

## Development Permit (DP2019-6254) Summary

The public hearing and first reading of Bylaw 130D2020 (land use amendment for 3740 – 32 Avenue NW) was held on 2020 October 05. At the time of the public hearing a development permit application (DP2019-6254) on this site had been reviewed at the 2020 September 03 Calgary Planning Commission (CPC) meeting and was referred back to Administration.

This development permit was for a six-storey integrated civic facility on the northern portion of the parcel, with emergency and protective services, office, and child care uses on the first two floors with the upper four-storeys containing 48 affordable housing units, managed by the Calgary Housing Company. The proposal had three vehicle access points off 37 Street NW, which included the emergency services apron, and two general vehicle accesses. The southern portion of the parcel was not included in the development permit proposal and was to be developed in the future after a subdivision as a private development on the proposed Mixed Use – General (MU-1) portion of the site and a public park on the corner on the Special Purpose – School, Park and Community Reserve (S-SPR) District.

The applicant continued to work with Administration to resolve the items requested by CPC and Council, resubmitting the development permit on 2021 May 27, which was reviewed and given conditional approval at the 2021 August 05 CPC meeting.

### Administration's Reasons for Recommendation

Administration is recommending second and third reading for Bylaw 130D2020 because the applicant has met Council's direction provided on 2020 October 05, as following:

*a) the applicant addresses the matters identified by Calgary Planning Commission (CPC) as well as the comprehensive land use matters including the Concept Plan and arrangement of uses on the site;*

The applicant has redesigned the site plan and has rearranged the uses on the site addressing the land use and design issues which were raised. Specifically, the applicant has addressed matters identified by CPC at their 2020 September 03 meeting as outlined below:

CPC Direction	Response
Resolve access/egress condition details	Access has been refined and reoriented to allow for one access point on 37 Street NW and one on 32 Avenue NW.
Explore entry sequence into the residential project, seeking increased separation between commercial/fire and residential uses	The horizontal separation of uses separates the residential use from the emergency services and commercial operations, allowing for some shared entrances, and some private entrances.
Integrate the site with surrounding streets, pathways, and fire truck operations	The decrease of access points along 37 Street NW allows for better integration with the existing streetscape, including the bike lane. The reorientation of the building with

	the at-grade amenity space on the south allows for interaction and integration with the park space on the S-SPR portion of the site.
Evaluate access conditions on 37 Street NW and/or the adjacent south site, and provide a comprehensive site access plan	Access to the site has been refined, reorienting the emergency access to 32 Avenue NW and reducing the number of access points along 37 Street NW from three to one.
Evaluate mechanisms for fire truck exit safety	The proposed emergency services apron and access allows for emergency vehicles to be separated from residential uses and general users on the site.
Explore opportunities for improved signal control at the 37 Street and 32 Avenue intersection, for implementation in conjunction with the proposed development	The reorientation of the site does not require signalization at this time. However, this may be triggered with future developments in the area.

*b) the applicant work with Transportation Planning to consider amending the egress away from 37th Street and on to 32nd Avenue; and*

The applicant has relocated the emergency access to 32 Avenue NW and has reduced the number of access points along 37 Street NW from three to one.

*c) Development Permit has been reviewed by and received conditional approval from CPC.*

The development permit (DP2019-6254) received conditional approval by CPC on 2021 August 05.

**Figure 1: Development Permit Rendering**



**Figure 2: Development Permit Site Plan**

