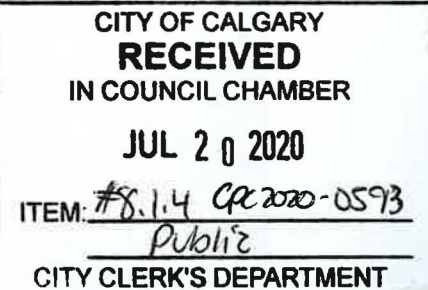


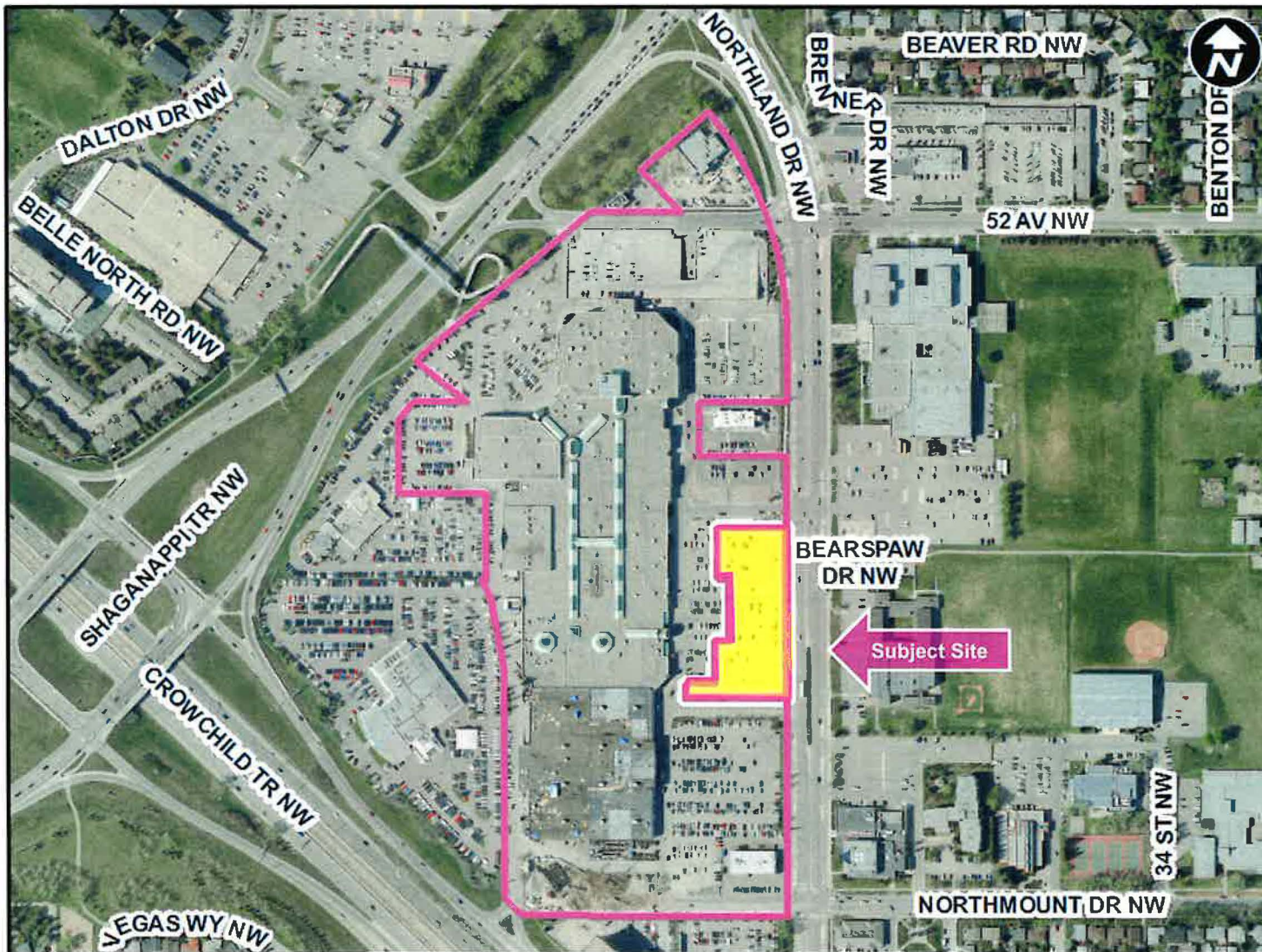


Public Hearing of Council
Agenda Item: 8.1.4

LOC2019-0142
Land Use Amendment
DC (C-C2) to DC (M-H2)

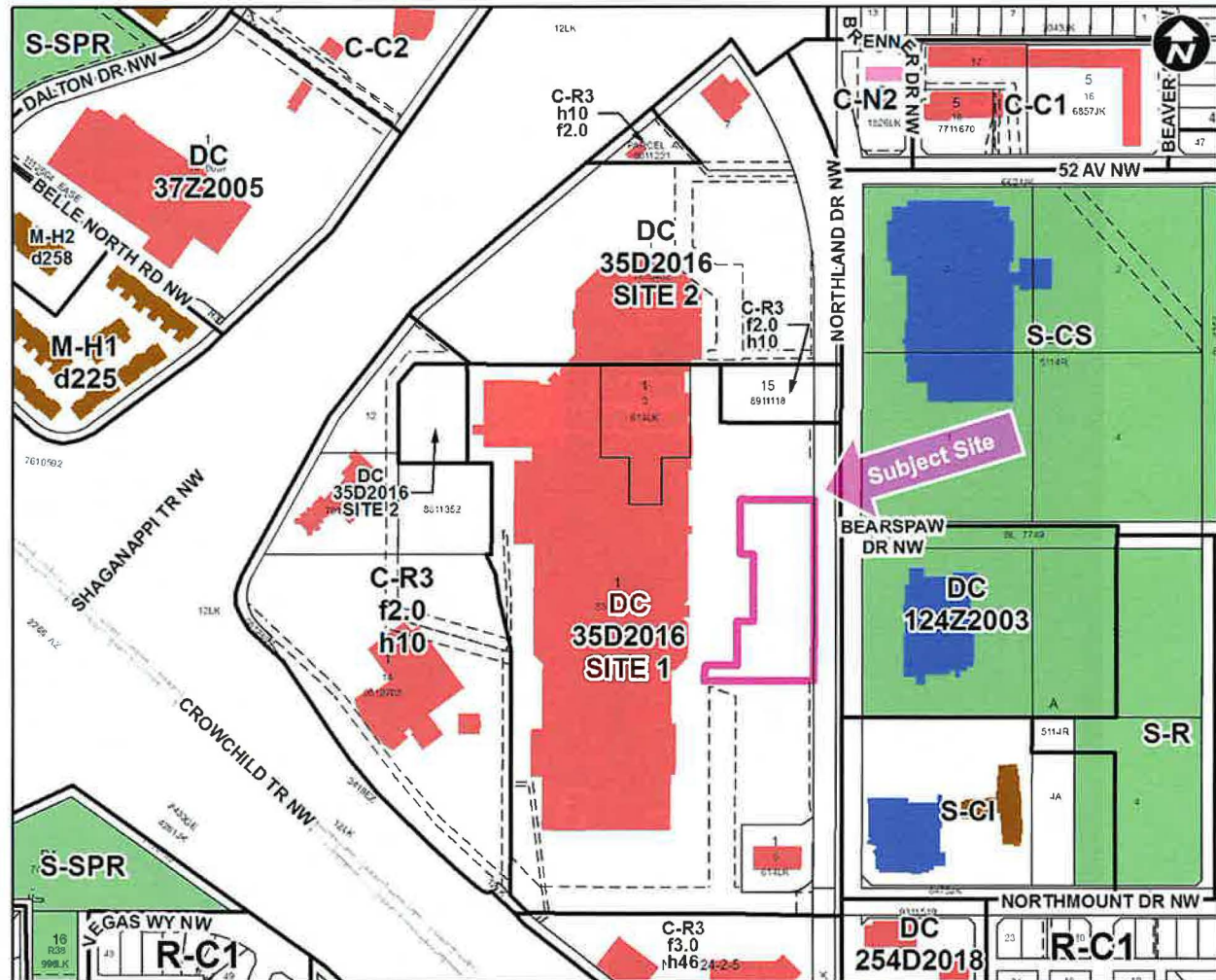






LEGEND

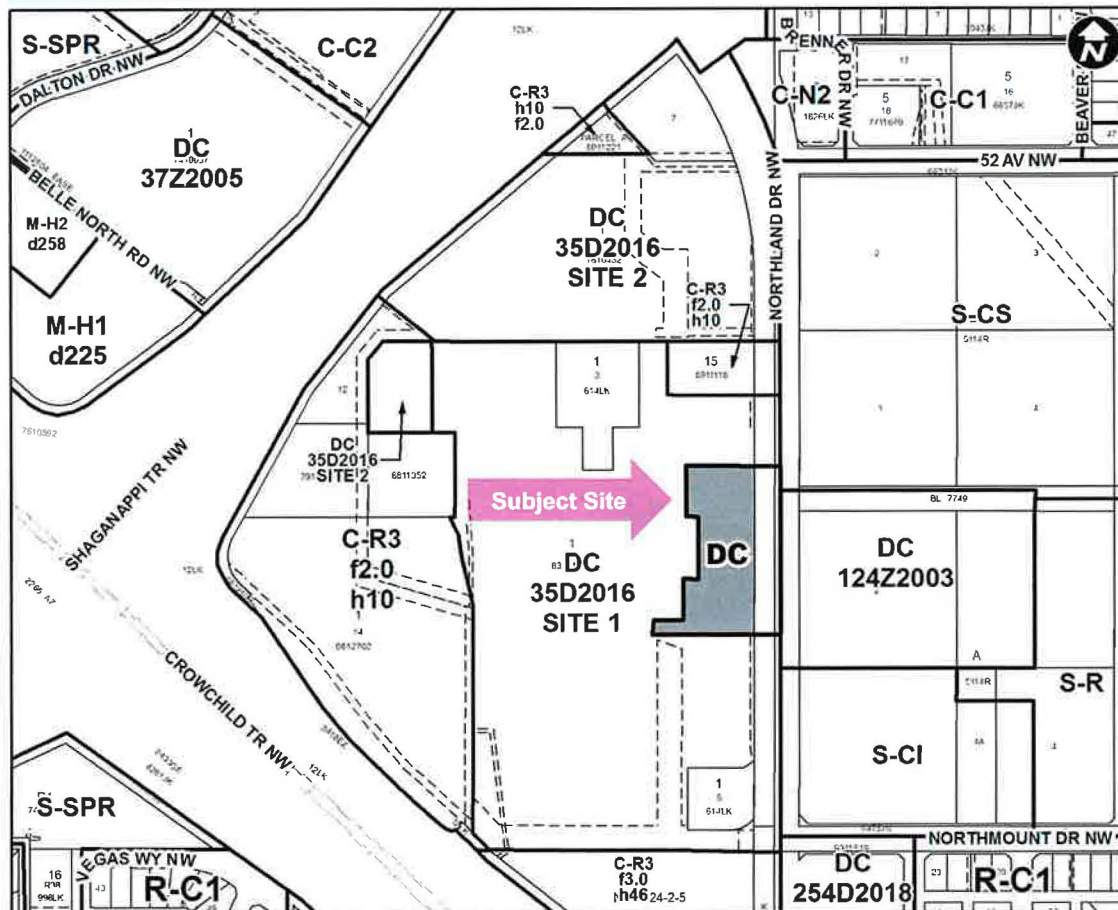
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary











**DC Direct Control District Based on
Commercial – Community (C-C2)
to
DC Direct Control District Based on
Multi-Residential – High Density Medium
Rise (M-H2)**

- Based on the M-H2 District
- Provides for ground floor residential
- Requires conformance with Master Concept Plan for Northland Mall
- Provides maximum height of 26.0 metres
- Shares parking rules with adjacent DC (larger mall site)
- FAR =4.0

Master Concept Plan

- Full Build Out and Phasing;
- Functional Organization;
- Public Realm Design Concepts;
- Defines Places - The Plaza, The Avenue, The Arcade, Lane Ways And Pocket Parks);
- Site Circulation and Connectivity;
- Landscape and Plantings;
- Building Elevations for Architectural Intent; and
- Materials; Massing; Signage; and, Lighting.



Master Concept Plan Amendments

- Office/commercial uses adjacent Plaza replaced with residential use;
- Plaza redesigned and shifted to interior of site;
- Adjustments to development phasing;
- Improved pedestrian and cyclist connectivity;
- Building Elevations and Design Identified for Architectural Intent (only);
- Design guidance for Phase 1 Residential Building; and
- Sustainability Approach added.

Municipal Development Plan

Community Activity Centre

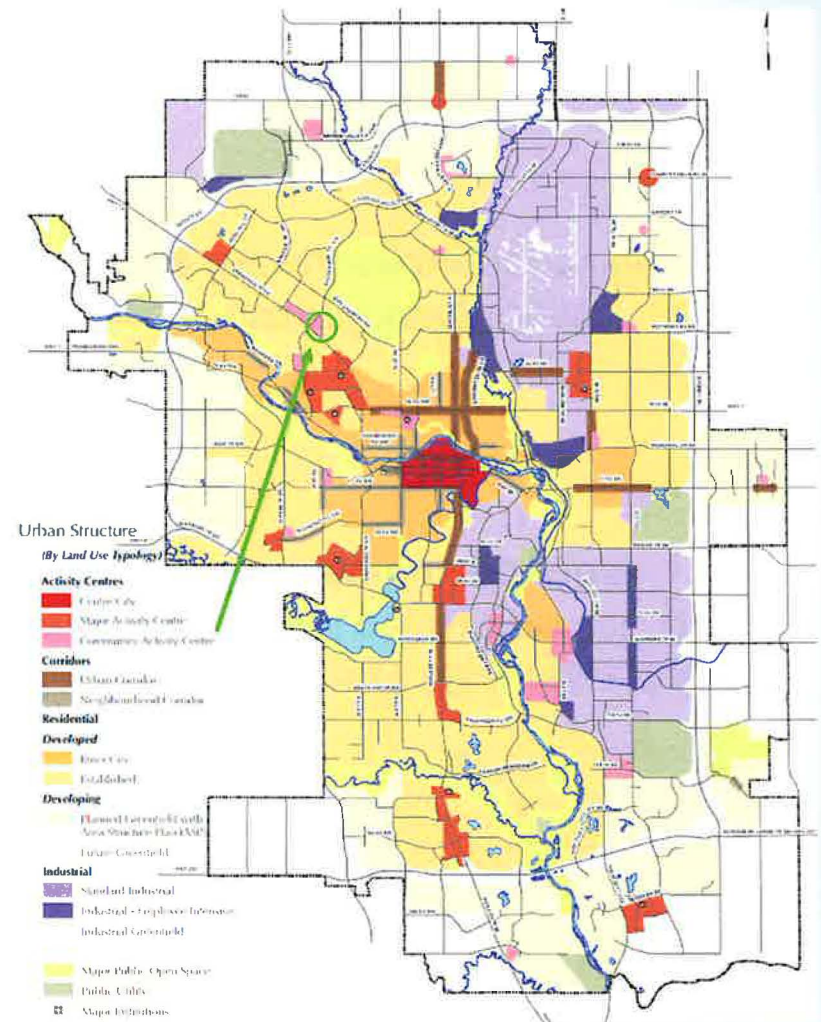
- 150 people and jobs per hectare
- Proposal achieves 320 people and jobs per hectare

Uses:

- Institutional
- Retail
- Medium & high density residential
- Business / Employment
- Mixed Use

Regional Retail Centre:

- Serving the central north retail sector



Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.74 hectares \pm (1.83 acres \pm) located at 5111 Northland Drive NW (Portion of Plan 8310144, Block 1, Lot 14) from DC Direct Control District **to** DC Direct Control District to accommodate multi-residential development with guidelines (Attachment 2);
2. Give three readings to the **Proposed Bylaw 89D2020**; and
3. **DIRECT** Administration to continue using the amended Master Concept Plan (Attachment 3) as a guidance document when reviewing the subsequent development permits and future phasing plans.

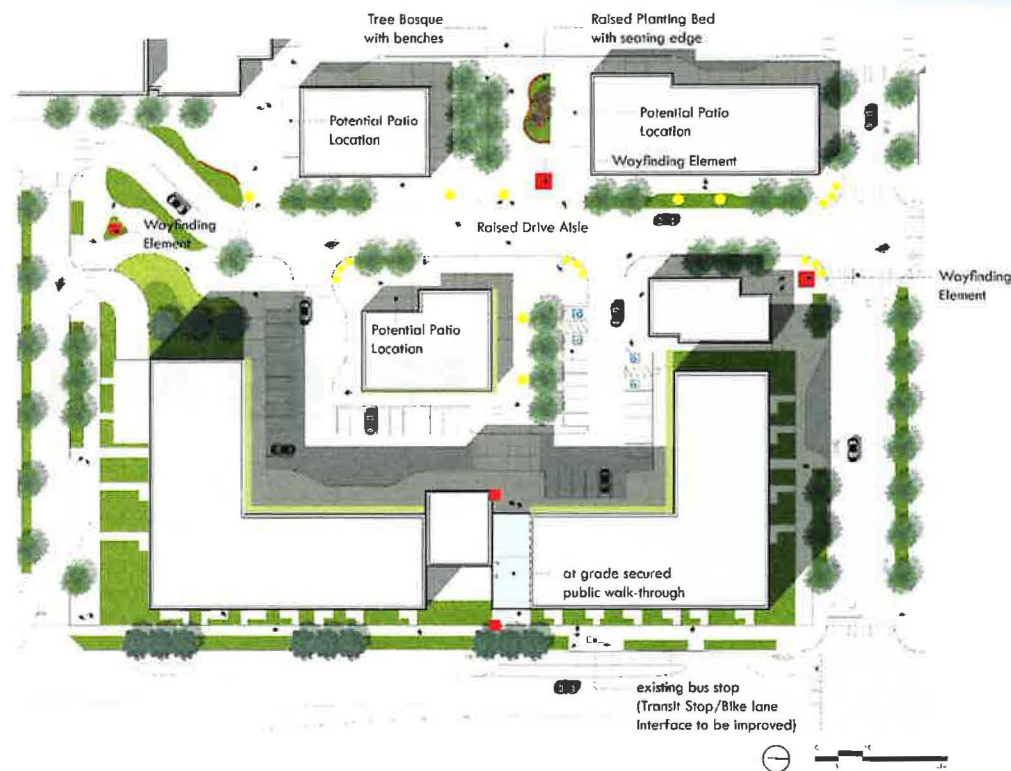
Supplementary Slides

Plaza concept (2016)

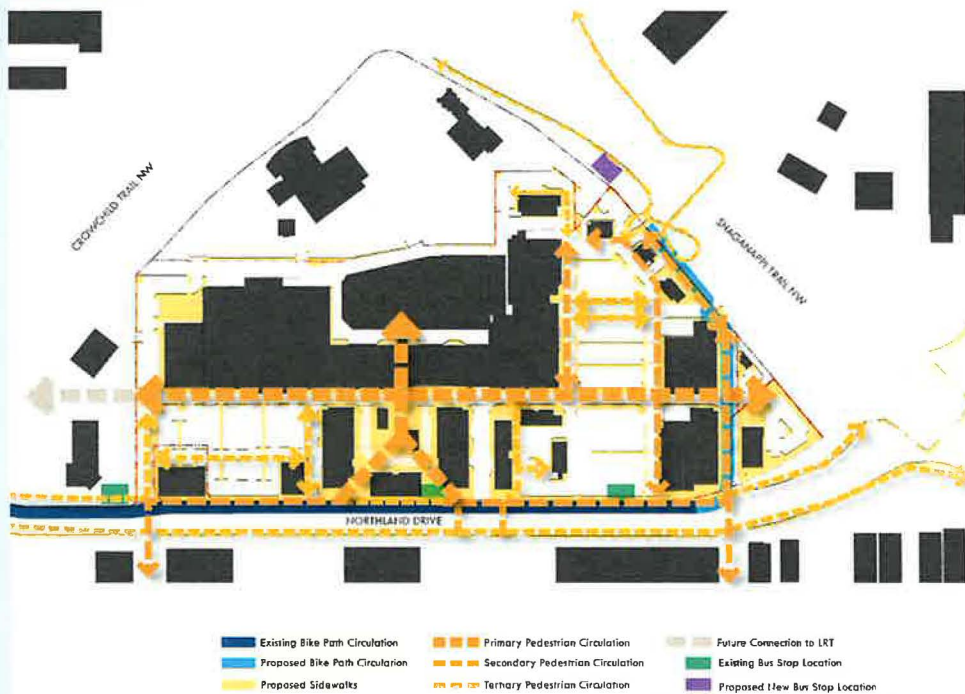


NORTHLAND DRIVE N.W.

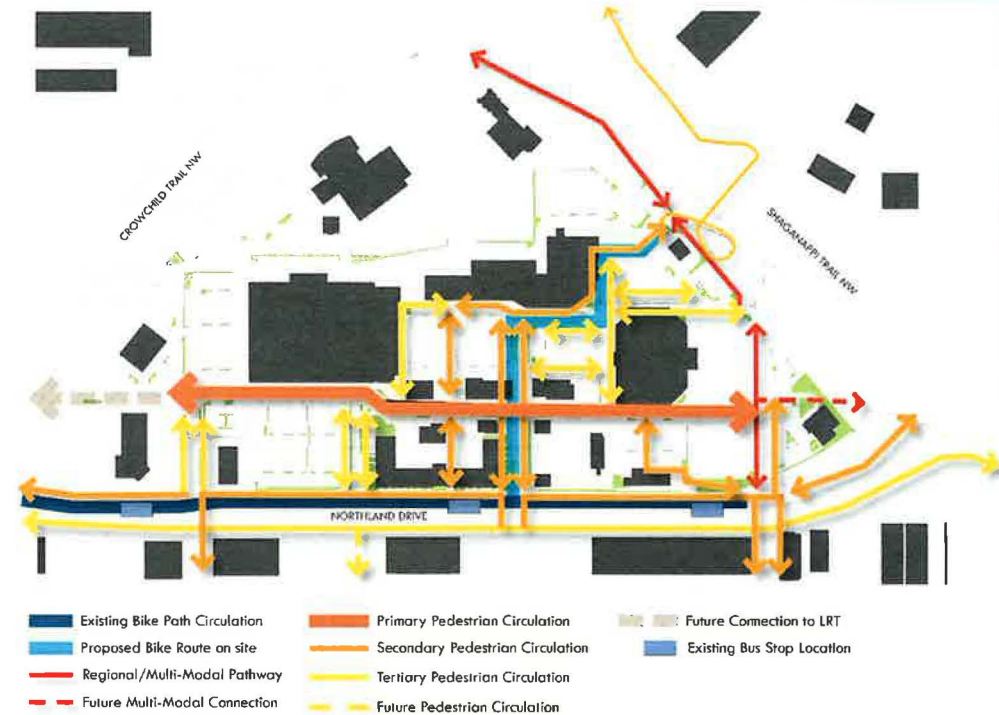
Plaza concept (2020)



Pedestrian & Cyclist Connectivity (2016)



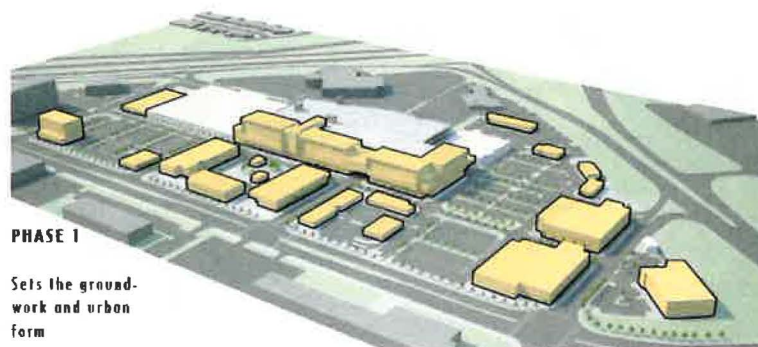
Pedestrian & Cyclist Connectivity (2020)



Land Use Comparison Chart

Rule	Existing DC	Proposed DC
Base District	C-C2	M-H2
Height	50 metres – office/commercial 70 metres – mixed use	26 metres
Front Setbacks	3 metres	3 metres
Uses	Large and medium scale commercial, Office, Multi-Residential	Multi-residential, Small and medium scale commercial uses
Location of Uses	Residential uses not permitted at grade	No restriction
Parking	Standard for commercial districts – Based on C-C2	Based on C-C2
FAR	FAR – 2.0	FAR – 4.0
Purpose Statement	References Master Concept Plan	References Master Concept Plan

FUTURE PLANNING PHASES (APPROVED 2015)



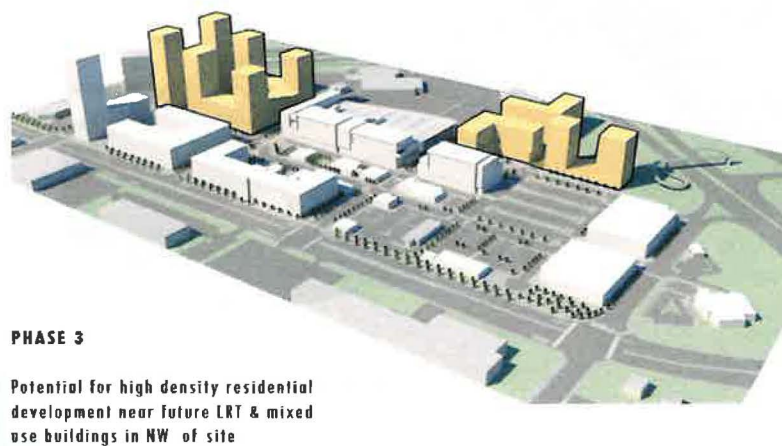
FUTURE PLANNING PHASES (PROPOSED)



Phasing - 2016



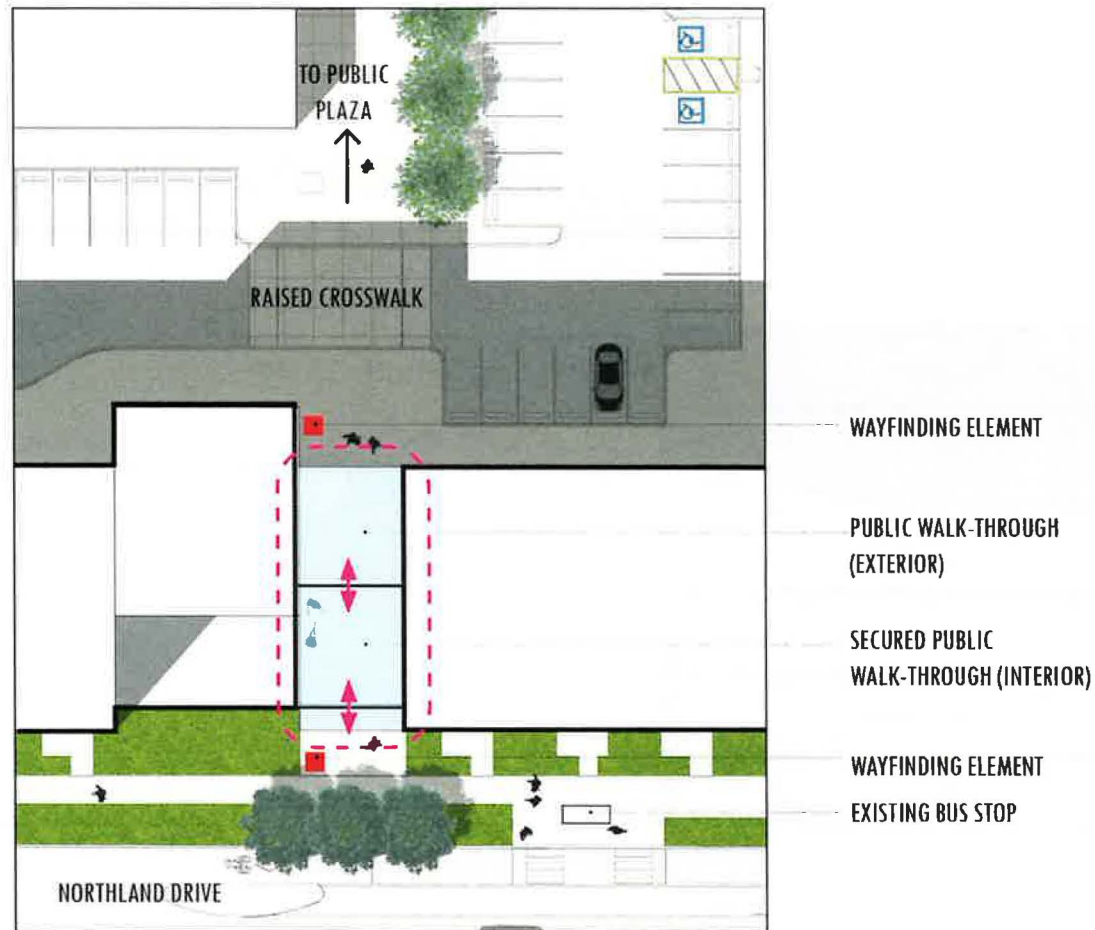
Phasing - 2020



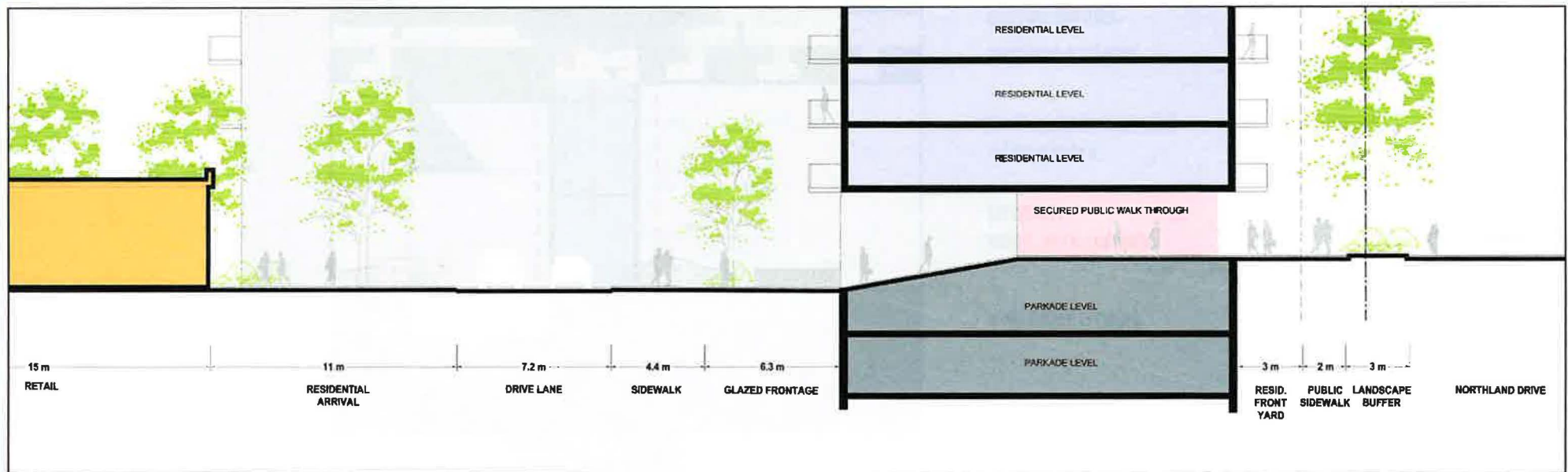


Design Guidance for Phase 1 Residential

- Requirement to activate frontage streets.
- Direct ground-floor access to landscaped front yards.
- Highly articulated building design on all facades.
- Step-back at midpoint of building – appear as two buildings.
- Public pedestrian connection to Northland Drive.



CONCEPTUAL PLAN OF AT-GRADE PUBLIC WALK-THROUGH



CONCEPTUAL SECTION THROUGH PUBLIC WALK-THROUGH

Existing Site Conditions

