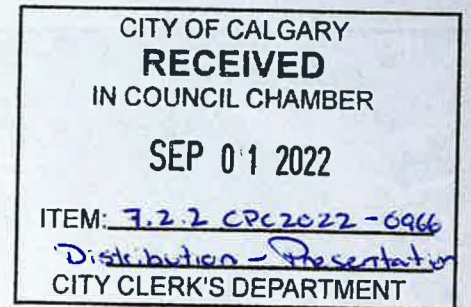




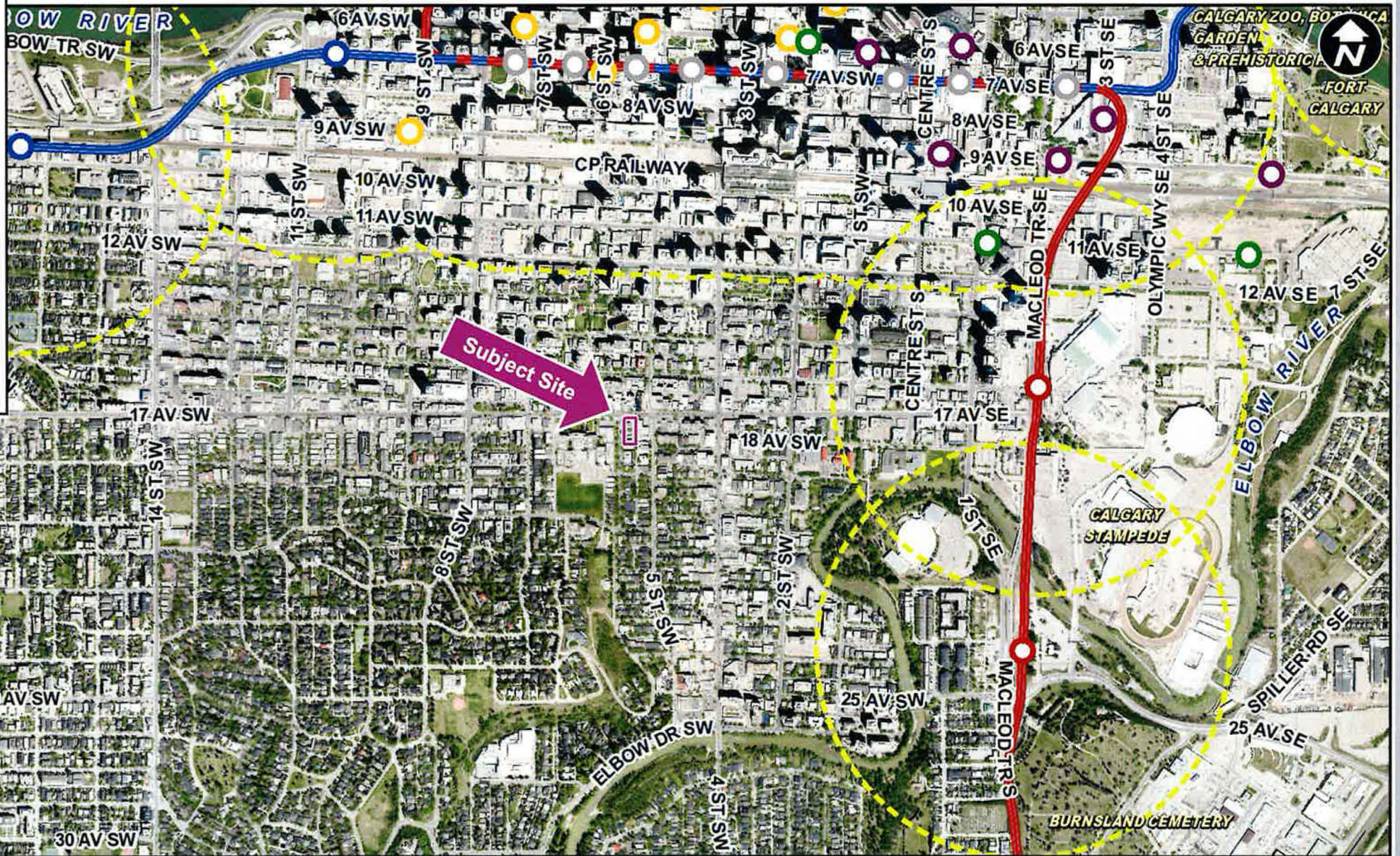
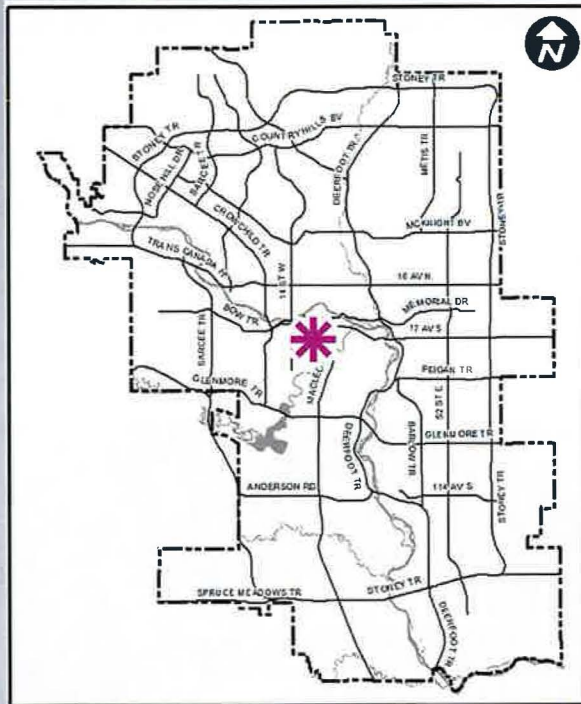
Calgary Planning Commission

Agenda Item: 7.2.2



LOC2018-0250

Road Closure, Policy Amendment & Land Use Amendment
September 1, 2022



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

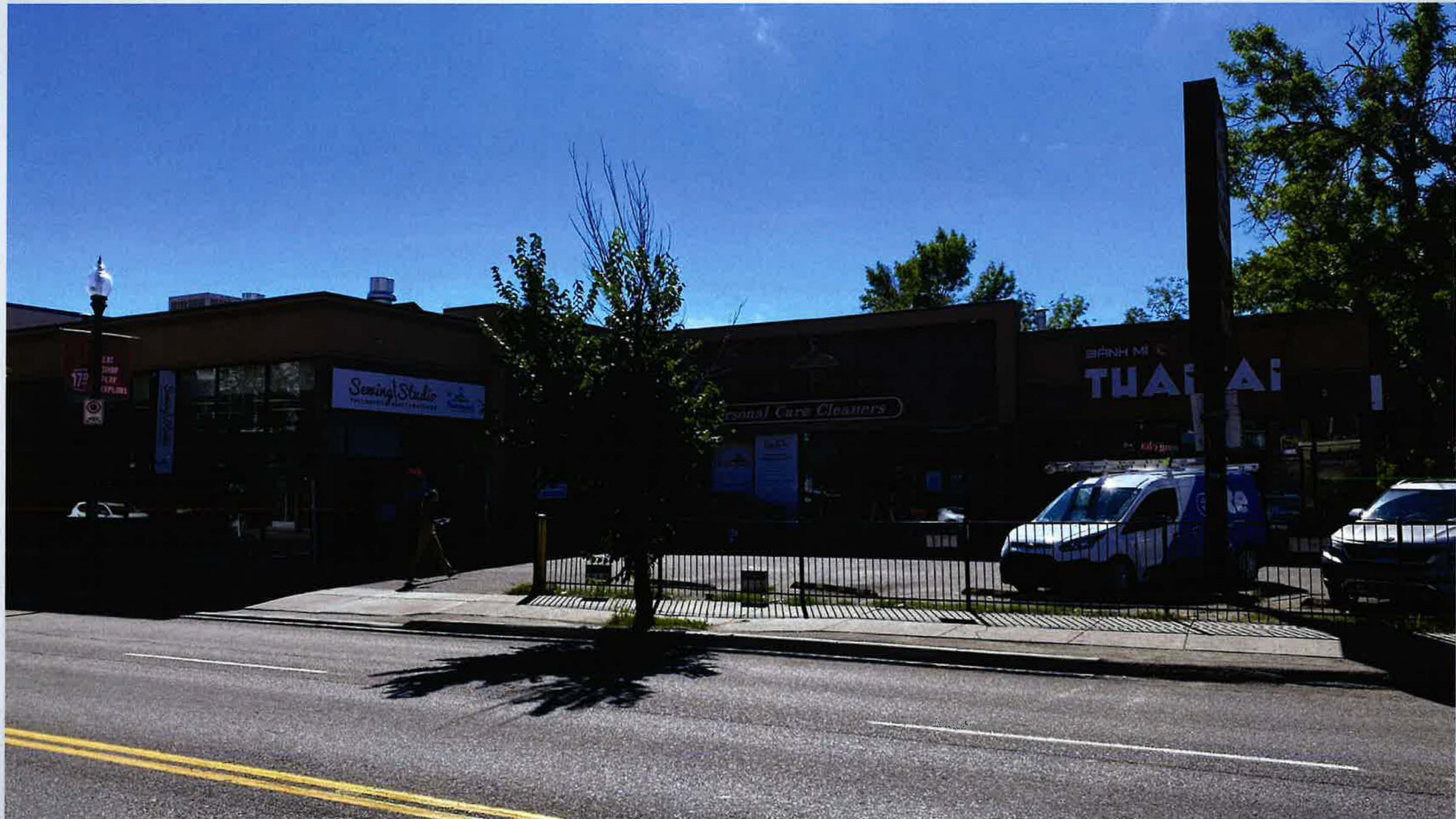


○ Bus Stop

Parcel Size:

.28 ha
35m x 76m

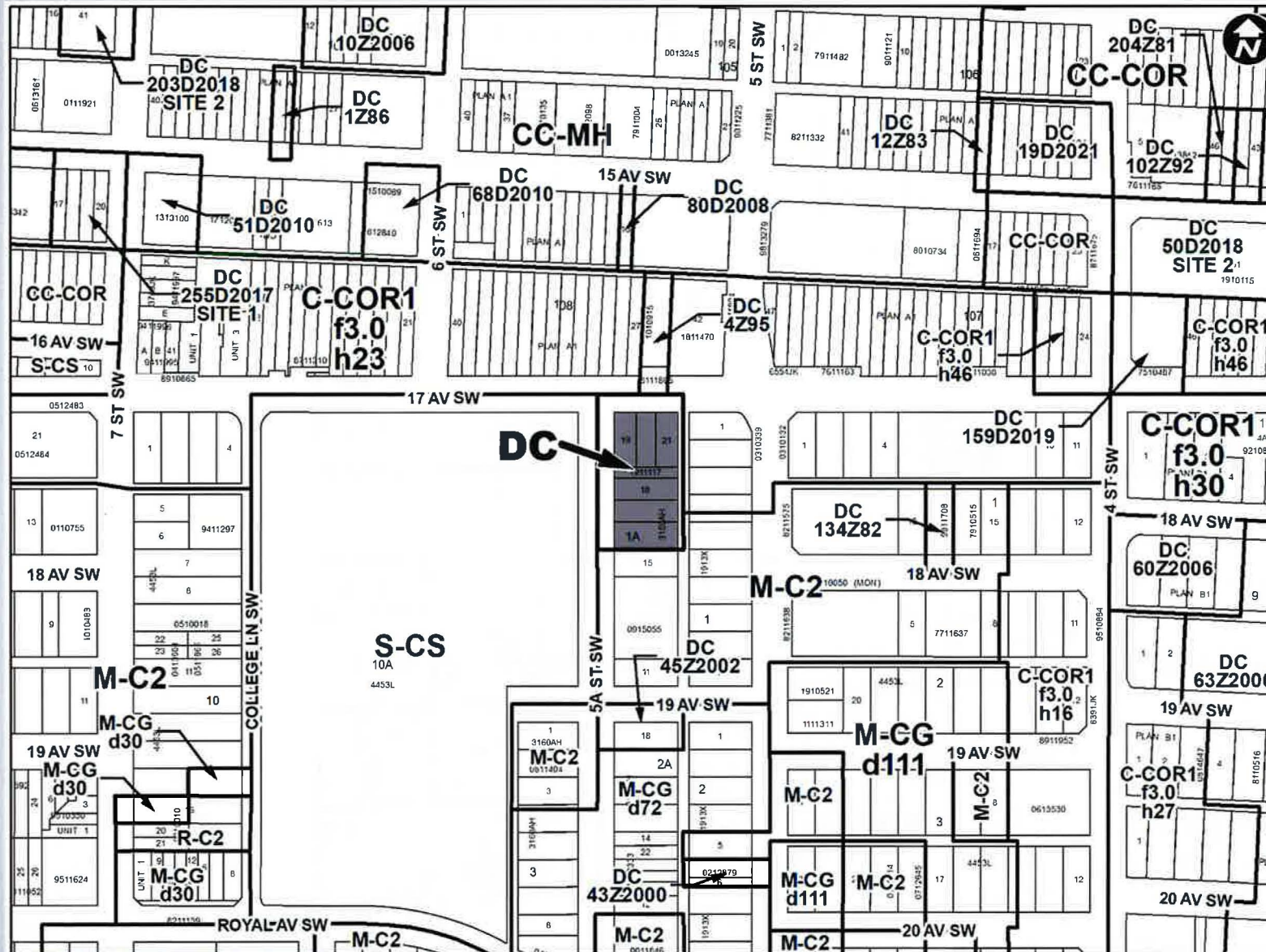






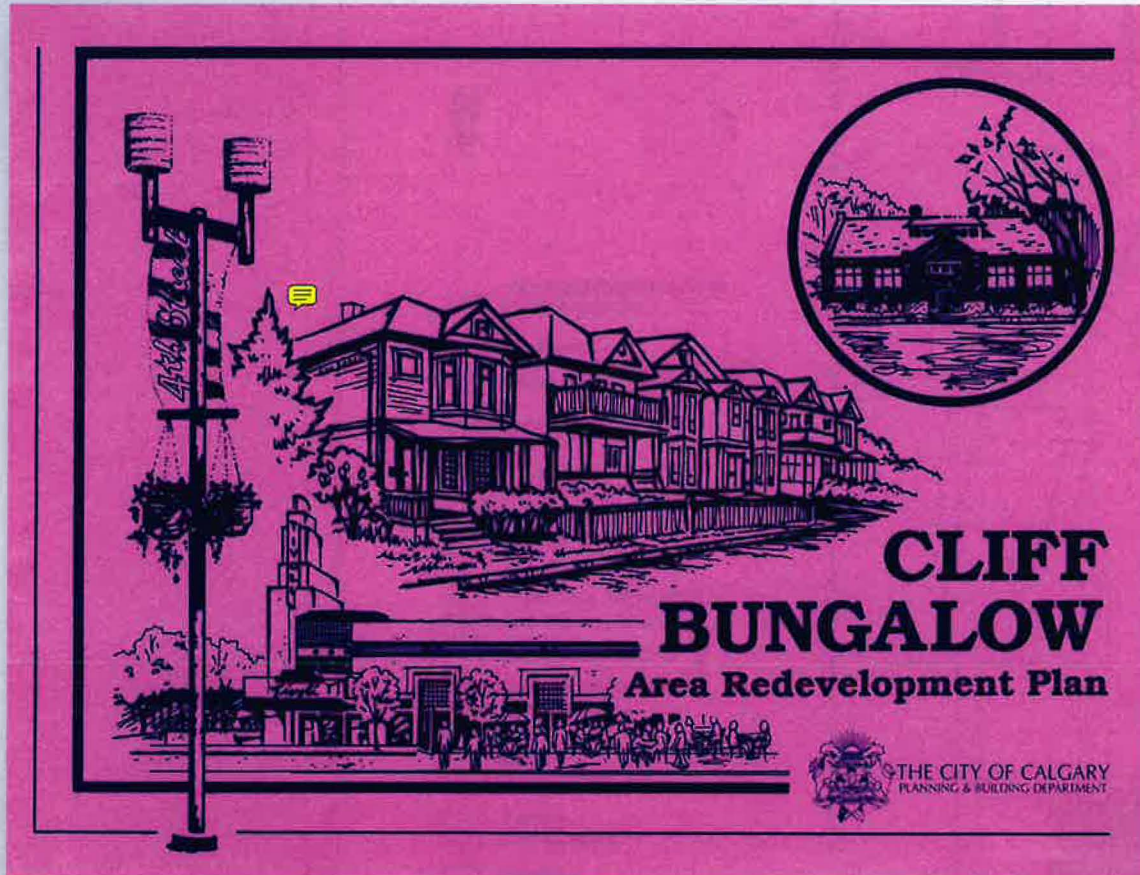






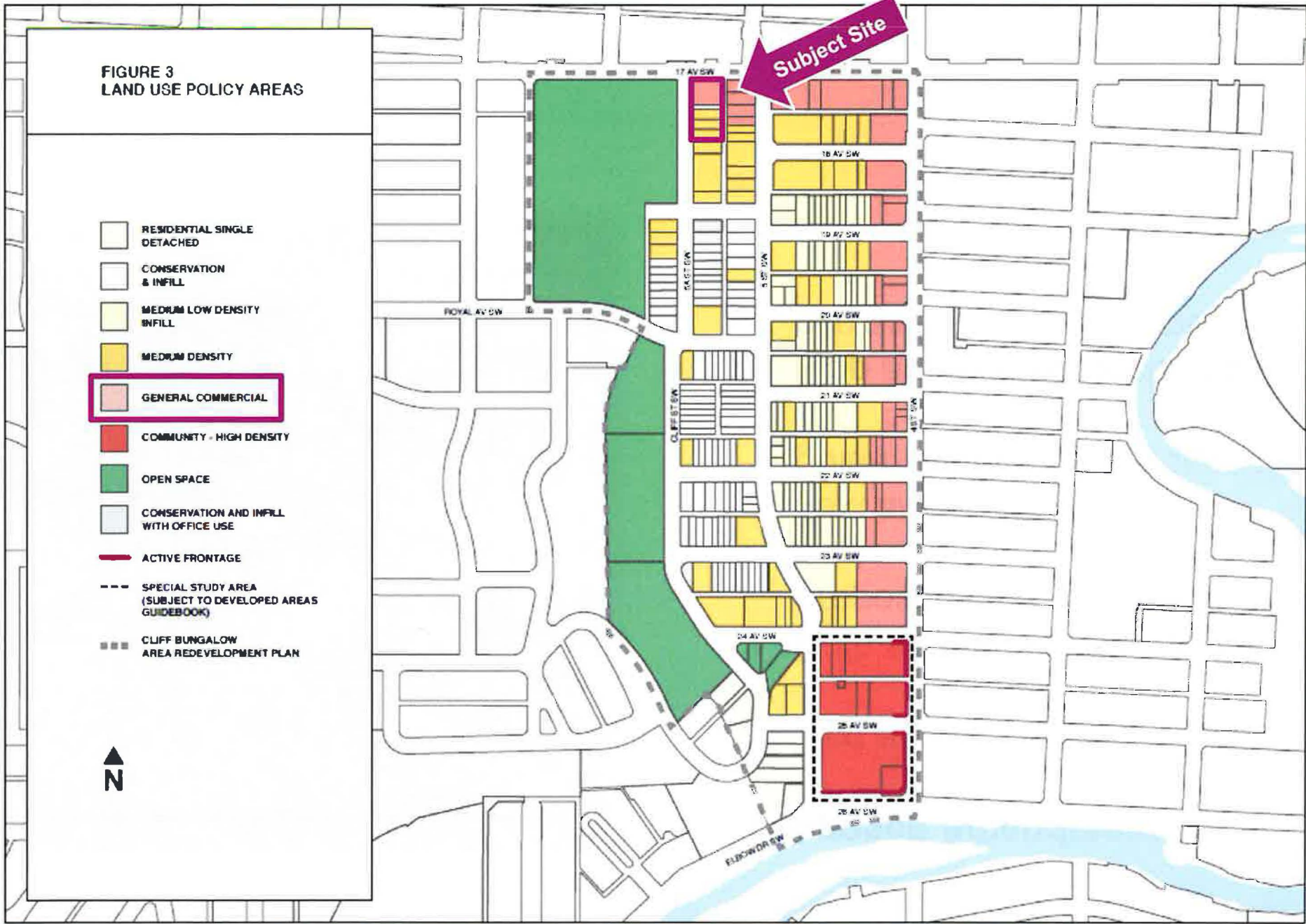
Proposed **DC** District:

- Based on C-COR1 District
- Maximum 50 metre building
- Maximum 3.0 FAR
- Maximum 6.0 FAR with bonus provisions
- Additional rules to define building mass



Proposed Amendment:

- Text and map amendment
- Both amendments align with proposed DC district
- Text amendment provides guidance for future redevelopment
- Map amendment reclassifies the site as 'General Commercial'



Urban Structure

(By Land Use Typology)

Activity Centres

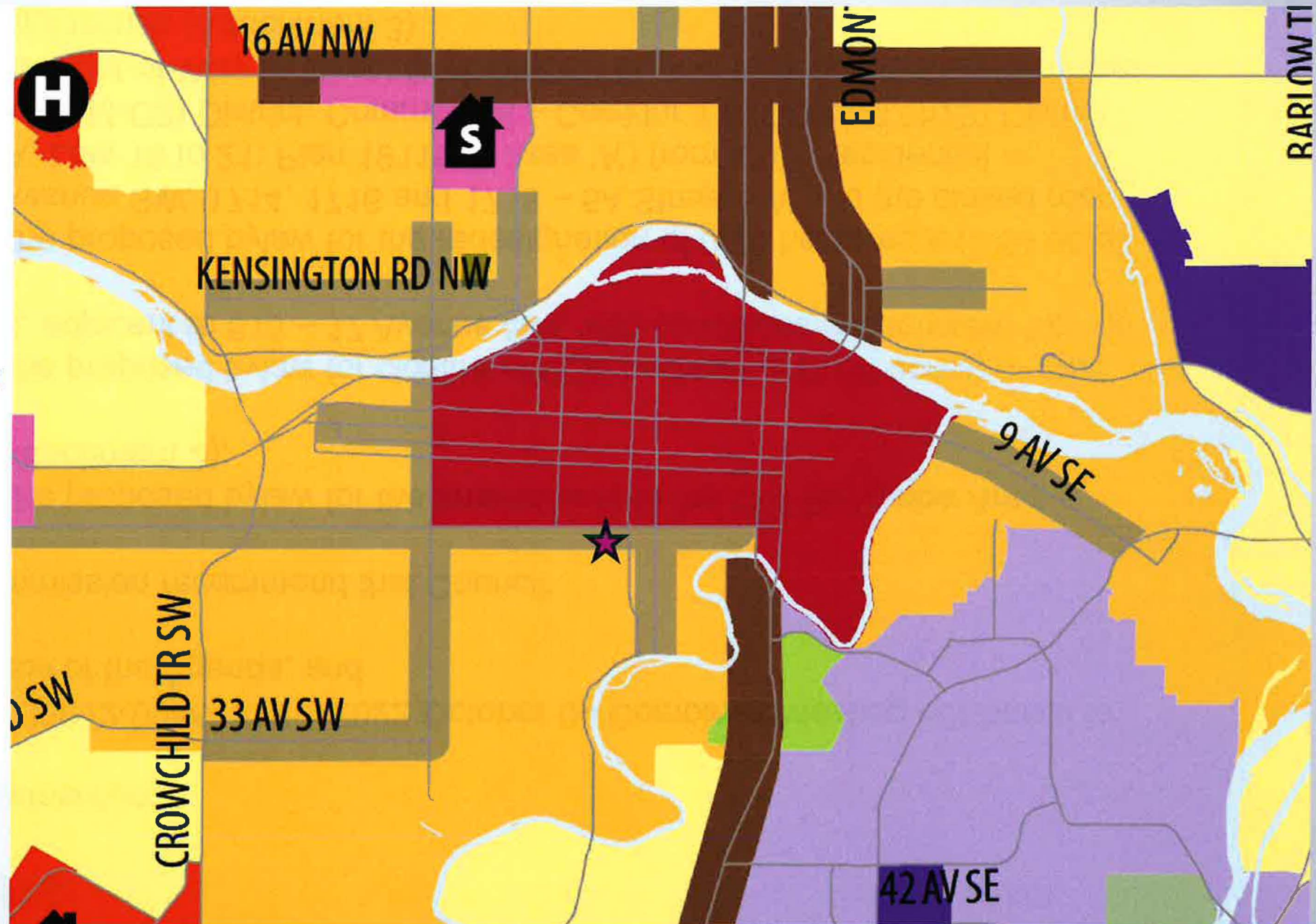
Greater Downtown

Main Streets

Neighbourhood Main Street

Developed Residential

Inner City



RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2022-0966) to the 2022 October 04 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

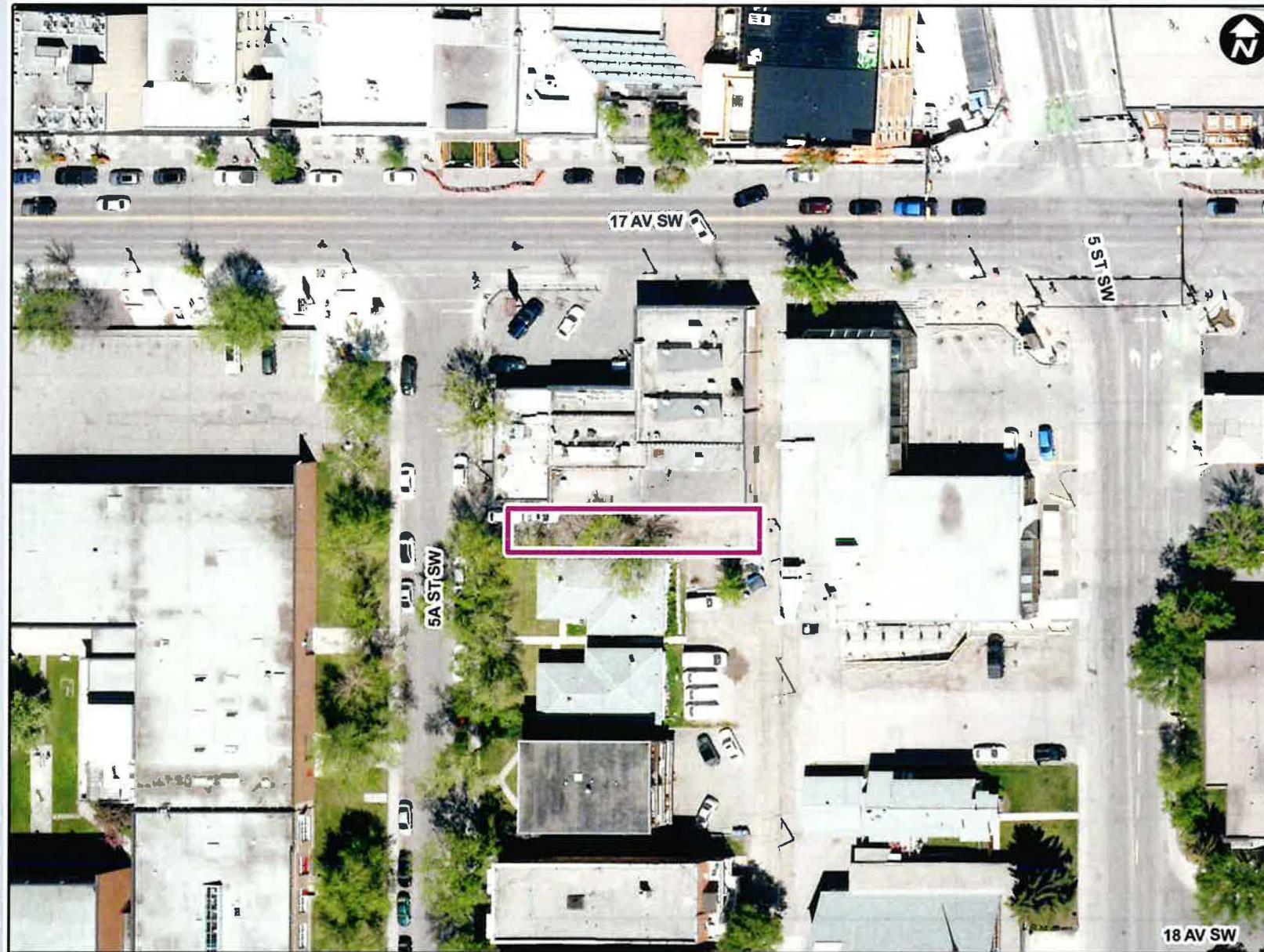
2. Give three readings to the proposed bylaw for the amendment to the Cliff Bungalow Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed bylaw for closure of 0.02 hectares $\pm$ (0.05 acres) of road (Plan 1911117, Area 'A'), adjacent to 615 – 17 Avenue SW, with conditions (Attachment 5); and
4. Give three readings to the proposed bylaw for the redesignation of 0.26 hectares $\pm$ (0.64 acres $\pm$) located at 615 – 17 Avenue SW, 1714, 1716 and 1718 – 5A Street SW and the closed road (Plan 3160AH, Block 1A, Lots 16 to 21; Plan 1911117, Area 'A') from Multi Residential – Contextual Medium Profile (M-C2) District, Commercial – Corridor 1 (CCOR1f3.0h23) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate a mixed-use development, with guidelines (Attachment 3).

Supplementary Slides









Parcel Size:

.021 ha
8.1m x 25m



Recent Comparable Land Uses with Bonusing Provisions 21

File Number	Description	FAR Increase	Total Contribution Amount	Per Square Metre Contribution Amount
LOC2020-0048	Mission Condo 25 AVE SW	3.5 FAR to 5.0 FAR	\$125,000.00	\$68.56/sq.m
LOC2018-0188	"Buon Giorno" Site	3.0 FAR to 5.0 FAR	\$228,000.00	\$81.82/sq.m
LOC2018-0143	Riverwalk Senior Living	3.0 FAR to 7.46 FAR	\$500,000.00	\$58.82/sq.m
LOC2018-0250	Fishman Site	3.0 FAR to 6.0 FAR	\$581,700.00	\$70.00/sq.m

Map 4 Density Areas

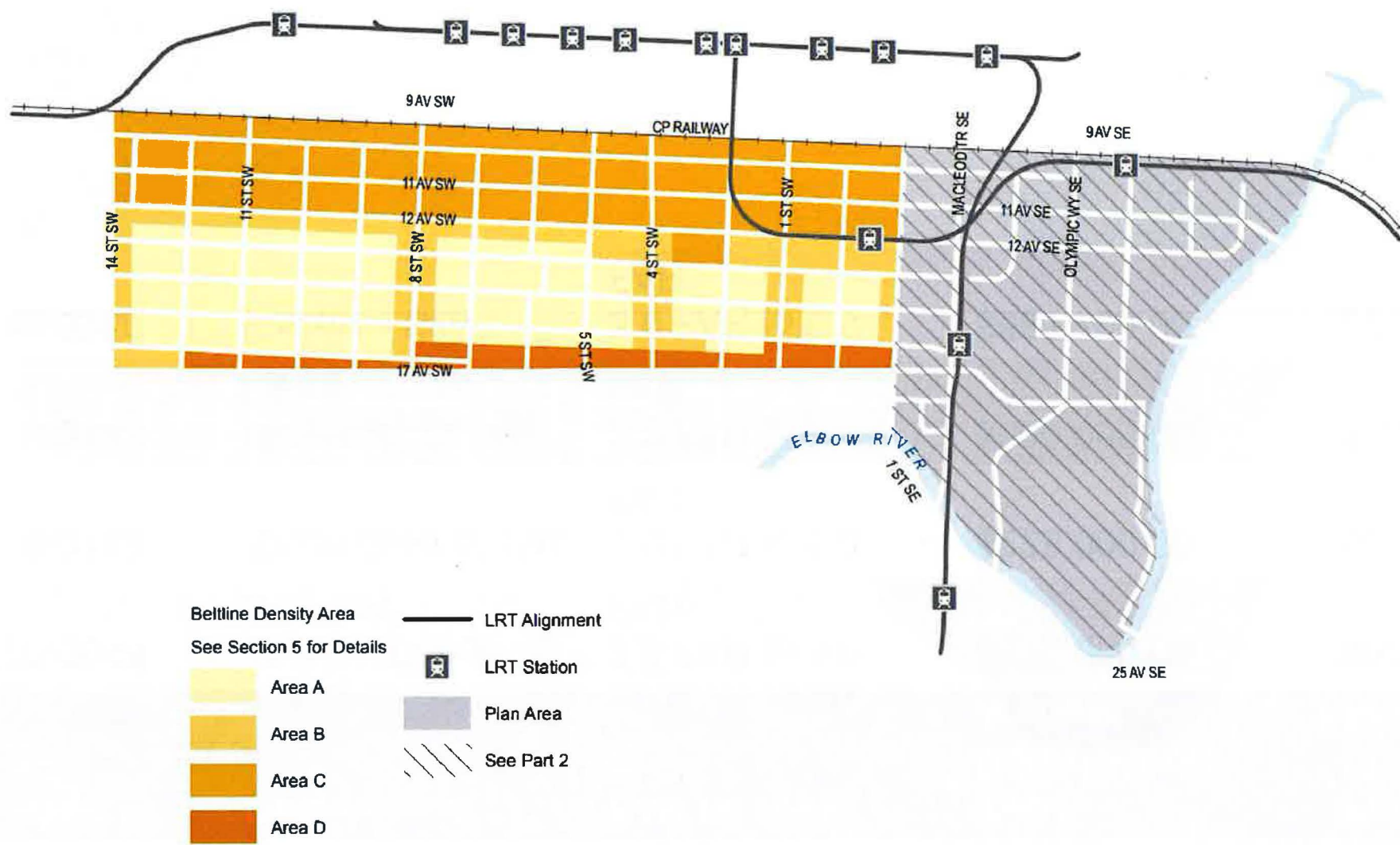
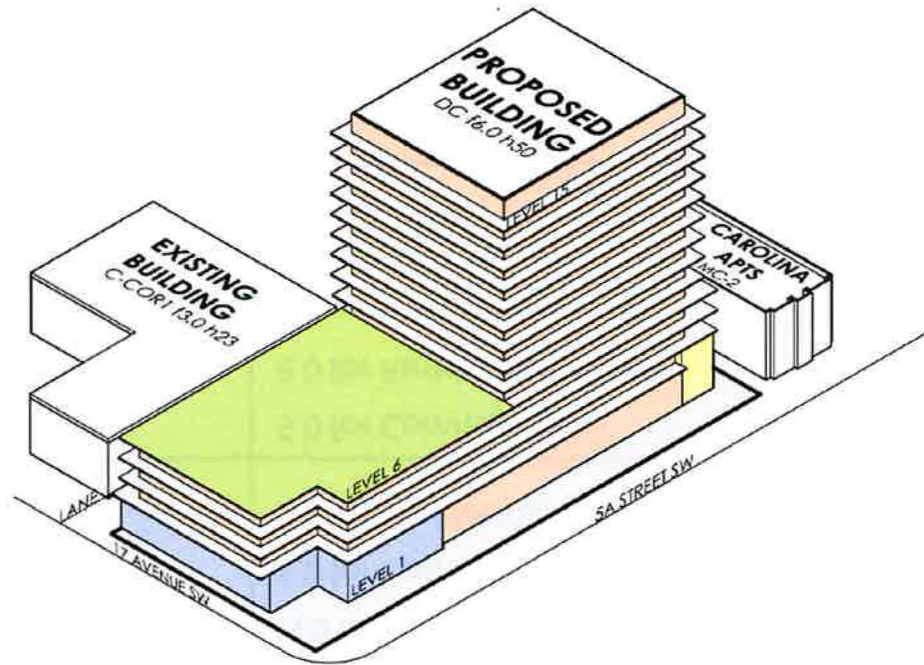


Table 5.1 Density Areas

Density area	Base density (Floor Area Ratio FAR)	Maximum density with bonuses and transfers of density (in FAR)
A	5.0	7.0
B	*3.0 for Commercial West of Macleod Trail 5.0 for Commercial East of Macleod Trail 5.0 for Residential/mixed-use	*3.0 for Commercial West of Macleod Trail 8.0 for Commercial East of Macleod Trail ***9.0 for Residential/mixed-use
C	5.0 for Commercial 8.0 for Residential/mixed-use	8.0 for Commercial 12.0 for Residential/mixed-use
D	**3.0	***3.0 West of Centre Street 4.0 East of Centre Street

ARLINGTONST
INVESTMENTS



BUILDING OVERVIEW

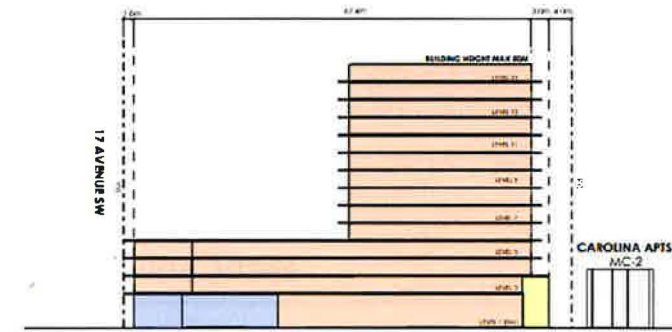
- ADDRESS:** 17 AVENUE & 5A STREET SW, CALGARY, AB
- SITE AREA:** 28,735 SF (2,669.32m²)
GROSS FLOOR AREA: 170,000 SF (15,793.51m²)
- PROPOSED LAND USE:** DC 16.0 h50
EXISTING LAND USE: C-COR1 f3.0 h23 & MC-2

LEGEND

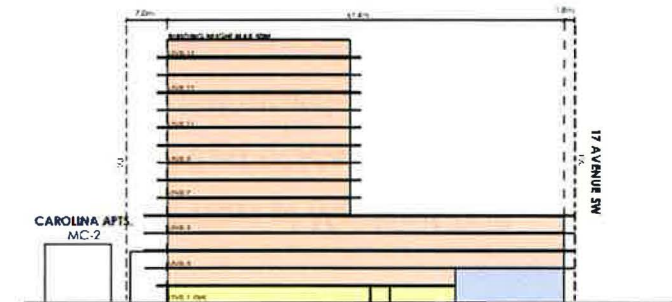
- RESIDENTIAL
- COMMERCIAL
- ROOFTOP AMENITY
- LOBBY/BACK OF HOUSE FUNCTIONS

casola koppe
ARCHITECTS

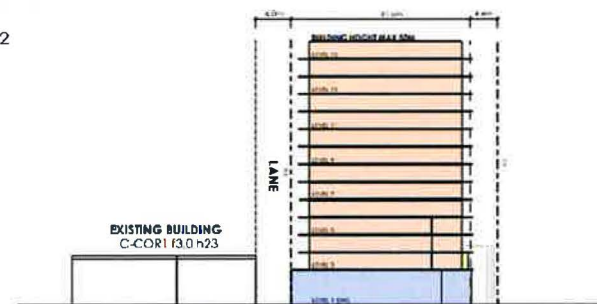
FISHMAN'S



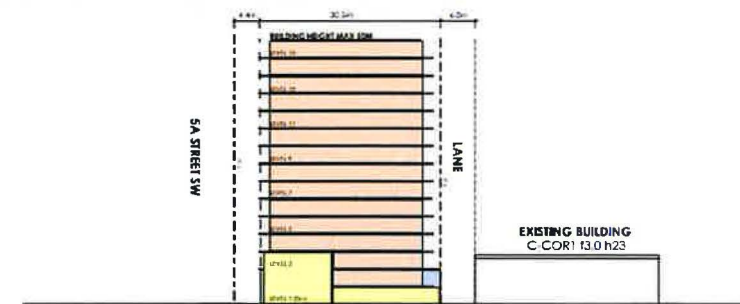
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

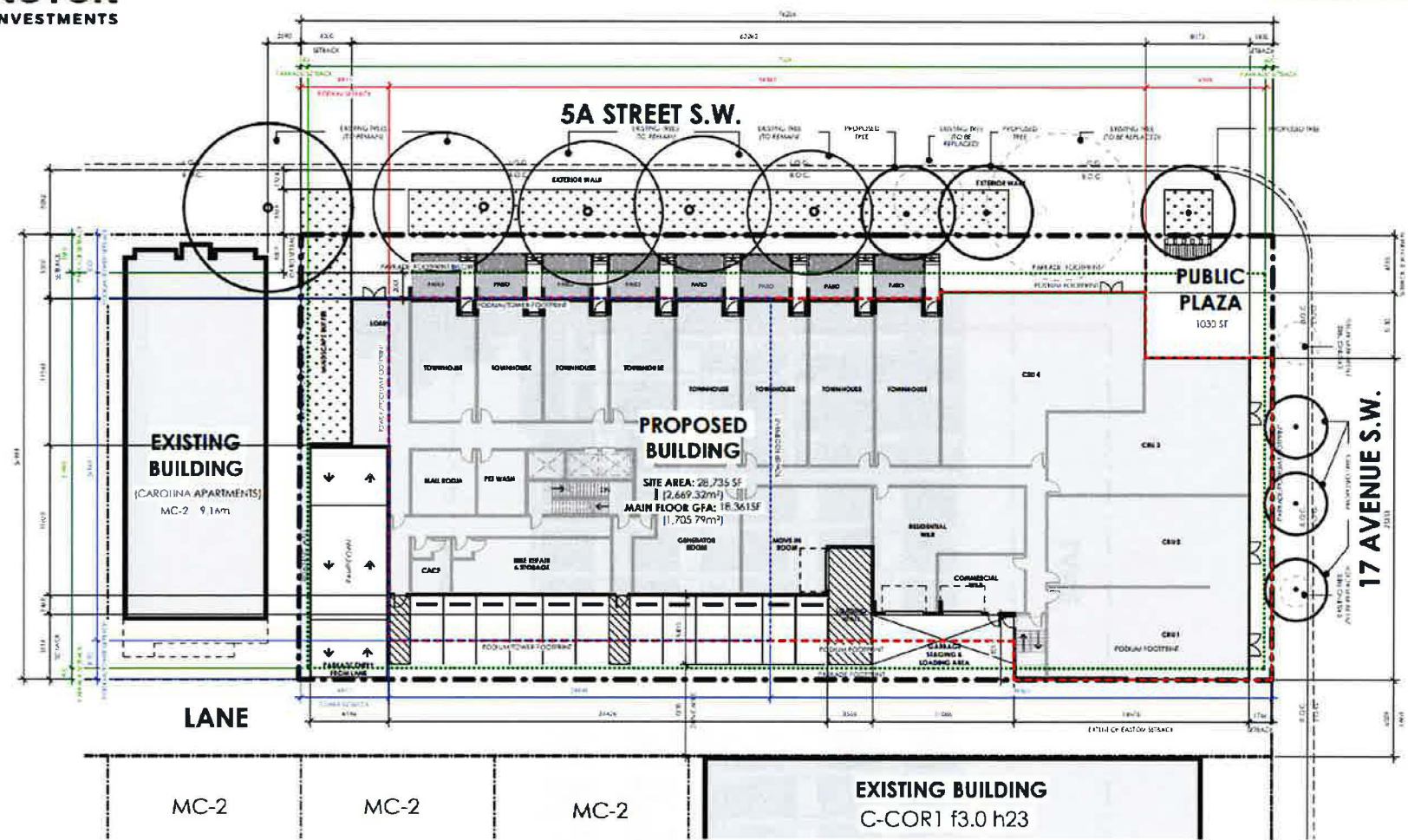


SOUTH ELEVATION



ARLINGTONST
INVESTMENTS

FISHMAN'S



SITE PLAN
1:150

NOTES
* FLOOR PLAN BROWN LINES ILLUSTRATE PROPOSED AND TO BE OVERLAP OF OVERALL MAIN FLOOR PROJECTIONS & CIRCULATION LAYOUTS SUBJECT TO CHANGE.
* ALL FOOTPRINTS SHOWN INCLUDE TO FACE OF BRICKWORK & LINE EDGE

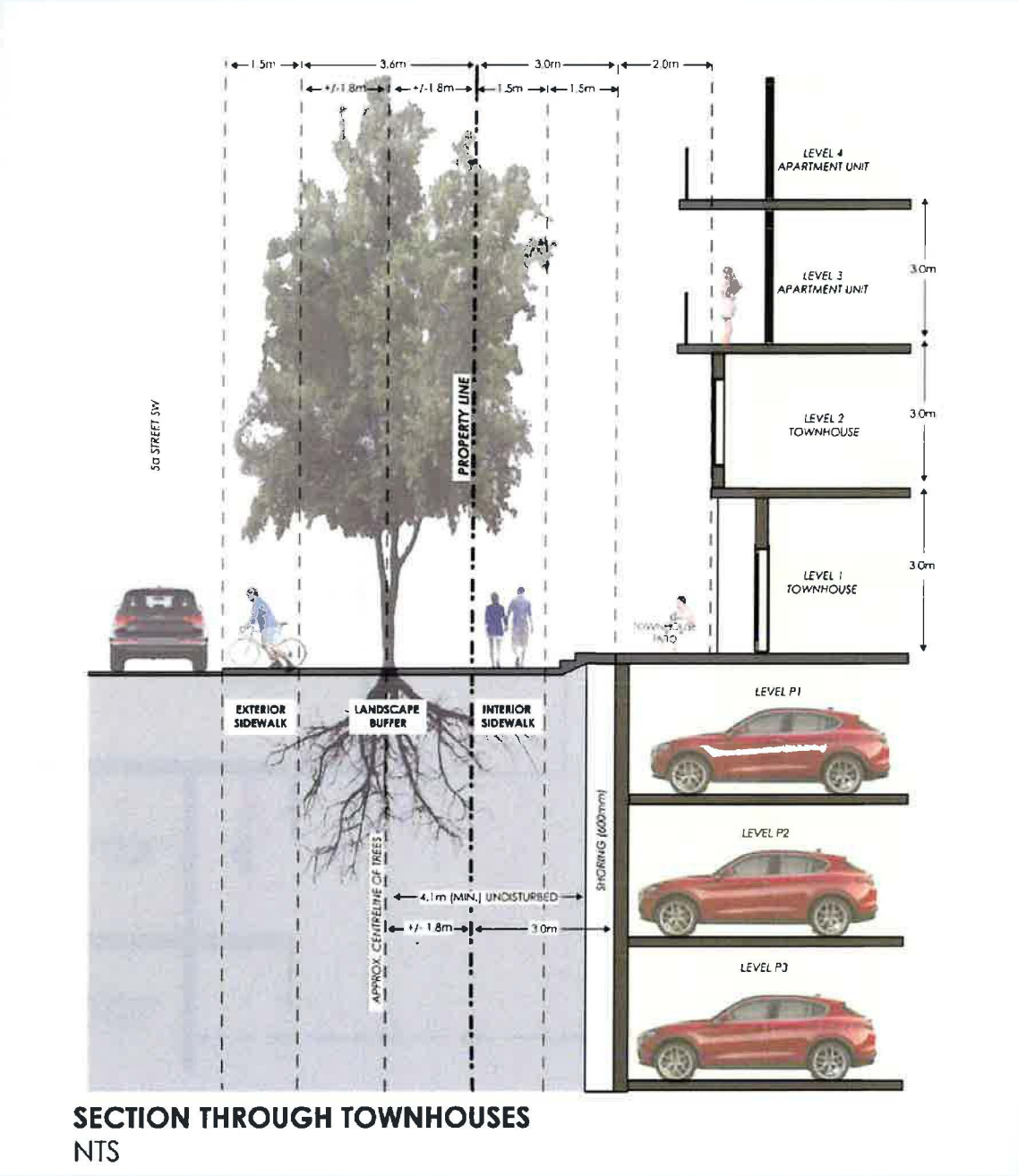
PROJECT INFORMATION

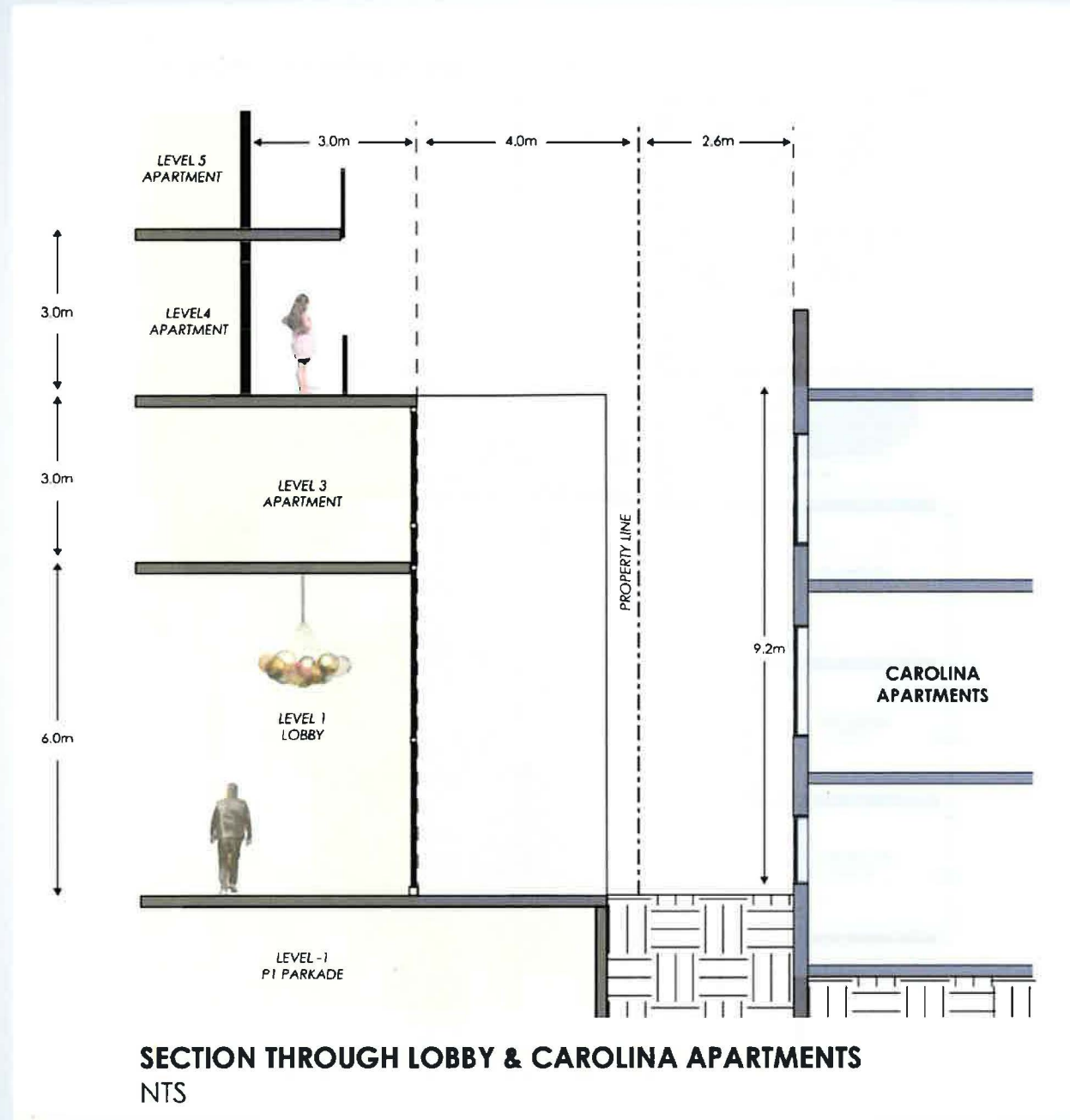
ADDRESS	17TH AVENUE & 5A STREET SW CALGARY, AB	PROPOSED DENSITY	15 STOREY MIXED USE RESIDENTIAL/COMMERCIAL BUILDING
SITE AREA	28,735 SF (2,669.32m²)		
GROSS FLOOR AREA	170,000 SF (15,793.51m²)		
# OF UNITS	185 UNITS		

LAND USE INFORMATION

ZONING	EXISTING/PERMITTED	PROPOSED
	C-COR1 (COMMERCIAL CORRIDOR) & MC-2 (MIXED USE)	DC (DIRECT CONTROL)
BUILDING HEIGHT	23m	50m
MAXIMUM FAR	3.0	6.0

casola-koppe
ARCHITECTS







FALL/SPRING EQUINOX SHADOW STUDY

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

