



Calgary Planning Commission

Agenda Item: 7.2.2

CITY OF CALGARY
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Distribution

CITY CLERK'S DEPARTMENT

LOC2020-0158

Policy and Land Use Amendment

September 2, 2021

1. In **Recommendation #2** (last two lines):

Replace: “within an existing assisted living facility, with guidelines (Attachment 3).”

With the following:

“...within an existing building, with guidelines (Attachment 3).”

2. In **Attachment 1 (Page 1) *Background and Site Context***. First Paragraph:

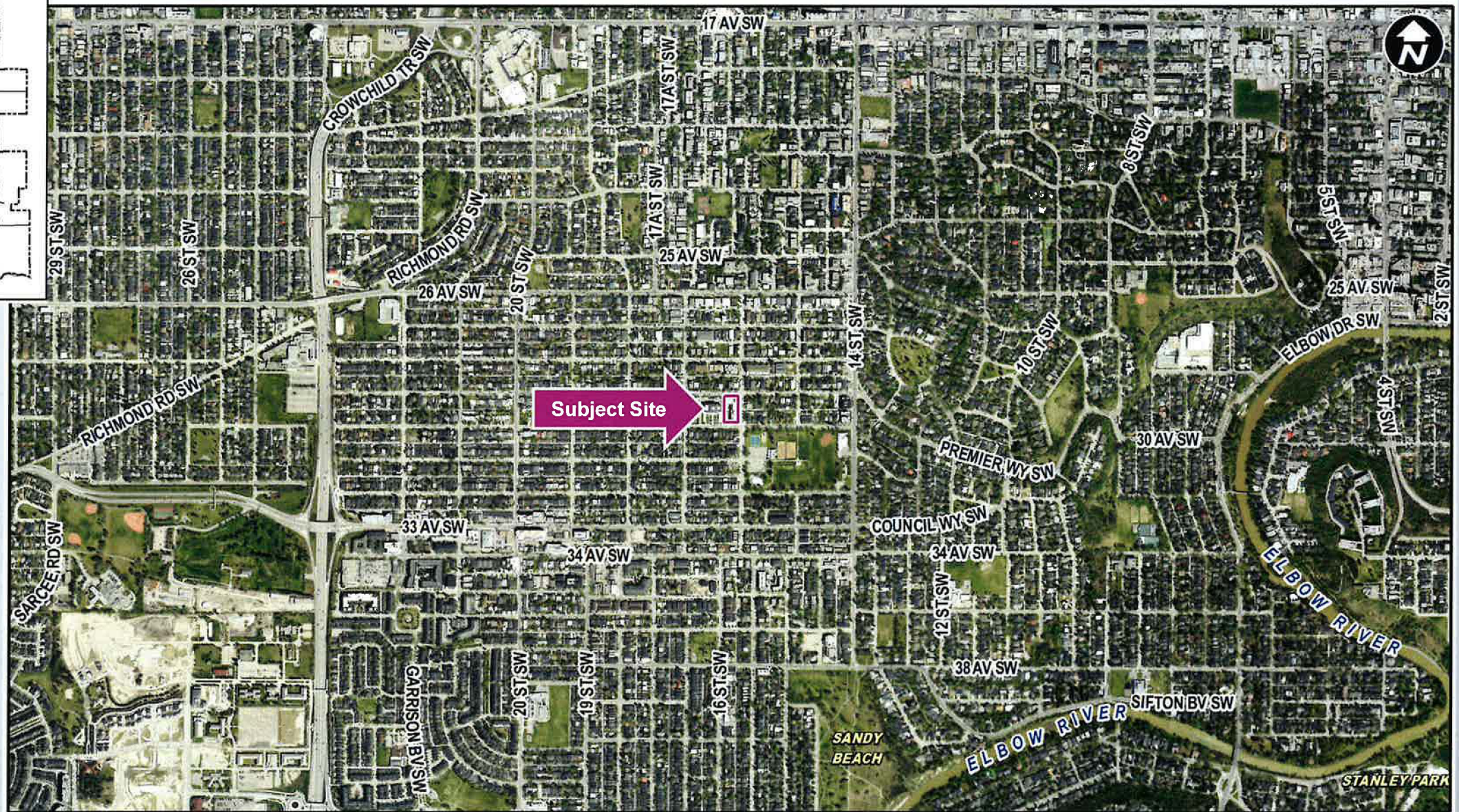
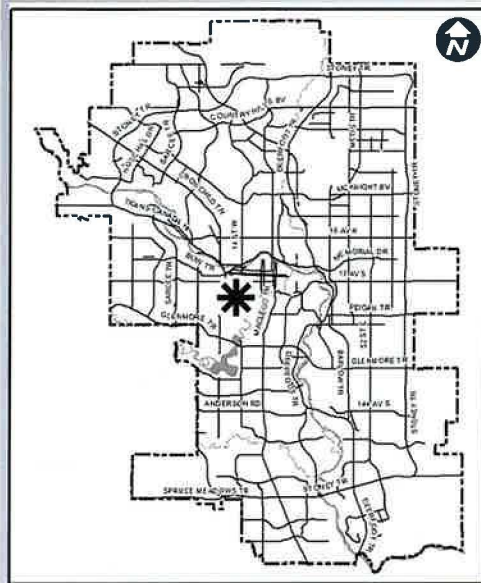
Replace “ The site has a lane along the west property line and is approximately 0.36 hectares (0.89 acres) in area with dimensions of approximately 15 metres wide by 36 metres deep. A six-storey assisted living facility currently exists on the parcel.”

With the following:

“The site is approximately 0.36 hectares (0.89 acres) in area with dimensions of approximately 45 metres wide and 82 metres deep. A four-storey assisted living development currently exists on the parcel.”

Location Maps

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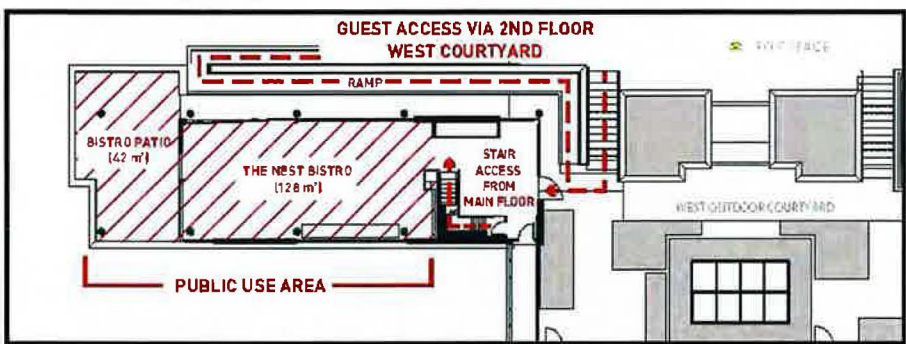




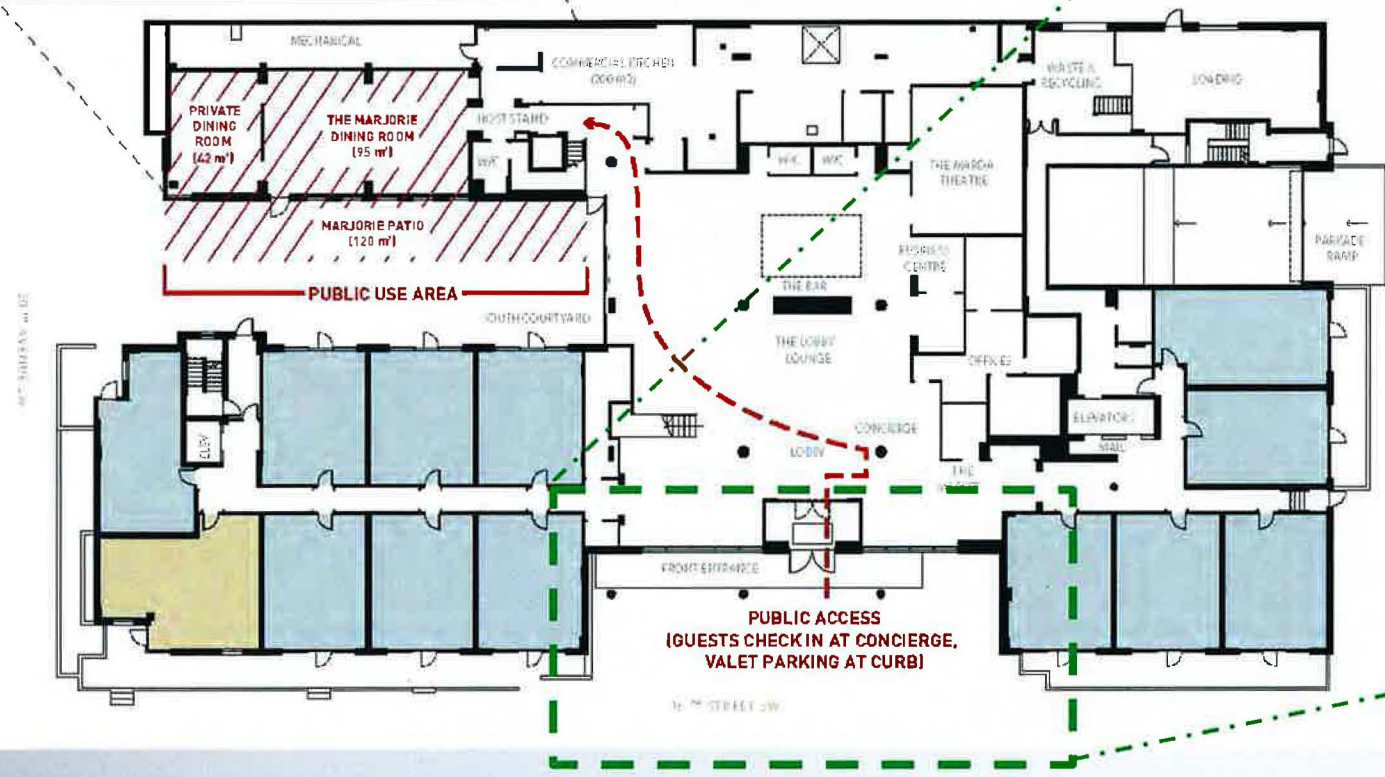
Parcel Size:
0.36 ha



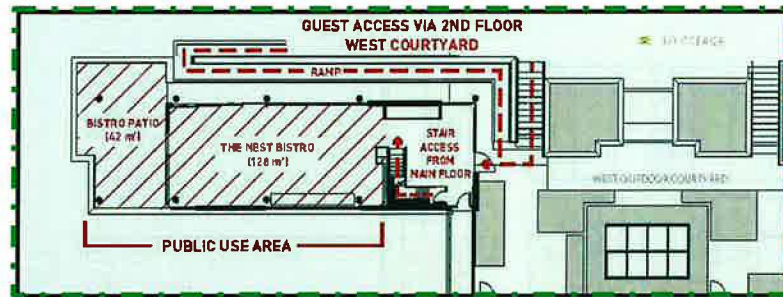
Second Floor



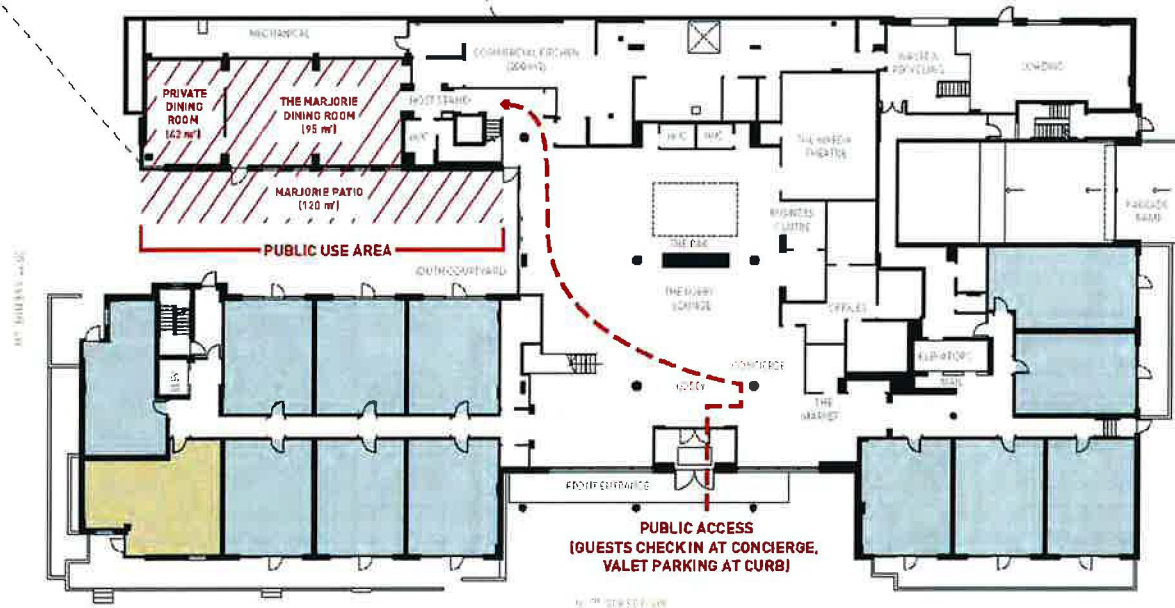
Main Floor

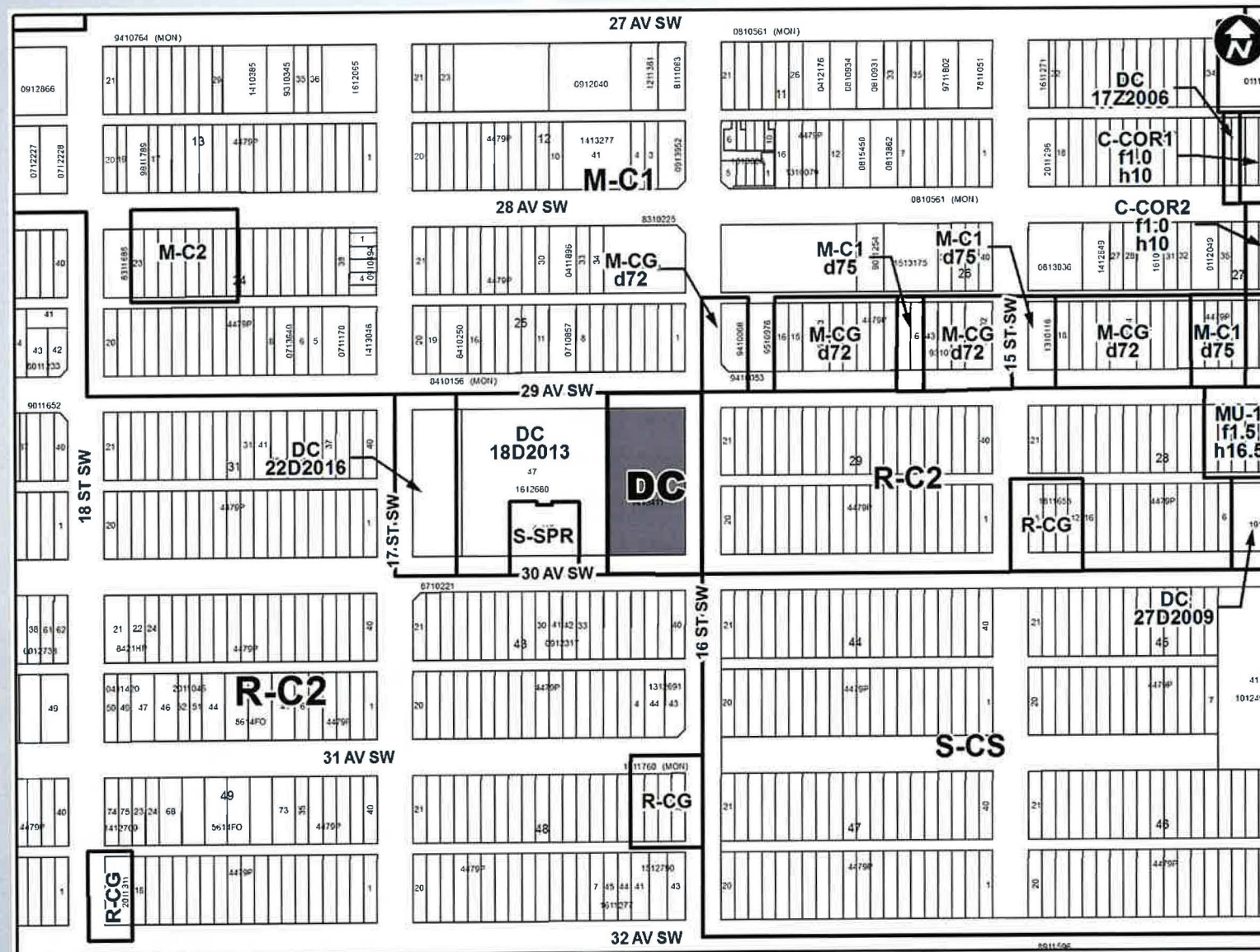


Second Floor



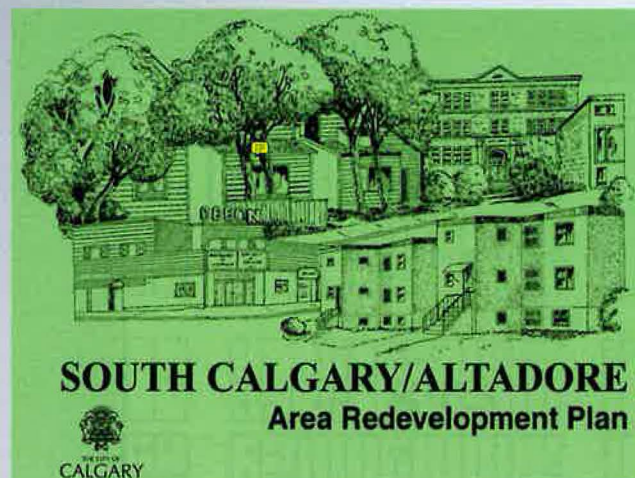
Main Floor



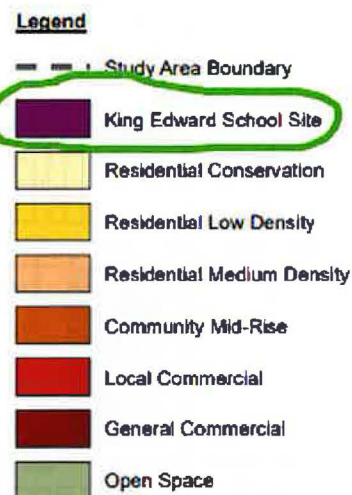


Proposed: Direct Control (DC) District:

- Retains all rules of the existing M-C2 District
- Accommodates additional uses: **Restaurant: Licensed** and **Outdoor Cafes** within existing buildings (as of date of adoption).



Map 2 Land Use Policy



Approved: 13P88
 Amended: 4P2020, 45P2020, 7P2021
 This map is conceptual only. No measurements of distances or areas should be taken from this map.



4.0 KING EDWARD SCHOOL SITE

4.1 Objective

To provide an opportunity for the development of a mixed-use area highlighted by the reuse of the historic King Edward School building as a centre for the arts, while also providing for multi-residential development on the eastern and western portions of the site that is sensitive to the existing community.

4.2 Context

The subject site is a former home of the King Edward Elementary/Junior High School originally constructed in 1912. The Calgary Board of Education closed the school in 2001 and the historic building has been vacant since 2005.

Four land use areas for the site are described below (Figure 1):

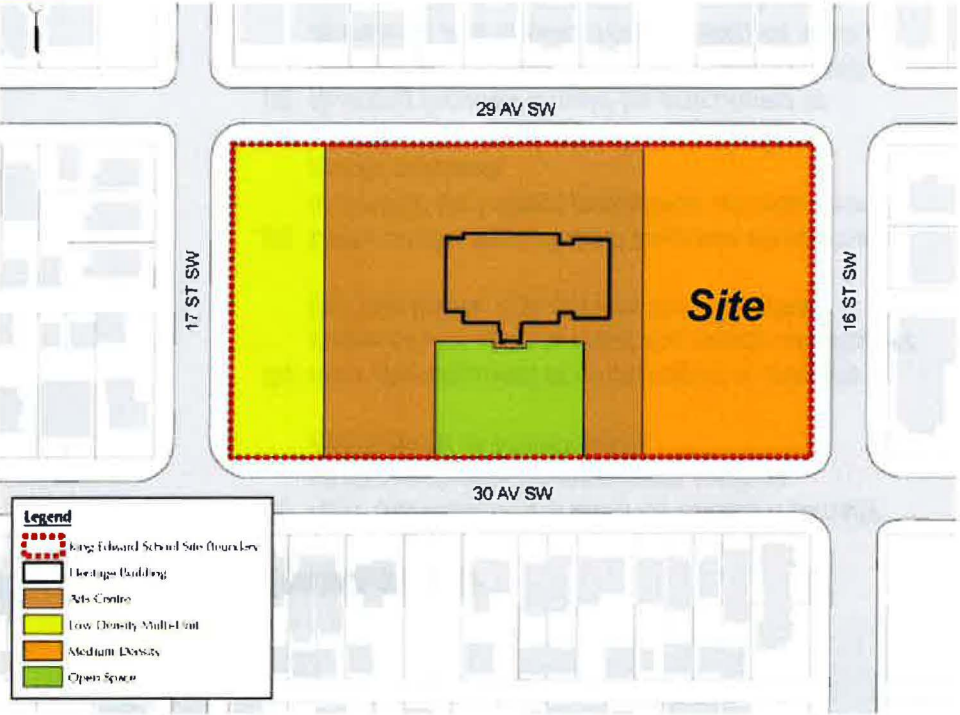


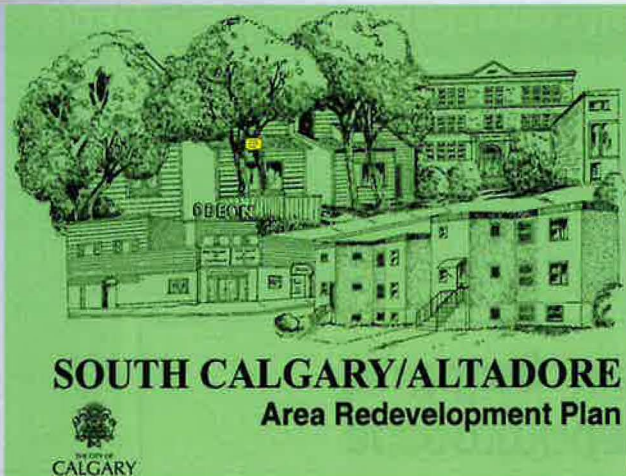
Figure 1: Land Use Concept

(c) Medium Density

The eastern portion of the site is intended to accommodate a medium density type of residential development. It is anticipated that this portion of the site will be redeveloped in a comprehensive manner with up to four storey multi-residential development.

4.3.3 Medium Density

- (a) New development should be medium density multi-residential development such as apartments or townhouses.
- (b) New development is encouraged to provide a range of unit sizes to meet the needs of different income levels, age groups and lifestyles.
- (c) Units on the floor closest to grade should have individual and direct pedestrian access from a public sidewalk.
- (d) Building facades should be articulated to emphasize individual at grade units and unit entrances and should include features such as front doors, door bells, unit numbers as well as weather protections such awnings and canopies.
- (e) Building faces should be modulated in width, height, and finishing materials to visually break up large building facades.
- (f) Front yards with low fences, hedges or other design features should be provided for each ground floor unit in order to clearly define private amenity space from public or private environment.
- (g) In order to respect the scale of the adjacent residential development, the maximum allowable building heights for the area should be:
 - 4 storeys and 16 metres at the northern portion of the site along the 29 Avenue S.W. frontage;
 - 3 storeys and 14 metres at the central portion of the site;
 - 3 storeys and 12 metres at the southern portion of the site along the 30 Avenue S.W. frontage.
- (h) An open space should be provided between future residential development and the historic building. This open space should not be gated or fenced.
- (i) All parking for development is encouraged to be located underground.



1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
 - (a) In Section 4.0 King Edward School Site, subsection 4.3.3 Medium Density, add the following policy:
 - “(j) Restaurant and outdoor café uses may be considered appropriate within a residential development. Permanent exterior signage or advertisement is discouraged, particularly on exterior facades facing adjacent residential development.”

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.36 hectares \pm (0.89 acres \pm) located at 3023 – 16 Street SW (Plan 1413411, Block 30, Lot 44) from Multi-Residential – Contextual Medium Profile (M-C2) District to Direct Control District to accommodate Restaurant: Licensed and Outdoor Café uses within **an existing building**, with guidelines (Attachment 3).