

Urban Design Review Panel Comments

Urban Design Review Panel Memorandum

Date	March 3, 2021	
Time	Administrative item	
Panel Members	Present Chad Russill (Chair) Chris Hardwicke (Co-Chair) Gary Mundy Beverly Sandalack Jeff Lyness Michael Sydenham Ben Bailey Glen Pardoe	Distribution Noorullah Hussain Zada Anna Lawrence Katherine Robinson
Advisor	David Down, Chief Urban Designer	
Application number	LOC2019-0100	
Municipal address	1422 17 Av SW	
Community	Beltline	
Project description	Land Use to accommodate Drive Thru (McDonald's)	
Review	Second	
File Manager	Kait Bahl	
City Wide Urban Design	Xia Zhang	
Applicant	IBI Group	

Introduction and Background

This memorandum describes the Urban Design Review Panel's assessment of a draft proposed Direct Control District to facilitate the development of a new drive through use in the Beltline. This land use amendment application (with concept drawings) was first presented to the UDRP on September 30, 2020. With this review, the panel found the application to be highly problematic and at odds with several best-practice urban design principles and goals—namely, prioritizing vehicles at the expense of the public realm. A drive through use was not supported by the panel and this was summarized and reinforced in the Urban Design Review Panel comments.

On February 4, 2021, due to the Calgary Planning Commission referred this item back to Administration for further review, with the goal of preparing—together with the Applicant—additional Beltline Area Redevelopment Plan (ARP) Policy amendments and Direct Control District wording for the development of rules for a Drive-Through that would result in a better urban design outcome. The review of these new policy amendments and Direct Control wording agreed to by the Applicant formed the basis of UDRP's second review.

Assessment

It is the position of the Panel that no meaningful changes have been made since the September UDRP. The Applicant (IBI Group and McDonalds) appear unwilling to compromise or consider consequential improvements to their proposal. **The UDRP restates their position that allowing this development in its current form, with drive through access from 17 AV SW, to proceed is a major failure. It is a failure to achieve the ambitions of the Main Street Program, a failure to address the policies of the ARP and a failure to meet best practice in urban design.** The UDRP does not support the proposed policy amendments and direct control wording, supports Administration's recommendation of refusal, and implores the Applicant to reconsider their plans.