

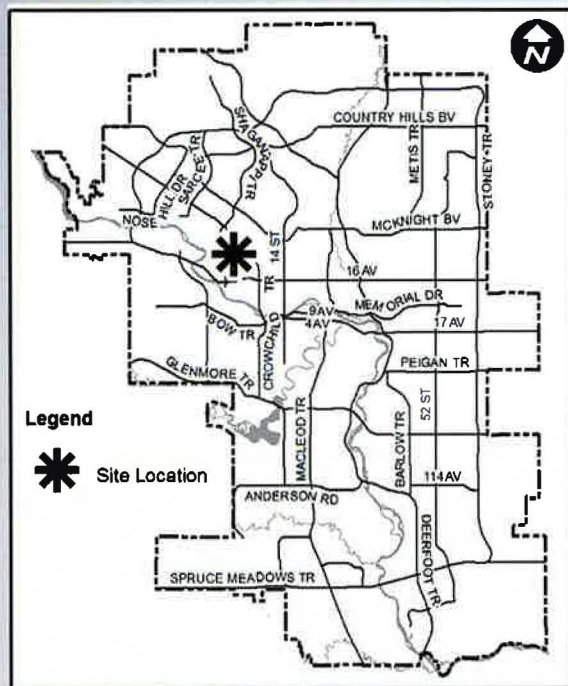


Calgary Planning Commission

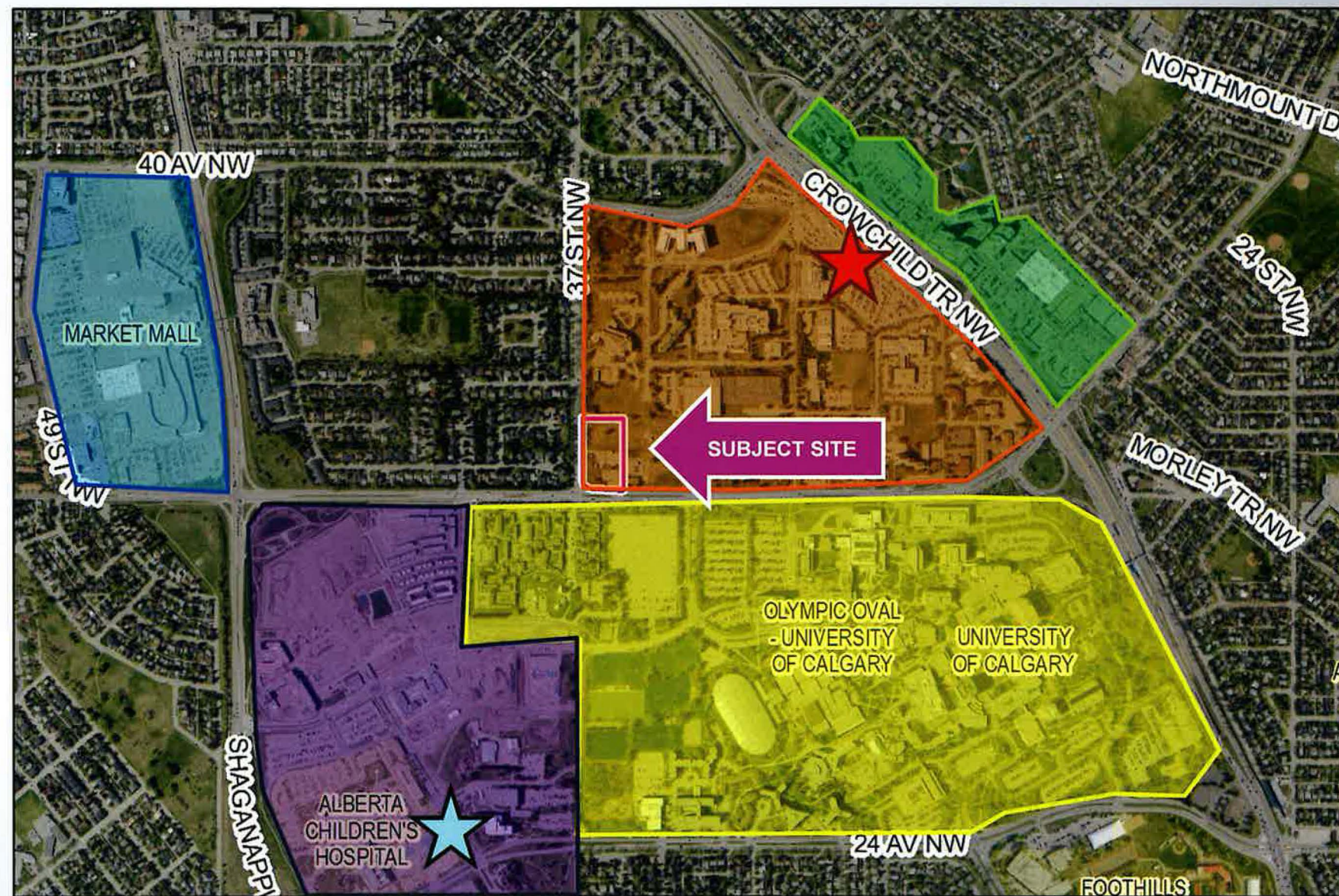
Agenda Item: 7.1.1



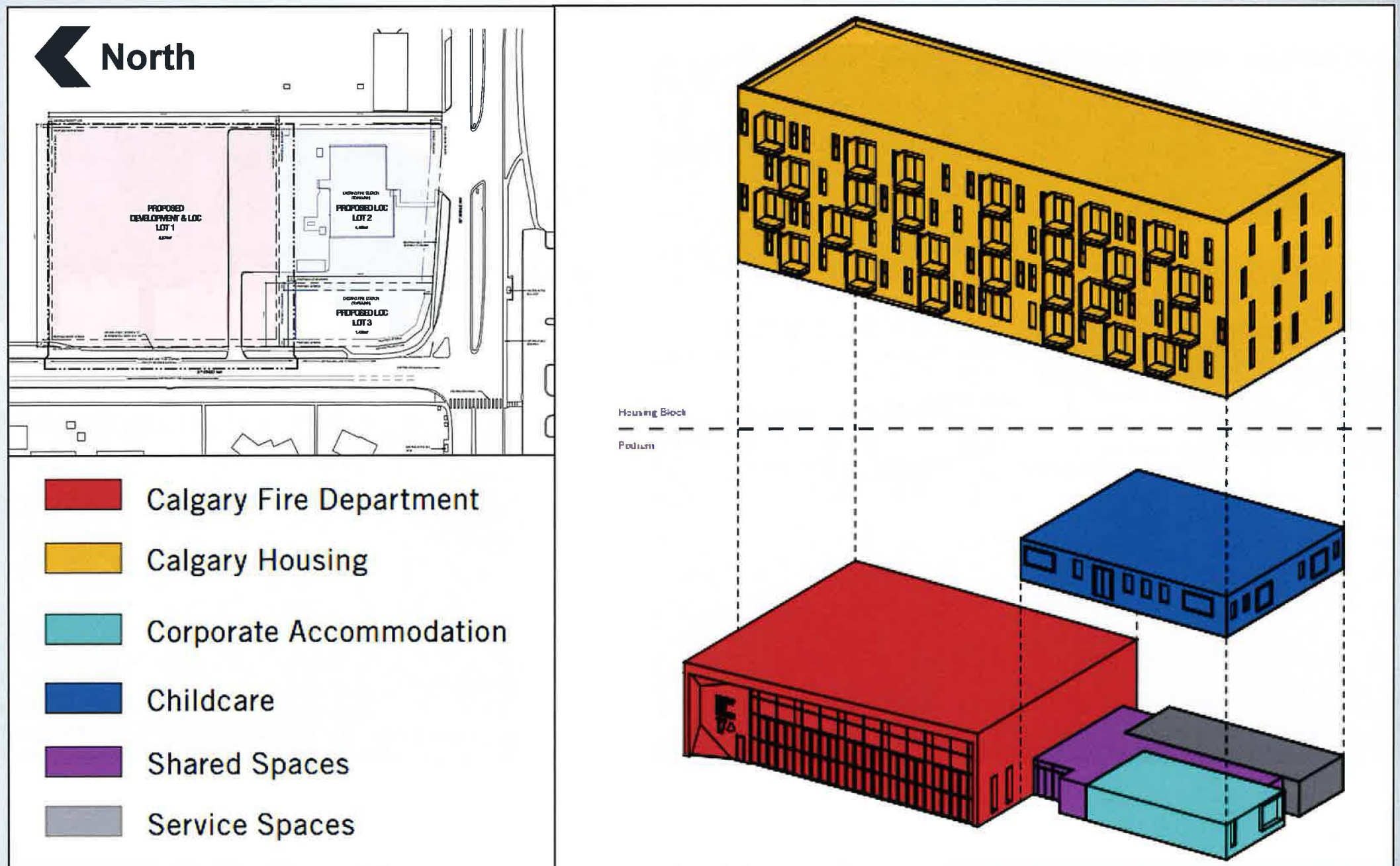
DP2019-6254
Development Permit
August 5th, 2021



-  Brentwood LRT Station
-  Alberta Children's Hospital
-  University of Calgary
-  Market Mall
-  University Research Park
-  Brentwood Shopping Centre
-  University District

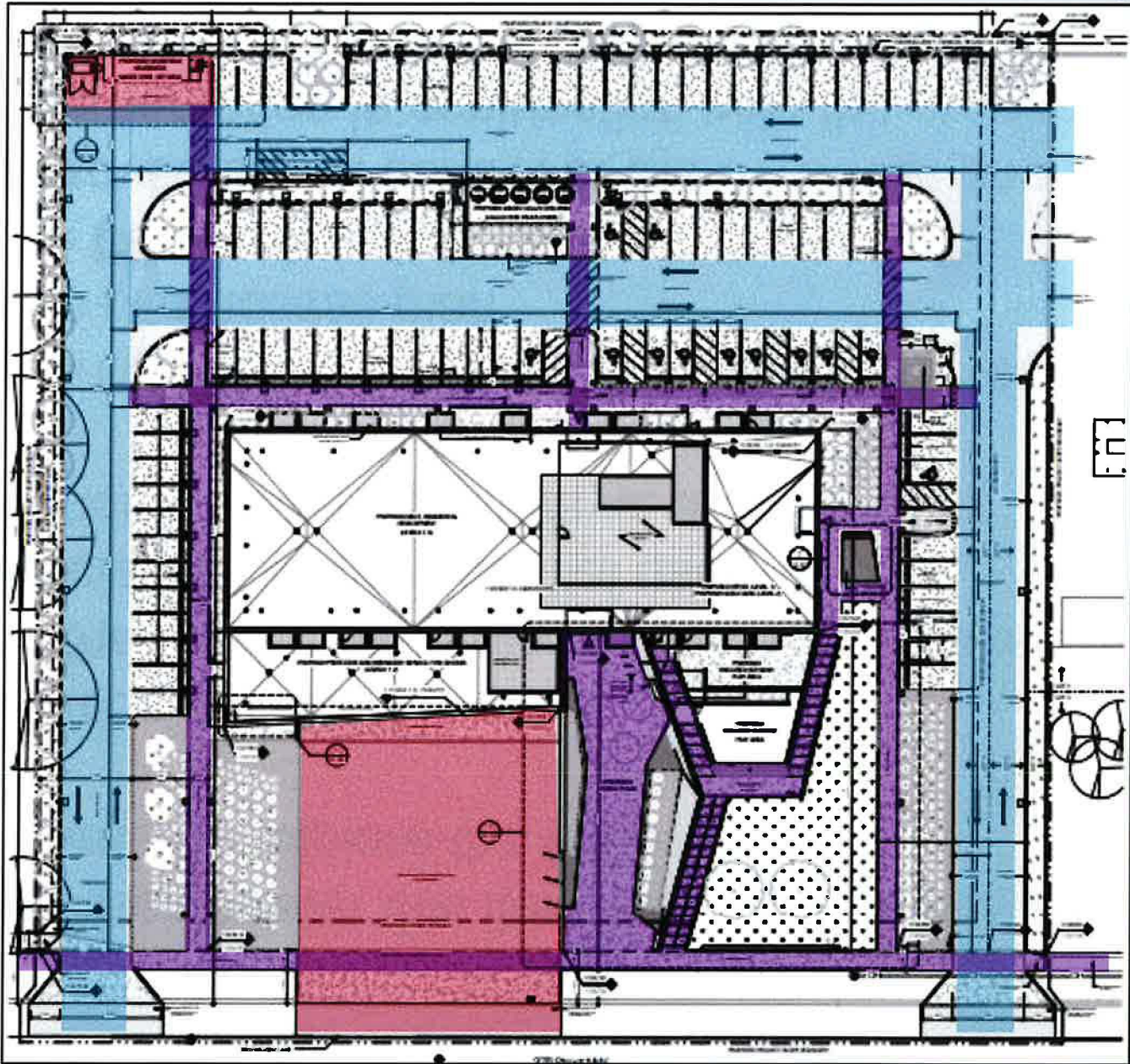








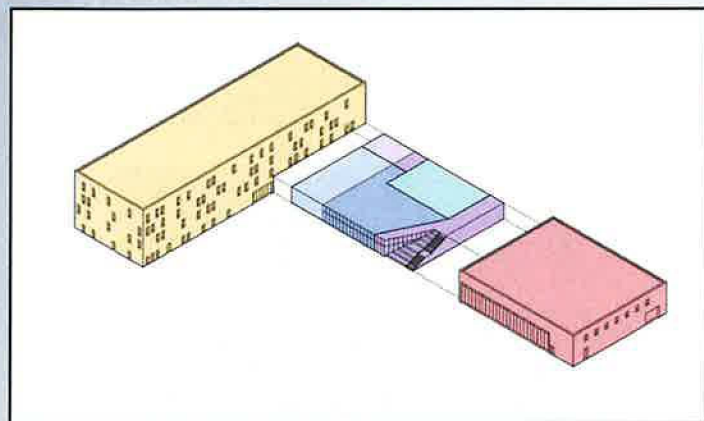
-  Pedestrian Circulation
-  Vehicle Circulation
-  Emergency Services Apron
And Household Hazardous
Waste



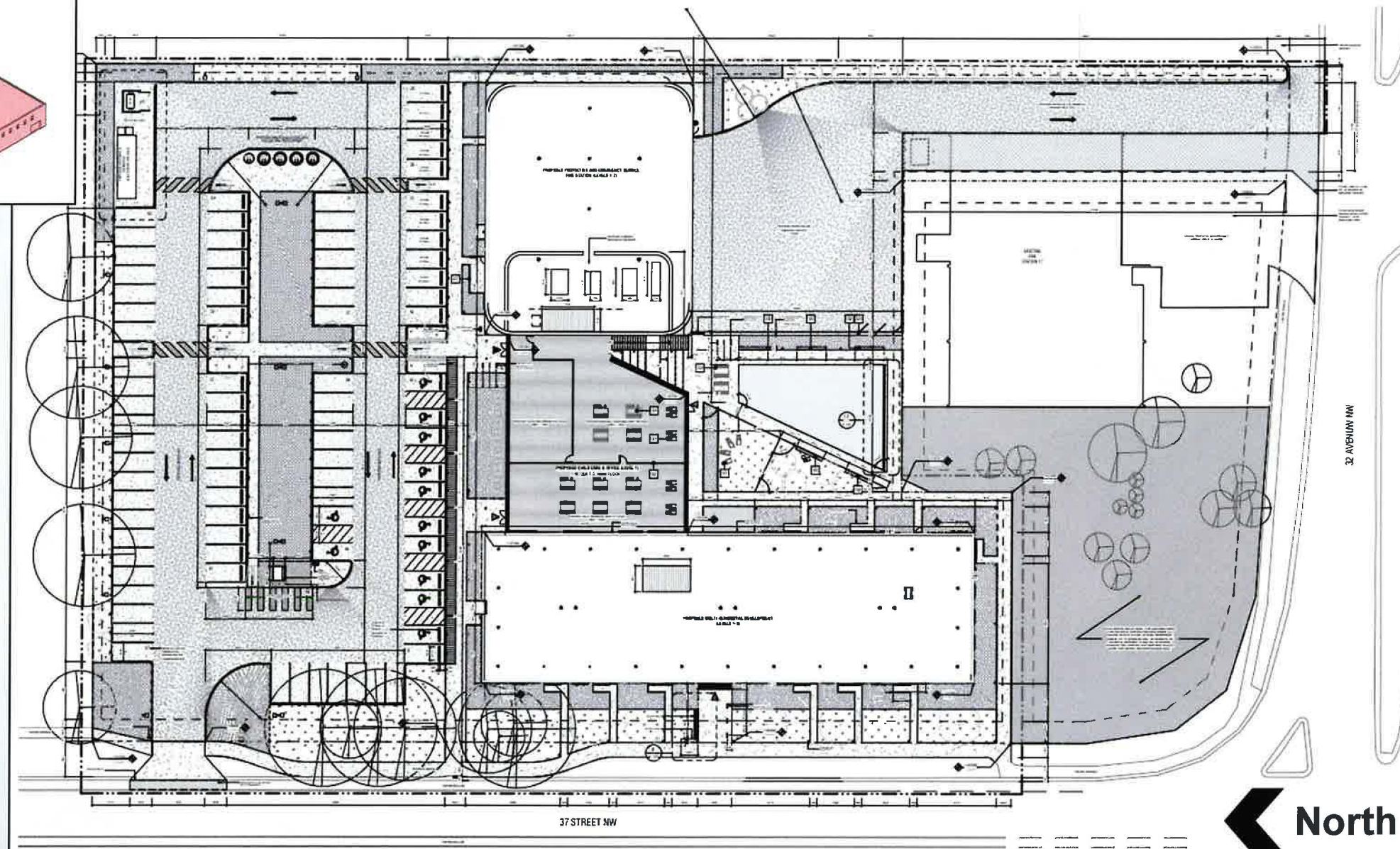
37 Street NW

That the Calgary Planning Commission refer this item back to Administration to return no later than Q1 2021 in order to explore the following:

1. Resolve access/egress condition details
2. Explore entry sequence into the residential project, seeking increased separation between commercial/fire and residential uses
3. Integrate the site with surrounding streets, pathways, and fire truck operations
4. Evaluate access conditions on 37 Street NW and/or the adjacent south site, and provide a comprehensive site access plan
5. Evaluate mechanisms for fire truck exit safety; and
6. Explore opportunities for improved signal control at the 37 Street and 32 Avenue intersection, for implementation in conjunction with the proposed development.



- Calgary Fire Department
- Calgary Housing
- Corporate Accommodation
- Childcare
- Shared Spaces
- Service Spaces









RECOMMENDATION:

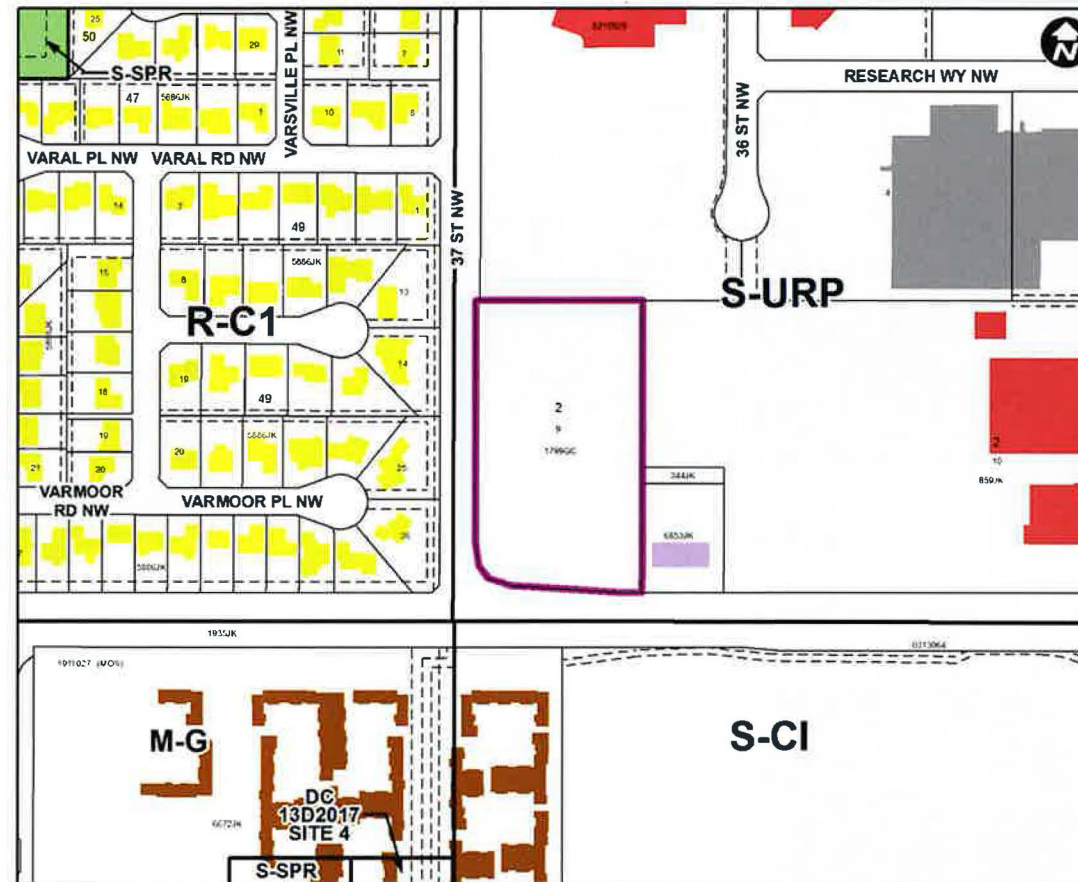
Recommend the Development Authority, without having to return to Calgary Planning Commission, **APPROVE** Development Permit DP2019-6254 of a New: Protective and Emergency Service, Multi-Residential Development, Office, Child Care Service (60 Children), Power Generation Facility – Small, Sign - Class B (Fascia Signs - 3), and Sign - Class C (Freestanding Sign - 1) at 3740 – 32 Avenue NW (Plan 1799GC; Block 2; Lot 9), with conditions (Attachment 3), subject to the approval of the bylaw amendment associated with LOÇ2019-0189 by Council.

Supplementary Slides



LEGEND

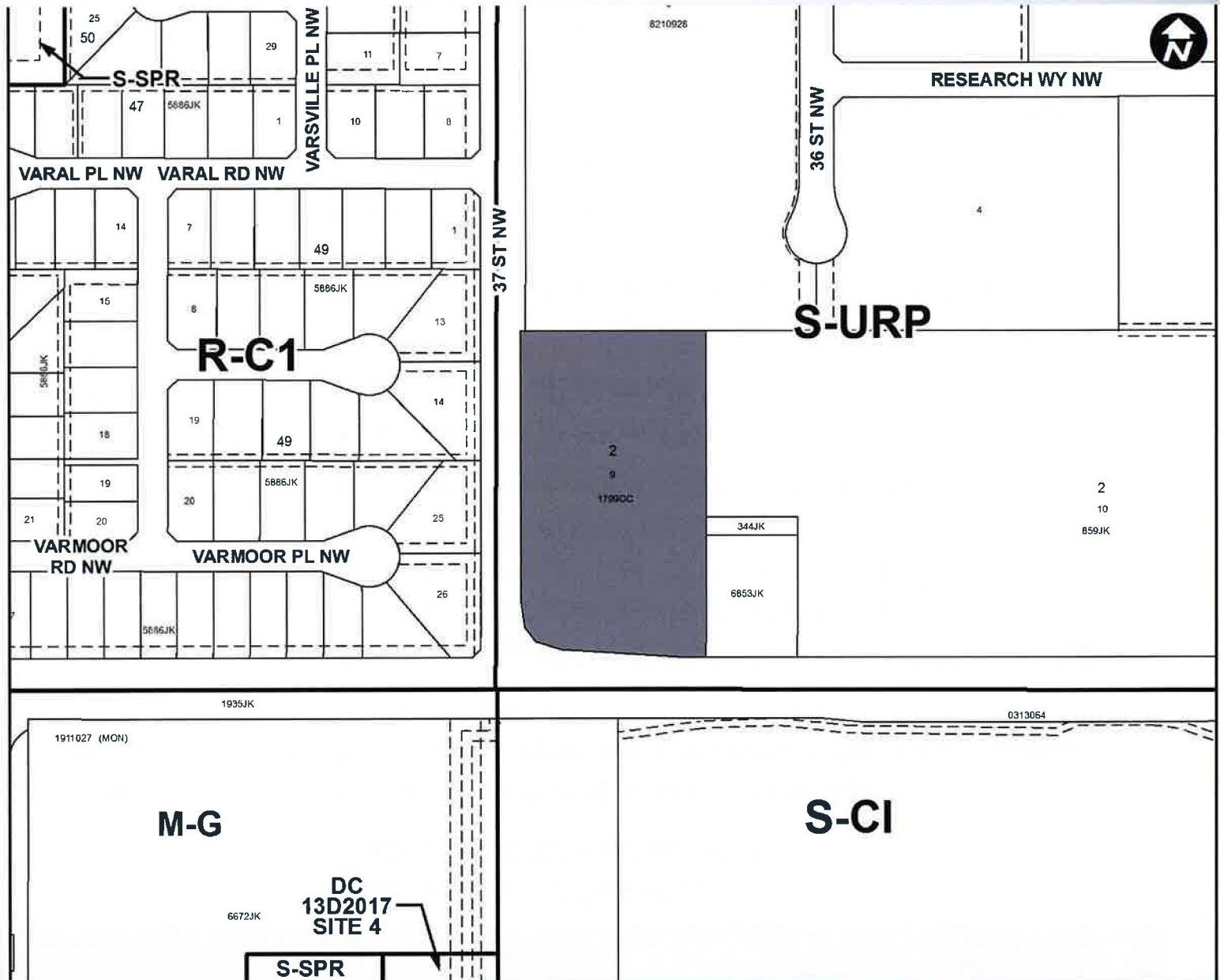
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



CPC Direction	Response
Resolve access/egress condition details	• 1 access on 37 Street NW • 1 access on 32 Avenue NW
Explore entry sequence into the residential project, seeking increased separation between commercial/fire and residential uses	• Mix of private and shared entrances • Horizontal separation increases the physical distance between uses
Integrate the site with surrounding streets, pathways, and fire truck operations	• The decrease of access points along 37 Street NW allows for a better pedestrian experience • Reorientation allows for interaction and integration with the park space on the south • Fire station will access 32 Avenue NW
Evaluate access conditions on 37 Street NW and/or the adjacent south site, and provide a comprehensive site access plan	• 1 access on 37 Street NW • 1 access on 32 Avenue NW
Evaluate mechanisms for fire truck exit safety	• The apron is separated by residents and users of the site • Emergency vehicles are able to use the same median breaks as the existing fire station
Explore opportunities for improved signal control at the 37 Street and 32 Avenue intersection, for implementation in conjunction with the proposed development	• Reorientation and refinement of the development do not trigger signalization • This will be monitored and may be triggered by future developments

Existing S-URP

- Research and development uses with support commercial and recreational uses
- 25m max height (6-7 storeys)
- No max FAR



DC

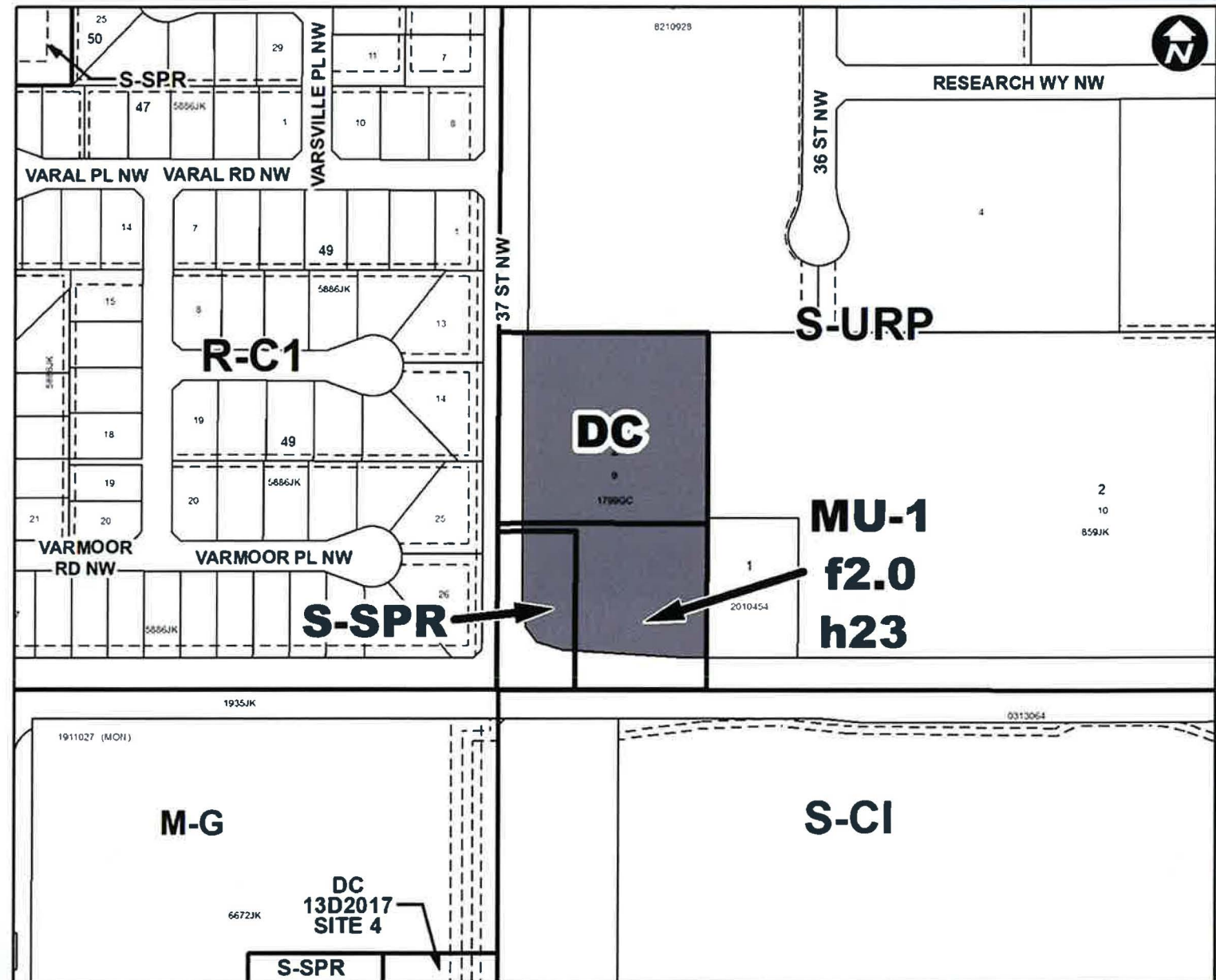
- Mixed use building
- 23m max height
- 1.0 FAR

MU-1

- Mixed use building
- Focus on 32 Avenue frontage
- 23m max height
- 2.0 FAR

S-SPR

- Future municipal reserve lands



DC

- Mixed use building
- 23m max height
- 1.0 FAR

S-SPR

- Future public park development

