

**LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016**

MAP 25W

EXECUTIVE SUMMARY

The application proposes to redesignate the subject lands to Direct Control District to add the use Parking Lot – Grade (temporary) to this area of the University District. The primary purpose of the new use being added to the District regulations is to facilitate a temporary staff parking lot location for the Foothills Medical Centre. This is needed as a decant parking site while they reconstruct the existing structured parking facility at the Foothills Medical Centre, and ultimately realign the parking capacity on the site to allow for development of the Calgary Cancer Centre.

The existing land uses for this area include two land use designations with a Direct Control designation (Commercial – Office, and Multi-Residential – At Grade Housing), in addition to three existing stock land use Districts Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 April 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 123D2016, 124D2016, 125D2016, 126D2016 and 127D2016; and

1. **ADOPT** the proposed redesignation of 1.61 hectares \pm (3.98 acres \pm) located at 3791 – 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District **to** DC Direct Control District to accommodate an additional use – temporary parking at grade, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 123D2016.
3. **ADOPT** the proposed redesignation of 4.01 hectares \pm (9.91 acres \pm) located at 3791 – 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District **to** DC Direct Control District to accommodate an additional use – temporary parking at grade, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 124D2016.

**LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016**

MAP 25W

5. **ADOPT** the proposed redesignation of 2.10 hectares \pm (5.20 acres \pm) located at 3791 – 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from Multi-Residential – Medium Profile (M-2) District **to** DC Direct Control District to accommodate an additional use – temporary parking at grade, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 125D2016.
7. **ADOPT** the proposed redesignation of 2.86 hectares \pm (7.06 acres \pm) located at 3791 – 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from Multi-Residential – At Grade Housing (M-G) District **to** DC Direct Control District to accommodate an additional use – temporary parking at grade, in accordance with Administration's recommendation; and
8. Give three readings to the proposed Bylaw 126D2016.
9. **ADOPT** the proposed redesignation of 0.57 hectares \pm (1.41 acres \pm) located at 3791 – 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from Special Purpose – School, Park and Community Reserve (S-SPR) District **to** DC Direct Control District to accommodate an additional use – temporary parking at grade, in accordance with Administration's recommendation; and
10. Give three readings to the proposed Bylaw 127D2016.

REASON(S) FOR RECOMMENDATION:

The overall vision for development within the University District is not being altered as large surface parking lots will not be included within its ultimate build out. Other Direct Control Bylaws originally approved within the University District area north and east of the Children's Hospital had included this temporary parking provision (for this intended purpose); however, timelines for redevelopment on the Foothills site now conflict with the initial phases of development on the University District lands in those areas, so this is the only possible location to provide these interim uses. It is not intended that the entire Direct Control area is utilized for parking, and proposed Direct Control District regulations ensure that this parking lot will not be long-term.

The proposed interim parking replacement strategy demonstrates further collaboration between the West Campus Development Trust, Alberta Health Services, and community stakeholders to arrive at a mutually beneficial solution while important provincial infrastructure is being upgraded.

**LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016**

MAP 25W

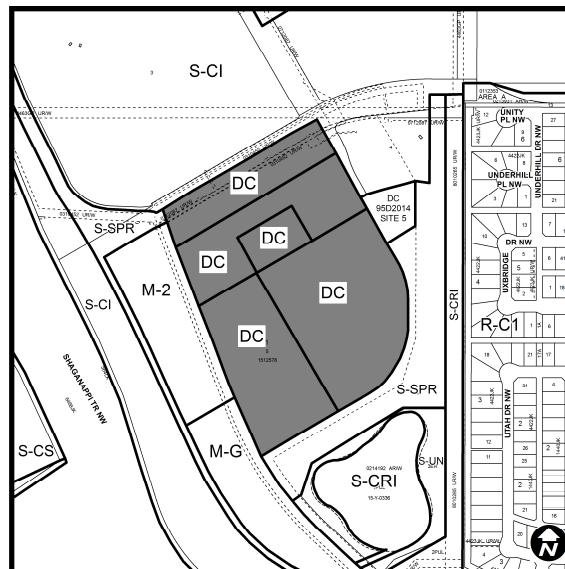
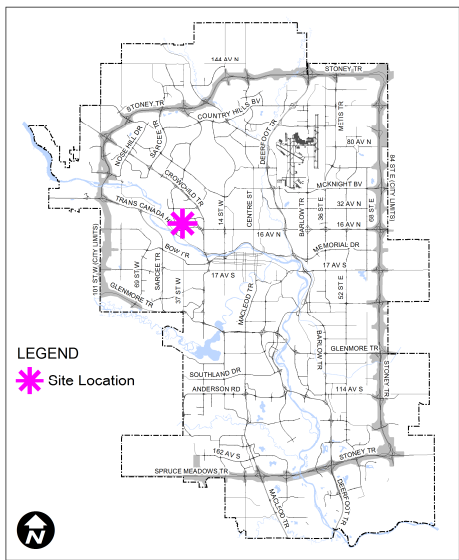
ATTACHMENTS

1. Proposed Bylaw 123D2016
2. Proposed Bylaw 124D2016
3. Proposed Bylaw 125D2016
4. Proposed Bylaw 126D2016
5. Proposed Bylaw 127D2016

LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

LOCATION MAPS



LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.61 hectares \pm (3.98 acres \pm) located at 3791 – 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District **to** DC Direct Control District to accommodate an additional use – temporary parking at grade, with guidelines (APPENDIX II).

Moved by: M. Wade **Carried: 9 – 0**
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 4.01 hectares \pm (9.91 acres \pm) located at 3791 – 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from DC Direct Control District **to** DC Direct Control District to accommodate an additional use – temporary parking at grade, with guidelines (APPENDIX III).

Moved by: M. Wade **Carried: 9 – 0**
3. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.10 hectares \pm (5.20 acres \pm) located at 3791 – 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from Multi-Residential – Medium Profile (M-2) District **to** DC Direct Control District to accommodate an additional use – temporary parking at grade, with guidelines (APPENDIX IV).

Moved by: M. Wade **Carried: 9 – 0**
4. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.86 hectares \pm (7.06 acres \pm) located at 3791 – 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from Multi-Residential – At Grade Housing (M-G) District **to** DC Direct Control District to accommodate an additional use – temporary parking at grade, with guidelines (APPENDIX V).

Moved by: M. Wade **Carried: 9 – 0**
5. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.57 hectares \pm (1.41 acres \pm) located at 3791 – 24 Avenue NW (Portion of Plan 1512578, Block 1, Lot 5) from Special Purpose – School, Park and Community Reserve (S-SPR) District **to** DC Direct Control District to accommodate an additional use – temporary parking at grade, with guidelines (APPENDIX VI).

Moved by: M. Wade **Carried: 9 – 0**

**LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016**

MAP 25W

Applicant:

Brown & Associates Planning Group

Landowner:

The Governors of the University of
Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject lands are located east of West Campus Boulevard and south of 24 Avenue NW, in the future community of the University District. The site is located south of The Alberta Children's Hospital, immediately west of the Ronald McDonald House, east of the community of Montgomery, west of the community of University Heights, and approximately 800 metres from the Foothills Medical Centre.

The subject lands are contained within the West Campus Outline Plan (LOC2013-0062). This ± 74 hectare (± 184 acre) Outline Plan envisions a vibrant, high density, mixed use community focused around a retail High Street. That project is currently under development, with initial phases occurring north of the Children's Hospital.

The site subject of this application is located in the southern portions of the community, in an area intended to be used for office (directly adjacent to the Alberta Children's Hospital), medium density multi-residential, and a ± 0.4 hectare (± 1.0 acre) Municipal Reserve / public park.

LAND USE DISTRICTS

The application proposes to redesignate the subject lands to Direct Control District to add the use *Parking Lot – Grade (temporary)* to this area of the University District. The primary purpose of the new use being added to the District regulations is to facilitate a temporary staff parking lot location for Alberta Health Services, as a decant parking site while they reconstruct the existing structured parking facility at the Foothills Medical Centre.

The existing land uses for this area include two land use designations with a Direct Control designation (Commercial – Office, and Multi-Residential – At Grade Housing), in addition to three existing stock land uses including: Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The proposed District Control Districts will include five separate Direct Control Bylaws, one for each of the existing Land Use Districts. The notable items in the Direct Control Districts include the addition of the Parking Lot – Grade (temporary) use, with a specific regulation that a future Development Permit must not be approved for a period exceeding thirty-six (36) months.

**LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016**

MAP 25W

LEGISLATION & POLICY

Municipal Development Plan (MDP)

The subject lands are identified on the Urban Structure Map of the MDP (Map 1) as a Major Activity Centre (MAC). MACs are defined as areas of high job and population concentrations, located in strategic areas central to larger residential catchments and linked by the primary transit network. Key uses in these areas include at least one major institution; business and employment; high and medium density residential; and retail and supporting services.

The MDP outlines MAC policies related to: establishing an appropriate mixture of land use typologies; density and intensity; urban design; street network layout, design and multi-modal capacity; parking; compatibility and transitioning with surrounding neighborhoods; coordinating public investment decisions; accessing the primary transit network; and open spaces and the public realm. All of these elements are included within the design of the ultimate build out of the West Campus / University District community.

South Shaganappi Communities Area Plan (SSCAP)

The South Shaganappi Communities Area Plan (SSCAP) provides the local area plan policy for the subject lands. This non-statutory plan provides a detailed vision and policy framework for development in the area. The SSCAP recognizes and supports the development of the West Campus lands as a MAC. It also provides strong policy support for future development of new healthcare facilities at the Foothills Medical Centre. It indicates that The City will assist, where possible, in redevelopment initiatives and planning for the site.

The proposed application meets the policy direction of the SSCAP by providing support for redevelopment initiatives on the Foothills Medical Centre, and not impacting the future development of the West Campus lands as the future University District.

TRANSPORTATION NETWORKS

The subject lands are accessed via West Campus Boulevard Northwest and 24 Avenue Northwest. These are existing private streets that will ultimately be upgraded to a City collector street standard, with dedication as a City right of way as part of the University District development process. These streets have good access to The City regional street network via the West Campus Boulevard interchange on 16 Avenue North, and Crowchild Trail NW.

The City is making a significant transit investment in the area with the North Crosstown BRT and the Northwest Hub. Those service lines will likely not be fully operational during the need for this temporary parking lot; however, a shuttle service, run by the Foothills Medical Centre, will be operational during this time to move staff to and from the parking lot and hospital located approximately 800 metres to the south.

**LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016**

MAP 25W

UTILITIES & SERVICING

Servicing requirements for future development of the University District community is included within the approved Outline Plan LOC2013-0062. The only additional municipal servicing requirements for the temporary parking lot include an assessment of stormwater management. This is being considered through the development permit process.

ENVIRONMENTAL ISSUES

Site environmental considerations were considered at depth through the review of Outline Plan LOC2013-0062.

Additional environmental considerations were noted through the review of the proposed temporary parking lot application related to placement of a parking lot in a location with sensitive adjacent land uses – the Alberta Children's Hospital and Ronald McDonald House. Interface and mitigation measures are being explored through the Development Permit application process.

ENVIRONMENTAL SUSTAINABILITY

The West Campus lands provide the closest available site to the Foothills Medical Centre to provide for a temporary parking replacement site.

An effort has also been made with the site design provisions to minimize the amount of disposable infrastructure associated with this interim use, and to re-use materials where possible.

GROWTH MANAGEMENT

There are no growth management concerns with the proposed development.

PUBLIC ENGAGEMENT

Community Association Comments

Both the Applicant group as well as City Administration have been in regular contact with The University Heights Community Association. Their initial comments provided (see below reference to public meetings), helped inform the ultimate specific location for the parking lot Development Permit submission. They have provided general support for the application and the community consultation process undertaken.

**LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016**

MAP 25W

Citizen Comments

The City received one letter from a citizen concerned over the proposed application.

Public Meetings

A number of stakeholder meetings were held between West Campus Development Trust, Alberta Health Services and community stakeholders in the November 2015 – December 2015 period.

An Applicant hosted public open house was held on 2016 January 14, preceding submission of the application and requesting feedback on the design. Approximately 60 people attended the open house, and as a direct result of feedback heard, a re-design in the location of the parking lot was affected.

**LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016**

MAP 25W

APPENDIX I

APPLICANT'S SUBMISSION

West Campus Development Trust has requested B&A Planning Group to prepare a land use redesignation for 3791 24th Ave NW within the University District. The property is located in the northwest Calgary community of University Heights and is vacant at present.

The purpose of this application is to add the use of temporary parking at grade to the existing land uses. This temporary use is required to allow Alberta Health Services to construct a temporary lot for use up to 36 months to accommodate parking stalls that will be displaced due to construction related to the Cancer Centre on the nearby Foothills Medical Centre.

The West Campus Development Trust intends to lease the land to the AHS. AHS will therefore be responsible for the future development permit and design of the parking lot. The temporary lot ultimately enables development of the Cancer Centre's official location at Foothills Medical Centre and will include the following:

- Lot will be gated after hours to prevent unauthorized access;
- Anticipated use from Monday-Friday primarily between 6 am-6 pm;
- Shuttle service is proposed by AHS to shuttle staff to and from the off-site parking facility.

A concept of the temporary parking configuration and location has been prepared by the AHS in response to issues raised at our Open House held Jan 14, 2016 and is included for information. This concept layout necessitates the redesignation of the various land uses as shown on the attached map (see reverse of page).

A minor amendment is also included to adjust a front yard setback from 2.0 metres to 3.0 metres to accommodate utility requirements.

This application will support the redevelopment efforts of the Foothills Medical Centre for the benefit of Calgarians and southern Albertans and is supported by both the Municipal Development Plan and the South Shaganappi Communities Area Plan. We look forward to Administration's and Council's support of our application.

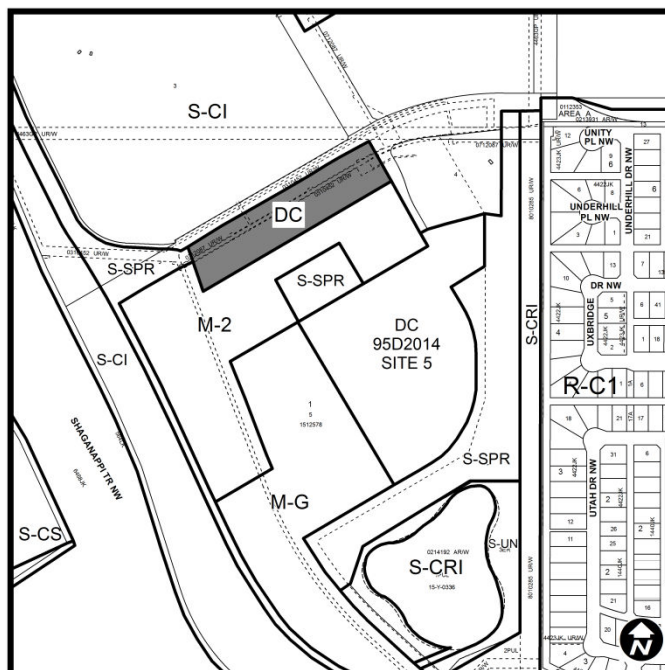
LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 1 based on Commercial – Office (C-O) District
(Replaces Site 3 portion of 96D2014)



Purpose

1 This Direct Control District is intended to:

- (a) create a character of place for the employment precinct that is compact and urban in context;
- (b) provide a new **frontage** to the **Hospital**, with **building** addresses fronting the surrounding **Hospital streets**;
- (c) prescribe **building setbacks** that will create a pedestrian oriented environment where **frontages** and entrances are close to the sidewalk and **street** in order to engage the public realm;
- (d) provide a setback in keeping with the setback along the High Street on the north side of the main retail **street**;

LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

- (e) allow for **Assisted Living** and **Residential Care** as a *permitted use* in selected Direct Control District Sites; and
- (f) accommodate the additional *use* of **Parking Lot – Grade (temporary)** to provide temporary parking when required to enable redevelopment of the surrounding Provincial lands.

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.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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 Commercial – Office (C-O) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District with the addition of:

- (a) **Assisted Living**; and
- (b) **Residential Care**.

Discretionary Uses

- 5 The *discretionary uses* of the Commercial – Office (C-O) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Parking Lot – Grade (temporary)**.

Bylaw 1P2007 Rules

- 6 Unless otherwise specified, the rules of the Commercial – Office (C-O) District of Bylaw 1P2007 apply in this Direct Control District.

Parking Requirements

- 7 (1) The **Development Authority** may, upon request from the applicant, consider a relaxation of the required **motor vehicle parking stalls** and **visitor parking stalls** for a **development** where a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stall** requirement or **visitor parking stall** requirements should vary from the requirements of this Direct Control District Bylaw. This review will be subject to normal relaxation considerations as defined in Bylaw 1P2007 and may include provisions for shared management of **motor vehicle parking stalls** and **visitor parking stalls** when they are not occupied for their designated **uses**.

LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

- (2) **Motor vehicle parking stalls** for any **use**, with the exception of **Parking Lot – Grade (temporary)** within this Direct Control District must be provided in an above **grade** or below **grade** parking structure.

Discretionary Use That Does Not Comply

- 8 The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Direct Control District if in the opinion of the **Development Authority**:

- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the **use**, enjoyment or value of neighbouring properties; and
- (b) the proposed **development** conforms with a **use** prescribed by the Bylaw 1P2007 for that land or **building**.

Front Setback Area

- 9 The **front setback area** must have a minimum depth of 0.0 metres and a maximum depth of 3.0 metres.

Rear Setback

- 10 (1) Where the **parcel** shares a **rear property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (2) In all other cases, the setbacks in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

Side Setback Area

- 11 (1) Where the **parcel** shares a **side property line** with a **street**, or with a **LRT corridor**, the **side setback area** must have a minimum depth of 3.0 metres.
- (2) In all other cases, the setbacks in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

Building Height

- 12 The maximum **building height** is 18.0 metres.

Development Permit Requirements

- 13 A **development permit** for **Parking Lot – Grade (temporary)** must not be approved for a period exceeding thirty-six (36) months.

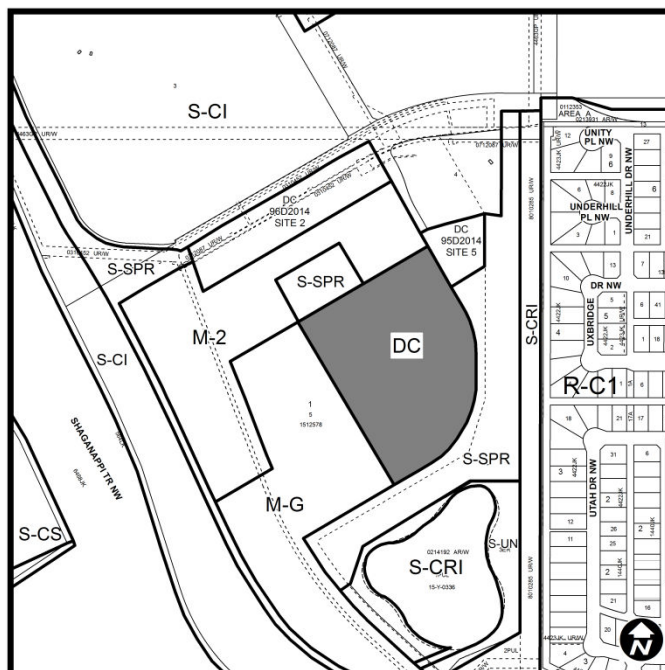
LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

APPENDIX III

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 2 based on Multi-Residential – At-Grade (M-G) District
(Replaces portion of Site 5 95D2014)



Purpose

1 The intent of this Direct Control District is to:

- (a) provide a diversity of multi-residential housing forms and **unit** size choices to attract a diversity of users;
- (b) create a residential fabric that builds community by having direct relationships to the **streets**, with animation at the ground level defined by useable front garden rooms, front porches, front entrances to the **street**, and human scale facade treatments and design elements;
- (c) allow for innovation in housing form in addition to the prescribed housing typologies, such as:
 - (i) **Backyard Suites**;
 - (ii) separate entries for above grade **units** in **townhouses**; and

LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

- (iii) home **Office** and studios.
- (d) allow the flexibility for change in **use** for at **grade uses** on certain sites over time;
- (e) provide **building** articulation to create quality streetscapes that may include:
 - (i) human scale facade treatments;
 - (ii) visible entrances that front the **street**;
 - (iii) **building** fenestration and facade design detail to avoid flat facade appearances; and
 - (iv) varied balcony forms - inset and protruding, designed as integral parts of the **building** rather than appearing to be "tacked on".
- (f) allow for multi-unit dwellings, such as apartments, to have shared entrances for upper **units**;
- (g) create a unique area that will accommodate a mixture and diversity of housing **units** within a block including **Semi-detached Dwellings, Townhouse** dwellings, and apartment dwellings; and
- (h) accommodate the additional **use** of **Parking Lot – Grade (temporary)** to provide temporary parking when required to enable redevelopment of the surrounding Provincial lands.

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.

Reference to Bylaw 1P2007

- 3** Within this Direct Control District, 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 Multi-Residential – At-Grade (M-G) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District, with the addition of:
- (a) **Duplex Dwelling**; and
 - (b) **Semi-detached Dwelling**.

Discretionary Uses

- 5** The **discretionary uses** of the Multi-Residential – At-Grade (M-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Parking Lot – Grade (temporary)**.

LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

Bylaw 1P2007 Rules

- 6** Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 apply in this Direct Control District.

Parking Requirements

- 7** The **Development Authority** may, upon request from the applicant, consider a relaxation of the required **motor vehicle parking stalls** and **visitor parking stalls** for a **development** where a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stall** requirement or **visitor parking stall** requirements should vary from the requirements of this Direct Control District Bylaw.

Discretionary Use That Does Not Comply

- 8** The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Direct Control District if in the opinion of the **Development Authority**:
- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the **use**, enjoyment or value of neighbouring properties; and
 - (b) the proposed **development** conforms with a **use** prescribed by the Bylaw 1P2007 for that land or **building**.

Building Form

- 9** Each **unit** at **grade** must have a separate and direct pedestrian access to **grade** for any **unit** fronting a **street** with the exception of **Assisted Living** and **Residential Care units**.

Development Permit Requirements

- 10** A **development permit** for **Parking Lot – Grade (temporary)** must not be approved for a period exceeding thirty-six (36) months.

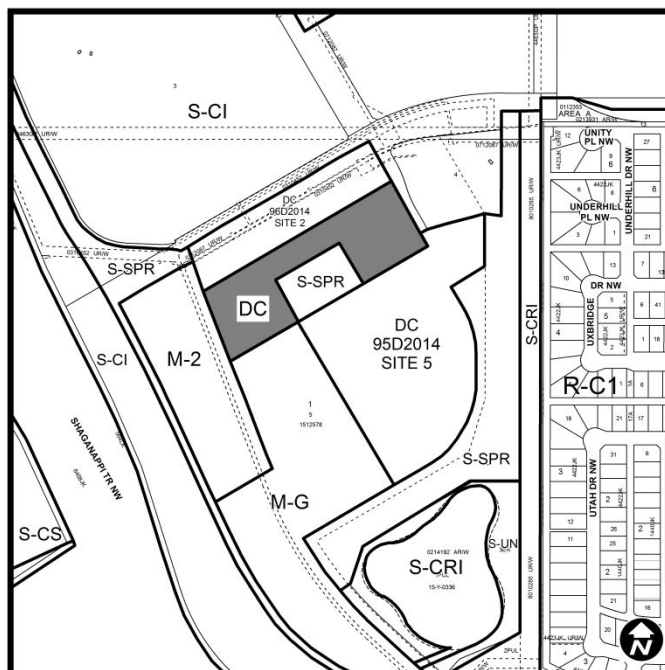
LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

APPENDIX IV

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 3 based on Multi-Residential – Medium Profile (M-2) District
(redesignates M-2 lands)



Purpose

1 The intent of this Direct Control District is to:

- (a) accommodate the additional **use of Parking Lot – Grade (temporary)** to provide temporary parking when required to enable redevelopment of the surrounding Provincial lands.

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.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

Permitted Uses

- 4 The ***permitted uses*** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the ***permitted uses*** of this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Parking Lot – Grade (temporary).**

Bylaw 1P2007 Rules

- 6 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Parking Requirements

- 7 The ***Development Authority*** may, upon request from the applicant, consider a relaxation of the required ***motor vehicle parking stalls*** and ***visitor parking stalls*** for a ***development*** where a parking study submitted as part of a ***development permit*** application demonstrates that the ***motor vehicle parking stall*** requirement or ***visitor parking stall*** requirements should vary from the requirements of this Direct Control District Bylaw.

Discretionary Use That Does Not Comply

- 8 The ***Development Authority*** may approve a ***development permit*** application for a ***discretionary use*** where the proposed ***development*** does not comply with all of the applicable requirements and rules of this Direct Control Bylaw if in the opinion of the ***Development Authority***:
- (a) the proposed ***development*** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the ***use***, enjoyment or value of neighbouring properties; and
- (b) the proposed ***development*** conforms with a ***use*** prescribed by the Bylaw 1P2007 for that land or ***building***.

Development Permit Requirements

- 9 A ***development permit*** for **Parking Lot – Grade (temporary)** must not be approved for a period exceeding thirty-six (36) months.

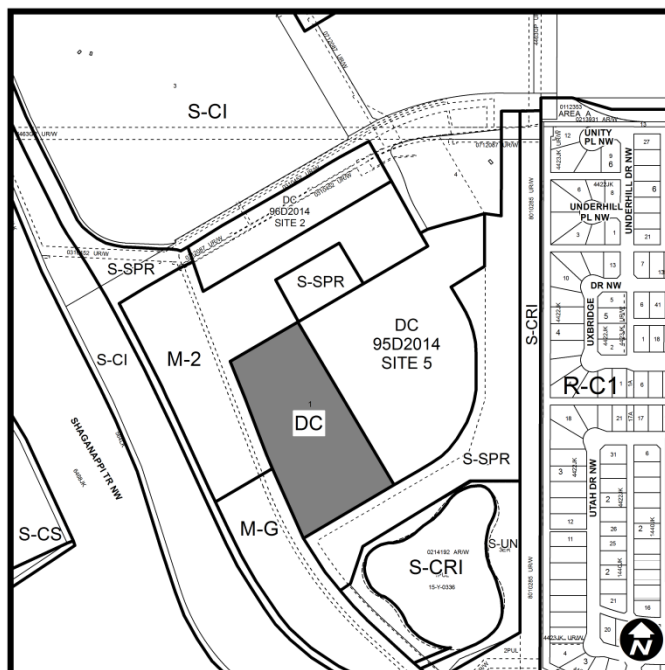
LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

APPENDIX V

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 4 based on Multi-Residential – At Grade Housing (M-G) District
(redesignates M-G lands)



Purpose

1 The intent of this Direct Control District is to:

- (a) accommodate the additional **use of Parking Lot – Grade (temporary)** to provide temporary parking when required to enable redevelopment of the surrounding Provincial lands.

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.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

Permitted Uses

- 4 The ***permitted uses*** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the ***permitted uses*** of this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Parking Lot – Grade (temporary).**

Bylaw 1P2007 Rules

- 6 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 apply in this Direct Control District.

Parking Requirements

- 7 The ***Development Authority*** may, upon request from the applicant, consider a relaxation of the required ***motor vehicle parking stalls*** and ***visitor parking stalls*** for a ***development*** where a parking study submitted as part of a ***development permit*** application demonstrates that the ***motor vehicle parking stall*** requirement or ***visitor parking stall*** requirements should vary from the requirements of this Direct Control District Bylaw.

Discretionary Use That Does Not Comply

- 8 The ***Development Authority*** may approve a ***development permit*** application for a ***discretionary use*** where the proposed ***development*** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the ***Development Authority***:
- (a) the proposed ***development*** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the ***use***, enjoyment or value of neighbouring properties; and
- (b) the proposed ***development*** conforms with a ***use*** prescribed by the Bylaw 1P2007 for that land or ***building***.

Development Permit Requirements

- 9 A ***Development Permit*** for **Parking Lot – Grade (temporary)** must not be approved for a period exceeding thirty-six (36) months.

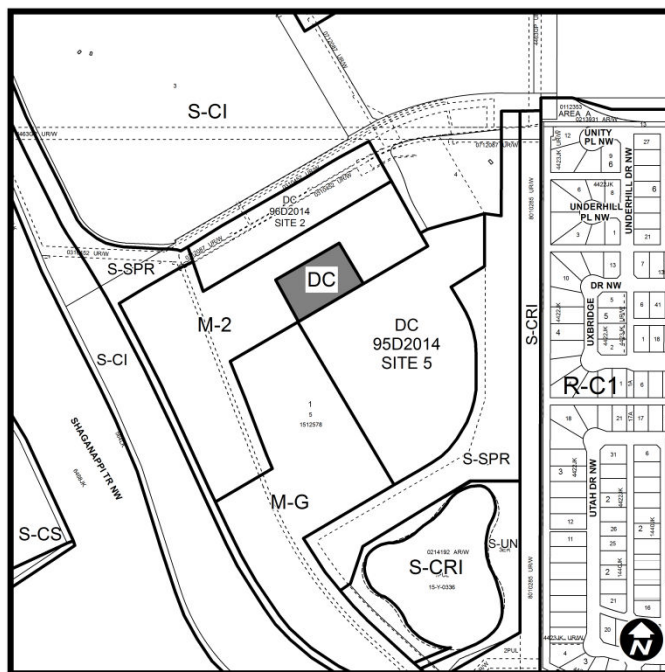
LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

APPENDIX VI

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 5 based on Special Purpose – School, Park and Community Reserve (S-SPR) District
(redesignates MR site to DC S-SPR)



Purpose

- 1 The intent of this Direct Control District is to:
 - (a) accommodate the future development of a City owned Municipal Reserve public **Park**; and
 - (b) accommodate the additional interim **use of Parking Lot – Grade (temporary)** to provide temporary parking when required to enable redevelopment of the surrounding Provincial lands.

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.

LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016

MAP 25W

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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 Special Purpose – School, Park and Community Reserve (S-SPR) District of Bylaw 1P2007 are the ***permitted uses*** of this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Special Purpose – School, Park and Community Reserve (S-SPR) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Parking Lot – Grade (temporary).**

Bylaw 1P2007 Rules

- 6 Unless otherwise specified in this Direct Control District, the rules of the Special Purpose – School, Park and Community Reserve (S-SPR) District of Bylaw 1P2007 apply in this Direct Control District.

Development Permit Requirements

- 7 A ***Development Permit*** for **Parking Lot – Grade (temporary)** must not be approved for a period exceeding thirty-six (36) months.

**LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
ON 24 AVENUE NORTHWEST EAST OF WEST CAMPUS
BOULEVARD AND SOUTH OF THE CHILDREN'S HOSPITAL
BYLAWS 123D2016, 124D2016, 125D2016, 126D2016 AND
127D2016**

MAP 25W

APPENDIX VII

LETTERS SUBMITTED

City of Calgary Planning and Development

Dear Sir,

The Foothills Hospital (AHS) plans to replace and rebuild Parking Lot 1 which is the two level parkade at the front entrance of the hospital. We understand that while it is under reconstruction, the 1200 vehicles the Foothill's parkade holds will occupy a temporary parking lot to be constructed on the West Campus Development Lands south of the Children's Hospital immediately west of University Heights. In support of the AHS initiative, WCDT has submitted a Land Use Amendment Application to Calgary Planning and Development requesting a zoning change to the affected lands which will allow the construction of the temporary parking lot, which under the current zoning is not an allowed use. University Heights Community acknowledges that replacement of the parkade is necessary to allow for future development of the Cancer Centre on the Foothills Hospital site which the community supports. At the recent open house, community members voiced concerns over the proposed location of the temporary parking lot (too close to the duck pond), as well as concerns over how long the lot would be in place.

WCDT altered it's application to address those concerns so that now the Land Use Amendment will allow AHS to make a Development Application with the lot located in a more favourable less obtrusive position abutting 24th Avenue west of Ronald McDonald House with a 36 month time limit. UHCA is satisfied that the concerns expressed by the community at the open house have been adequately dealt with.

Thanks very much for engaging with the community and responding in such a positive way to the comments submitted by community members at the open house.

Please feel free to call me at 403.861.9171 should you wish to discuss this further.

Best regards,

Matt Law
UHCA Development Committee