

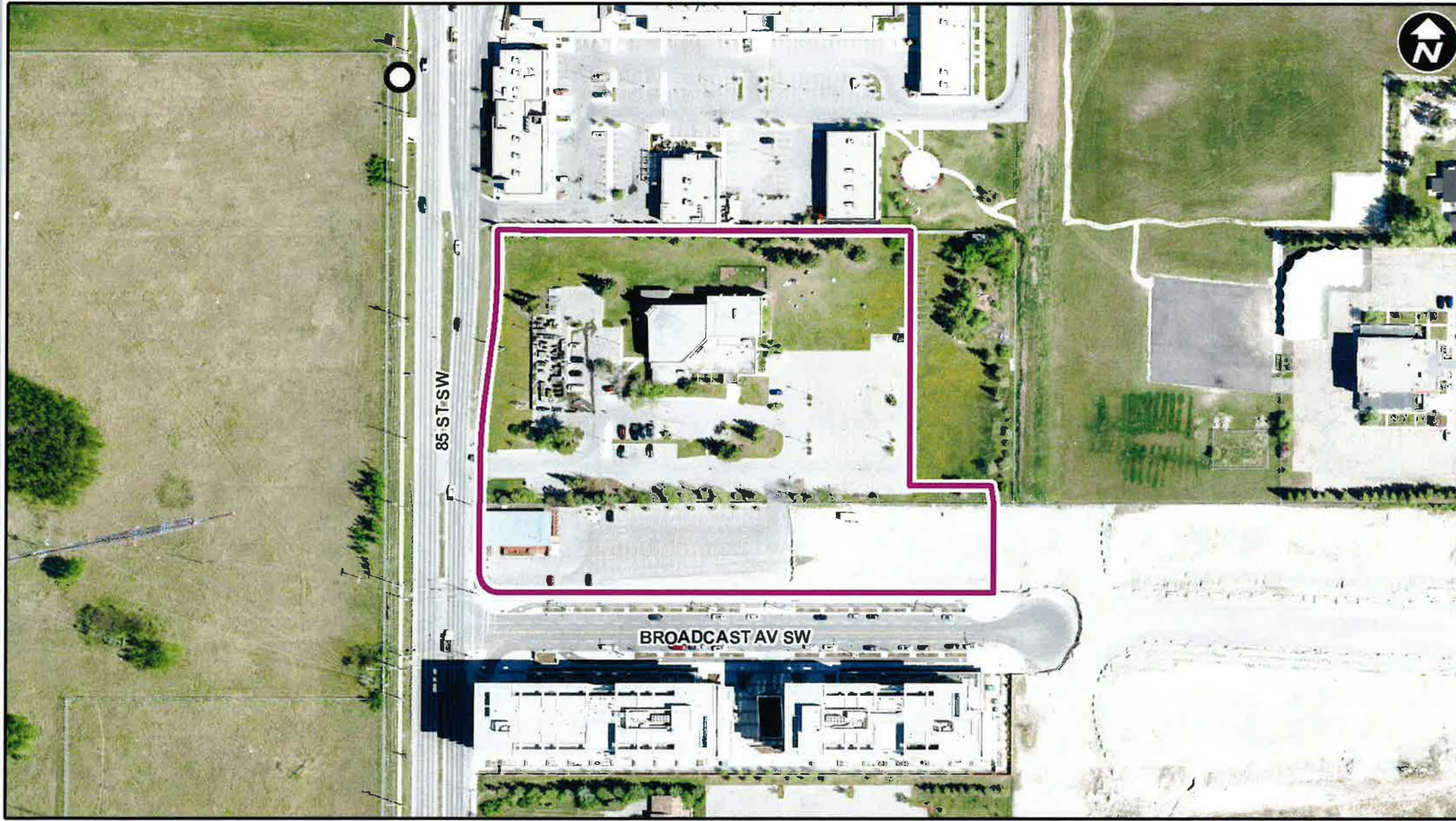


Calgary Planning Commission

Agenda Item: 7.2.1

LOC2022-0092
Land Use Amendment
December 15, 2022

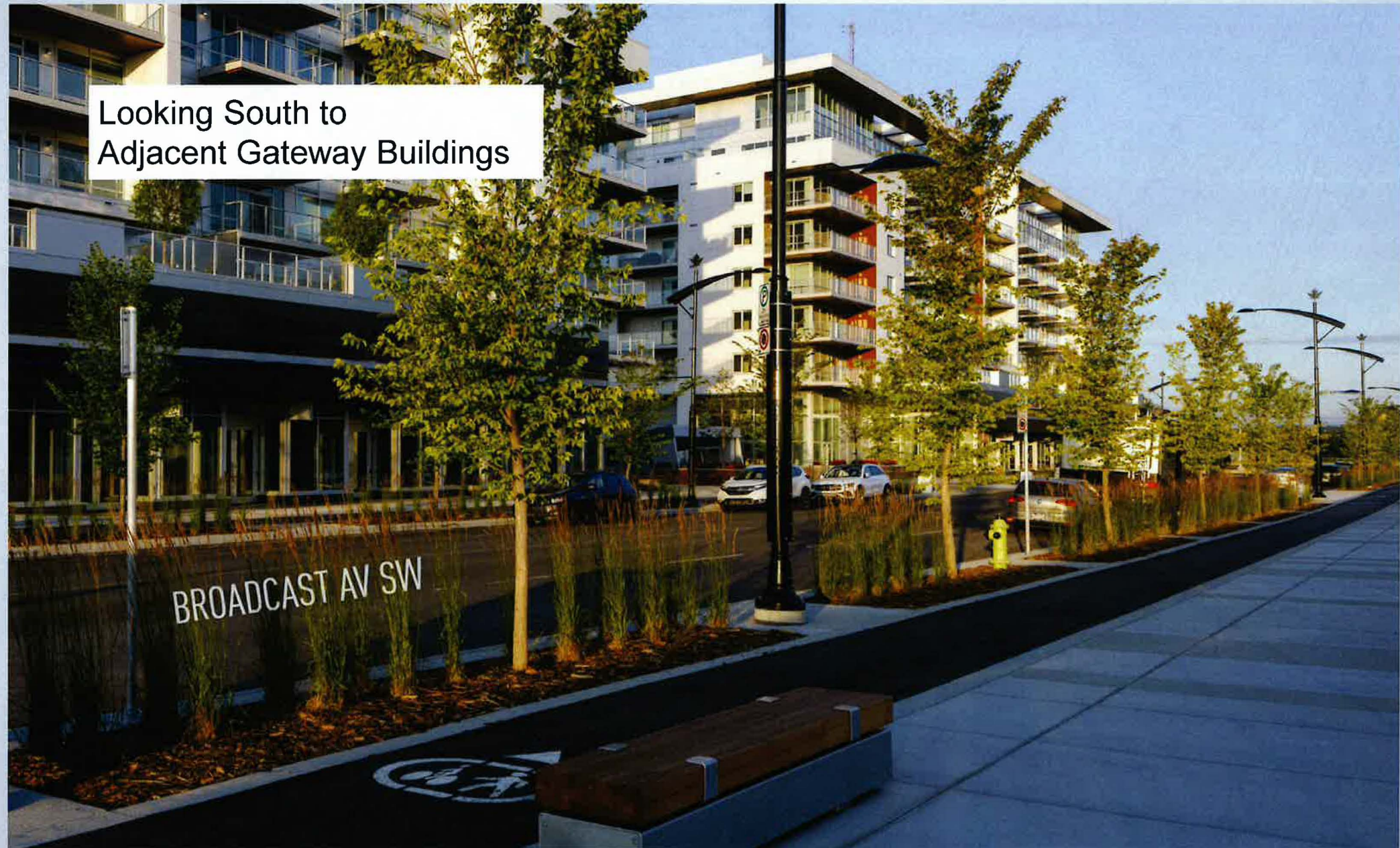




LEGEND
○ Bus Stop

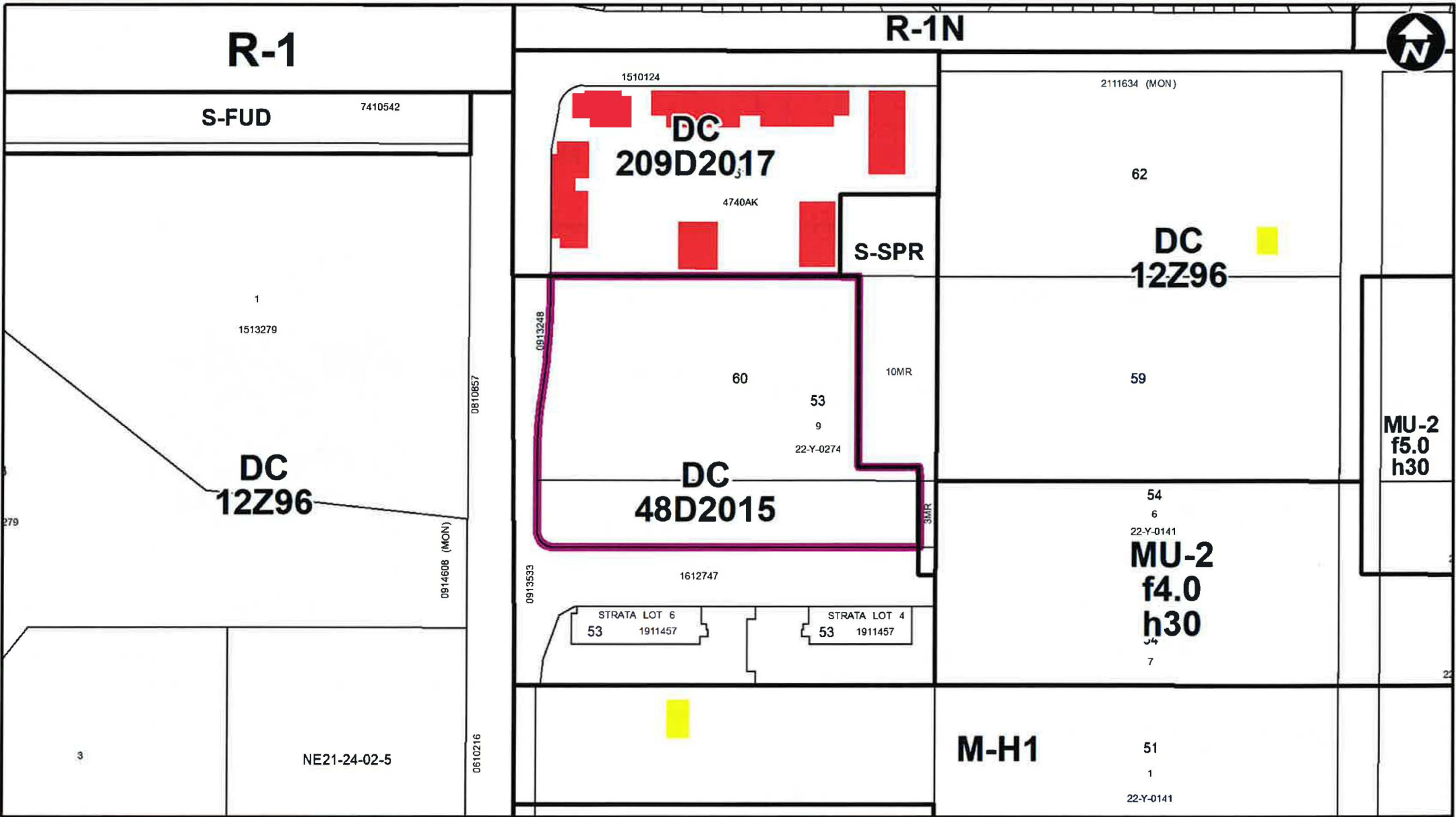
Parcel Size:
2.11 ha

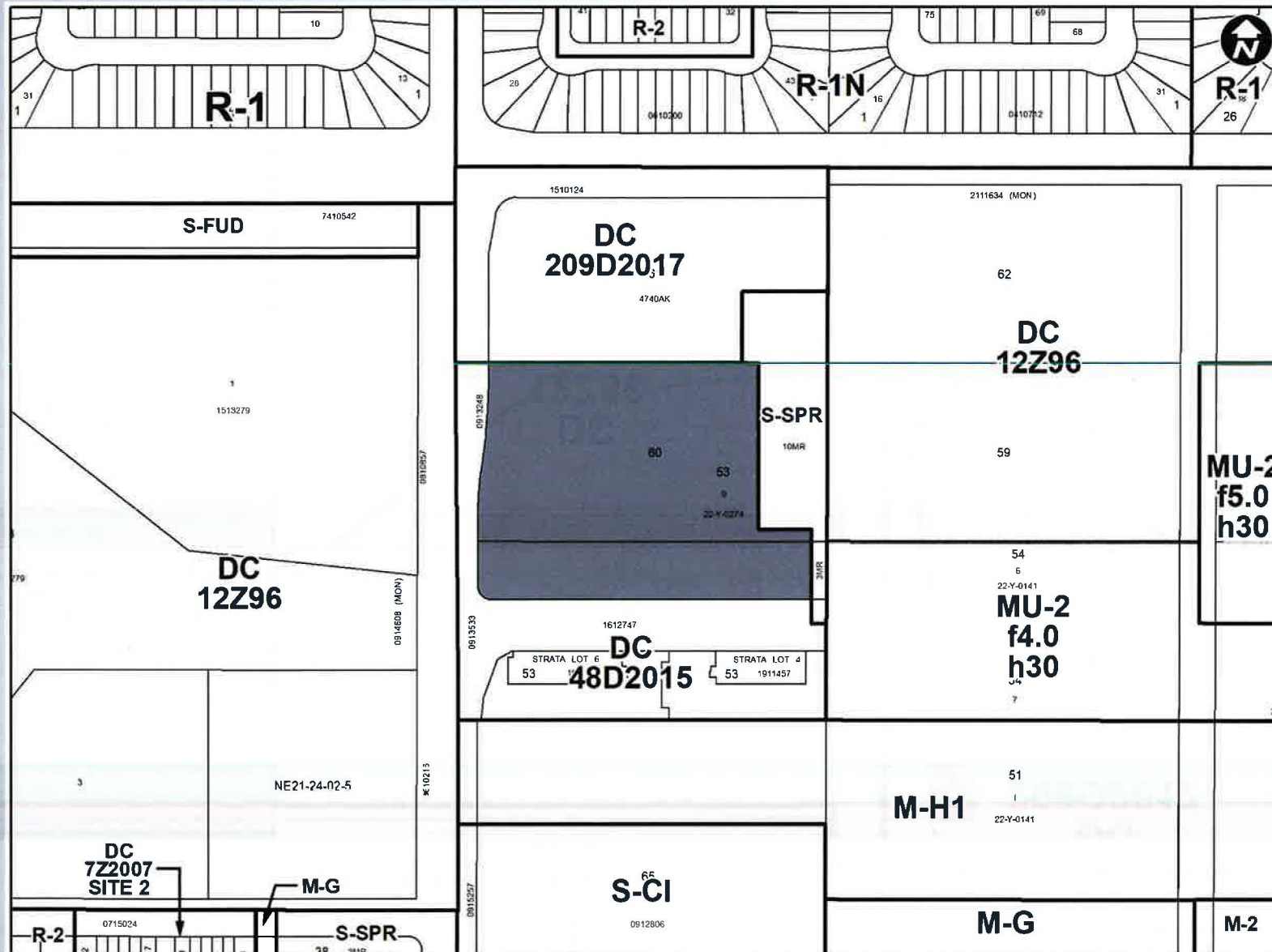




Looking South to
Adjacent Gateway Buildings







Existing DC(C-COR1) District:

- Allows small format commercial
- Allows residential above the main floor
- Max 4.0 FAR
- Max 30m building height

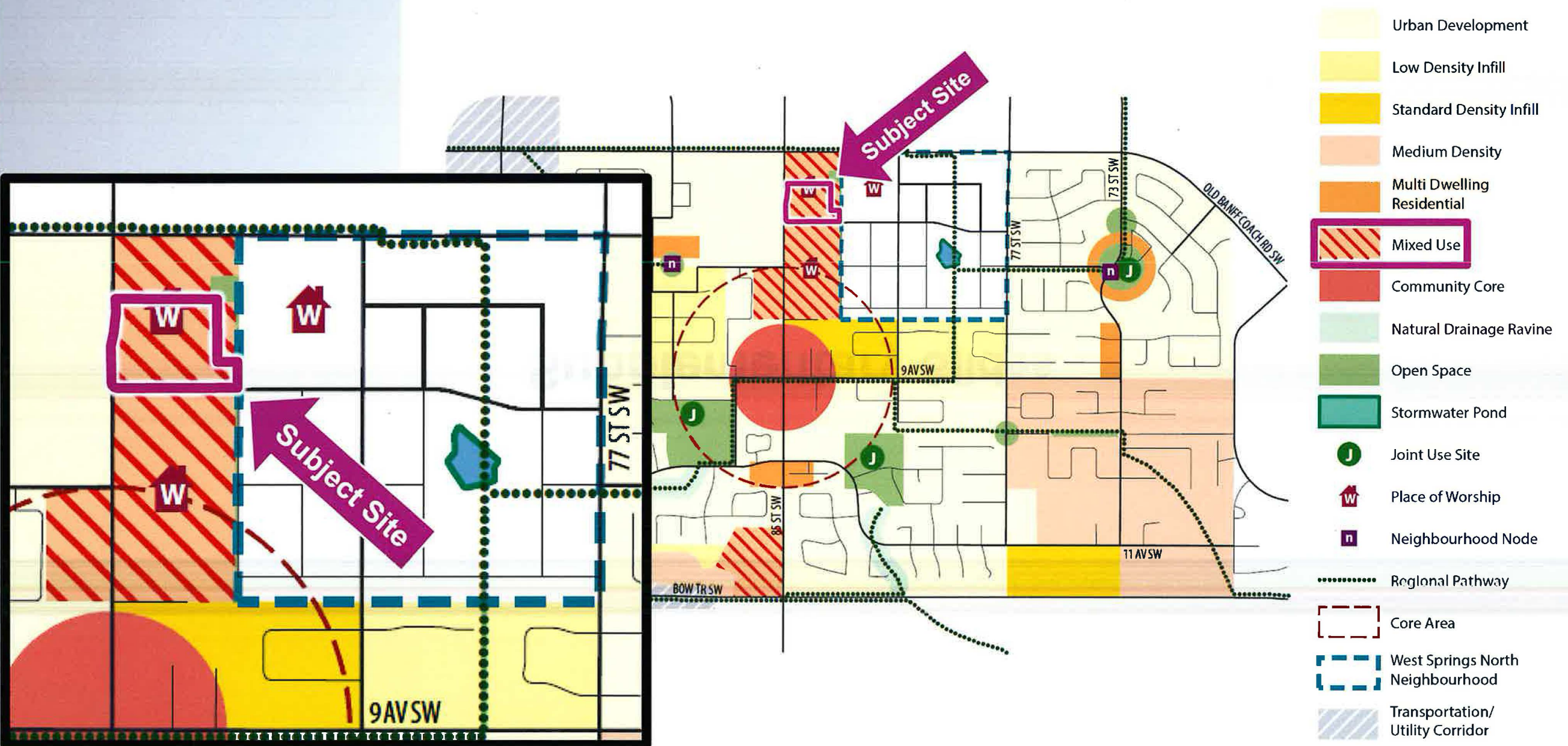
RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.11 hectares \pm (5.21 acres \pm) located at 742 – 85 Street SW and 8490 Broadcast Avenue SW (Plan 4740AK, Block 60; Plan 1612747, Block 53, Lot 2) from Direct Control (DC) District **to** Mixed Use – General (MU-1f3.0h42) District.

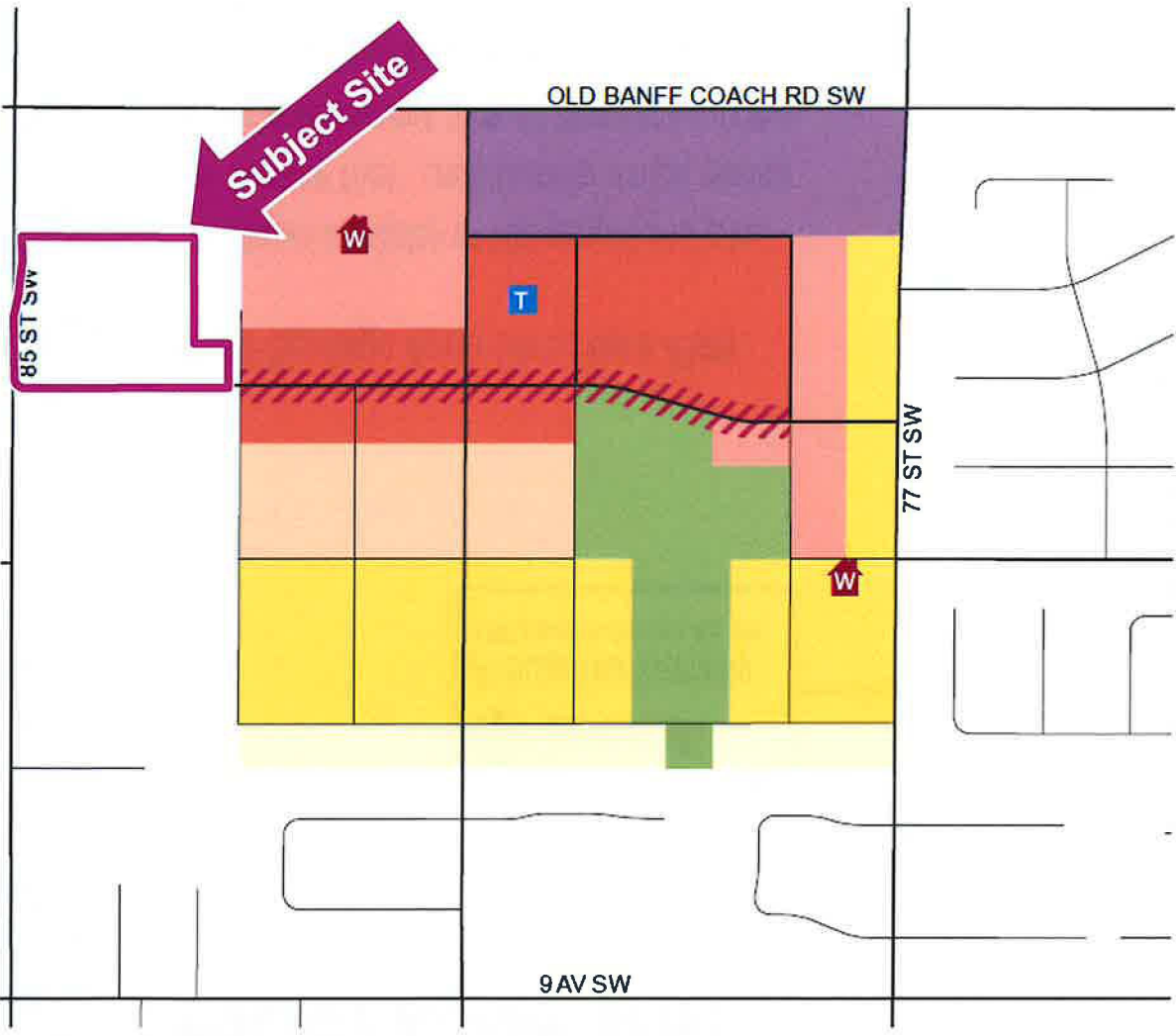
Supplementary Slides

Map 2: Land Use Concept



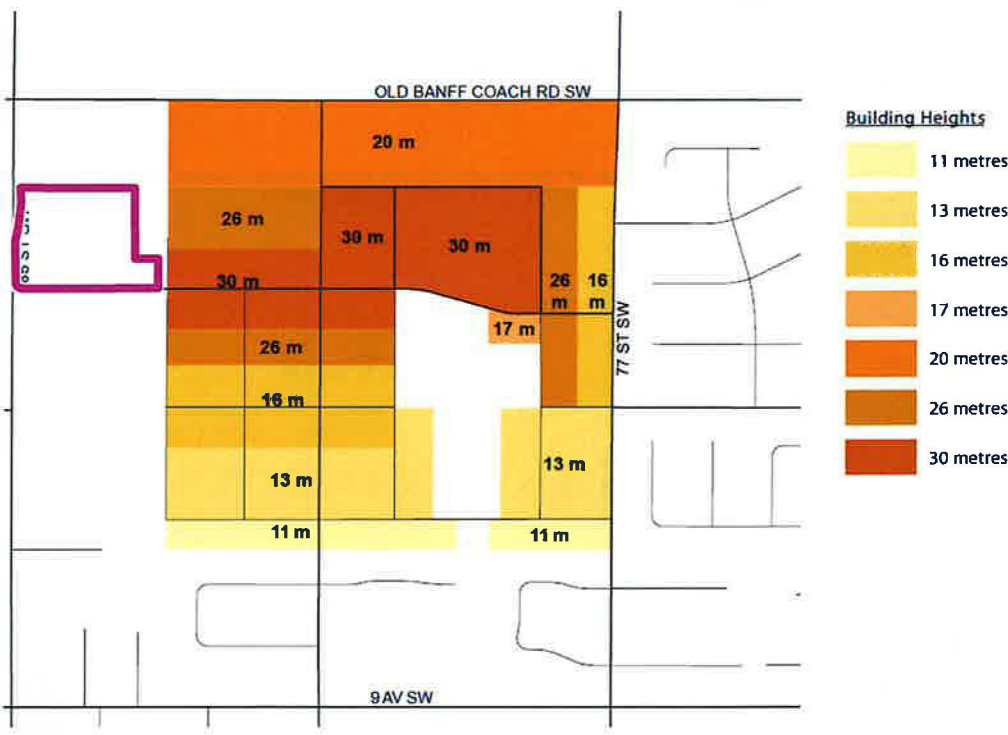
West Springs ASP – Context with West Springs North Neighbourhood Land Use Concept

Map 3: West Springs North Neighbourhood Land Use Concept



- Open Space
- Employment - Intensive
- Community - Centre
- Community - Mid-Rise
- Neighbourhood - Mid-Rise
- Neighbourhood - Low-Rise
- Neighbourhood - Limited
- Active Frontage
- Place of Worship
- Potential Transit Location

Map 5: West Springs North Neighbourhood Building Heights

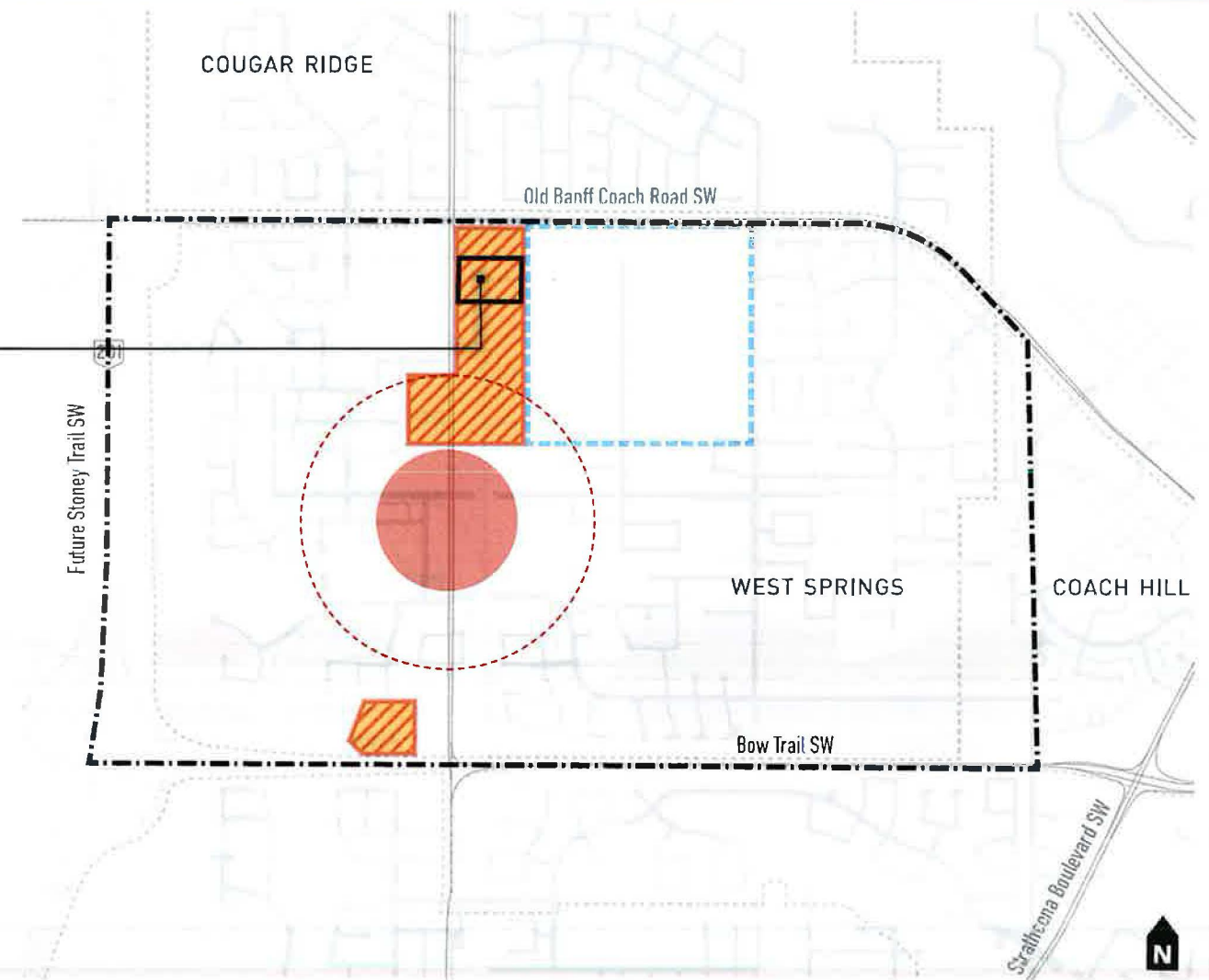


POLICY ALIGNMENT



West Springs Area Structure Plan

“minimum intensity of 100 people and jobs per hectare that *“contribute to a high quality urban environment through thoughtful design, orientation and placement of buildings, enhanced streetscapes and infrastructure investment.”*



LAND USE CONCEPT

- | | |
|----------------------------------|----------------|
| GATEWAY GROCERY BLOCK SITE | COMMUNITY CORE |
| ASP BOUNDARY | CORE AREA |
| WEST SPRINGS NORTH NEIGHBOURHOOD | MIXED USE |



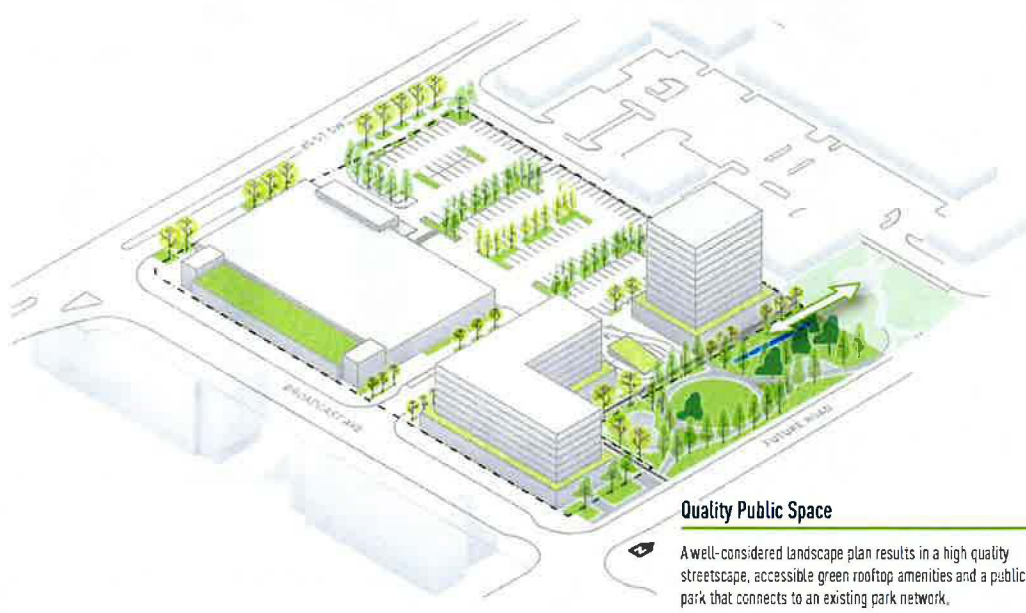
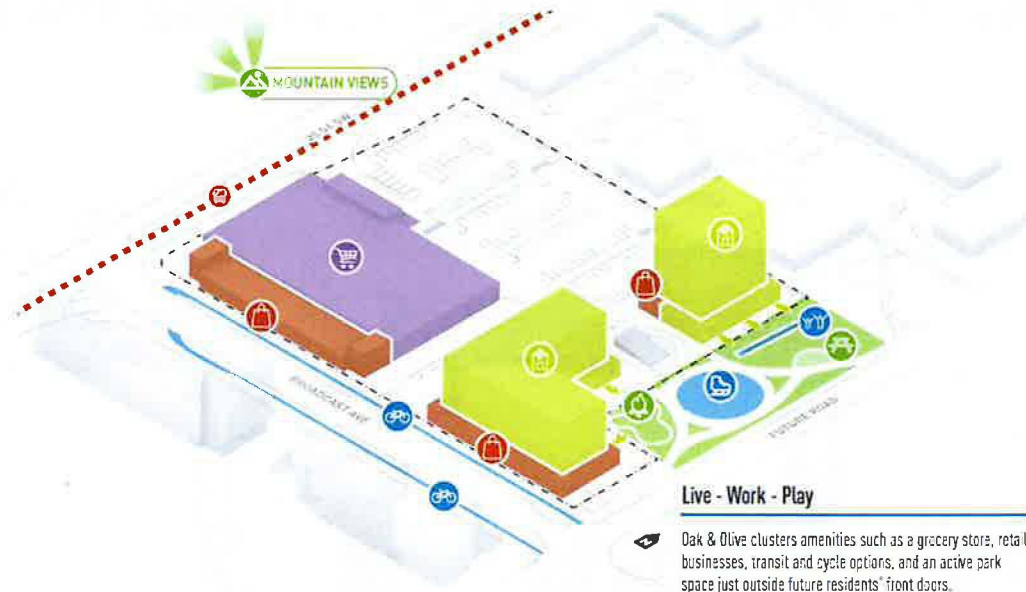
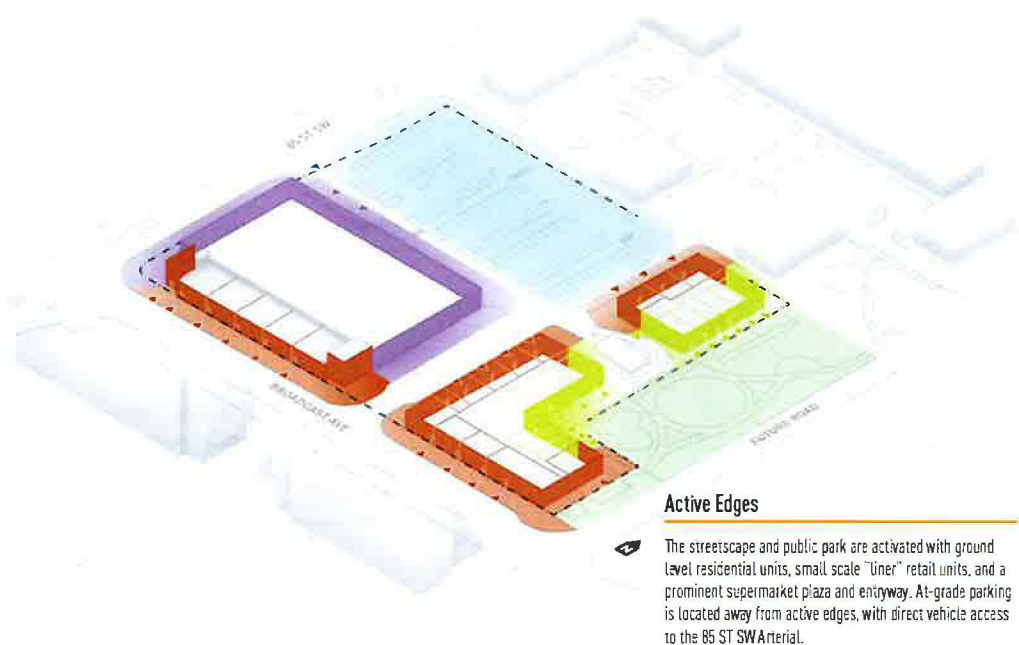
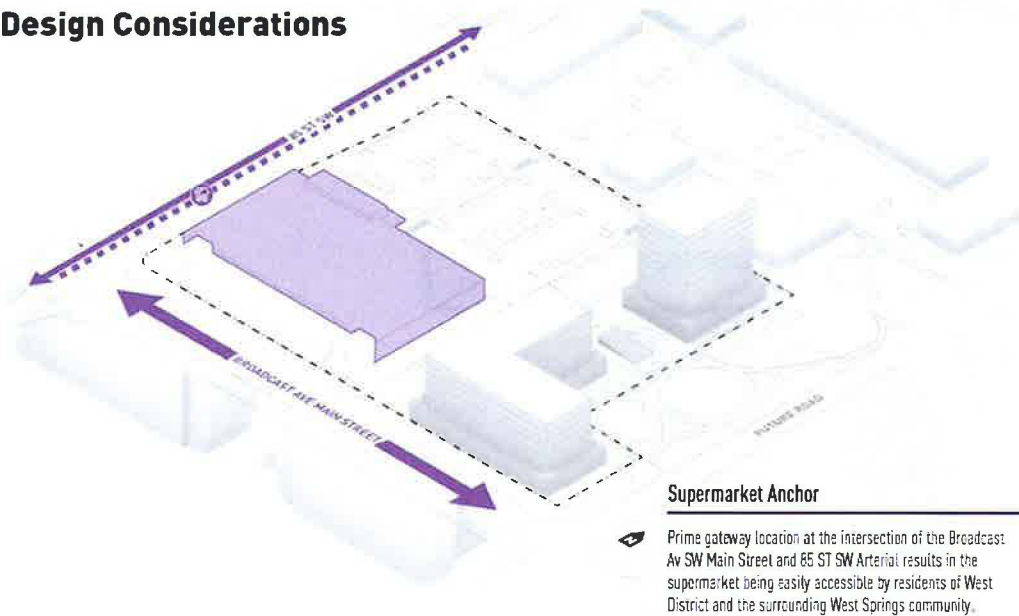
WEST DISTRICT Master Plan

Oak & Olive is envisioned as a supermarket-anchored mixed-use node which acts as the "gateway" to West District. A place where residents can live, work and play within a vibrant developing community.

Subject Site



Design Considerations



Site Plan & Build Out

Total Site Build Out

Oak + Olive Site Area	2.1 ha (5.2 ac)
Public Park Area	0.4 ha (0.9 ac)
Maximum Building Height	42m
Maximum Floor Area Ratio	3.0

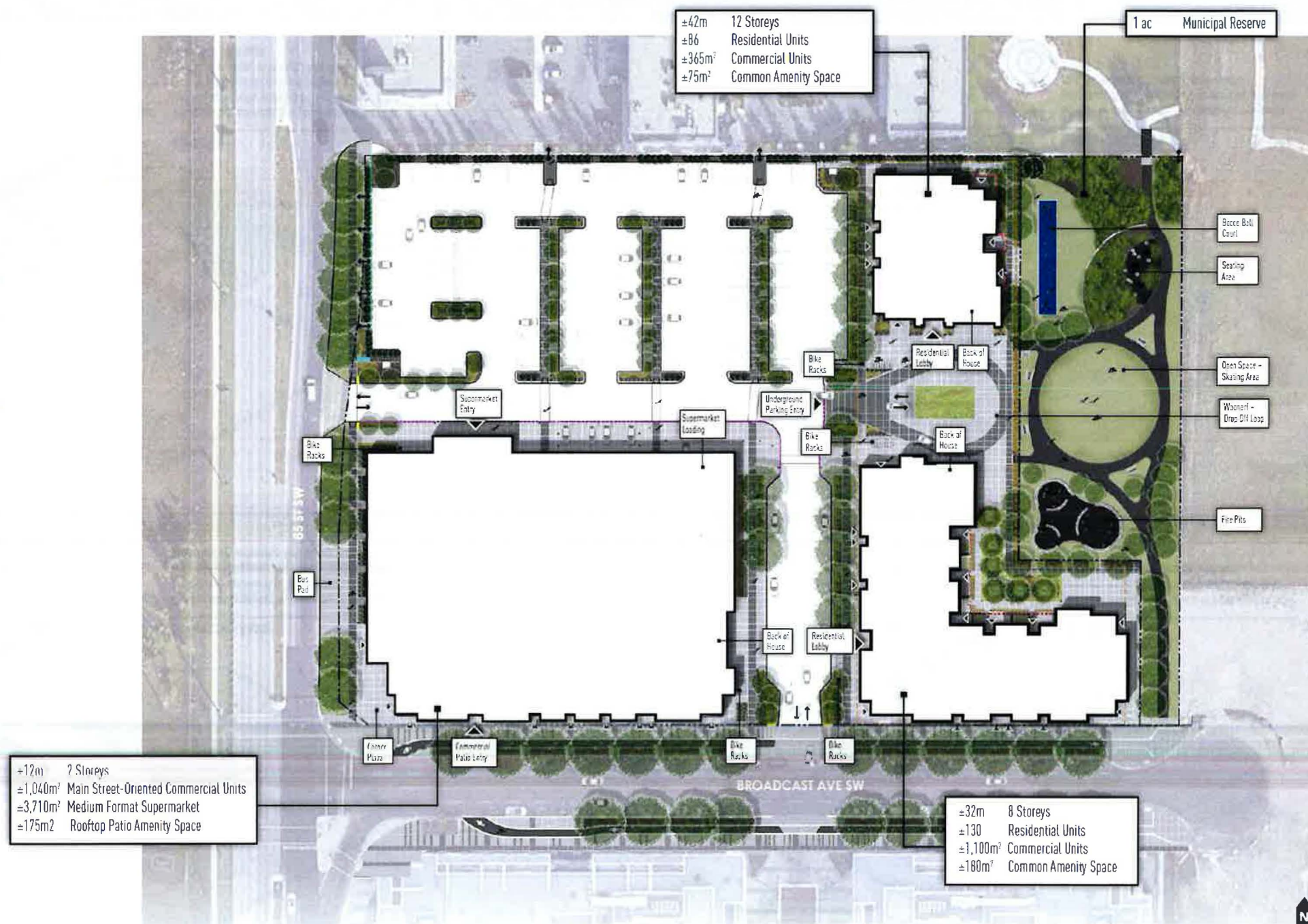
Mixed-Use Build Out

Multi-Residential Units	±216
Small Scale Commercial	±2,505m ²
Medium Format Supermarket	±3,710m ²

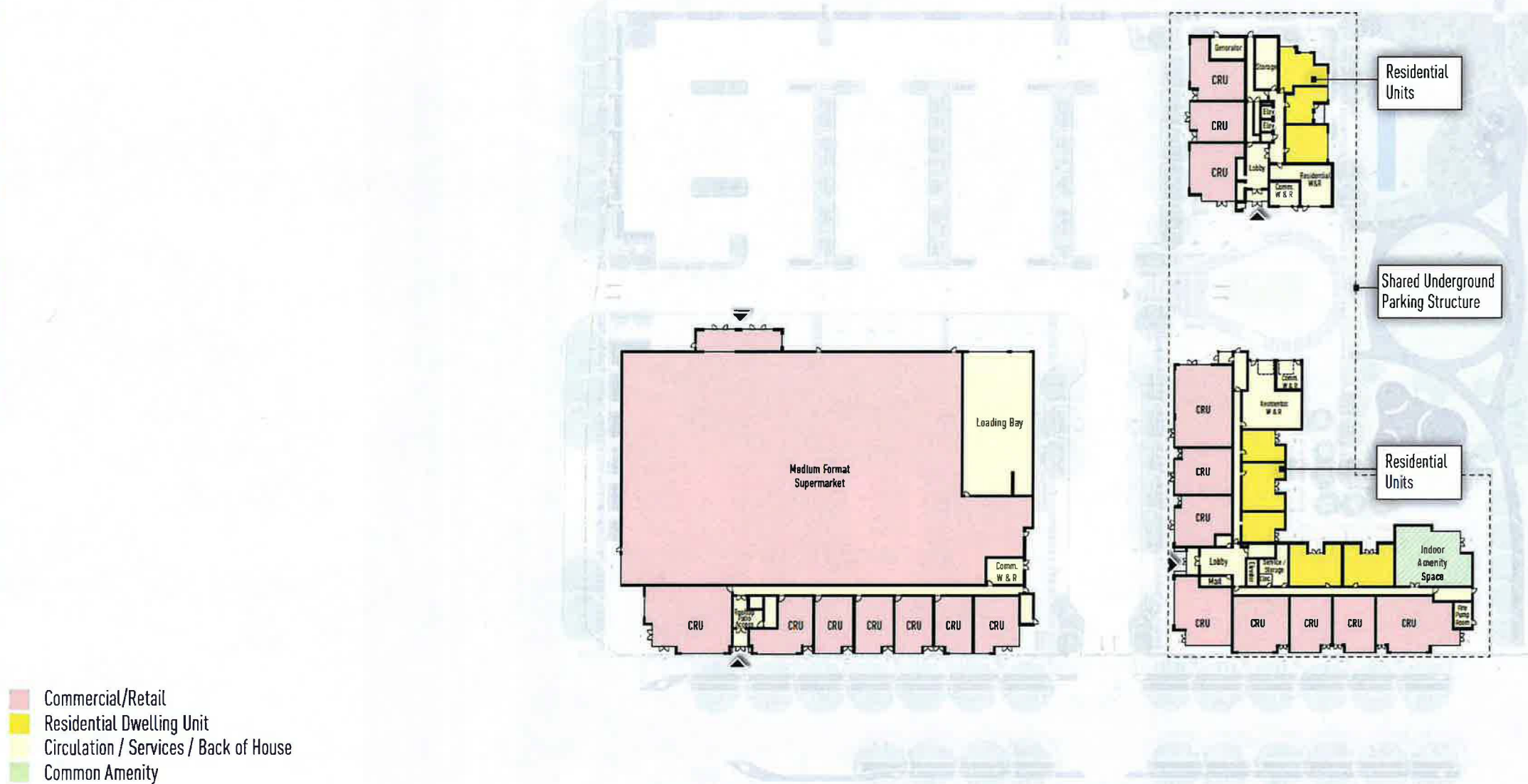
Parking

Resident + Visitor Parking Stalls*	±253
Commercial Parking Stalls**	±180
Class 1 Bike Stalls	±114
Class 2 Bike Stalls	±62

* All residential + visitor stalls located below grade
 ** ±154 commercial stalls located at grade and ±26 commercial stalls located below grade

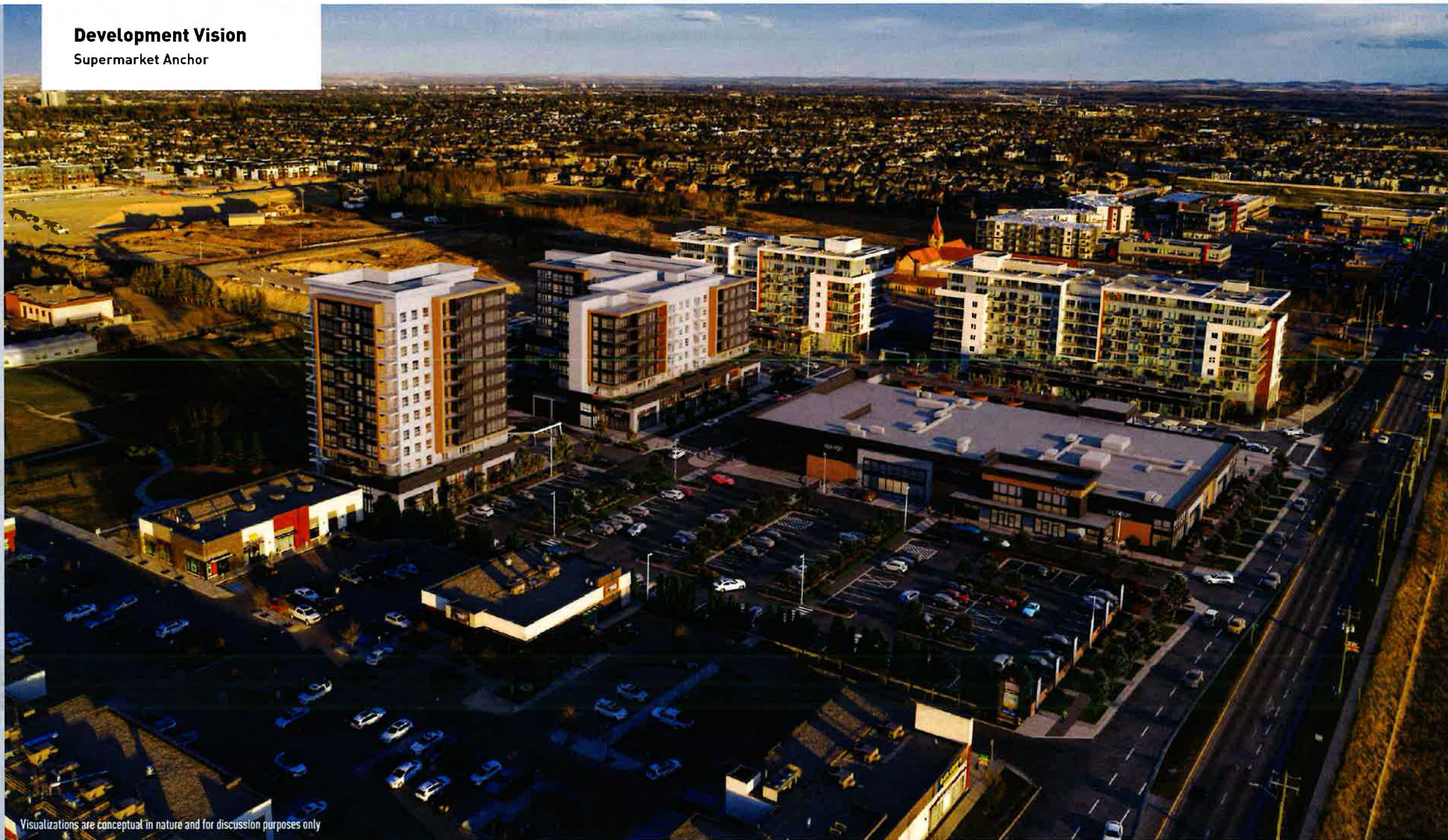


At-Grade



Development Vision

Supermarket Anchor



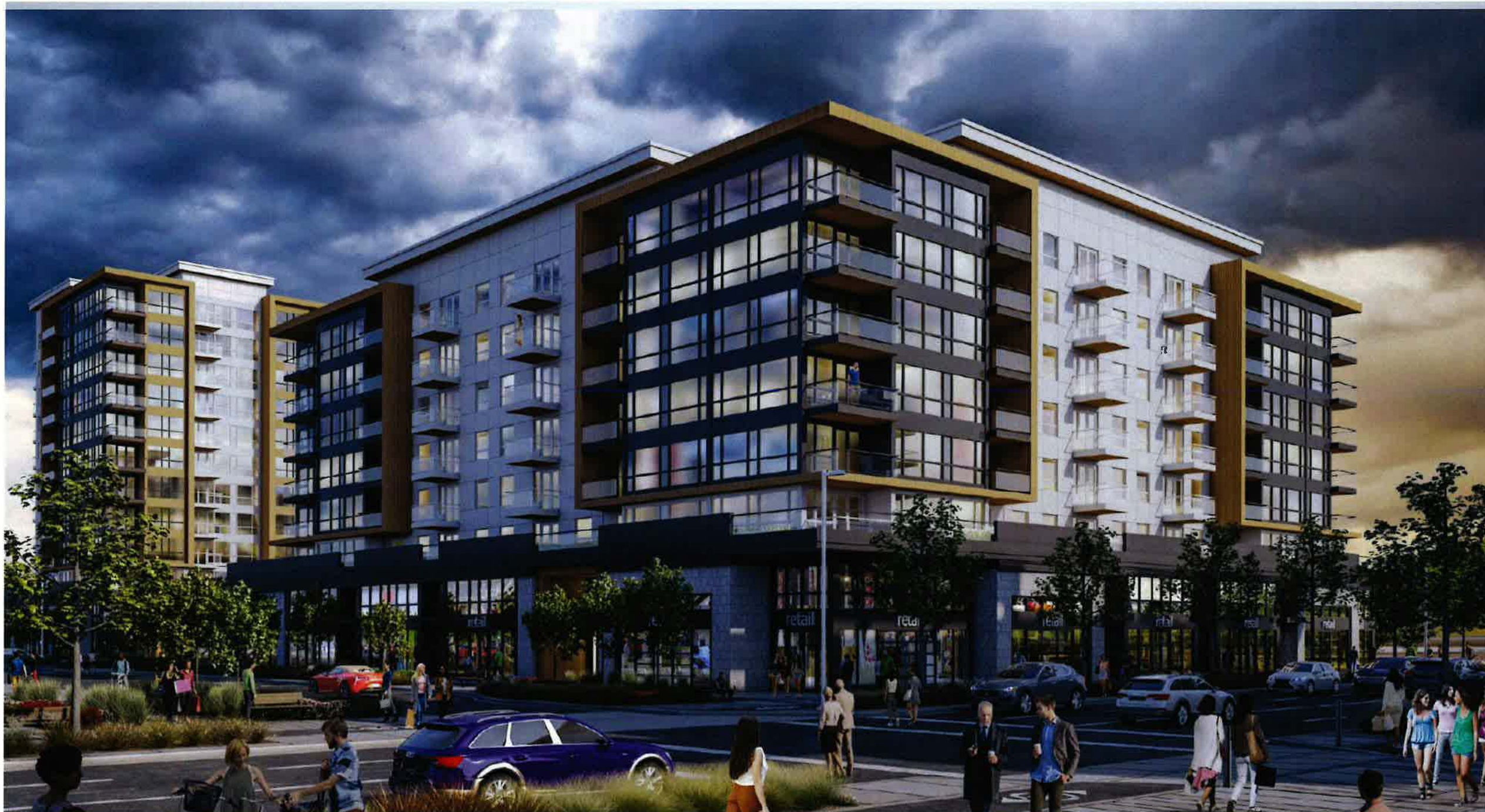
Visualizations are conceptual in nature and for discussion purposes only



Development Vision
Broadcast AV SW Mainstreet



Visualizations are conceptual in nature and for discussion purposes only



Development Vision
Public Park Integration



Visualizations are conceptual in nature and for discussion purposes only

Development Vision
Residential / Park Interface

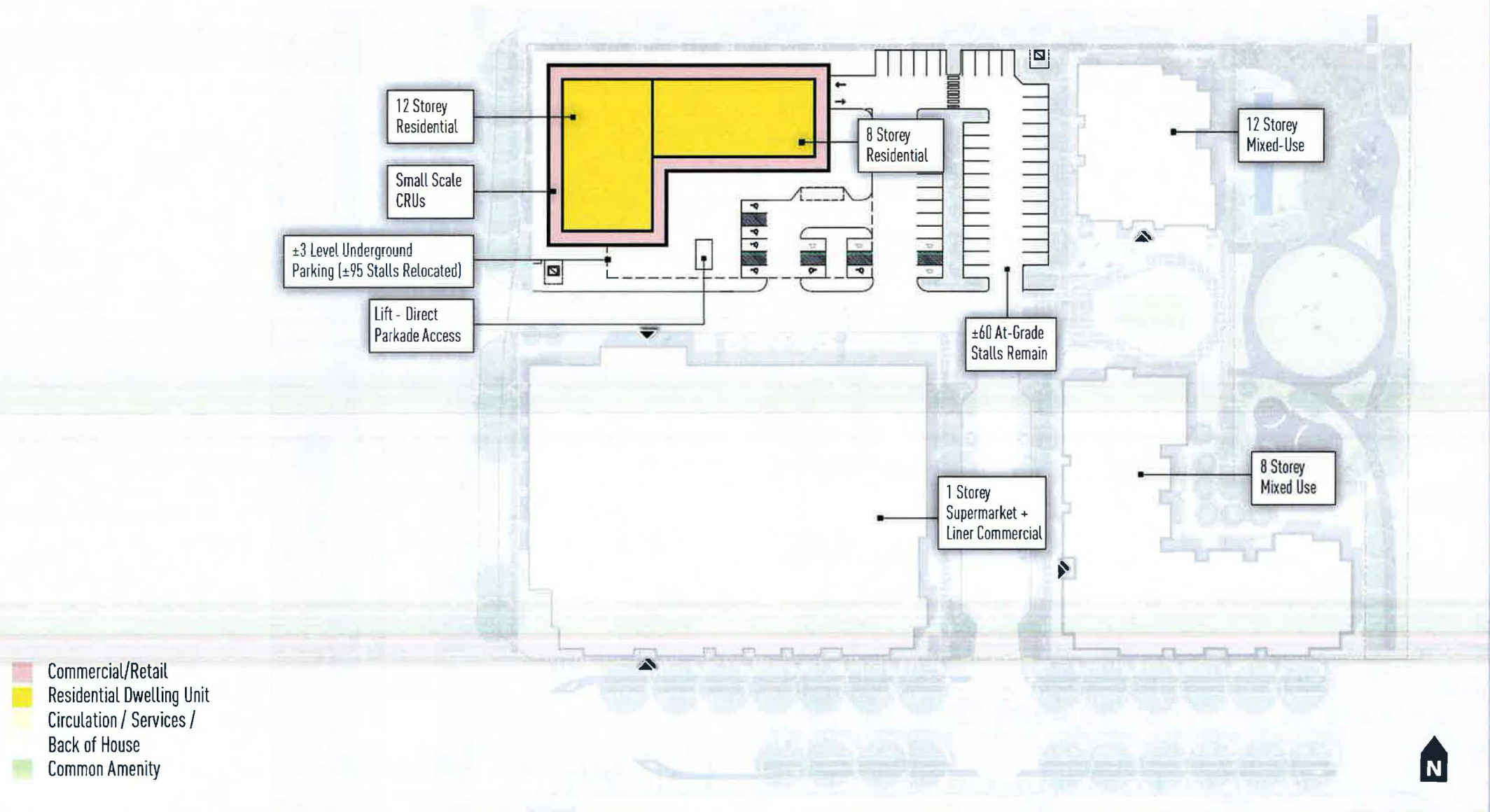
25



Visualizations are conceptual in nature and for discussion purposes only

FUTURE DEVELOPMENT PHASE

Conceptual Site Plan



FUTURE DEVELOPMENT PHASE

Conceptual Massing



C-COR1

Building Orientation

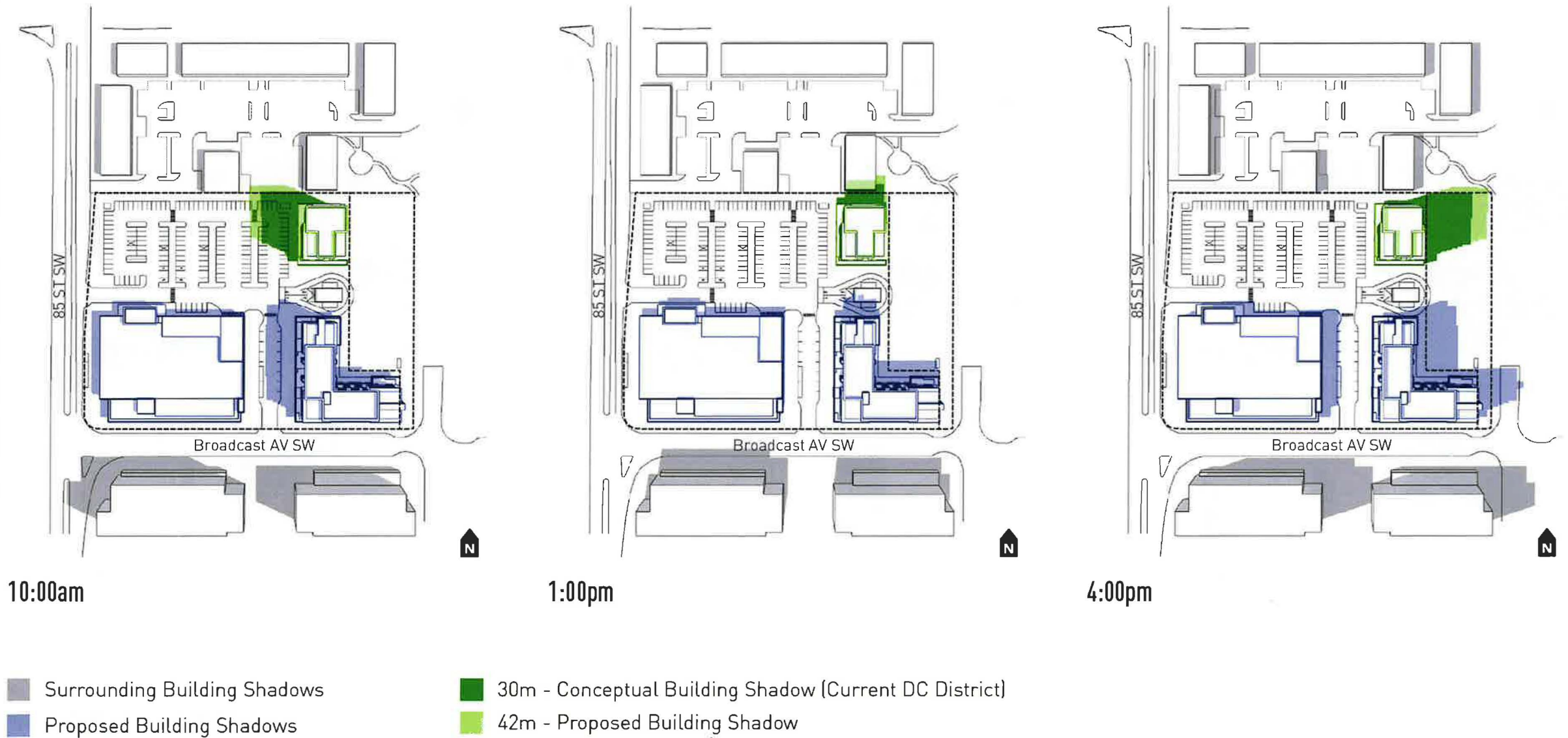
- 782 (1) The main public entrance to a building must face the property line shared with a commercial street.
- (2) The maximum building setback from a property line shared with a commercial street is 3.0 metres.
- (3) Motor vehicle parking stalls and loading stalls must not be located between a building and a commercial street.

MU-1

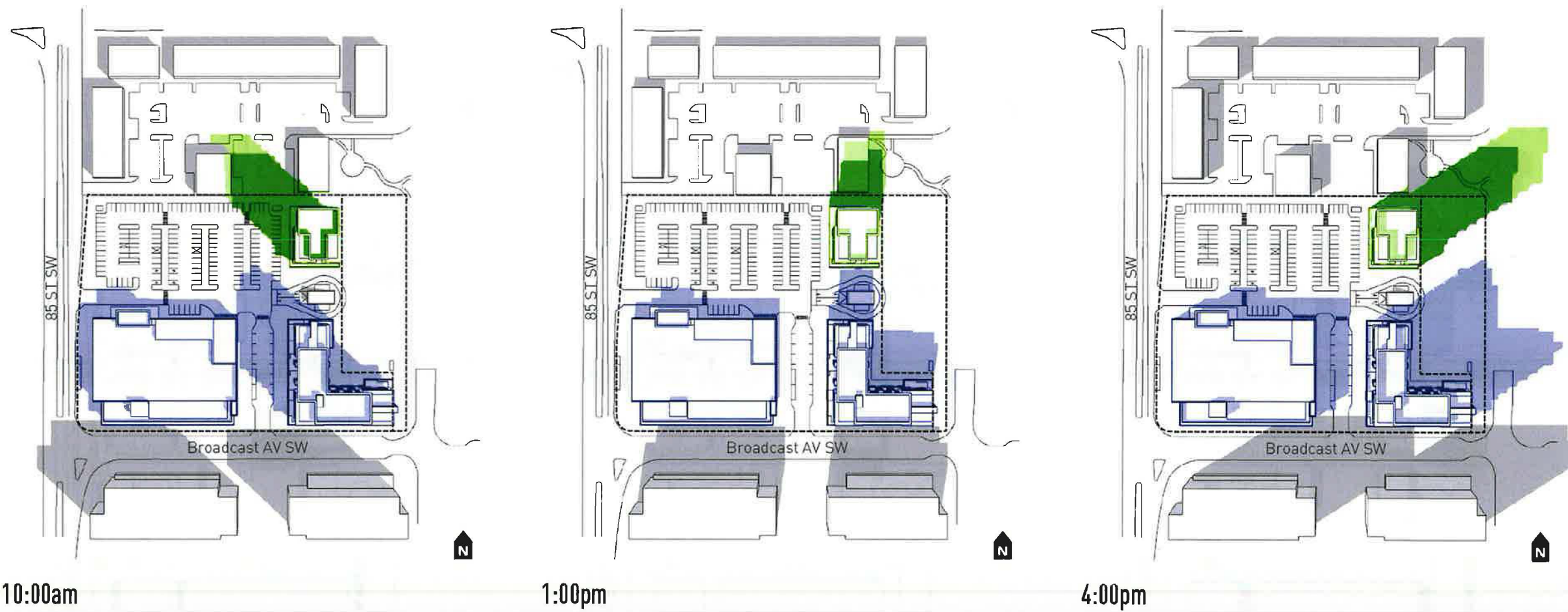
Building Orientation

- 1339 Units and individual uses located at grade with an exterior wall facing a street must provide:
- (a) individual, separate, direct access to grade;
 - (b) an entrance that is visible from the street; and
 - (c) sidewalks that provide direct exterior access to the unit or the use.

June 21



September 21 + March 21



- Surrounding Building Shadows
- 30m - Conceptual Building Shadow (Current DC District)
- Proposed Building Shadows
- 42m - Proposed Building Shadow

December 21

