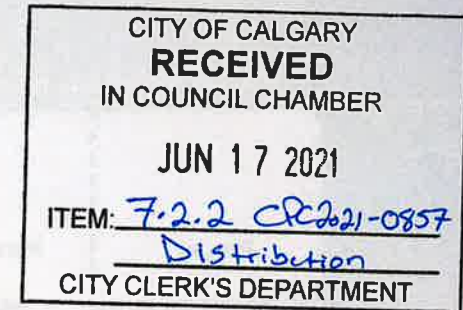




Calgary Planning Commission

Agenda Item: 7.2.2



LOC2020-0079 / CPC2021-0857

Policy and Land Use Amendment, and Outline Plan

June 17, 2021

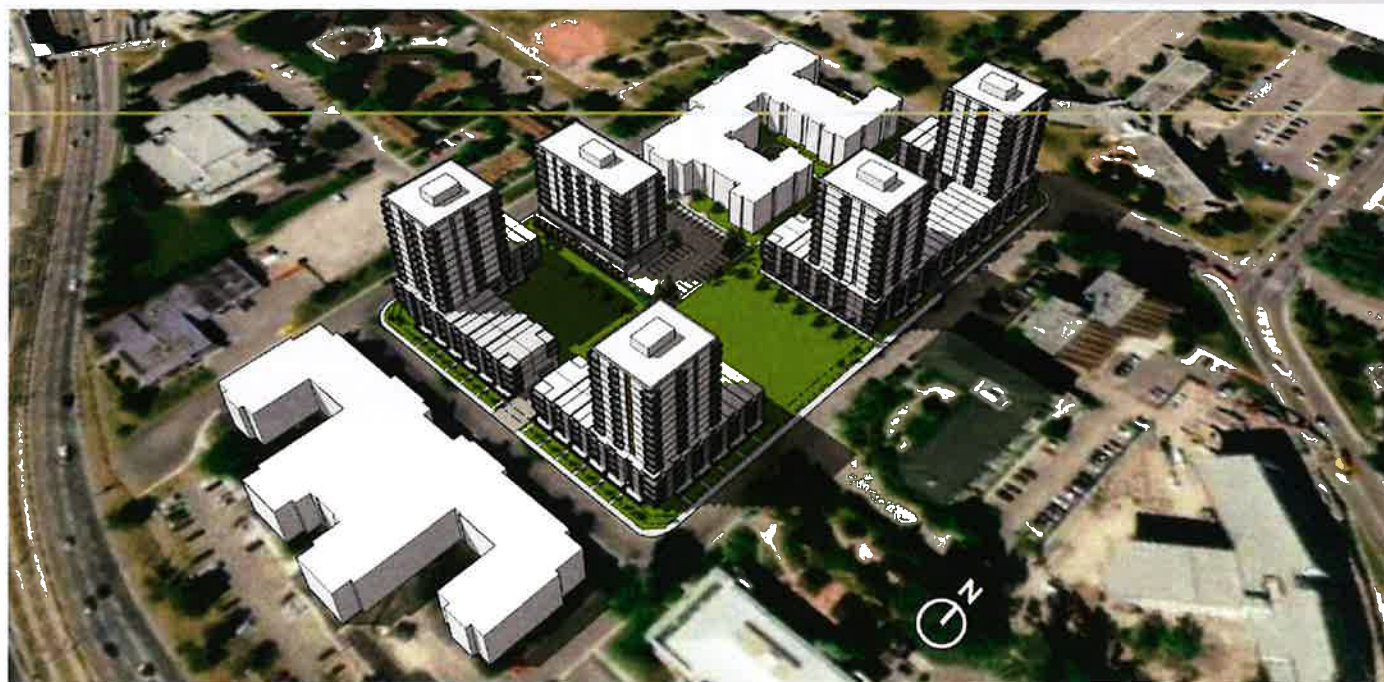
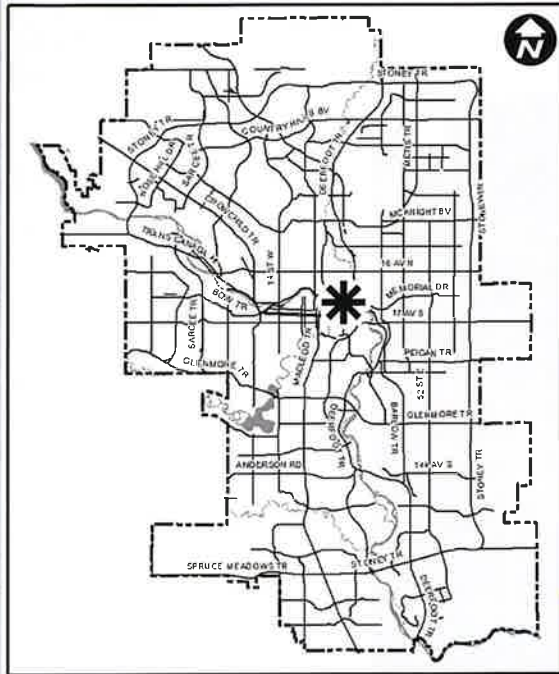
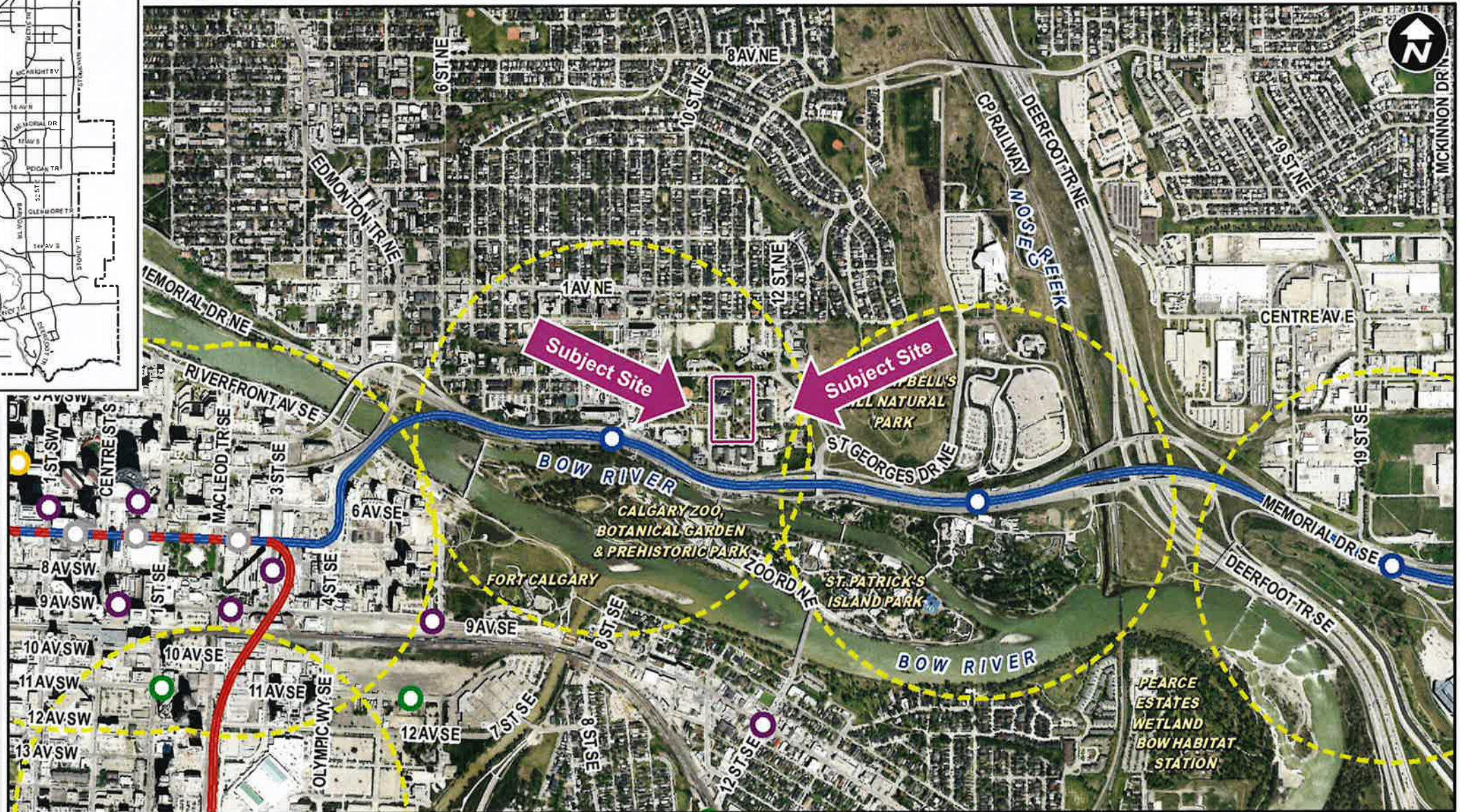


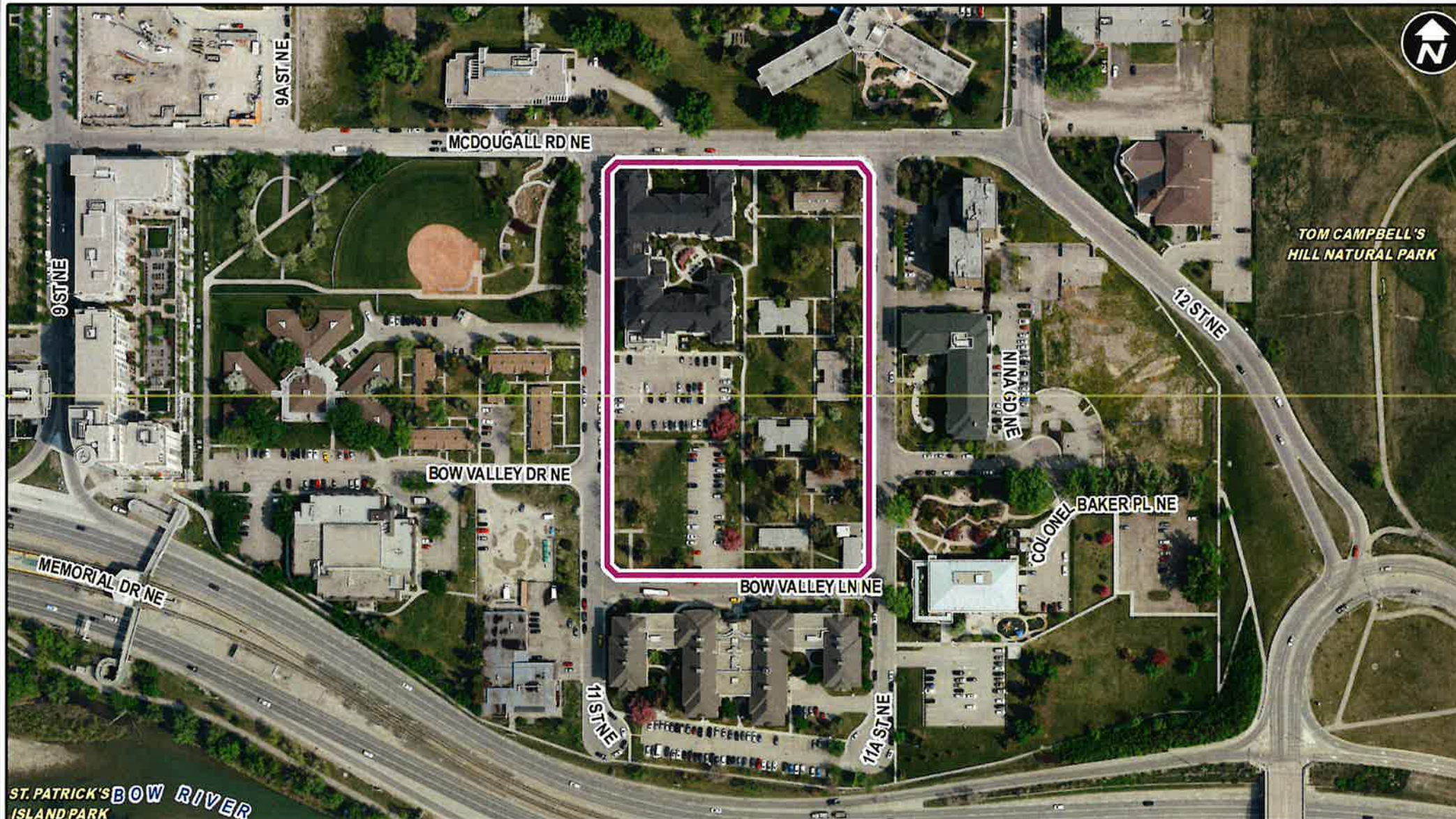
Figure 10 | Vision Concept - 3D Render



LEGEND

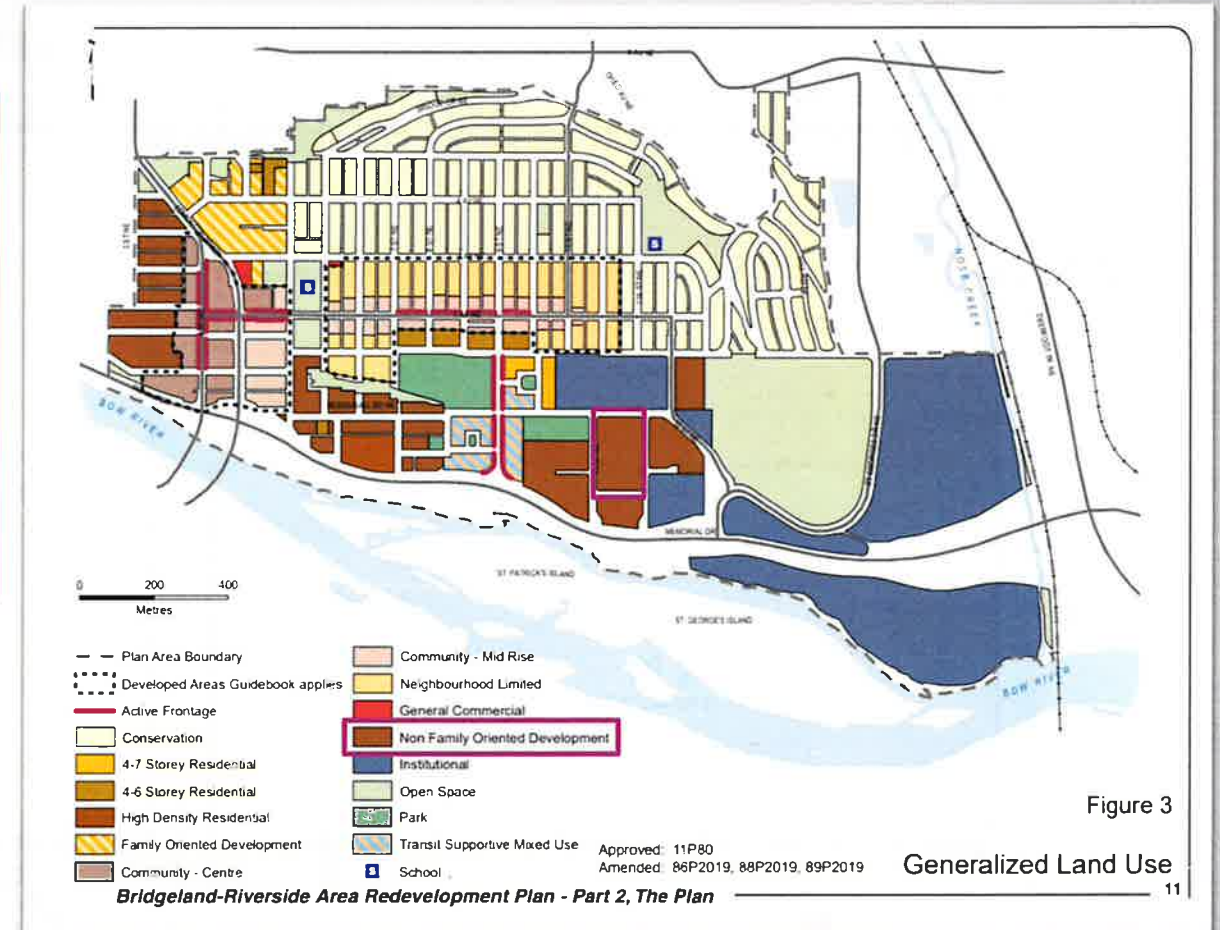
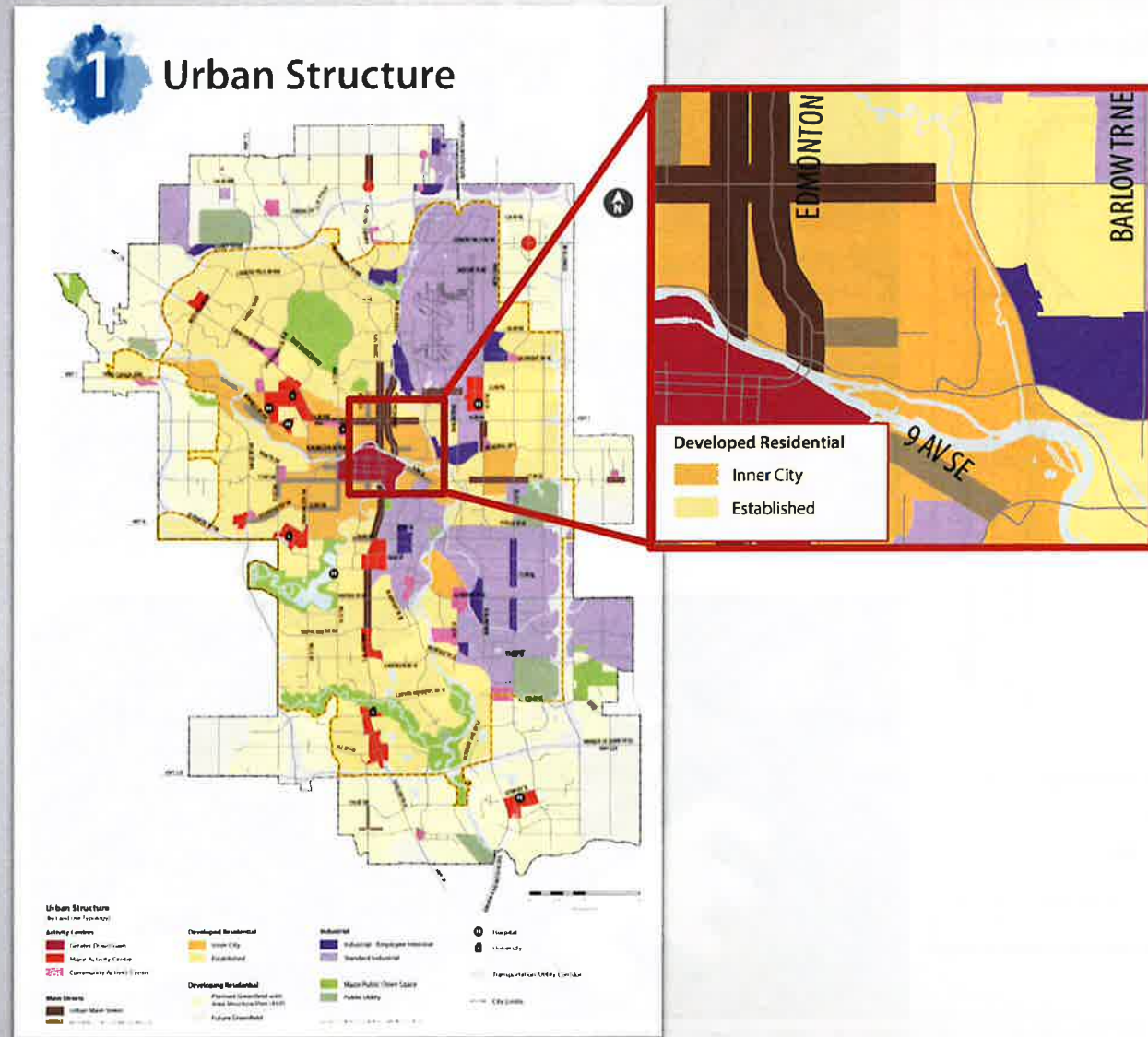
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow











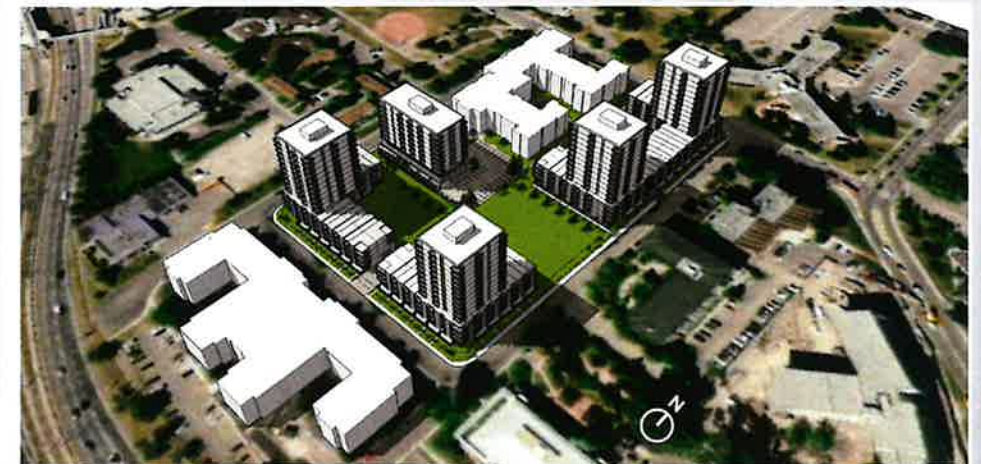
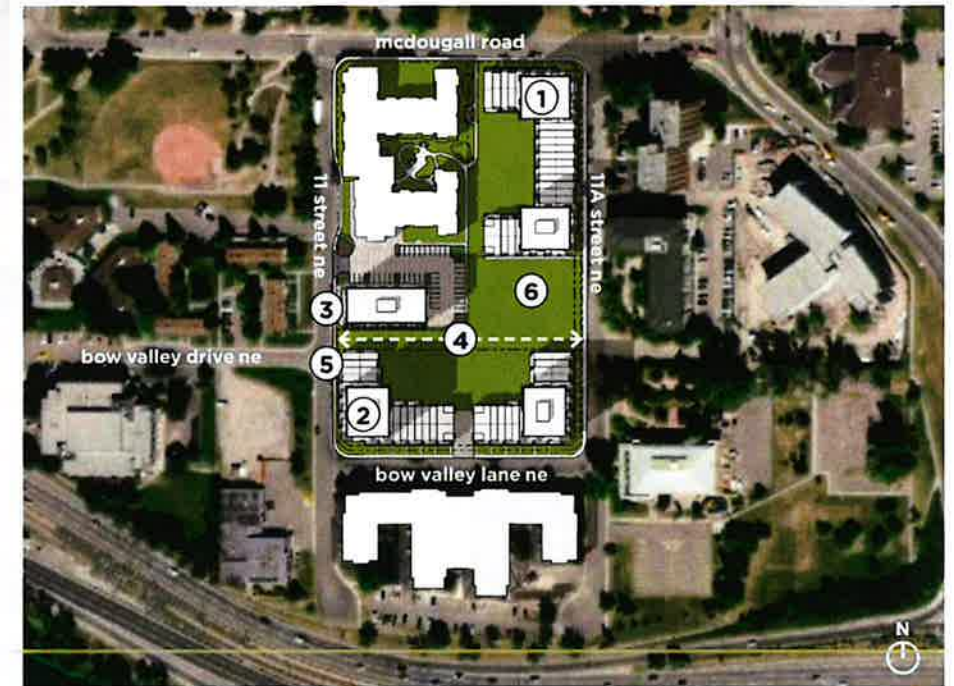
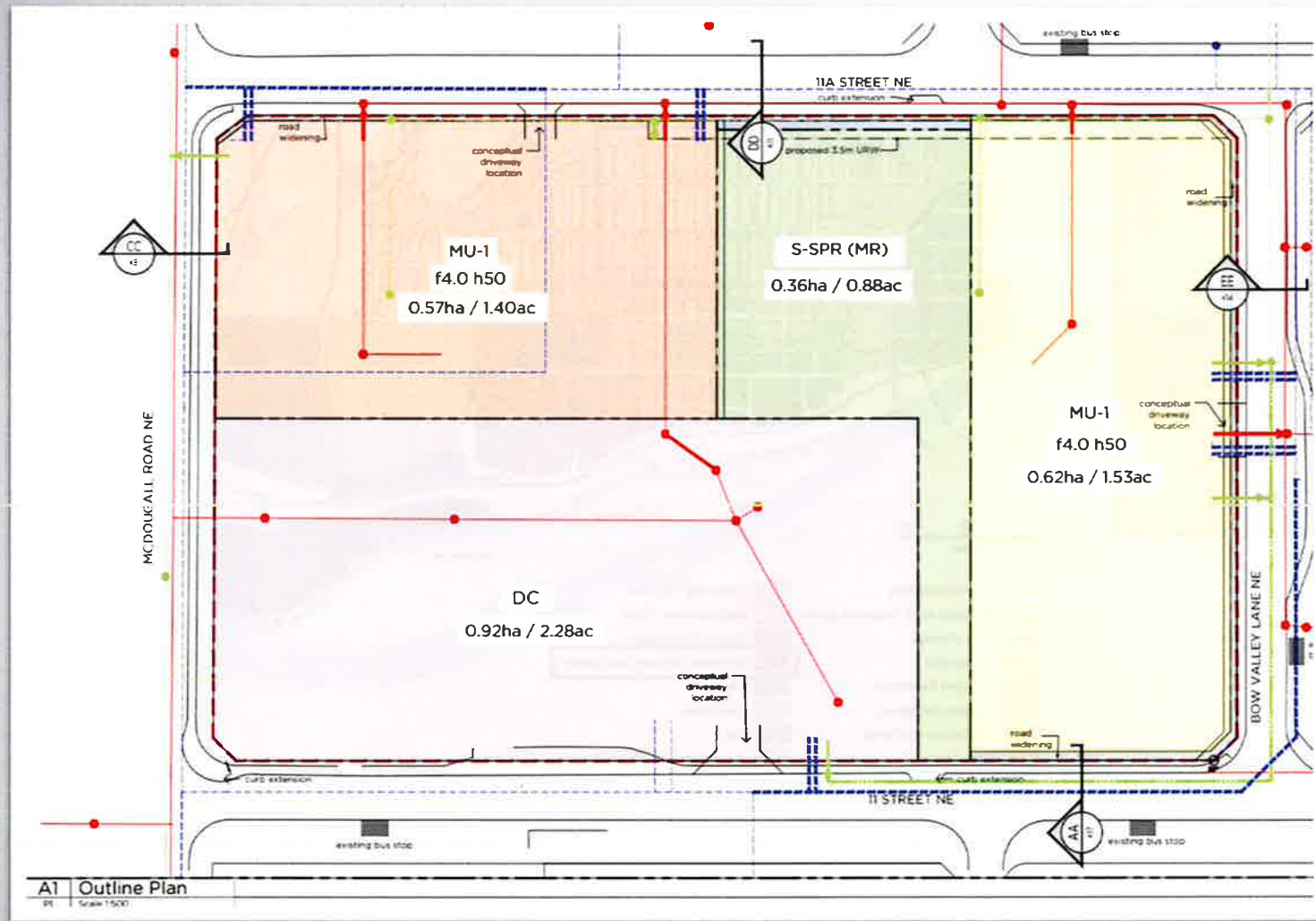
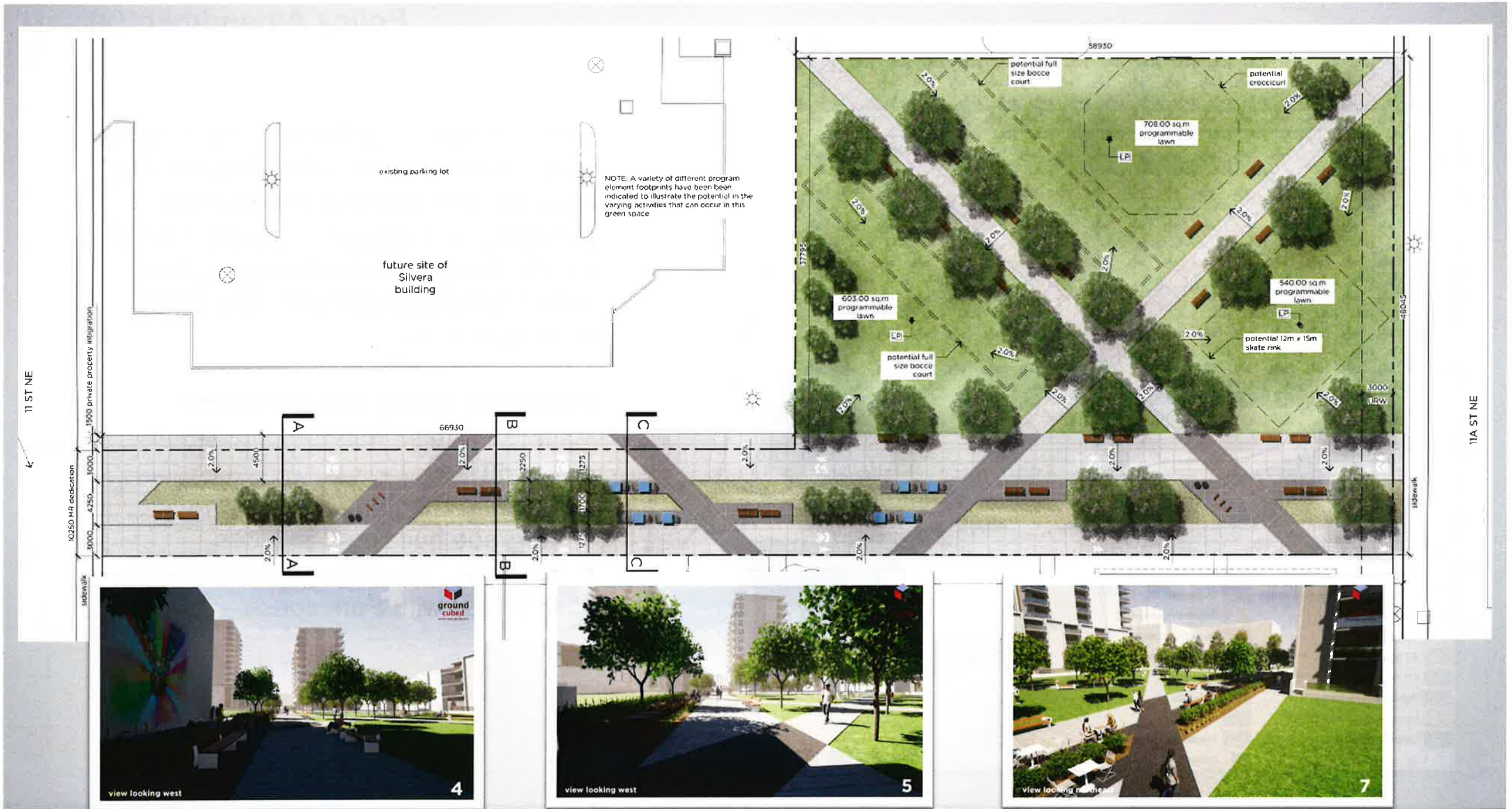
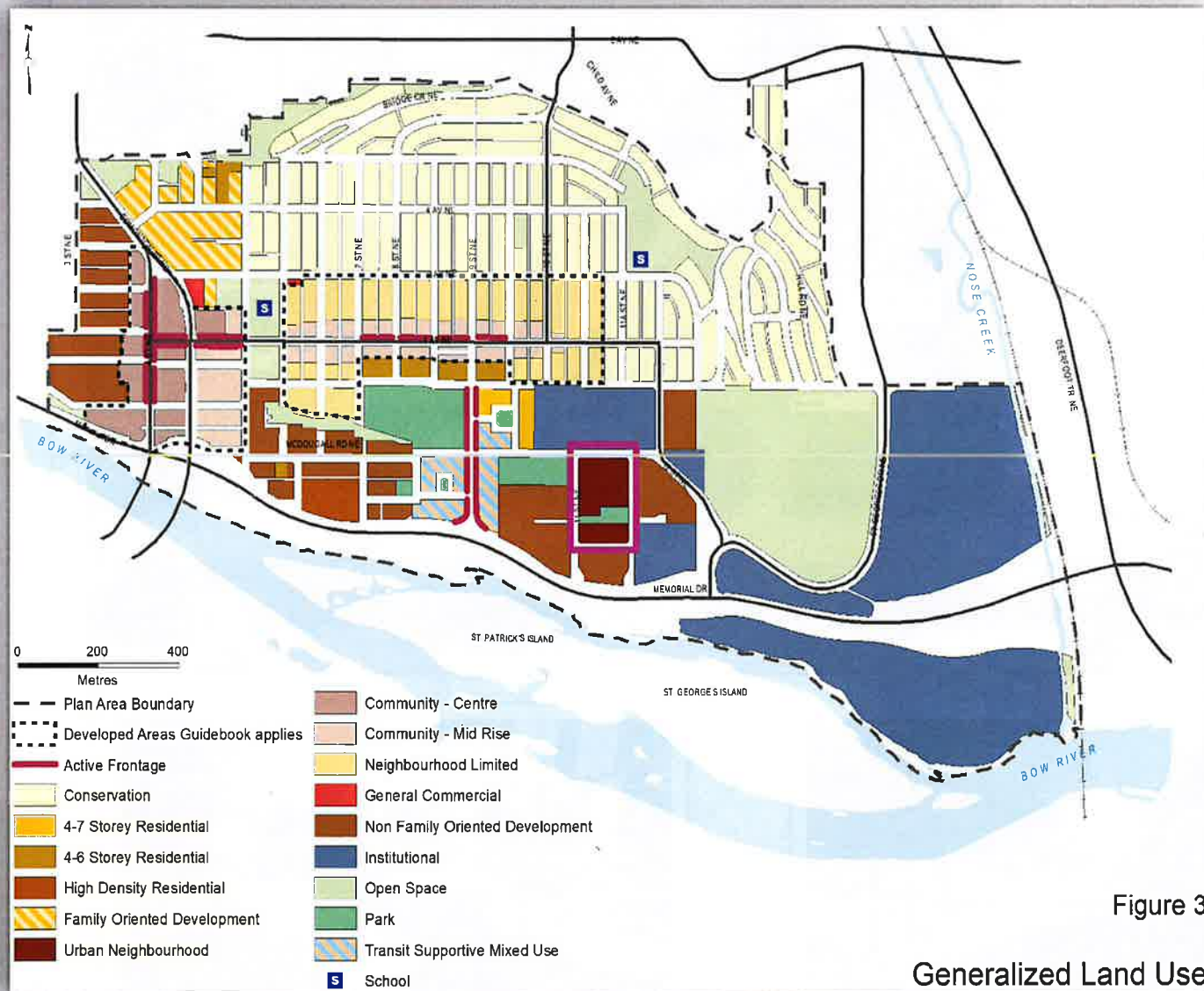


Figure 10 | Vision Concept - 3D Render

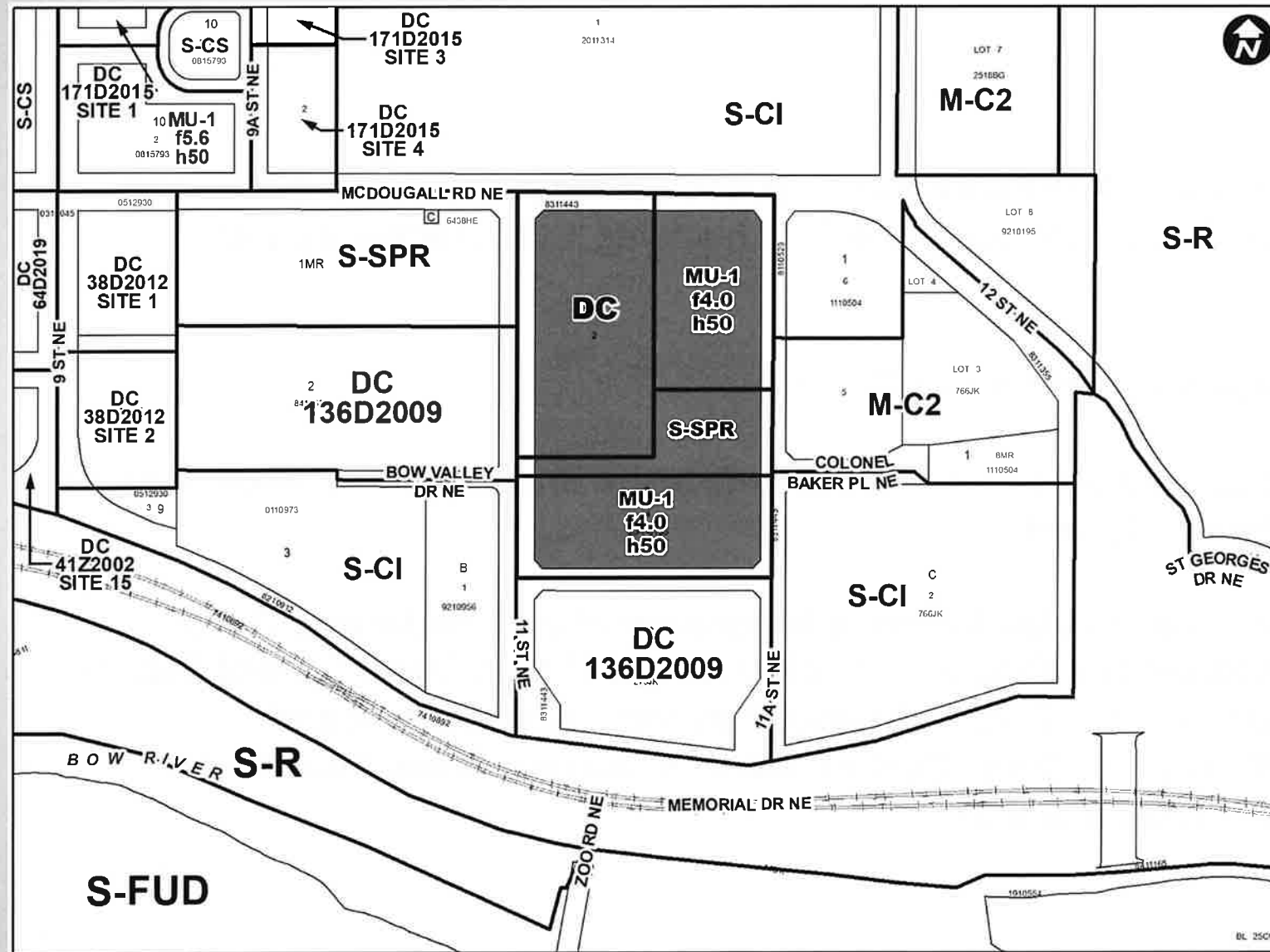




Creating defined gateways and a strong neighborhood node, retrofitting existing streetscapes and new connections, providing park design and programming for all age groups, and providing higher density development and creating a distinctive place.

Proposed Policy Amendments:

- Land Uses
- Building Heights and Massing
- At-grade building interfaces
- Mobility
- Interface with Park space



Proposed Land Use Districts:

Mixed Use - General (MU-1f4h50) Districts

- 4.0 FAR, 50 metres (approx. 15 storeys)

DC/ MU-1f4h35

- 4.0 FAR, 35 metres (approx. 10 storeys)

Special Purpose – School, Park and Community Reserve (S-SPR) District

- Park and open space with pedestrian/cyclist connection

Anticipated density:

- 878 residential units
- 1,300m² of commercial space
- 350 units per hectare
- 681 people and jobs per hectare

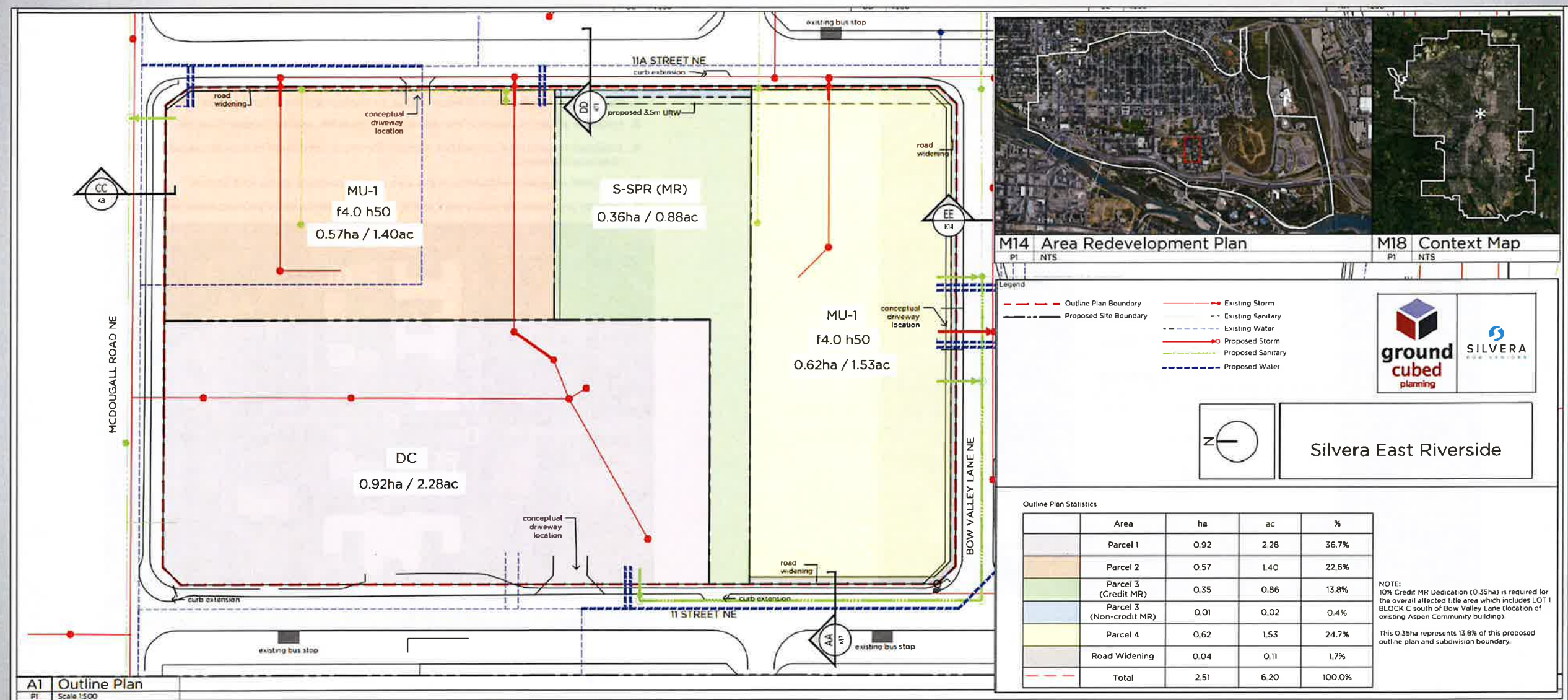
RECOMMENDATION(S):

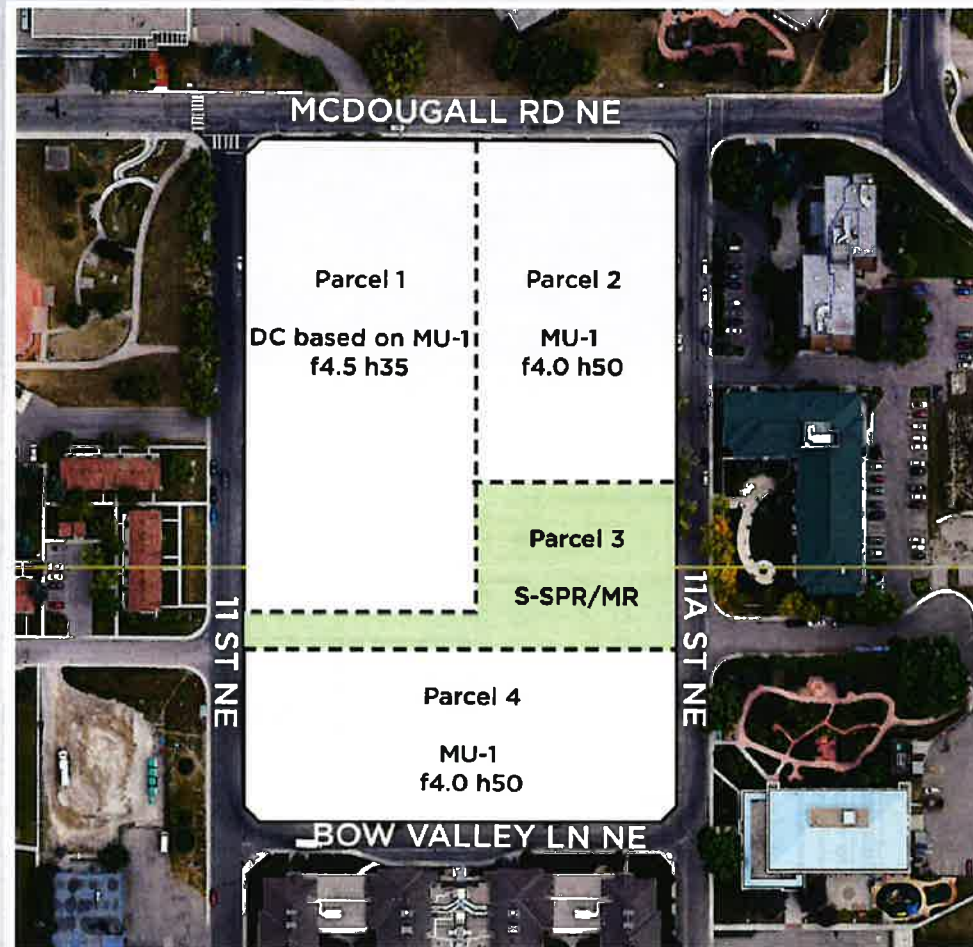
1. That Calgary Planning Commission **APPROVE** the proposed outline plan located at 15 - 11A Street NE (Plan 273JK, Block C, Lot 1) to subdivide 2.51 hectares \pm (6.20 acres \pm), with conditions (Attachment 10).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 4); and
3. Give three readings to the proposed bylaw for the redesignation of 2.47 hectares \pm (6.10 acres \pm) located at 15 - 11A Street NE (Plan 273JK, Block C, Lot 1) from Direct Control District to Mixed Use - General (MU1-f4.0h50) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Direct Control District to accommodate mixed-use development, with guidelines (Attachment 3).

Supplementary Slides

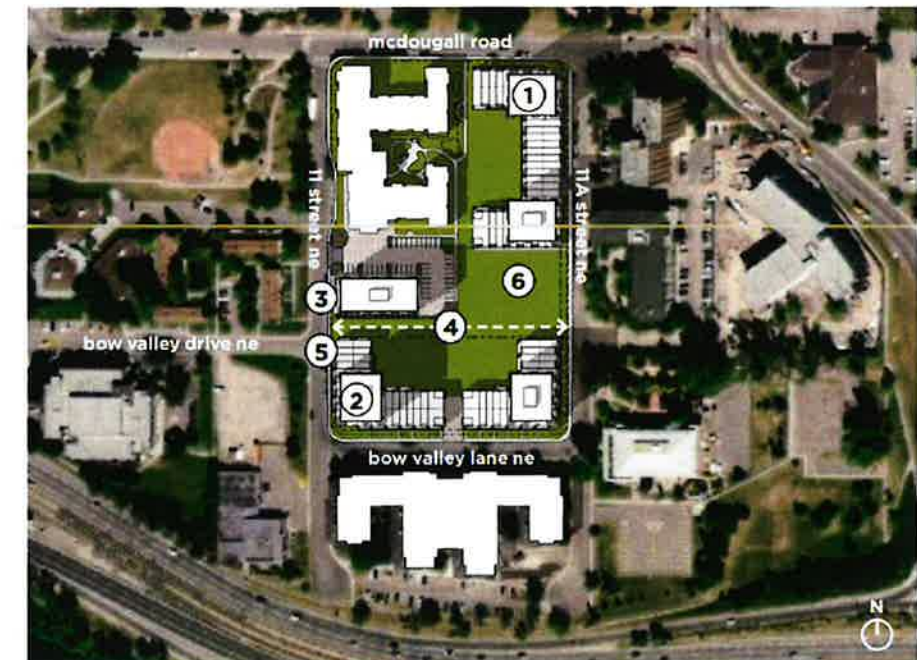




Strategies

Our Outline Plan applies the following strategies to achieve the vision:

1. Increase activity and density on the site to improve quality of life and perceptions of safety.
2. Facilitate transit-oriented development at an appropriate scale for this inner-city location.
3. Establish an activity node in the vicinity of 11 Street NE and Bow Valley Drive NE.
4. Establish an east-west connection through the site to contribute to the completion of the East Riverside Greenway.
5. Facilitate increased walkability in the area and connections to the LRT station.
6. Provide an accessible public park space for area residents and visitors to enjoy year-round.



SILVERA
FOR SENIORS
Figure 7 | Vision Concept Render

Silvera East Riverside
Applicant's Submission Supplement

groundcubed
planning
4

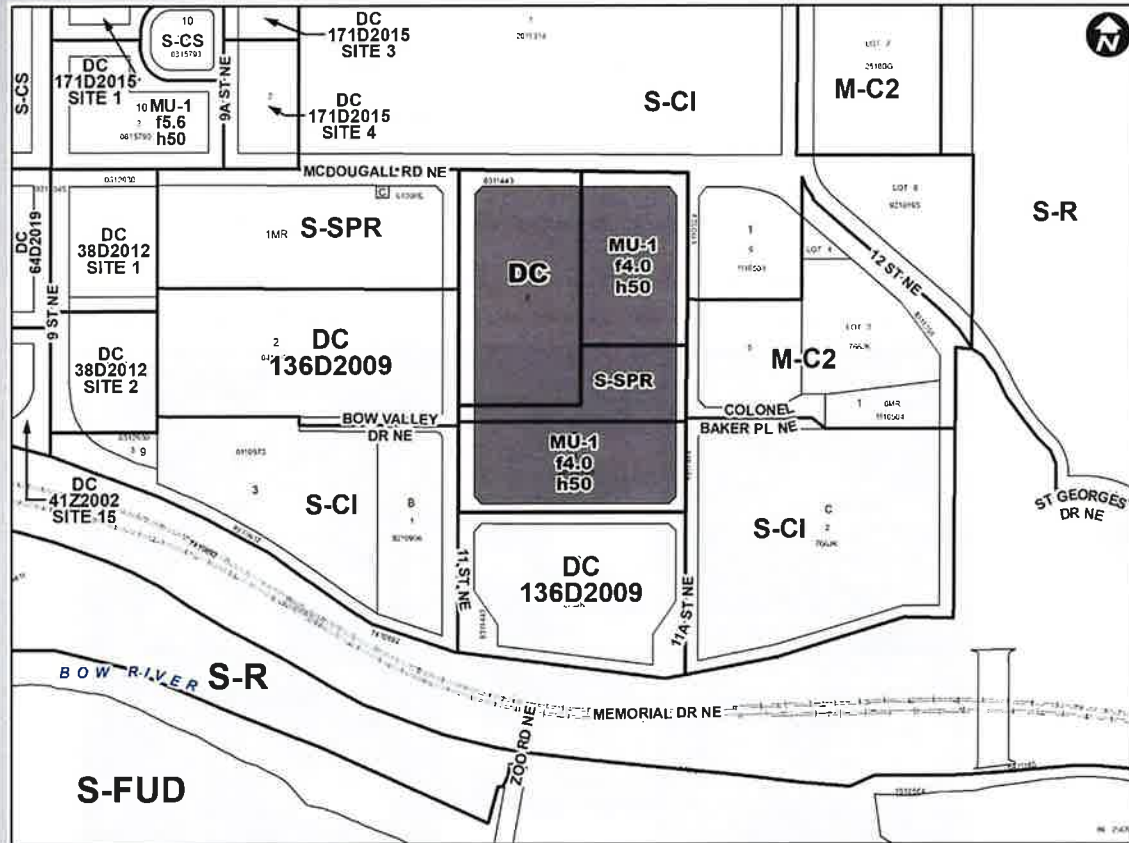
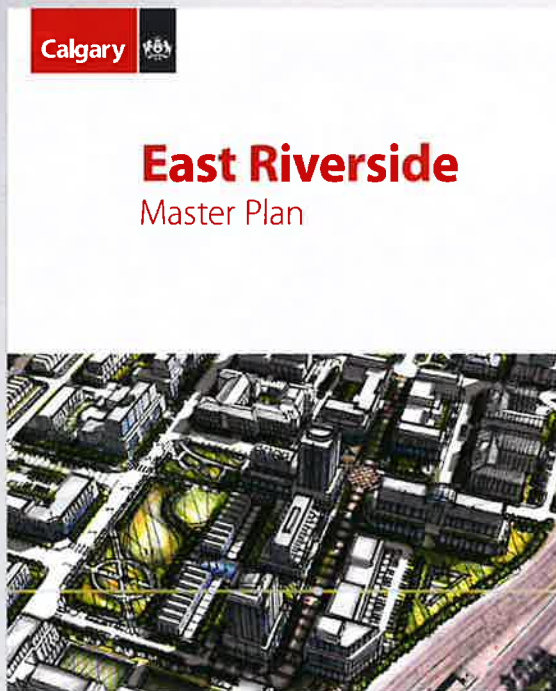


Figure 10 | Vision Concept - 3D Render



Engagement

The East Riverside Master Plan began as a Bridgeland Riverside Community Association initiative, where students from the University of Calgary's Environmental Design program initially worked with the community to plan the future of the area. In the summer of 2016, the City began the process of creating a Master Plan. Engagement for the plan was primarily targeted to landowners and the Community Association. In addition to regular meetings with City departments, landowners, and the Community Association, the following engagement events helped inform this Plan:

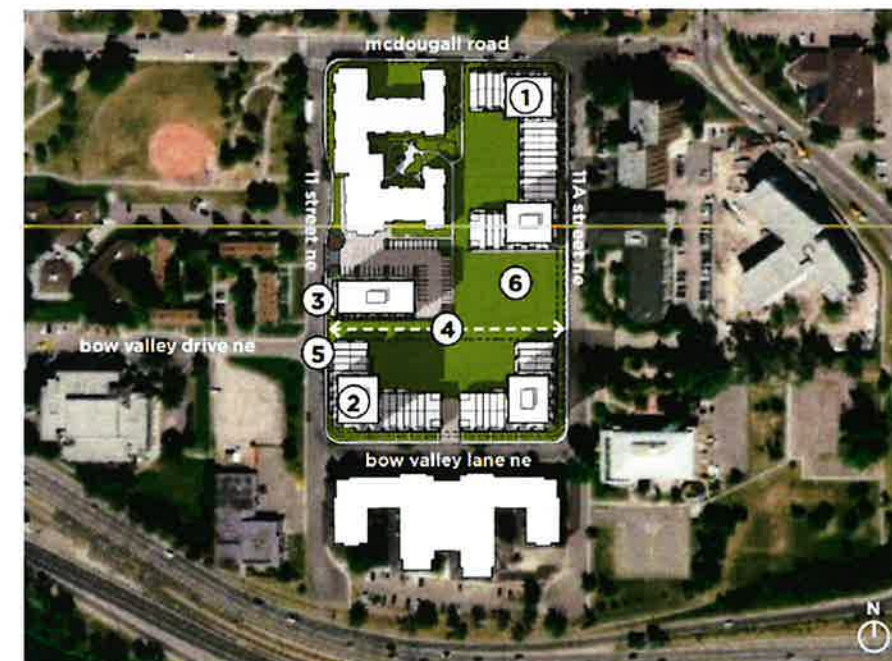
- August 2016 - The City met with representatives of the Community Association to discuss the creation of the East Riverside Master Plan.
- September 2016 - The City and consultant team hosted a design charrette with the Community Association, area landowners, and City staff from relevant departments.



Strategies

Our Outline Plan applies the following strategies to achieve the vision:

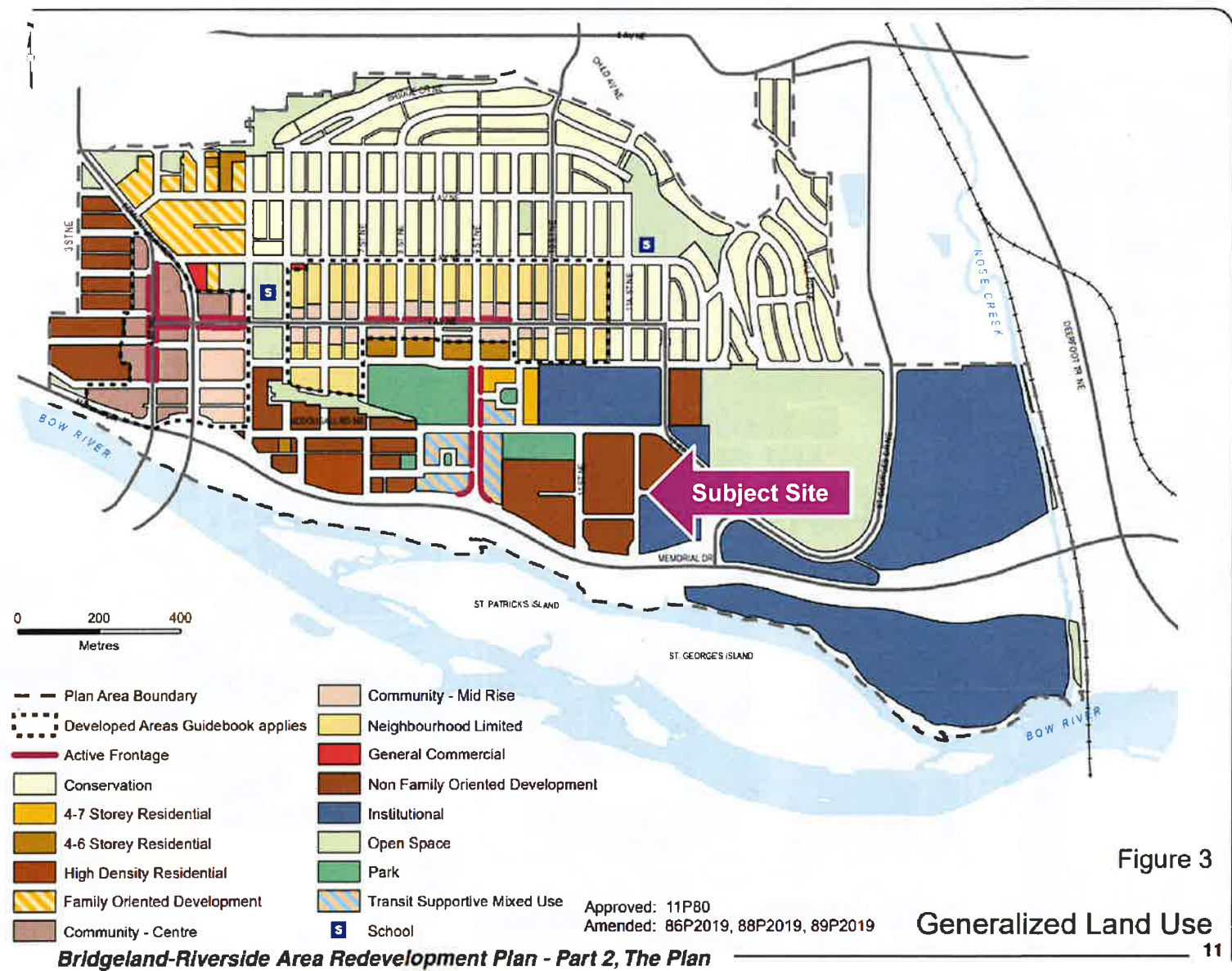
1. Increase activity and density on the site to improve quality of life and perceptions of safety.
2. Facilitate transit-oriented development at an appropriate scale for this inner-city location.
3. Establish an activity node in the vicinity of 11 Street NE and Bow Valley Drive NE.
4. Establish an east-west connection through the site to contribute to the completion of the East Riverside Greenway.
5. Facilitate increased walkability in the area and connections to the LRT station.
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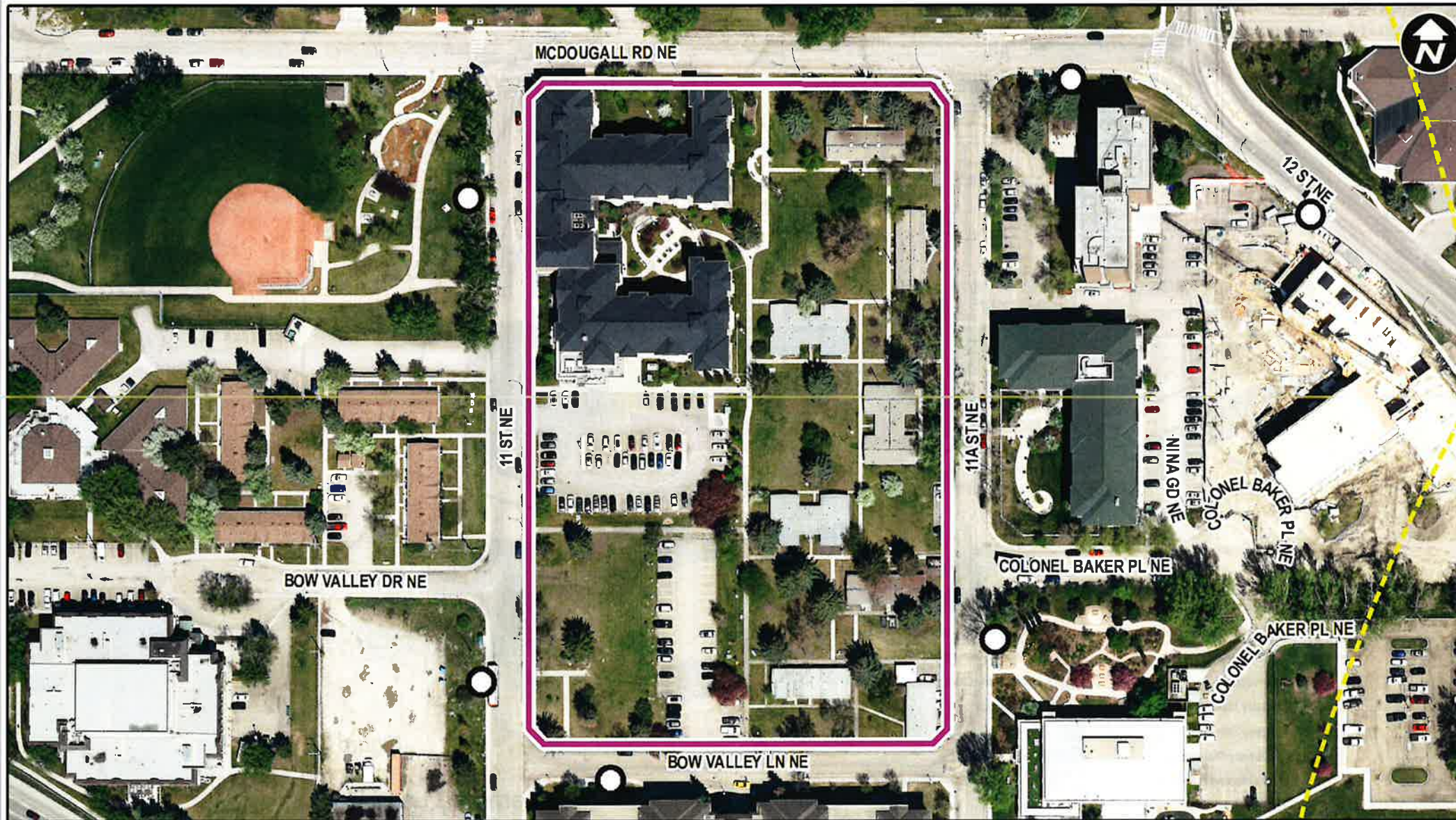



SILVERA
FOR SENIORS
Figure 7 | Vision Concept Render

Silvera East Riverside
Applicant's Submission Supplement

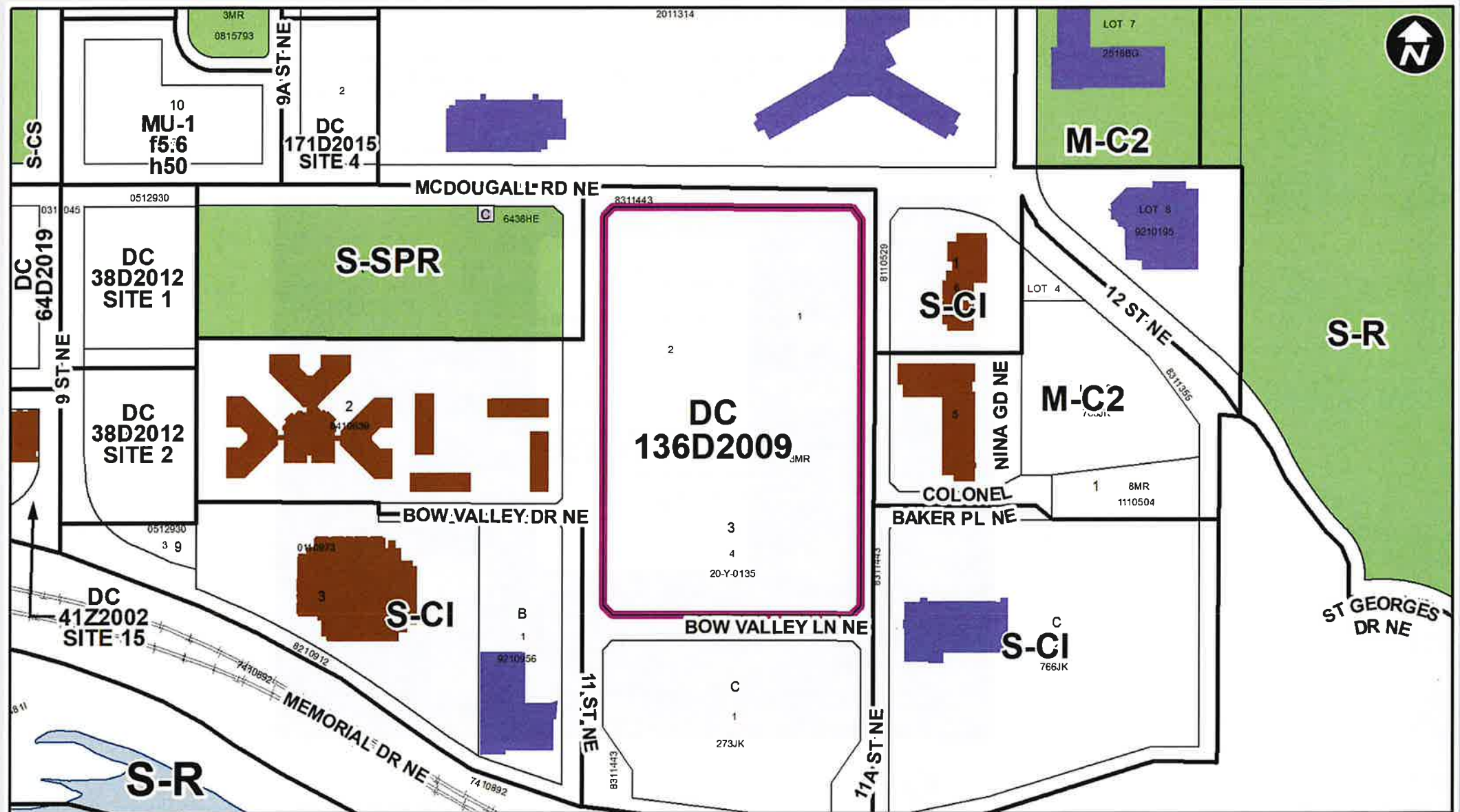
 **groundcubed**
planning
4





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



Conceptual Development Phasing

The timing and phasing of development will be dependent on market conditions. However, it is generally acknowledged that Parcel 1, which will consist of the new Silvera building, will occur first. Development of Parcel 3 (Municipal Reserve) will occur either in conjunction with Parcel 1, or slightly thereafter.

The timing of development of Parcels 2 and 4 will be entirely dependent upon market conditions and is unknown at this time.



Silvera East Riverside
Applicant's Submission Supplement



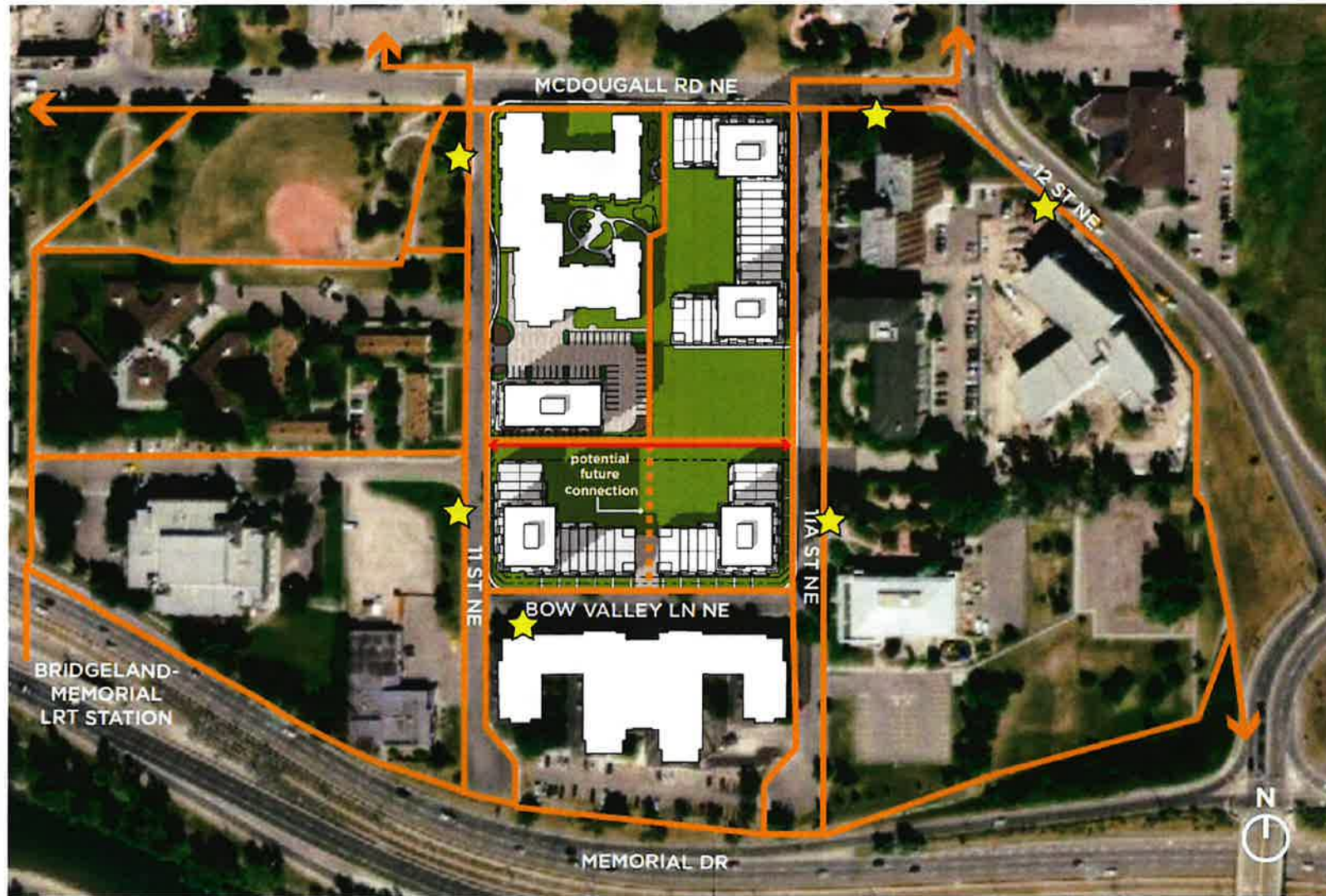
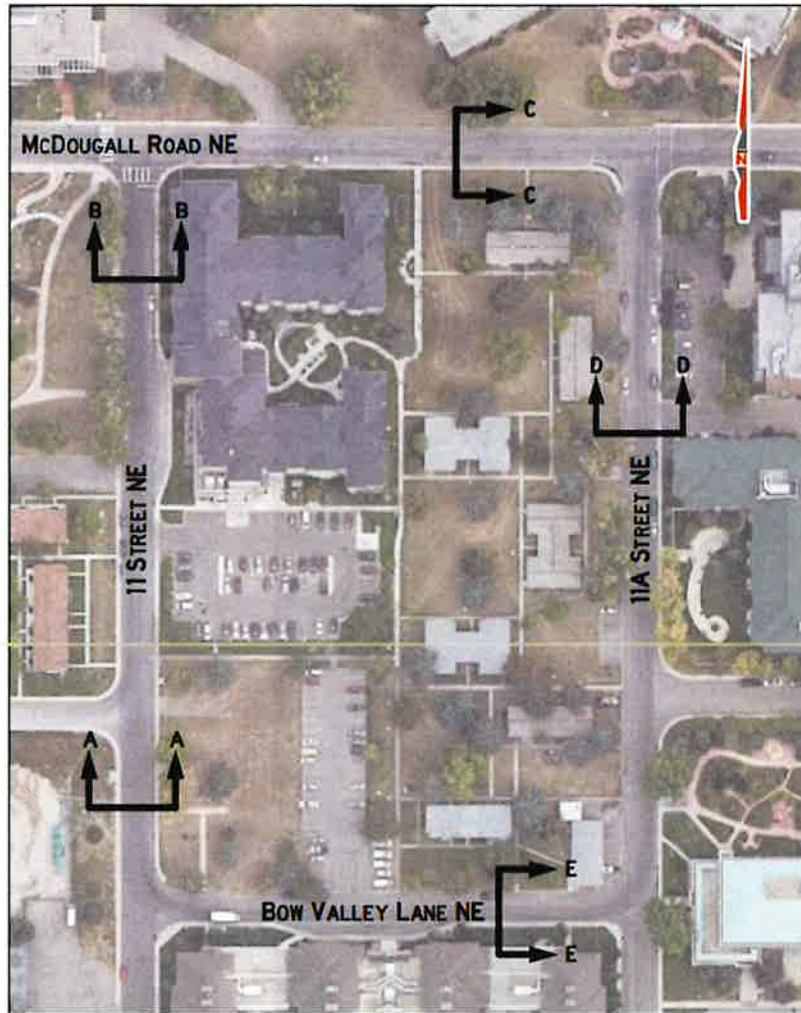


Figure 9 | Vision Concept - Connectivity

LEGEND

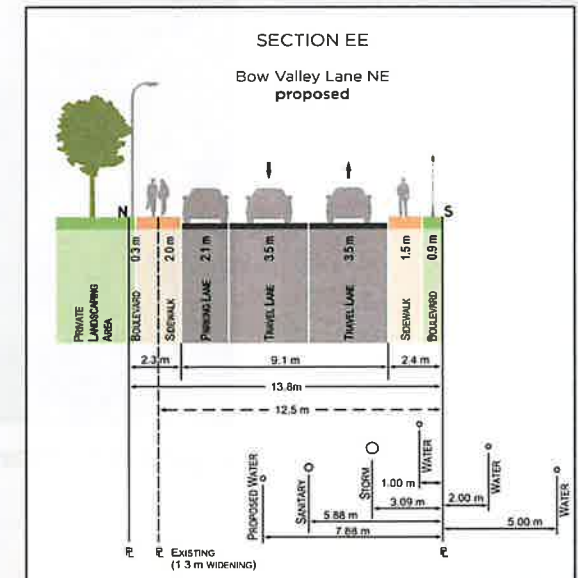
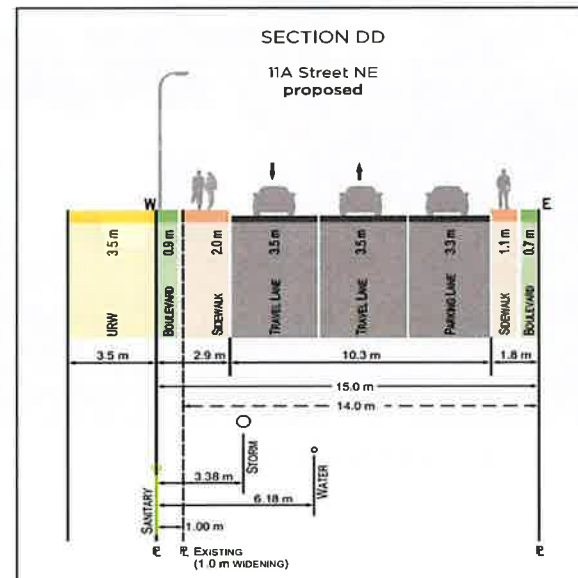
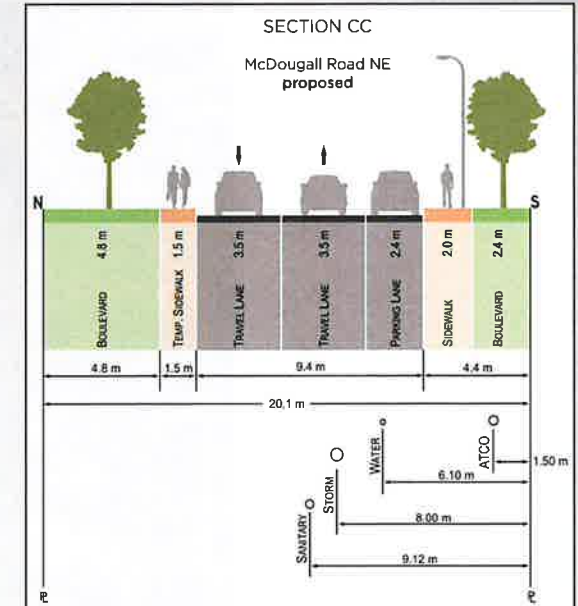
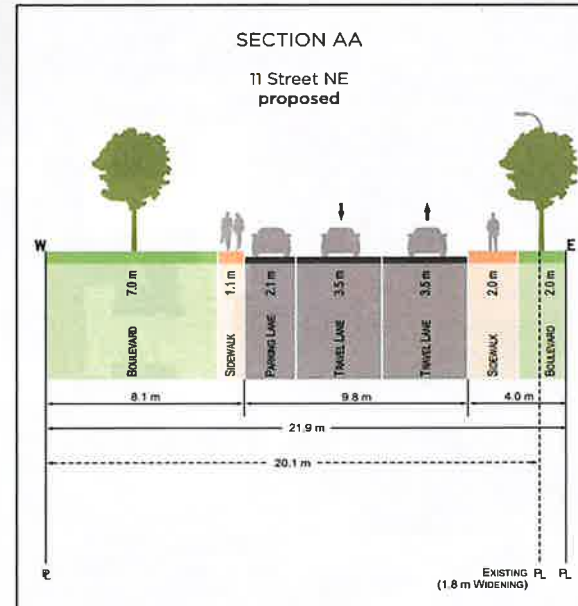
- pedestrian connection
- ★ existing bus stop
- ↔ cycling connection



KEY MAP



Silvera East Riverside
Outline Plan



PROPOSED LAYOUT											Parking Stalls	Parking Ratio
Building Component	# Storeys	Floor Height (m)	Building Height (m)	Units / Floor	Total Units	GFA / Floor (m²)	GFA / Floor (ft²)	GFA Total (m²)	GFA Total (ft²)	F.A.R.		
SILVERA SITE												
Building 01 - Level 01 (Retail)	1	6	6		0	667	7,180	667	7,180			
Building 01 - Level 02 (Office)	1	4	4		0	640	6,889	640	6,889			
Building 01 - Level 03+ (Residential)	8	3	24	10	80	740	7,965	5,920	63,722			
SITE TOTAL	10		34		80			7,227	77,791	0.8	40 AG / 77 BG	0.96 (BG)
SOUTH SITE												
Building 01 - Level 01-04 (Townhomes)	4	3	12	21	84	1,515	16,307	6,060	65,229			
Building 01 - Level 05+ (Residential Tower)	11	3	33	8	88	560	6,028	6,160	66,306			
Building 01 Total	15		45		172			12,220	131,535	2.0		
Building 02 - Level 01-04 (Townhomes)	4	3	12	19	76	1,385	14,908	5,540	59,632			
Building 02 - Level 05+ (Residential Tower)	11	3	33	8	88	560	6,028	6,160	66,306			
Building 02 Total	15		45		164			11,700	125,938	1.9		
SITE TOTAL					336			23,920	257,472	3.9	158	0.47
EAST SITE												
Building 01 - Level 01-03 (Townhomes)	4	3	12	17	68	1,370	14,747	5,480	58,986			
Building 01 - Level 04+ (Residential Tower)	11	3	33	8	88	560	6,028	6,160	66,306			
Building 01 Total	15		45		156			11,640	125,292	2.0		
Building 02 - Level 01-03 (Townhomes)	4	3	12	17	68	1,370	14,747	5,480	58,986			
Building 02 - Level 04+ (Residential Tower)	11	3	33	8	88	560	6,028	6,160	66,306			
Building 02 Total	15		45		156			11,640	125,292	2.0		
SITE TOTAL					312			23,280	250,584	4.0	119	0.38
NEW DEVELOPMENT TOTAL					728			54,427	585,847		394	

Silvera Site Area = 9.209m²

South Side Area = 6.133m^2

East Site Area = 5.75 m²

$$MR_{Area} = 3.466m^2 (10\%)$$

Notes:

Silvera Site F.A.R. excludes existing building

Site areas / F.A.R. calculations exclude road widening setbacks but include URW

SILVERA SITE | SHADOW STUDY



MARCH 21 | 10am



MARCH 21 | 12pm



MARCH 21 | 2pm



MARCH 21 | 4pm



MAY 21 | 10am



MAY 21 | 12pm



MAY 21 | 2pm



MAY 21 | 4pm

 SILVERA  Gibbs Gage



SILVERA SITE | SHADOW STUDY



JULY 21 | 10am



JULY 21 | 12pm



JULY 21 | 2pm



JULY 21 | 4pm



SEPTEMBER 21 | 10am



SEPTEMBER 21 | 12pm



SEPTEMBER 21 | 2pm



SEPTEMBER 21 | 4pm













