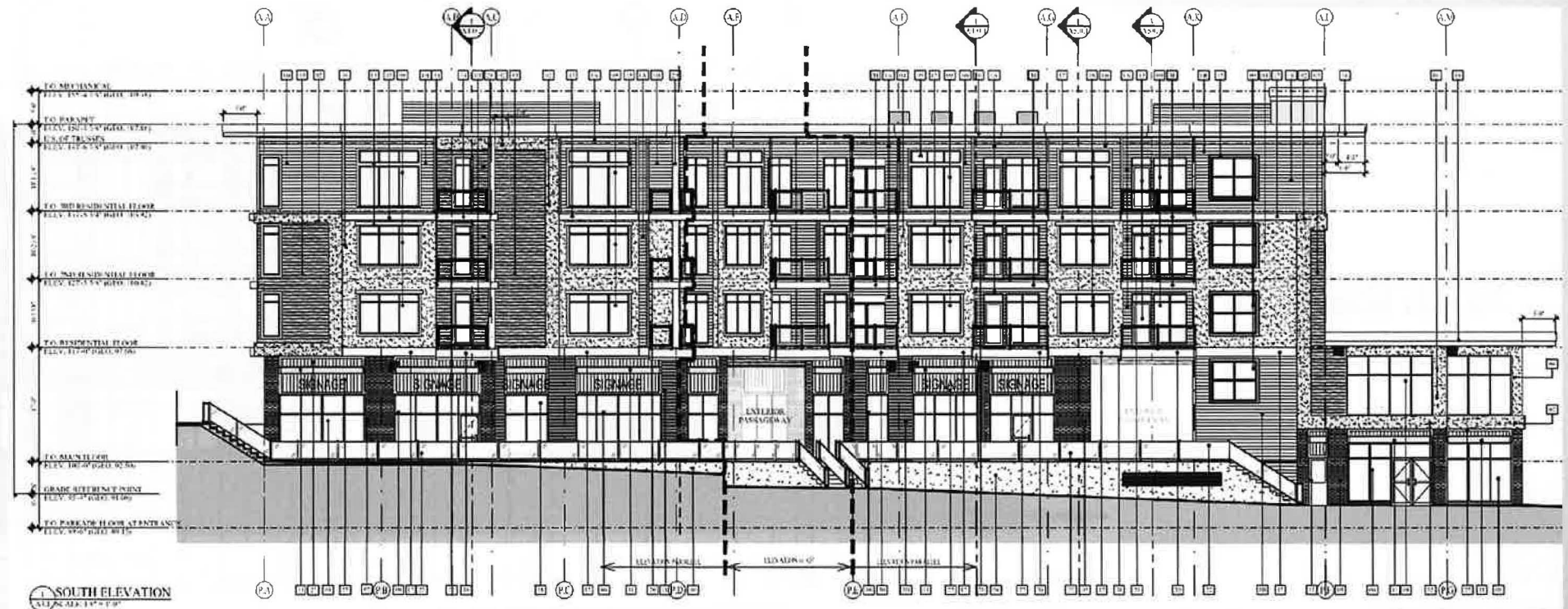
East Elevation



North Elevation

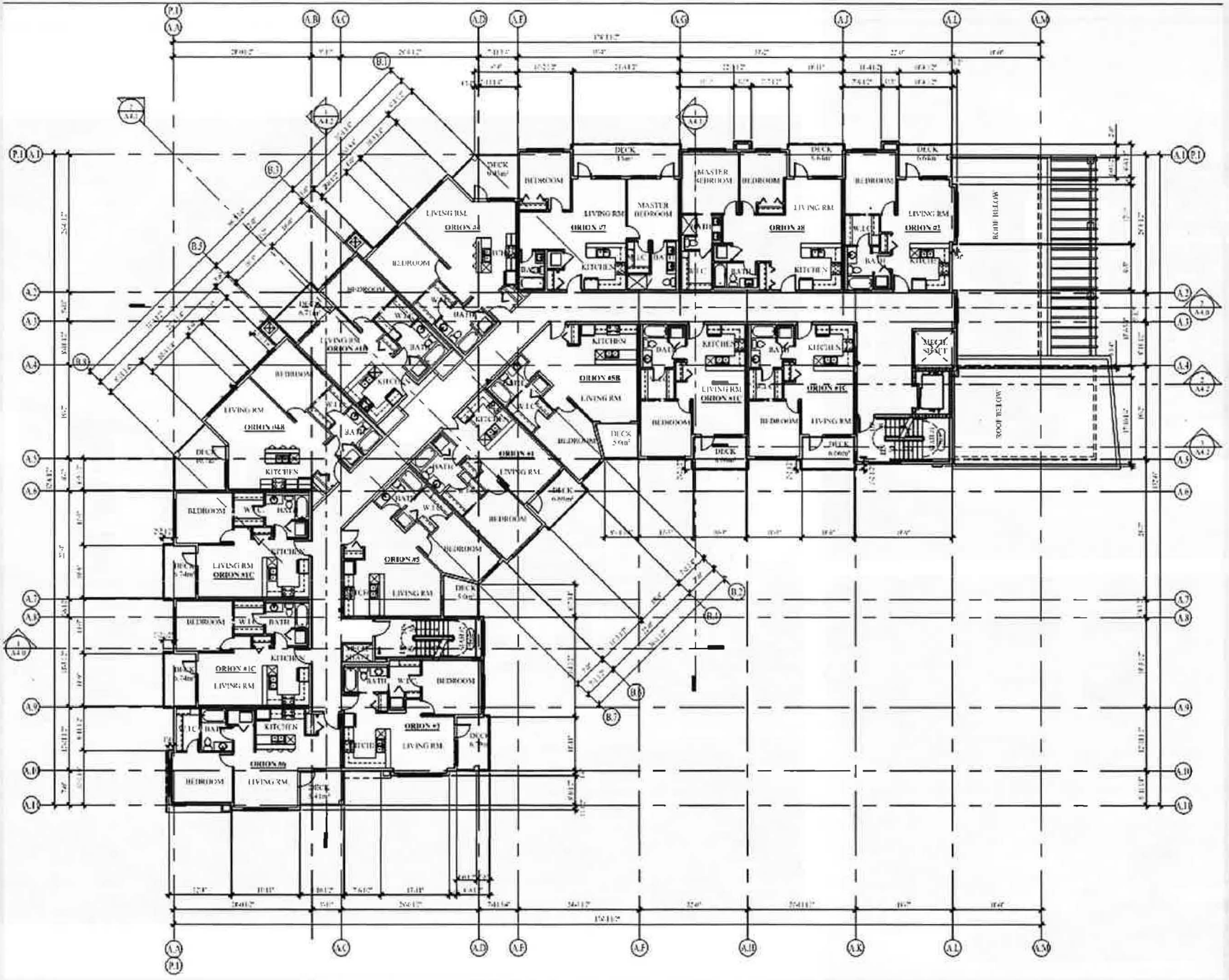


West Elevation



South Elevation





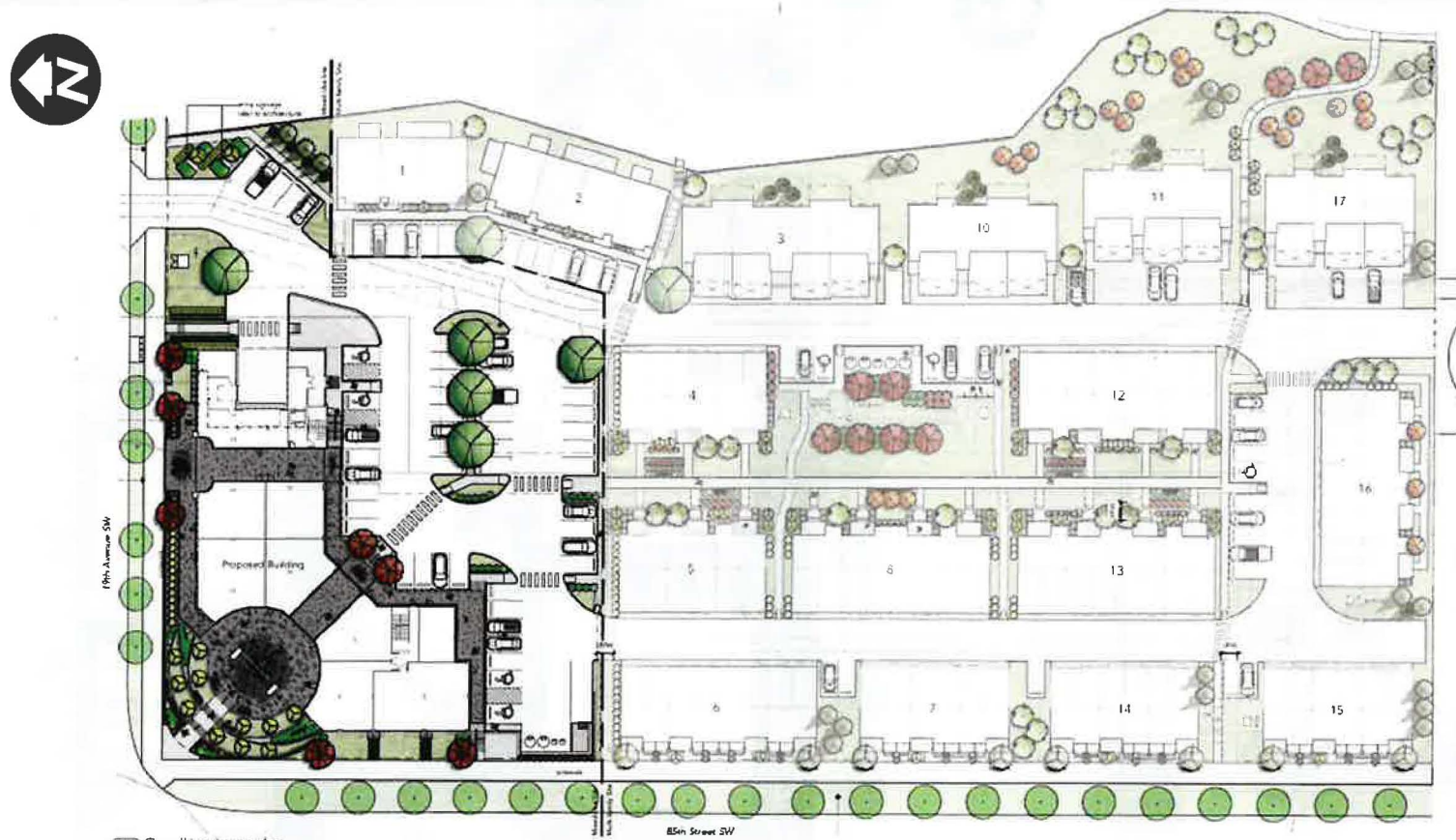
## RECOMMENDATION(S):

That Calgary Planning Commission **APPROVE** Development Permit DP2019-4791 for a New: Dwelling Units, Retail and Consumer Service, Restaurant: Licensed – Medium (1 building) at 2188 – 85 Street SW (Plan 2747HB, Block 28), with conditions (Attachment 2).

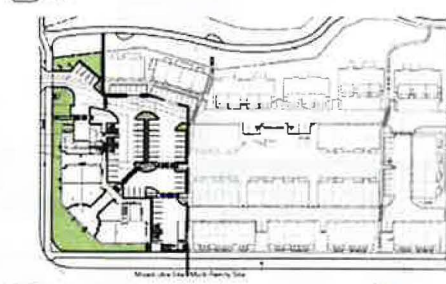
RECOMMENDATION(S)

The Calgary Planning Commission is recommending that the City Council approve the proposed development of a new dwelling unit (medium density residential) at 2188 - 85 Street SW (Attachment 2).

# Supplementary Slides



1 Overall Landscape plan



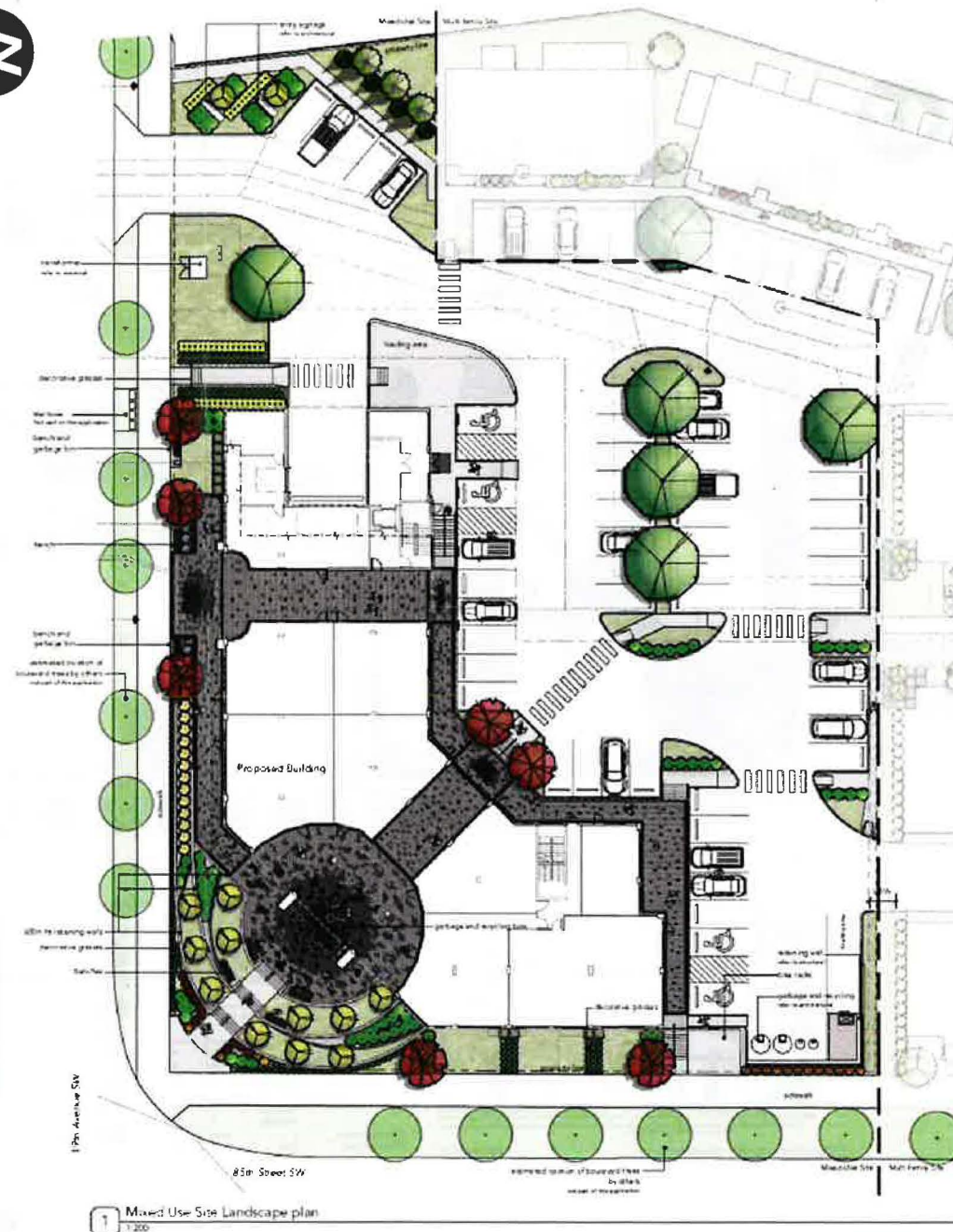
2 Landscape area calculations

Site Information and Use Site

Address	14th Avenue SW and 85th Street SW Calgary AB
City of Calgary zoning	MU-1 Municipal Office
Landscape Statistics	
Site Area	1,088 sq m
Landscape area required (per code)	200 sq m
Landscape area provided	1,088 sq m 22 M.S. of site
Tree requirements	
3 trees per 100 sq m	
Dissected Tree	24.1 30
75mm Cal	9.2 12
50mm Cal	9.2 12
Conventional Tree	
30 height	4.1 1
30 height	4.1 1
30 height	4.1 1
Study Requirements	
2 Shrubs per 100 sq m	
Total	89.1 148
Site Value	30
Contribution	110



Plant (or More) Use Site	Number	Year
10 Aspen Corner	8 trees	5 years
150 Populus x Fastigiate Tree	1 tree	10 years
12 Prunella x Spinescens	1 tree	10 years
7 Quercus x macrocarpa	1 tree	10 years
11 Juniperus	1 tree	10 years
111 Quercus x macrocarpa	1 tree	10 years
115 Quercus x macrocarpa	1 tree	10 years
116 Quercus x macrocarpa	1 tree	10 years
117 Quercus x macrocarpa	1 tree	10 years
118 Quercus x macrocarpa	1 tree	10 years
119 Quercus x macrocarpa	1 tree	10 years
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148 Quercus x macrocarpa	1 tree	10 years
149 Quercus x macrocarpa	1 tree	10 years
150 Quercus x macrocarpa	1 tree	10 years











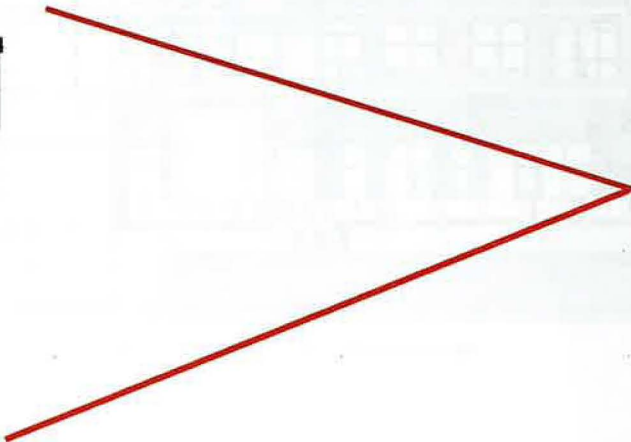
**A** 19TH AVENUE SW - LIVABLE STREET - PROPOSED GRADES AT BUILDING FACE  
ALL STOREFRONTS ARE VISIBLE AND ACCESSIBLE



**B** 19TH AVENUE SW - LIVABLE STREET - PROPOSED GRADES ALONG PUBLIC WALKWAY  
ALL STOREFRONTS ARE VISIBLE: PEDSTRIANS CAN LOOK INTO THEM

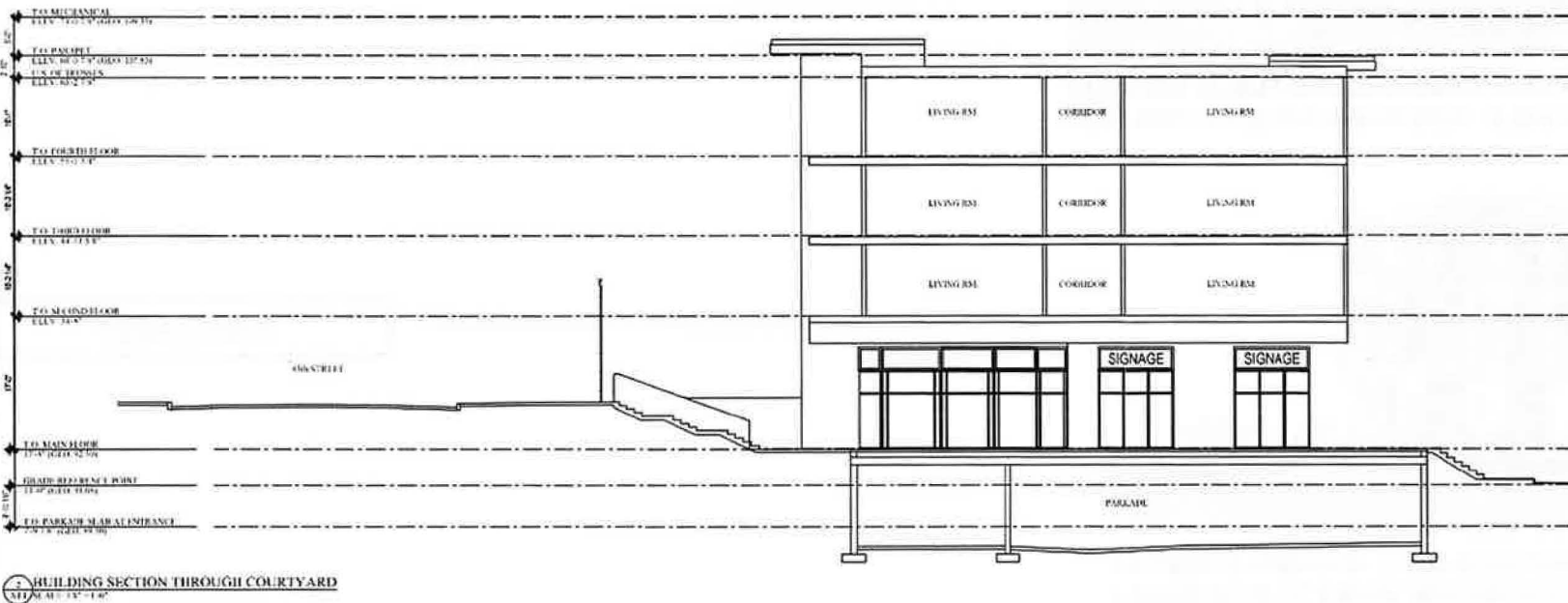


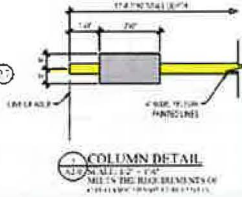
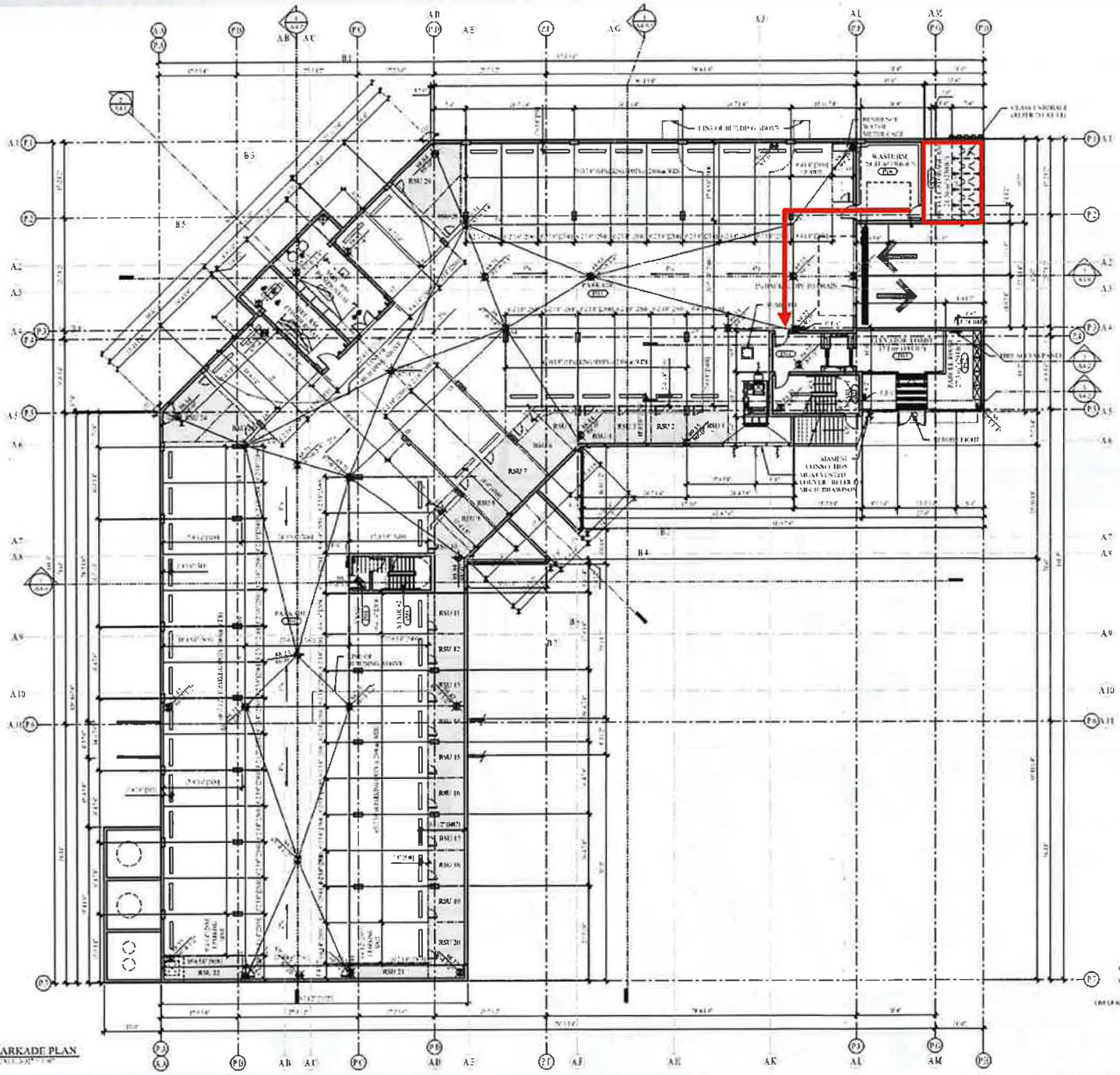
**C** 19TH AVENUE SW - GRADES ALONG WALKWAY WITH MAIN FLOOR LEVEL WITH 85TH STREET SW  
LESS THAN HALF OF THE STOREFRONTS ARE VISIBLE TO PEDESTRIANS

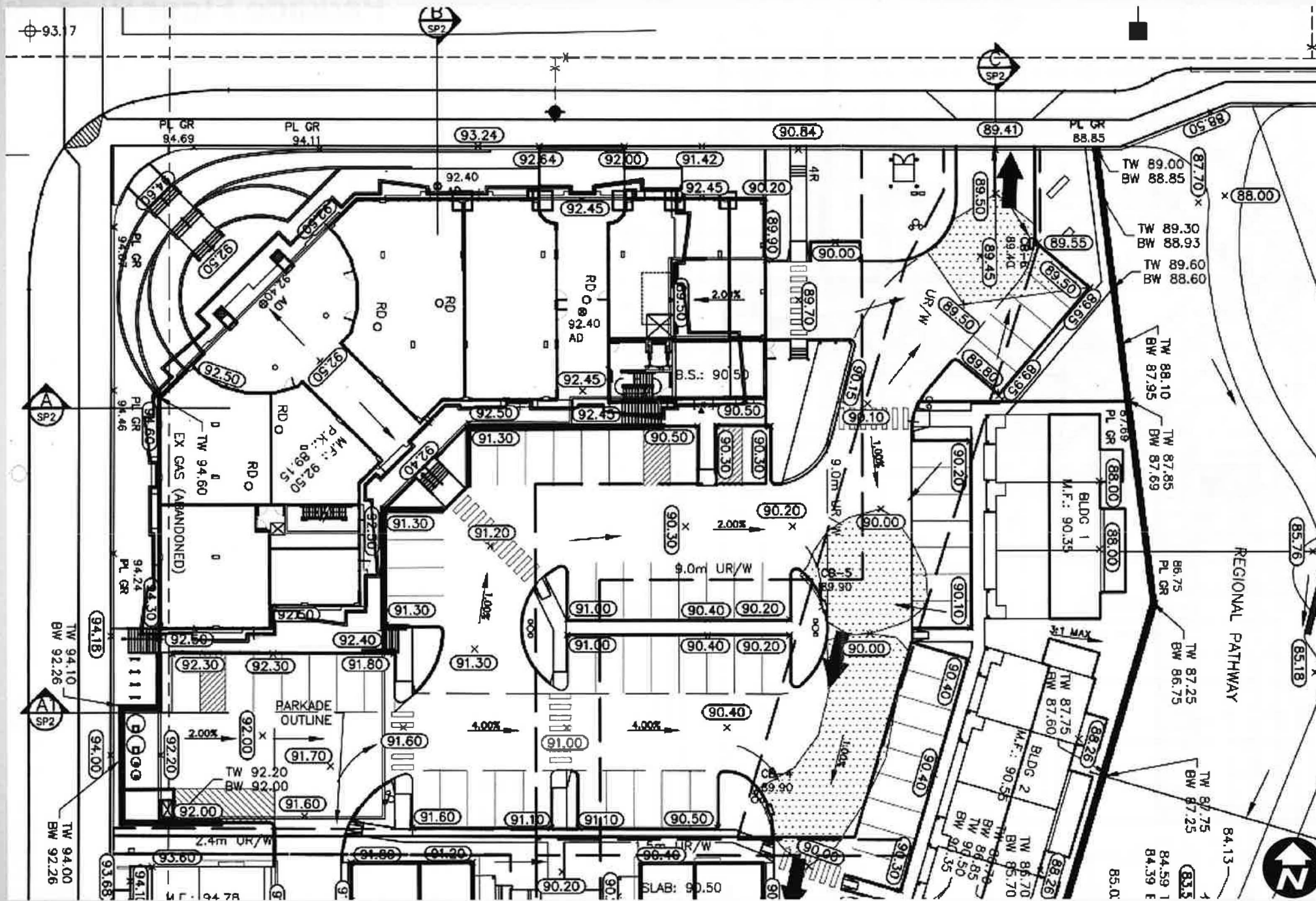


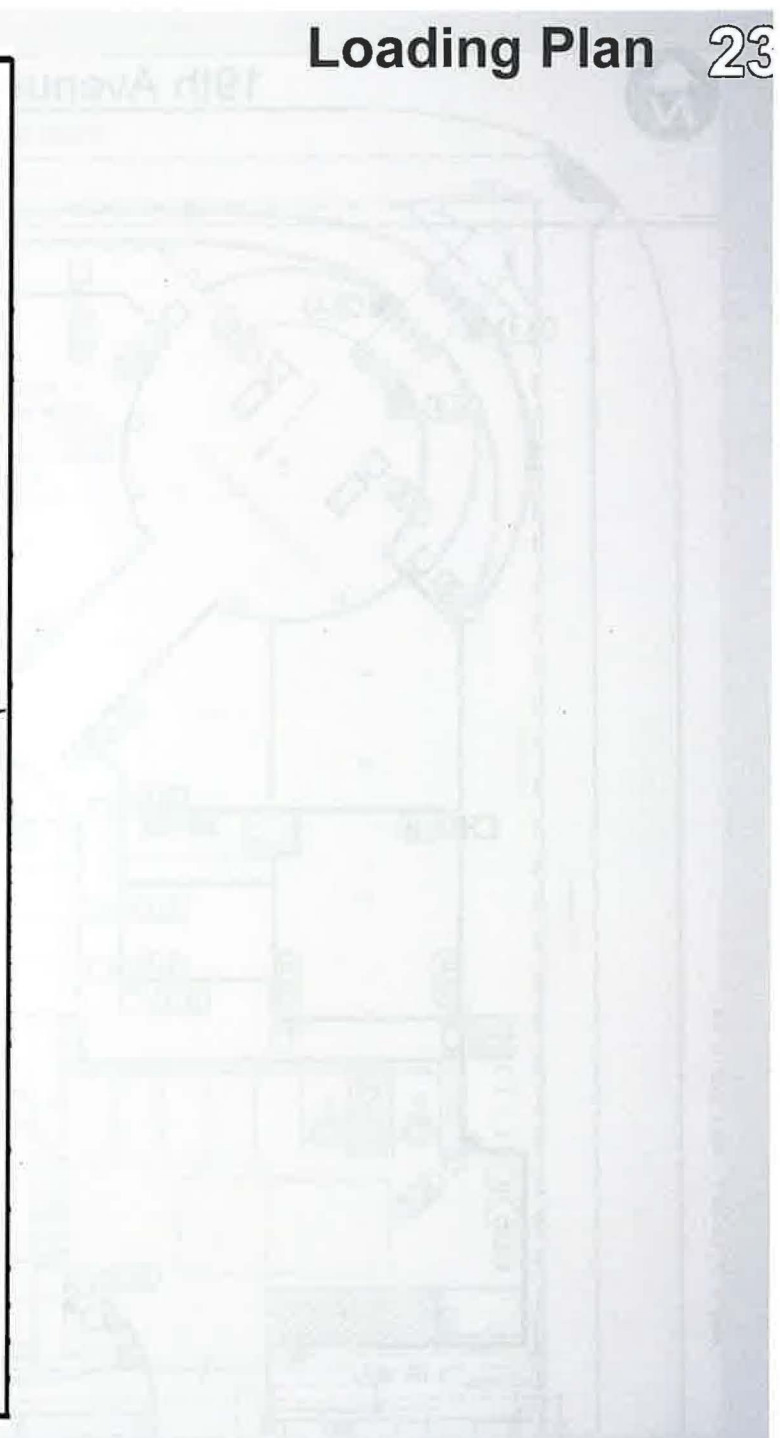
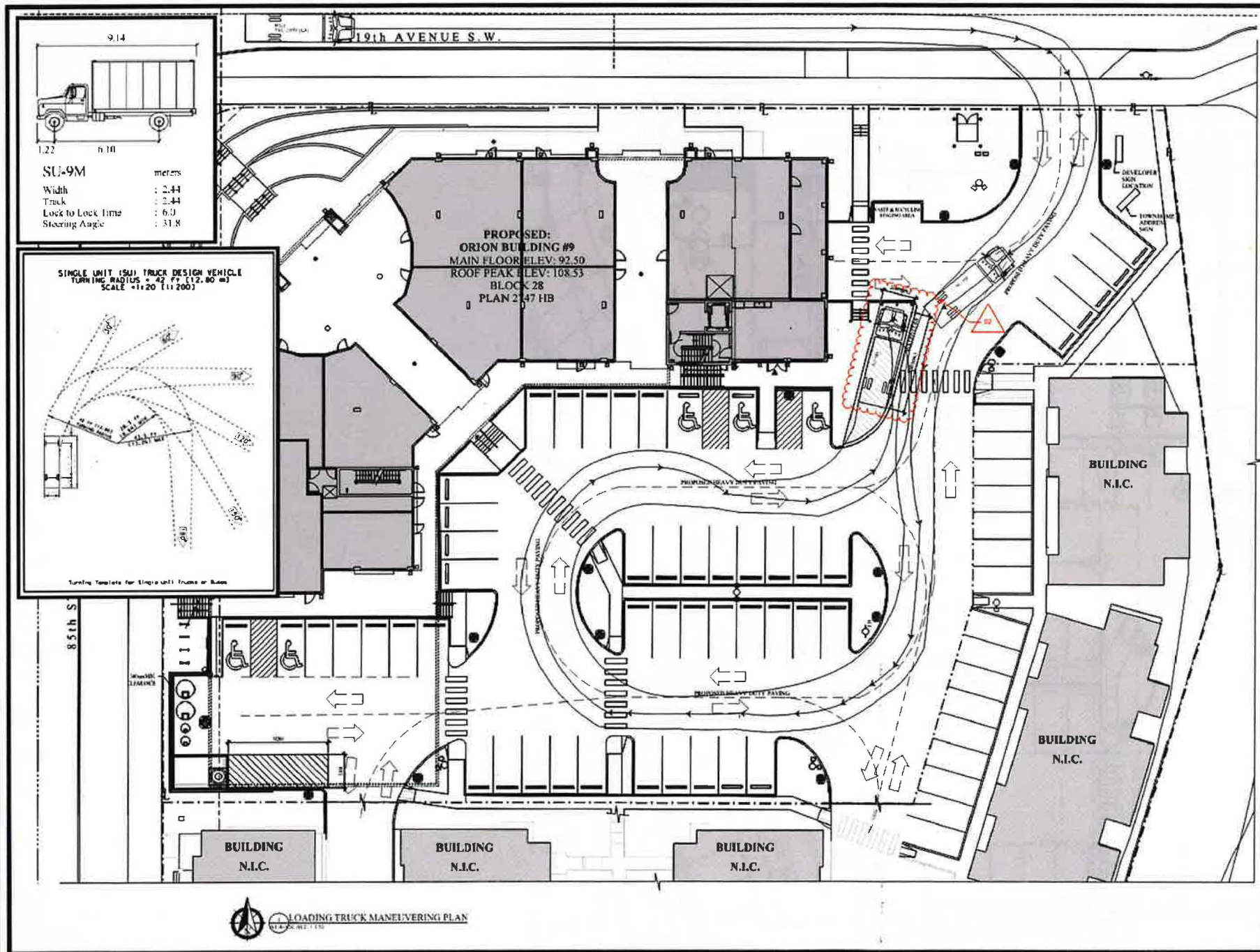
Proposed

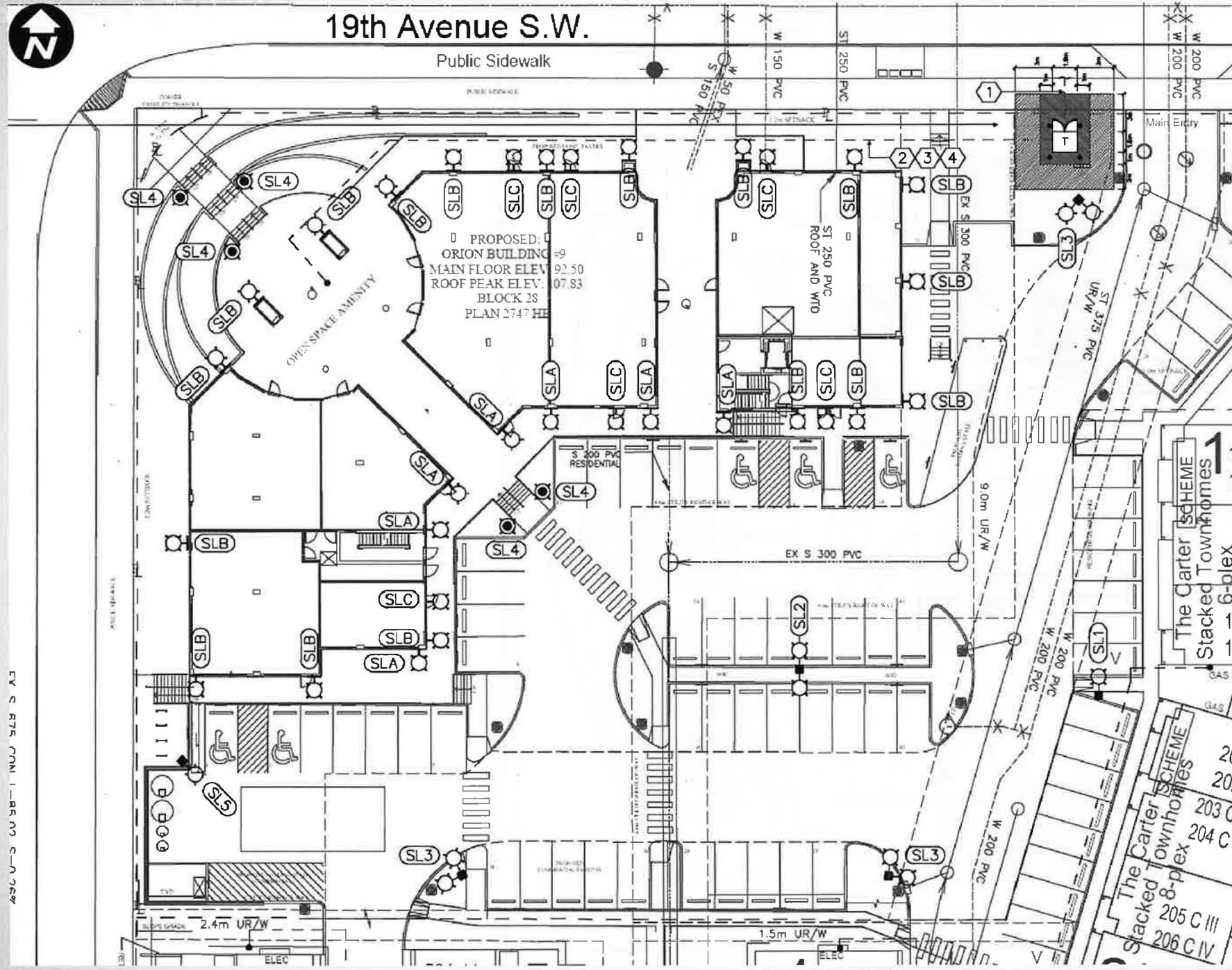
Alternative









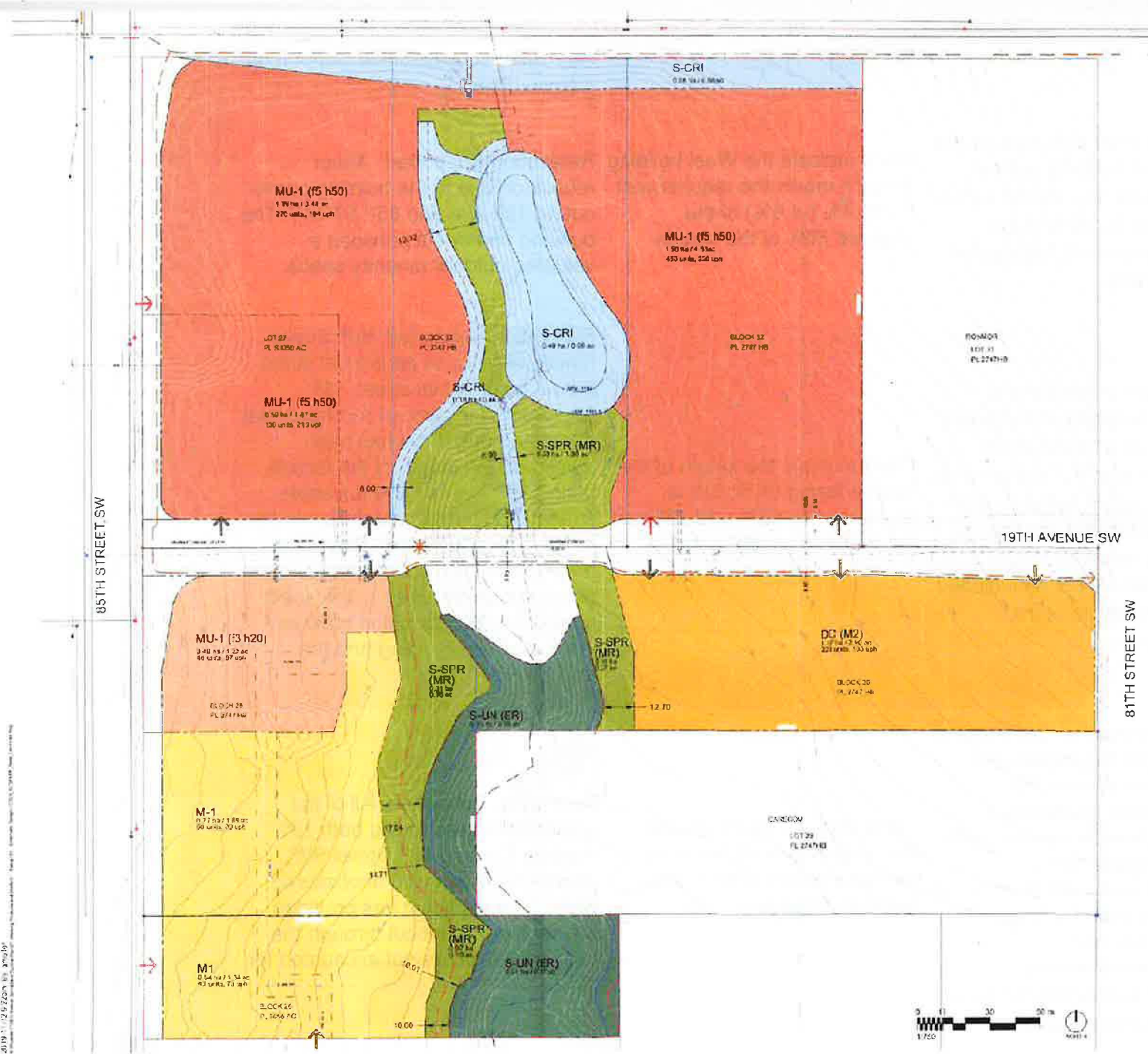


CY S 676 CON 1 - AS 03 C-N 269



Bylaw Relaxations			
Regulation	Standard	Provided	Administration Rationale Supporting a Relaxation
<b>1374 Setback Areas</b>	(3) For the storey closest to grade, the maximum building setback from a property line shared with a street is 4.5m for 60% of the length of the building façade that faces the street.	Plans indicate the West building setback meets the requirement for 55.4% (-4.6%) of the required 60% of the façade.	Relaxation Supported: Minor relaxation due to the building corner cut on 19 <sup>th</sup> Ave and 85 <sup>th</sup> ST SW. The building corner cut provides a valuable outdoor amenity space.
<b>1340 Rules for Facades Facing a Street</b>	(1) The length of the building façade that faces the commercial street must be a minimum of 80.0% of the length of the property line it faces. (2) In calculating the length of the building façade, the depth of any required rear or side setback areas will not be included as part of the length of the property line.	Plans indicate the length of the façade facing 85 St SW is 57.05m or 61.55% (-18.45%) of the required length of the PL.	Relaxation Supported: 85 <sup>th</sup> Street functions more as an arterial street than a commercial street. 19 <sup>th</sup> Avenue SW is more of a commercial street and emphasis has been placed on the length of the façade facing 19 <sup>th</sup> Avenue SW (Liveable street). Additionally, the break in the building façade on 85 <sup>th</sup> Street SW between the subject building and the proposed townhouses to the south help soften the transition between the mixed-use building and the townhouses.
<b>1342 Rules for Commercial Uses Facing a Street</b>	(1) Unless otherwise referenced in subsection (2), the façade of a building located on the floor closest to grade and facing a street must provide windows with unobscured glass that: (a) occupy a minimum of 65.0% of the façade between a height of 0.6m and 2.4m; and (b) where the entire area described in subsection (a) allows views of the indoor space.	Plans indicate the North and West elevations do not meet the requirement of 65% glass between 0.6m and 2.4m.	Relaxation Supported: All of the commercial uses facing both 19 <sup>th</sup> Avenue SW and 85 <sup>th</sup> Street SW provide windows with unobscured glass. The applicant has provided passageways that cut through the building which are not accounted for.

# Slokker Outline Plan



1. The City of Calgary is pleased to announce the release of the Slokker Outline Plan. The plan is a key component of the City's long-term vision for the Slokker area and will guide future development in the area.

2. The plan is a key component of the City's long-term vision for the Slokker area and will guide future development in the area.

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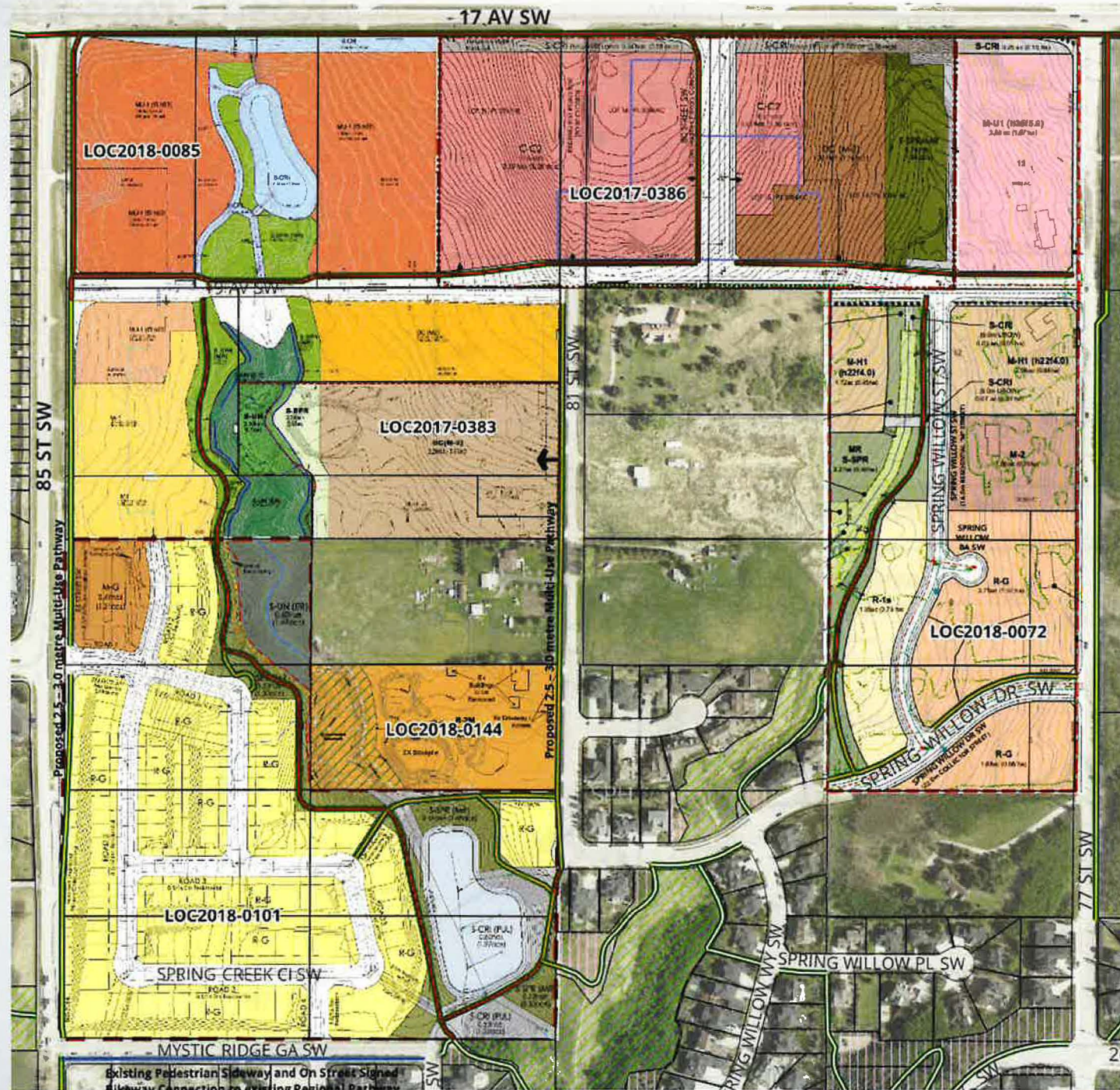
7. The plan is a key component of the City's long-term vision for the Slokker area and will guide future development in the area.

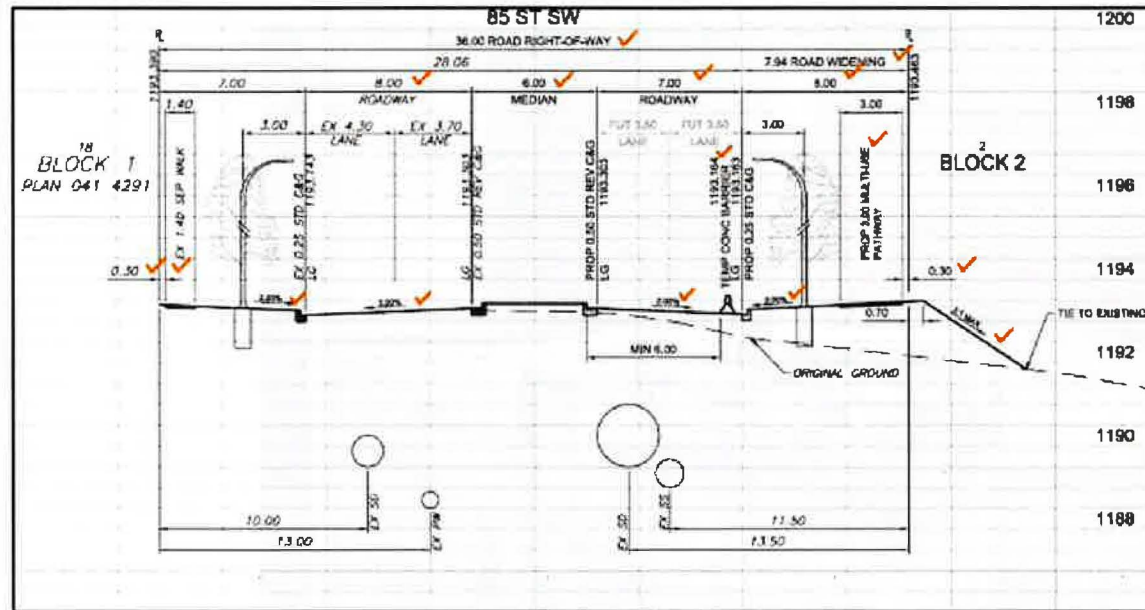
8. The plan is a key component of the City's long-term vision for the Slokker area and will guide future development in the area.

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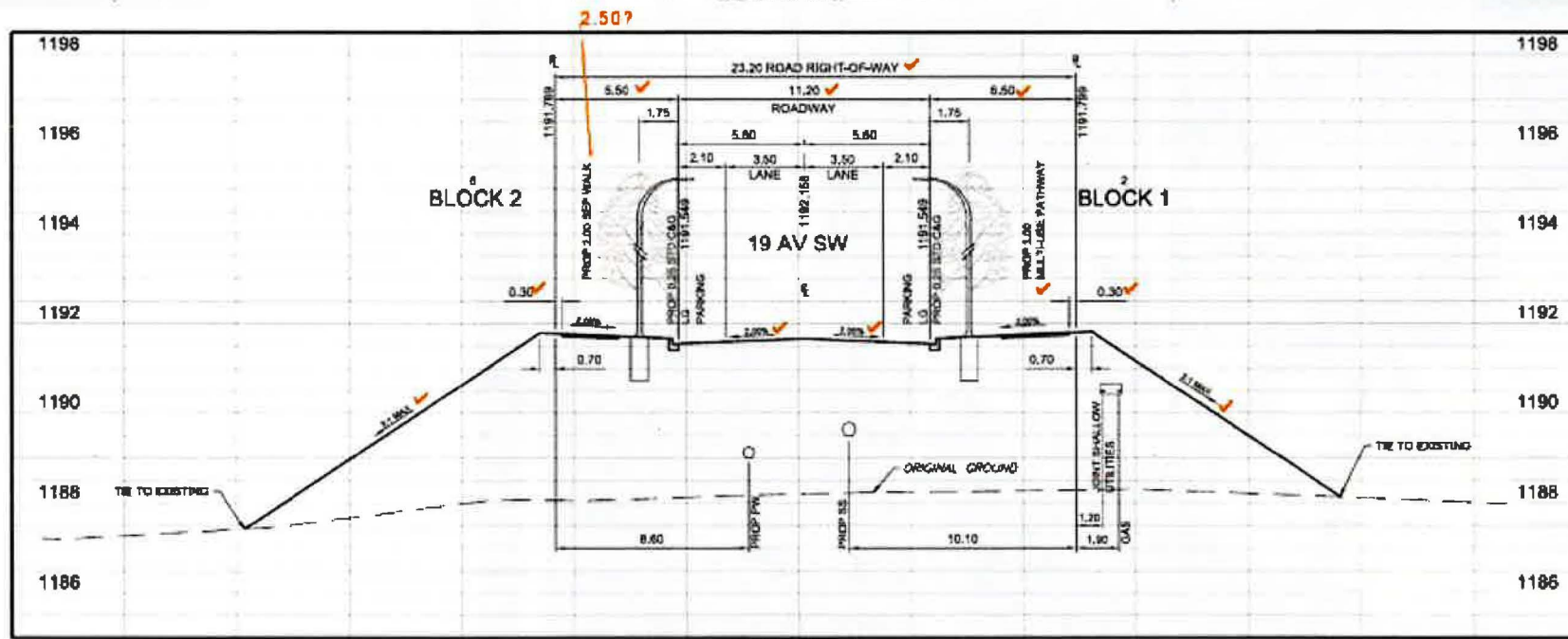
10. The plan is a key component of the City's long-term vision for the Slokker area and will guide future development in the area.

# Pathways and Land Use Map





SECTION D-D  
85 ST SW - 36.00m ROAD RIGHT-OF-WAY  
SCALE: H=1:50 V=1:50



SECTION F-F  
19 AV SW - 23.20m ROAD RIGHT-OF-WAY  
SCALE: H=1:200 V=1:100