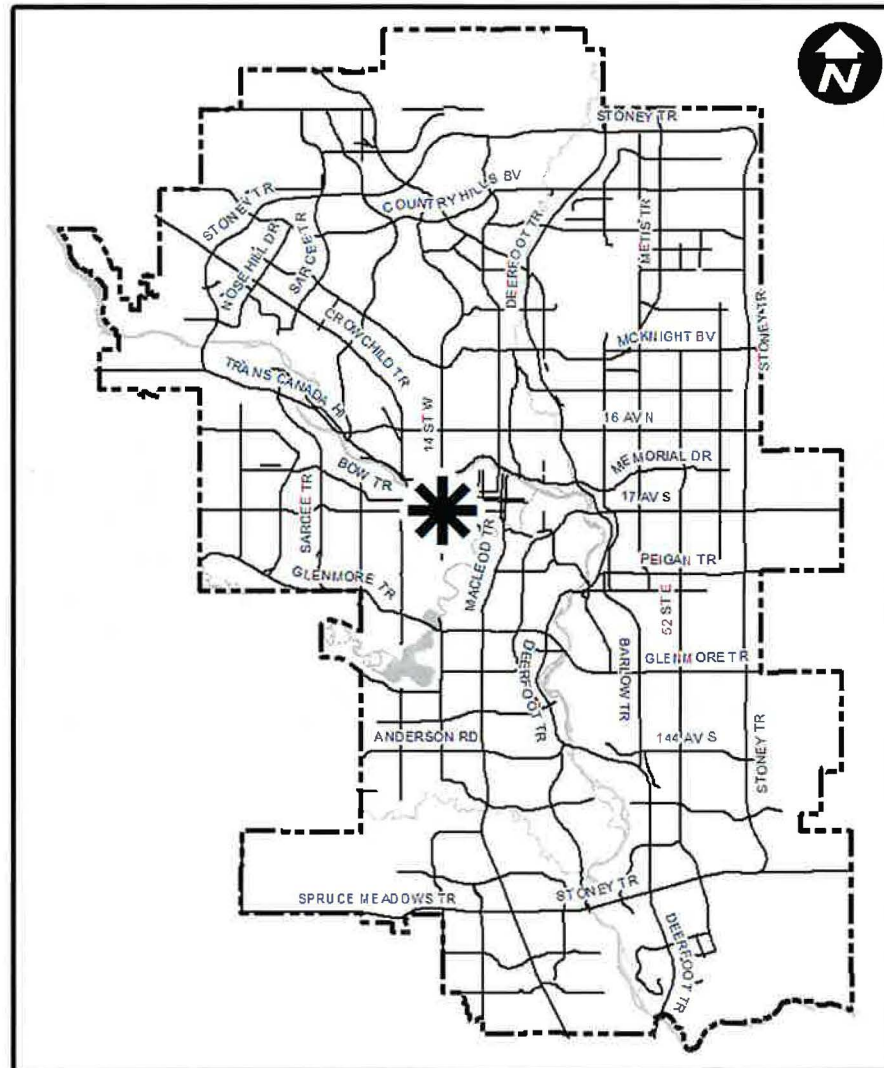


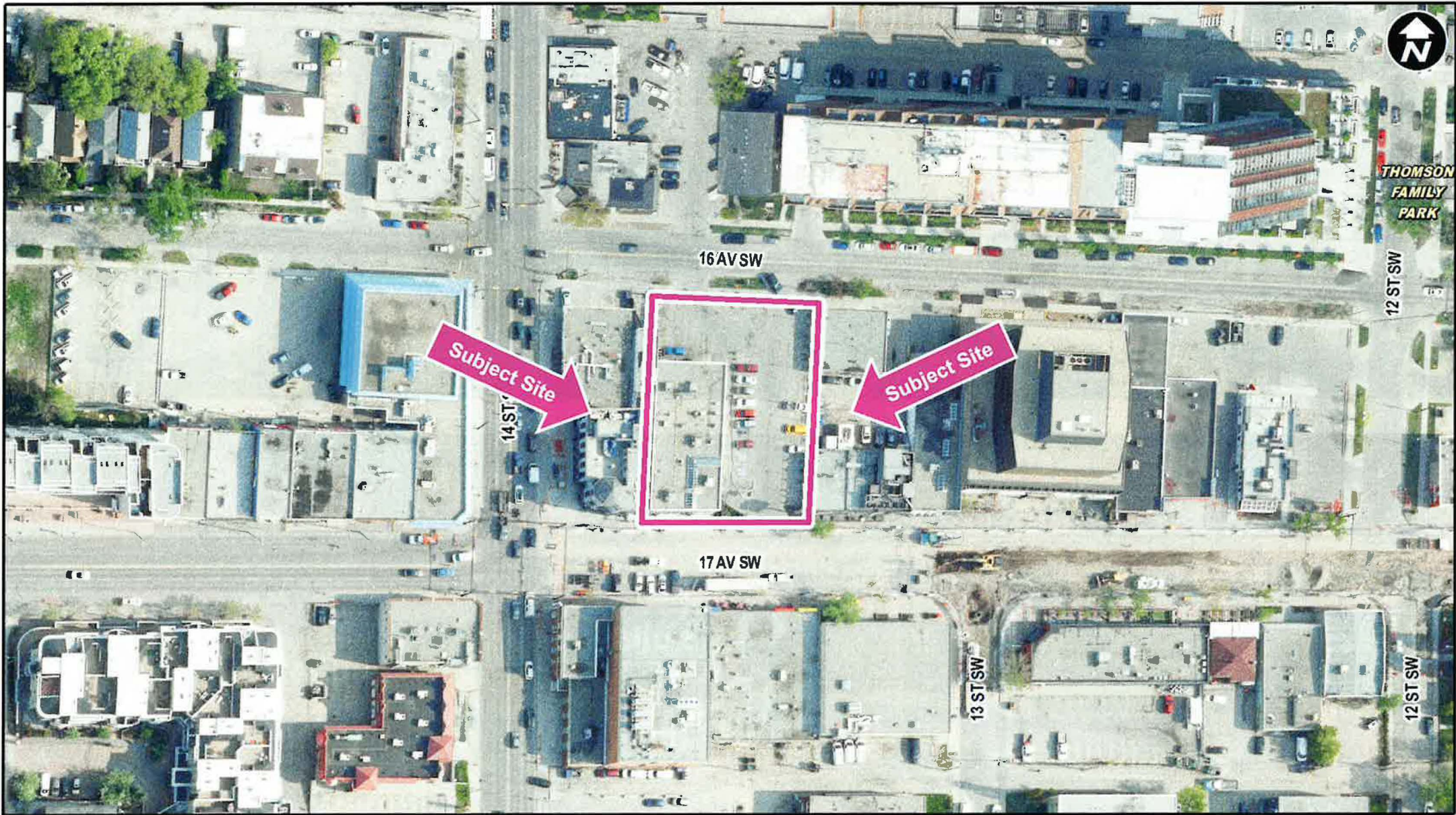


Calgary Planning Commission
Agenda Item: 7.2.3

LOC2019-0100
Land Use Amendment

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 22 2021
ITEM: 7.2.3 CPC2021-0421
DISTRIBUTION
CITY CLERK'S DEPARTMENT







April 22, 2021

LOC2019-0100



Looking northwest from 17 Avenue SW





Looking East along 16 Avenue SW

Looking South from 16 Avenue SW



Calgary Planning Commission's Referral

The referral directs Administration to prepare (1) a DC District and (2) policy amendments to the Beltline ARP, to address the following with respect to developing a new drive through on the site:

"1. Prepare additional Beltline Area Redevelopment Plan (ARP) Policy amendments and Direct Control District wording for development of rules for a Drive-Through, as follows:

a. 17 Ave. SW Frontage, including:

- i. Urban Design Principles for street activation and continuity of building edge
- ii. 17 Avenue SW site frontage urban design
- iii. Pedestrian Character and Landscaping Amenity on 17 Avenue SW
- iv. Building frontage width and placement on 17 Avenue SW
- v. Building Façade Design including customer entrances, window area, and façade signage
- vi. Transparent Glazing

b. 16 Ave. SW frontage interface/design with adjacent Multi-Residential to the north

c. Transportation Access and safety for all travel modes, including:

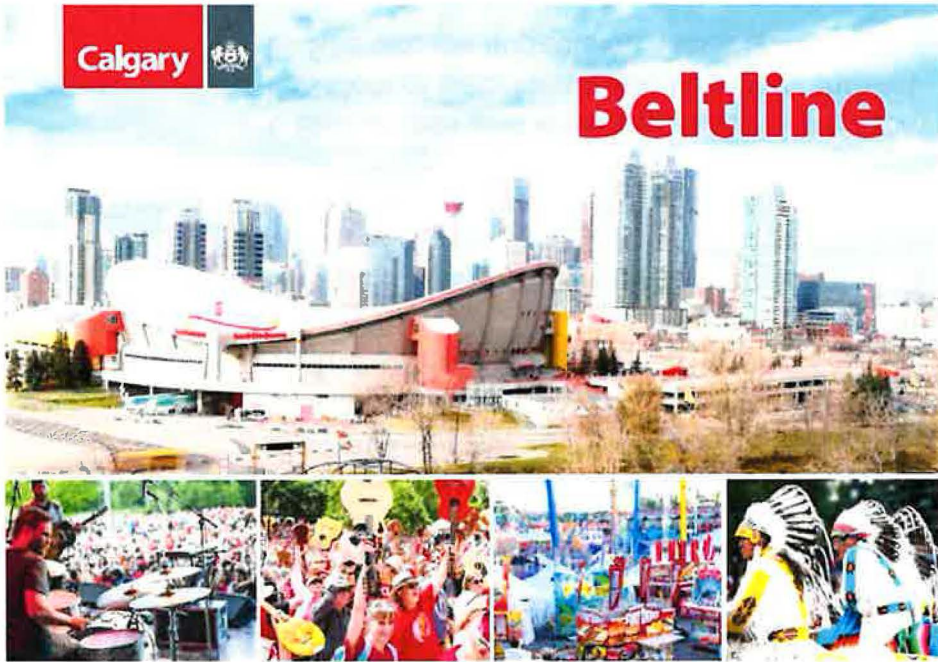
- i. Site access and driveway design from 16 Avenue
- ii. Safety of pedestrian sidewalk environment
- iii. Site access impacts on Transit functions

d. Crime Prevention Through Environmental Design (CPTED) Assessment, including:

- i. Noise impacts on adjacent residential developments
- ii. Social disorder and crime

2. The applicant is to continue community engagement with adjacent stakeholders in coordination with Administration"

Policy Amendment



Area Redevelopment Plan: Part 1

- direct the building to be oriented towards 17 Avenue SW and have a high degree of transparency;
- minimize driveway widths to reduce pedestrian and mobility conflict;
- require varied textures and high-quality building materials to improve the pedestrian experience;
- support the provision of a generous, continuous, unobstructed sidewalk
- enhance the interface between the building and the public realm;
- increase site security through design strategies such as greater permeability between public and private space, lighting, urban plaza and patio placement; and,
- require a Crime Prevention Through Environmental Design Assessment (CPTED) and Transportation Impact Assessment (TIA) at the time of development permit application, any site safety and access concerns identified are to be addressed to the satisfaction of the Development Authority.



Direct Control District

- The length of the building façade that faces 17 Avenue SW must be a minimum of 60 per cent of the property line
- Unobscured glass must occupy a minimum of 65 per cent of the façade adjacent to 17 Avenue SW allowing for views into and out of the building.

Stakeholder Outreach

Since February 4, 2021, the applicant has hosted an outreach session with community stakeholders with representation from:

- The Beltline Neighbourhoods Association,
- Sunalta Community Association
- The 17 Avenue Business Improvement Area
- Ward 8 Councillor's Office

Administration received an additional letter of objection from both the Beltline Neighbourhood Association and the Sunalta Community Association.

Five letters in support of the application were received late yesterday.

The updated Policy and DC amendments were shared with UDRP, and they submitted an updated assessment of the application confirming their objection.

Recommendation of Refusal is based on the following:

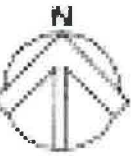
Noncompliance with Council approved policies: Municipal Development Plan, Centre City Plan, Area Redevelopment Plan.

- These policies are aligned to direct Administration to restrict vehicular oriented uses in urban-mixed use areas along 17 Avenue SW. The purpose of this direction is to allow for a walkable, pedestrian focused main street experience.
- Drive Through use limits the redevelopment potential of the site to align with Downtown vision, and the investment already made on 17 Avenue SW. The proposed auto-oriented use has not been shown on the development concept to provide storefronts along a continuous block face, a key characteristic of the existing and base CC-COR district.
- Reinforces commitment made by Council to uphold the vision of the Centre City and neighbourhood main streets.

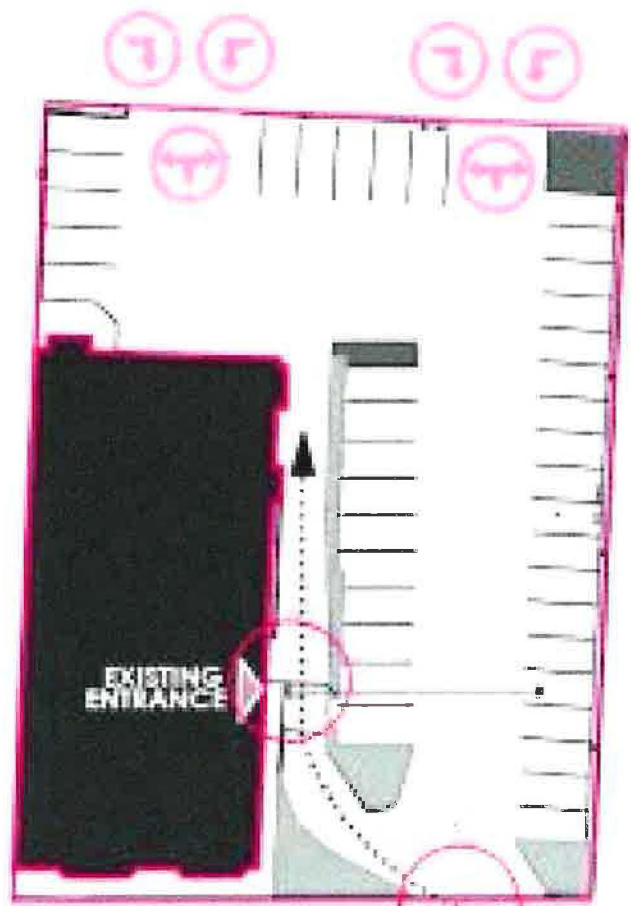
Administration Recommendation:

That Calgary Planning Commission recommend that Council **REFUSE** proposed land use amendment application LOC2019-0100 from CC-COR to Direct Control District (DC) at 1422 17 Avenue SW (Plan A1, Block 116, Lots 3-8)

Supplemental Slides



15th Avenue SW

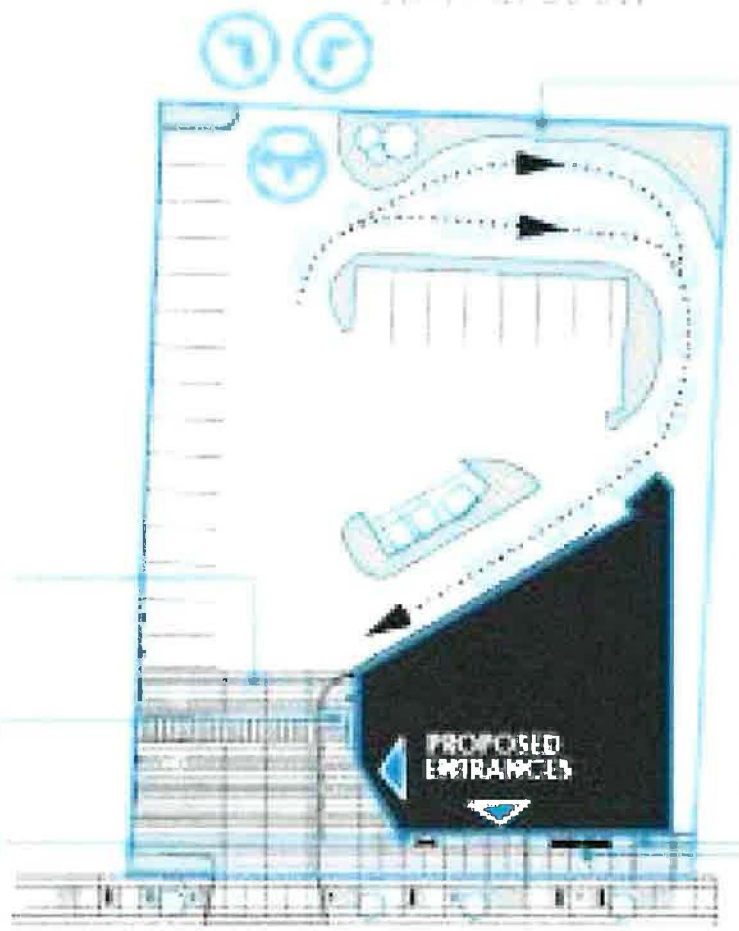


PEDESTRIAN FLOW

17th Avenue SW

PATTERN + COLOR TO
HIGHLIGHT 15TH AVENUE
URBAN DESIGN STRATEGY

15th Avenue SW



LANDSCAPED BUFFER

PLANTERS

BIKE RACK

PROPOSED
ENTRANCE

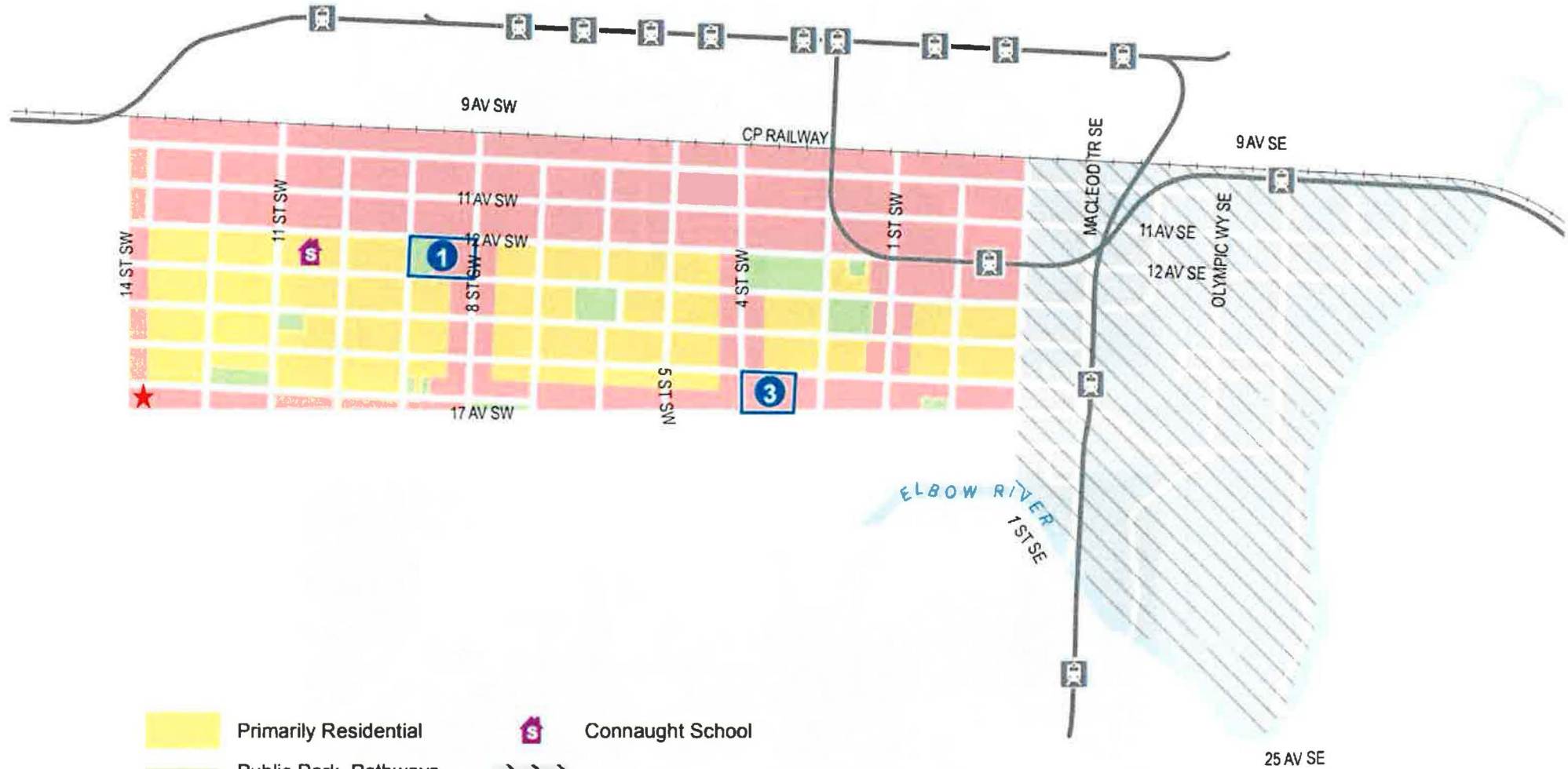
PLANTERS

PUBLIC
BENCHES

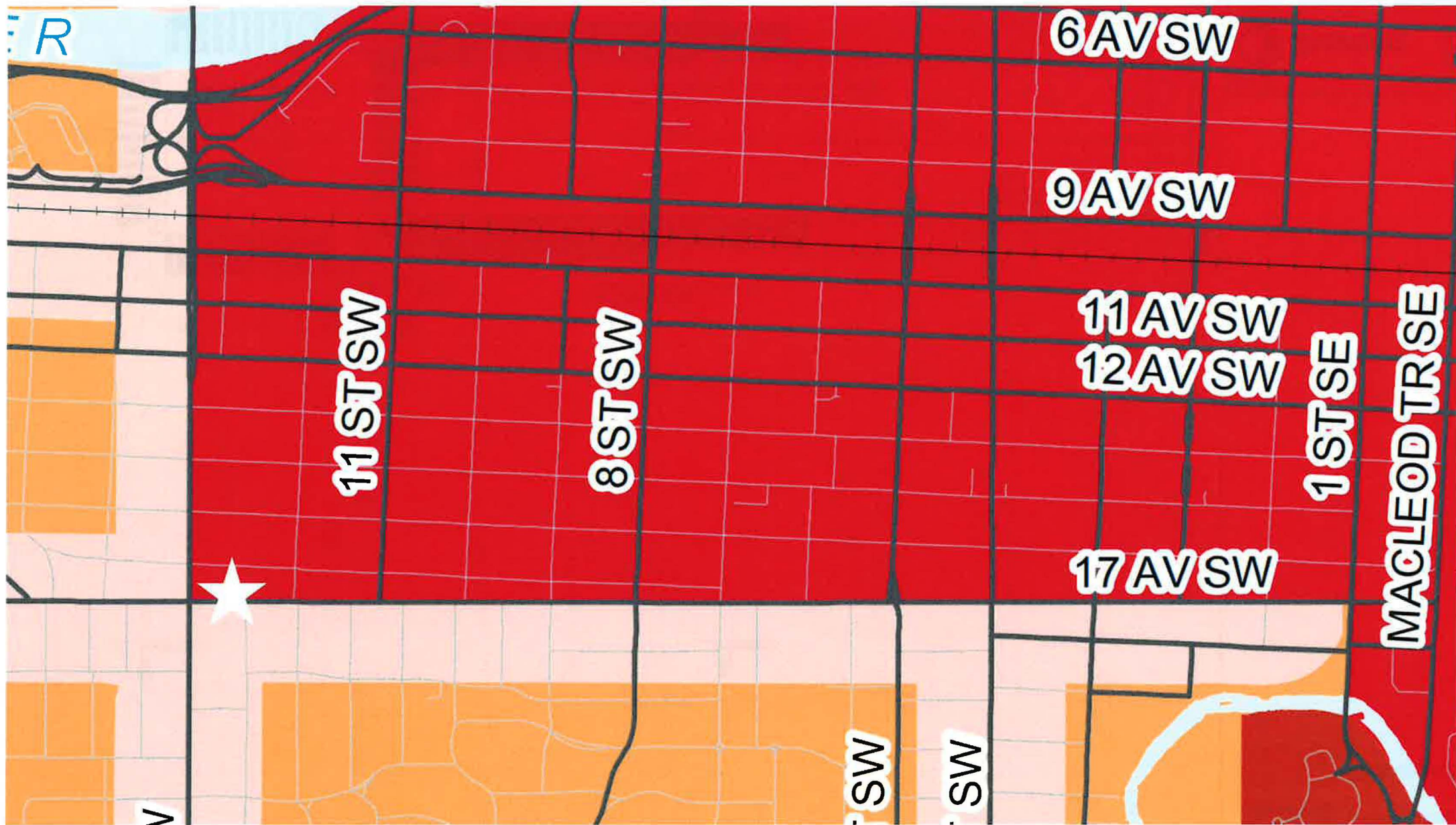
PEDESTRIAN FLOW

17th Avenue SW



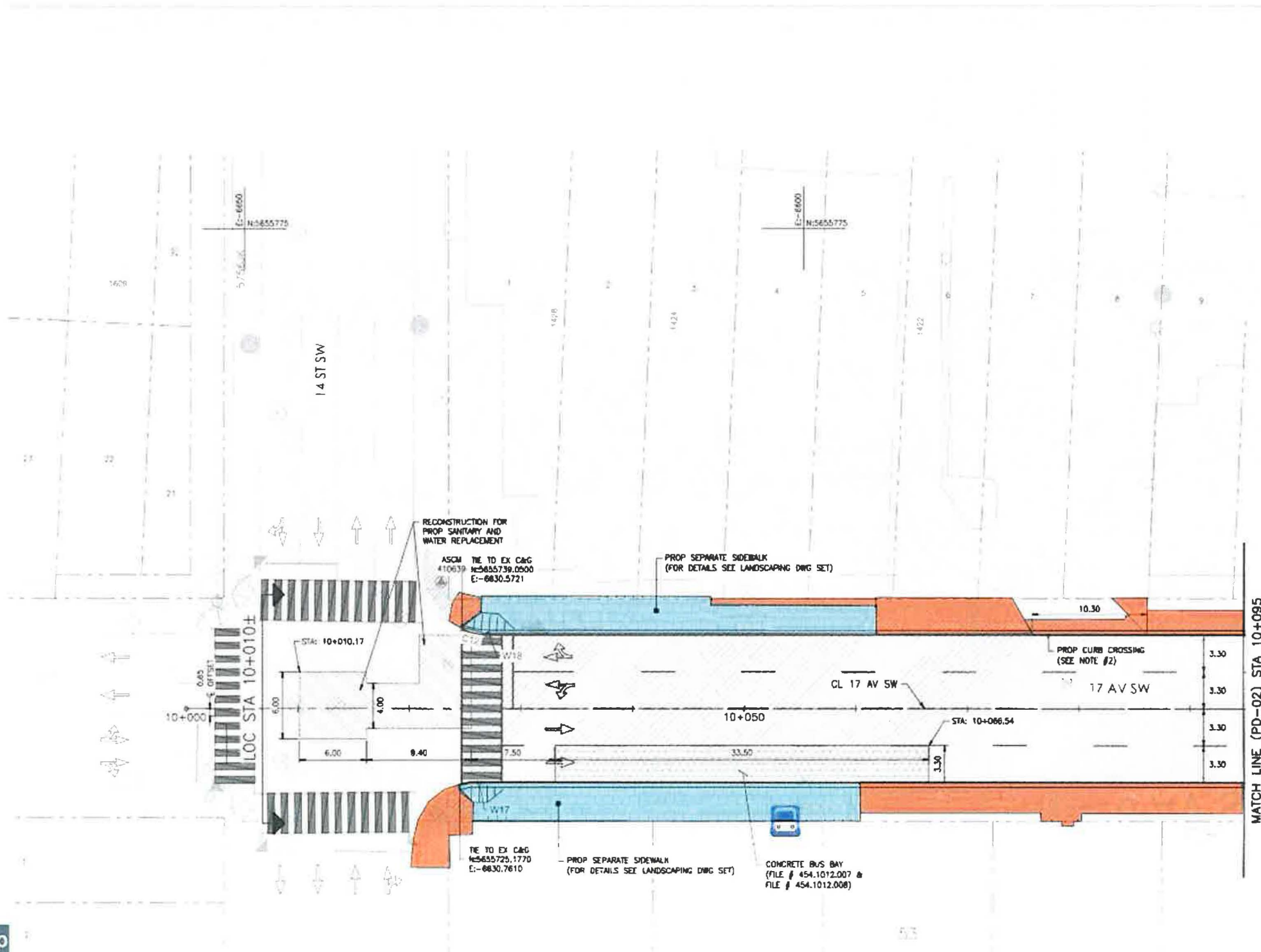


- | | | | |
|---|--|---|------------------|
|  | Primarily Residential |  | Connaught School |
|  | Public Park, Pathways, Open Space & Recreation |  | See Part 2 |
|  | Urban Mixed-Use Districts |  | LRT Alignment |
|  | Special Policy Areas |  | LRT Station |



LEGEND

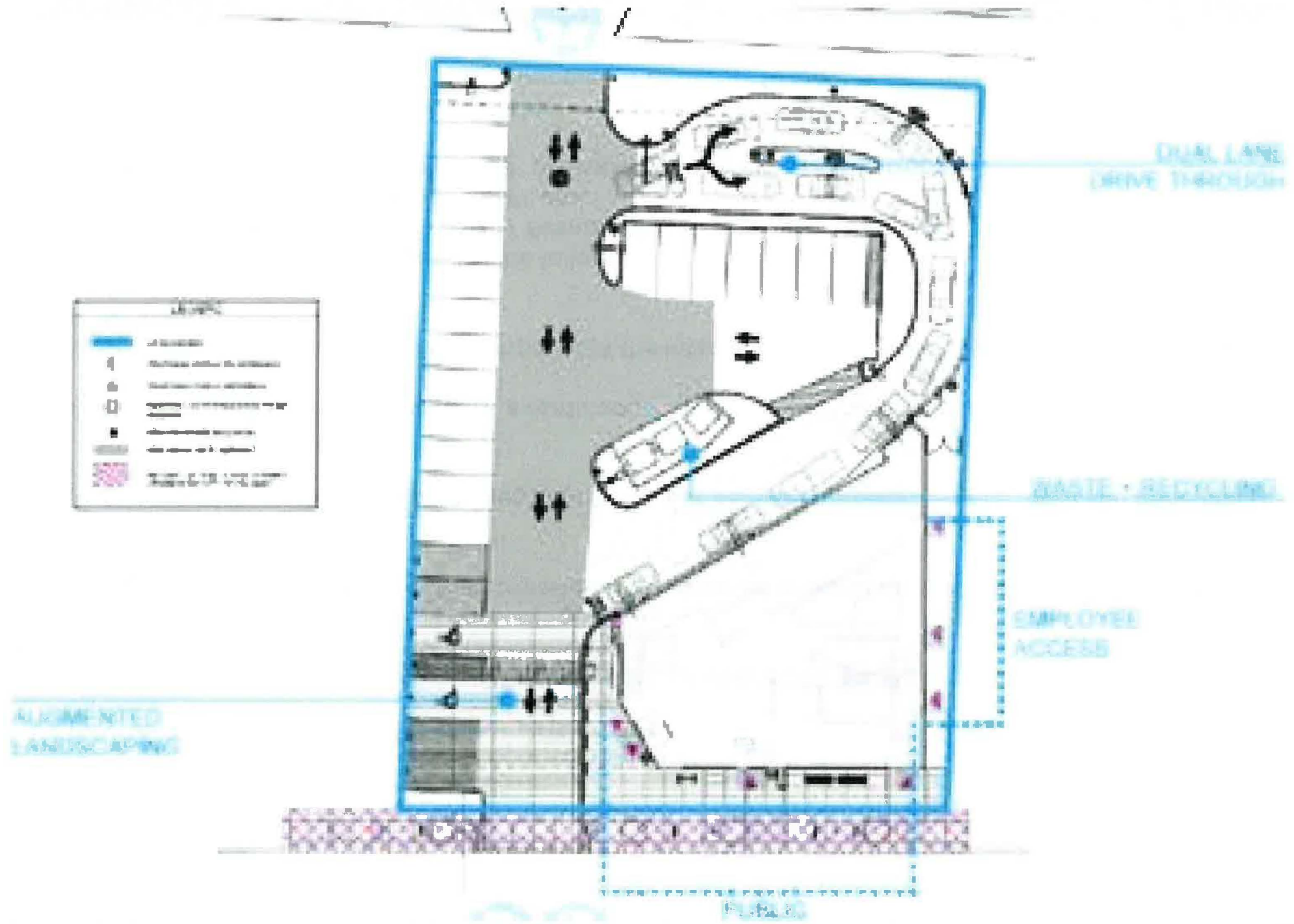
- Constructed Sidewalk
- Proposed Sidewalk



CONSULTANT

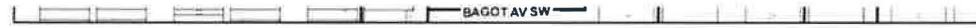


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In Part 1, section 4.3.2 entitled “General Urban Mixed-Use Area policies”, add the following text to the end of the sentence at policy i: “, with the exception of the site located at 1422 - 17 Avenue SW, where the development meets the following policies:

- i. Where a drive through is included as part of a development, the development should demonstrate exemplary architecture and urban design.
- ii. Buildings should be sited close to and oriented towards 17 Avenue SW.
- iii. Development should provide windows and entrances with transparent, unobstructed glazing to promote natural surveillance of the street and public realm.
- iv. Buildings should be designed to improve the pedestrian experience using varied articulation, textures, and high quality building materials and finishes.
- v. Site security should be prioritized through design strategies such as greater building porosity, lighting, plaza and patio placement and public art.
- vi. The public realm along 17 Avenue SW should provide for a continuous 3 metre unobstructed pedestrian walking zone.
- vii. Landscaped areas should be located to enhance and complement the interface between the building and the public realm, specifically along the 16 Avenue SW frontage.
- viii. Design and siting of the drive through should consider the following:
 - minimizing vehicle stacking from the site onto 16 and 17 Avenues SW;
 - minimizing driveway widths along 16 and 17 Avenues SW; and,
 - reducing pedestrian, transit and bicycle conflicts through pedestrian and vehicle safety controls.
- ix. Upon submission of a Development Permit application, a Crime Prevention Through Environmental Design (CPTED) Assessment and a Transportation Impact Assessment will be required by the Development Authority to identify potential issues arising from a drive through in this location.”



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of drive through.

Compliance with Bylaw 1P2007

- 2 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

- 3 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.

Permitted Uses

- 4 The *permitted uses* of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The *discretionary uses* of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) Drive Through.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 apply in this Direct Control District.

Building Façade

- 7 The length of the *building* façade that faces 17 Avenue SW must be a minimum of 60.0 per cent of the length of the *property line* it faces.

Rules for Commercial Uses Facing a Street

- 8 The façade of a *building* located on the floor closest to *grade* and facing 17 Avenue SW must include unobstructed windows with transparent glass that occupy a minimum of 65.0 per cent of the façade between a height of 0.6 metres and 2.4 metres.

Relaxations

- 9 The *Development Authority* may relax the rules contained in Sections 6, 7 and 8 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.