

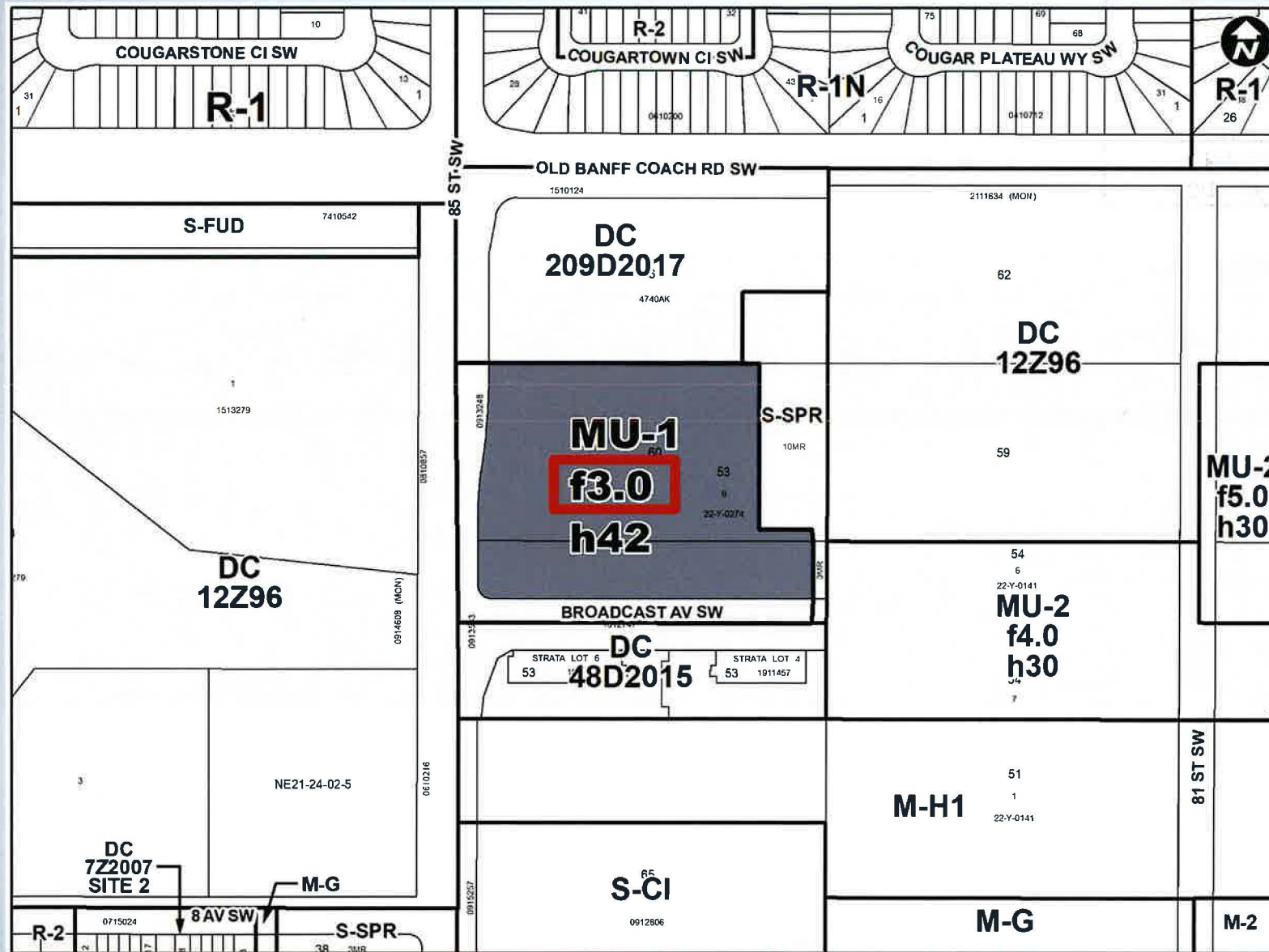


LOC2022-0092

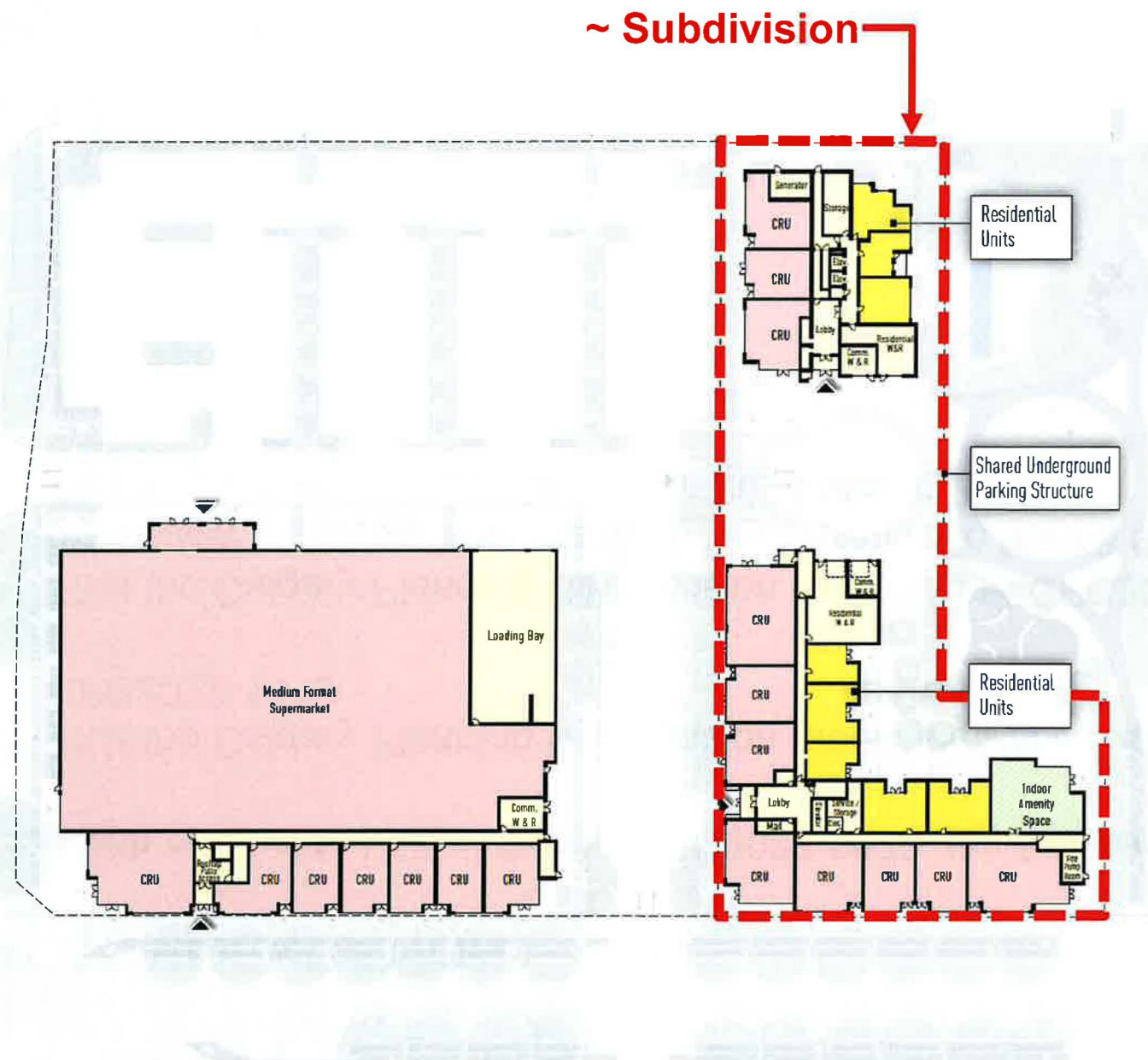
Land Use Amendment – Verbal Report

January 12, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 12 2023
ITEM: 8.1 CPC2023-0073
Distrib-Presentation
CITY CLERK'S DEPARTMENT



- On 2022 Dec 15, CPC recommended approval of the proposed MU-1f3.0h42 District
- Included a proposed change from 4.0 FAR to 3.0 FAR



Subdivision of the parcel:

- Will result in FAR for the new east parcel greater than 3.0
- Revised max of 3.5 FAR needed across entire site

RECOMMENDATION:

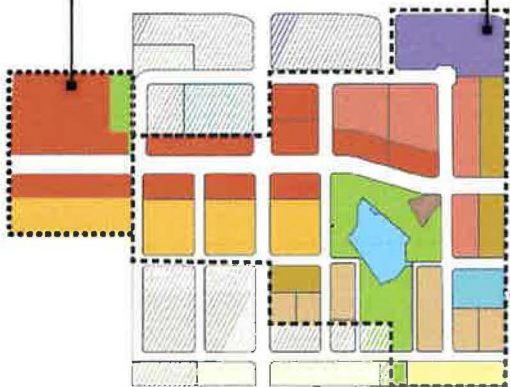
That with respect to Verbal Report CPC2023-0073, the following be approved:

1. That the Calgary Planning Commission reconsider its decision with respect to Report CPC2022-1310.
2. That the Calgary Planning Commission refer Report CPC2022-1310 back to Administration for the review of a proposed change in floor area ratio from 3.0 to 3.5 FAR, and return to Calgary Planning Commission no later than 2023 March 23.

Supplementary Slides

2015 APPROVAL

2018 APPROVAL

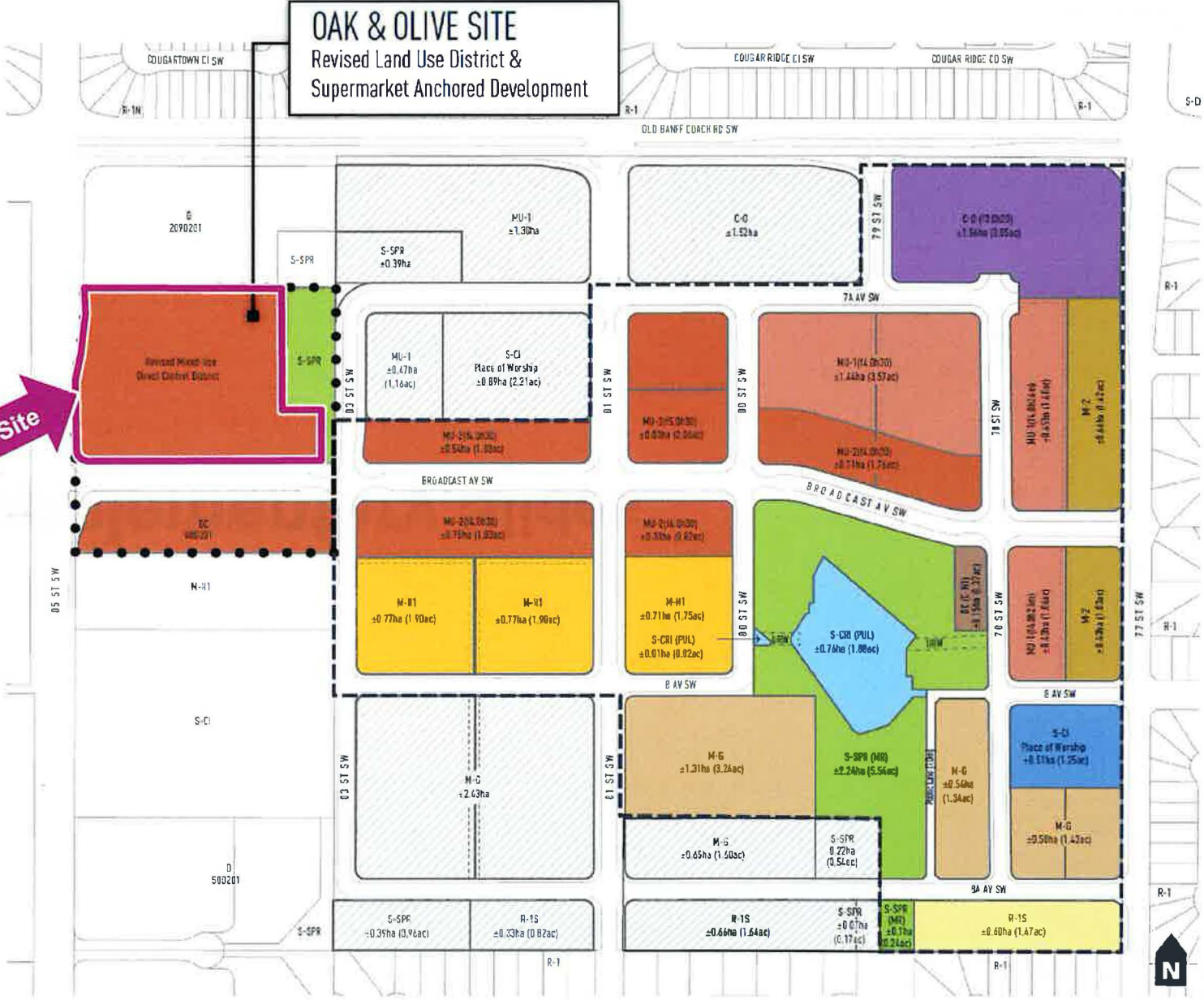


2015/2018 APPROVALS KEY MAP

Subject Site

OAK & OLIVE SITE
Revised Land Use District &
Supermarket Anchored Development

- LAND NOT OWNED BY TRUMAN
- TRUMAN-OWNED (2015 LAND USE APPROVAL)
- TRUMAN-OWNED (2018 LAND USE APPROVAL)
- MULTI-RESIDENTIAL: CONTEXTUAL MEDIUM PROFILE
- MIXED USE: GENERAL
- PLACE OF WORSHIP
- MULTI-RESIDENTIAL: HIGH DENSITY LOW RISE
- DIRECT CONTROL / MIXED-USE ACTIVE FRONTAGE
- SCHOOL, PARK, AND COMMUNITY RESERVE
- MULTI-RESIDENTIAL: AT GRADE HOUSING
- RESIDENTIAL: ONE DWELLING
- COMMERCIAL: OFFICE



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



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

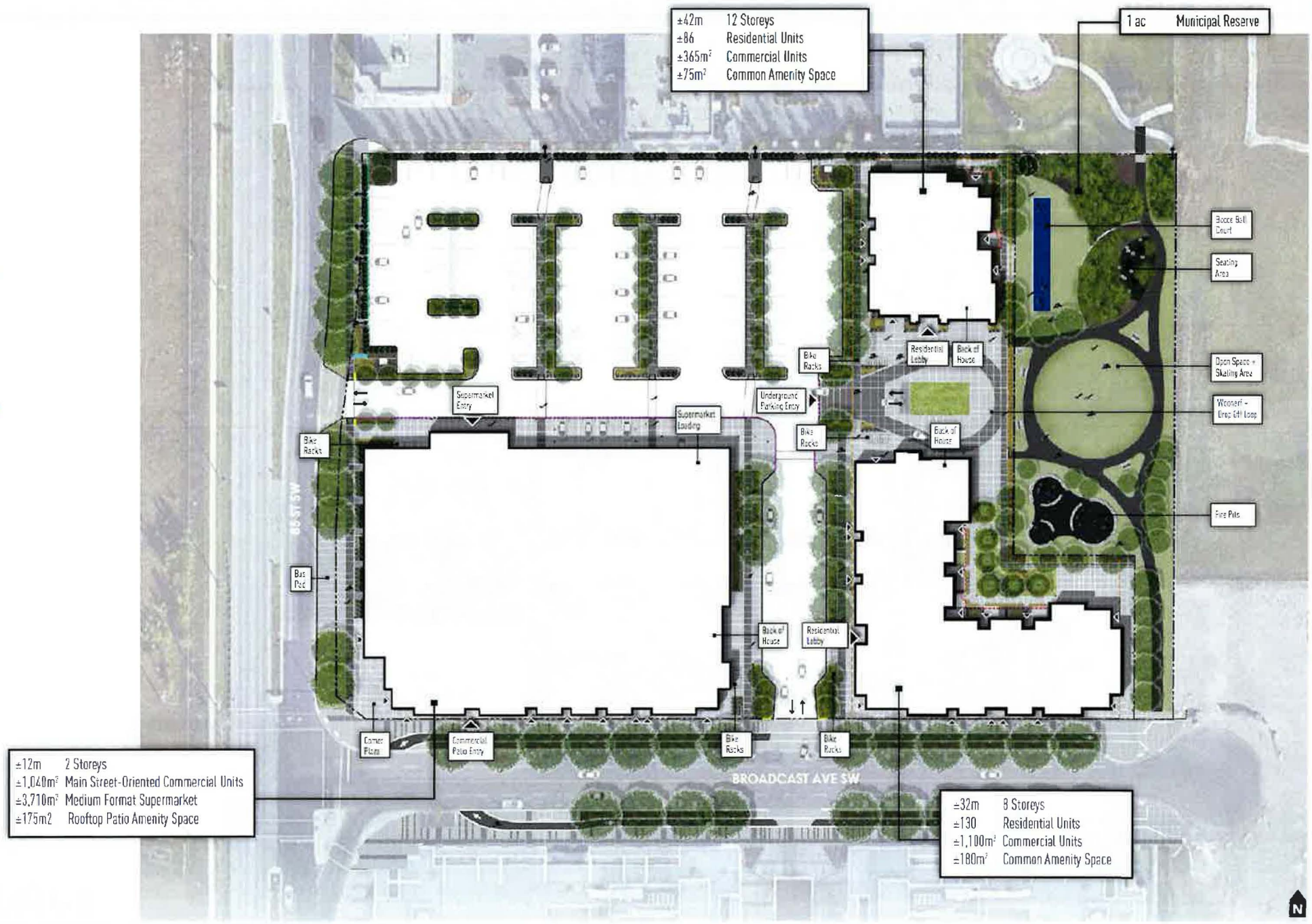
Mixed-Use Build Out

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**	±100
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



±42m 12 Storeys
 ±86 Residential Units
 ±365m² Commercial Units
 ±75m² Common Amenity Space

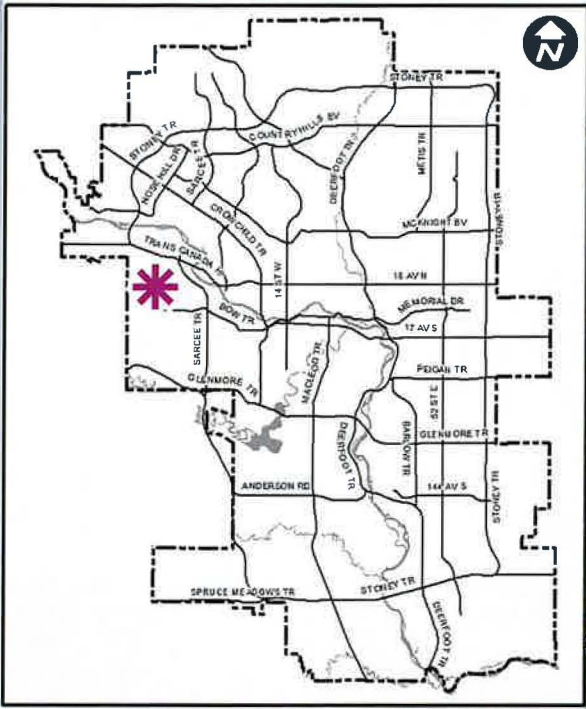
1 ac Municipal Reserve

±12m 2 Storeys
 ±1,040m² Main Street-Oriented Commercial Units
 ±3,710m² Medium Format Supermarket
 ±175m² Rooftop Patio Amenity Space

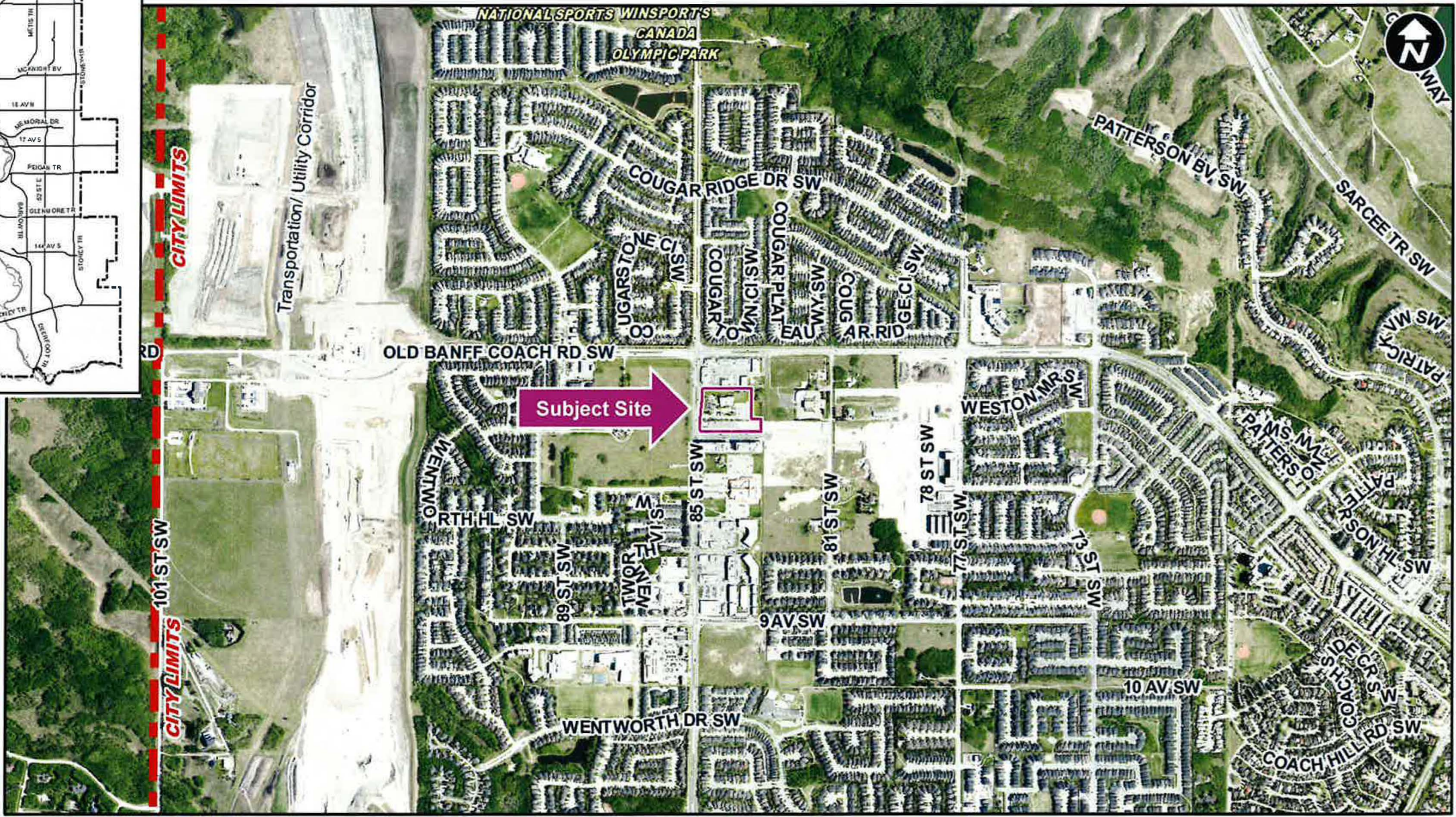
±32m 8 Storeys
 ±130 Residential Units
 ±1,100m² Commercial Units
 ±180m² Common Amenity Space

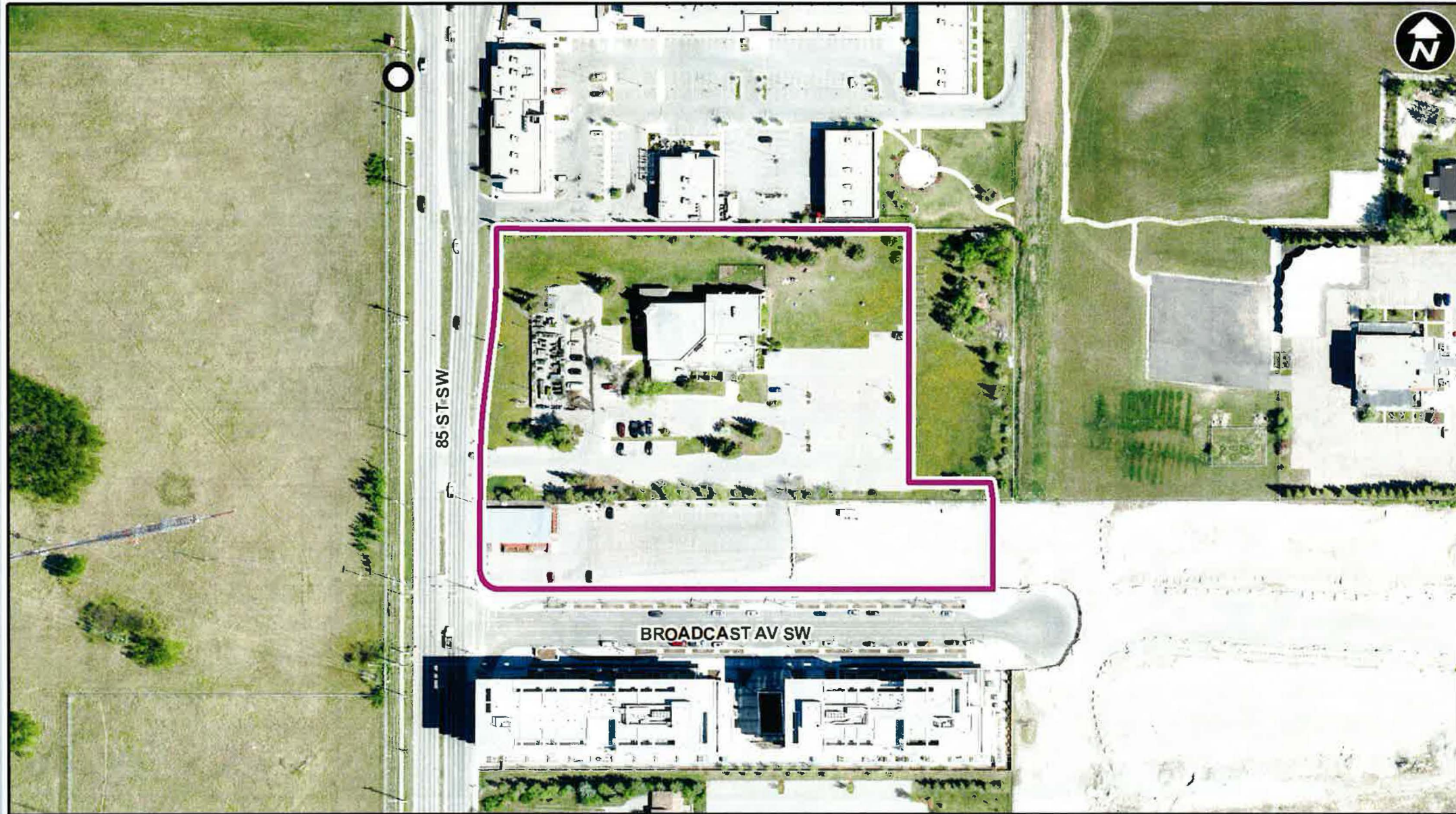






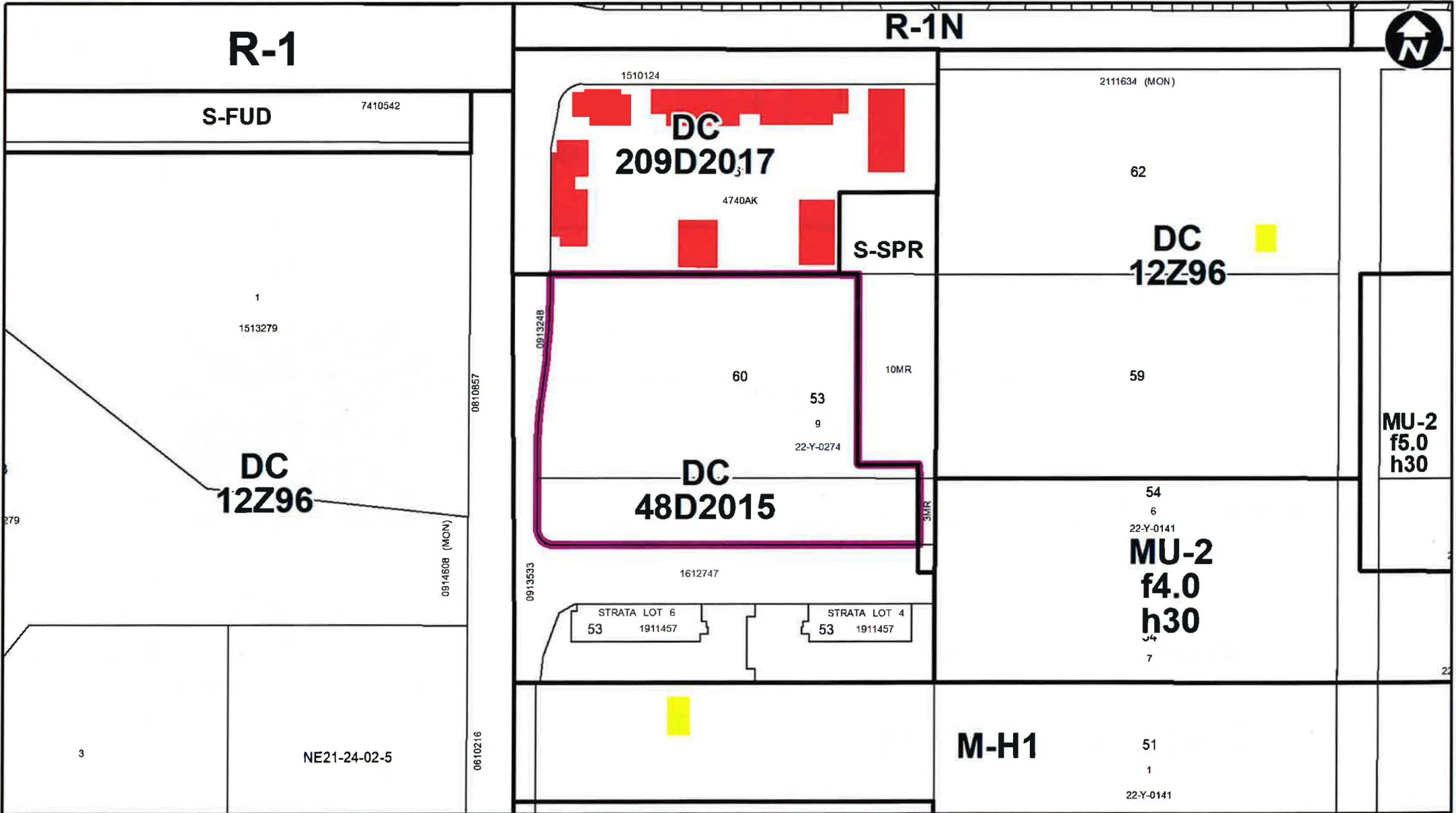
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



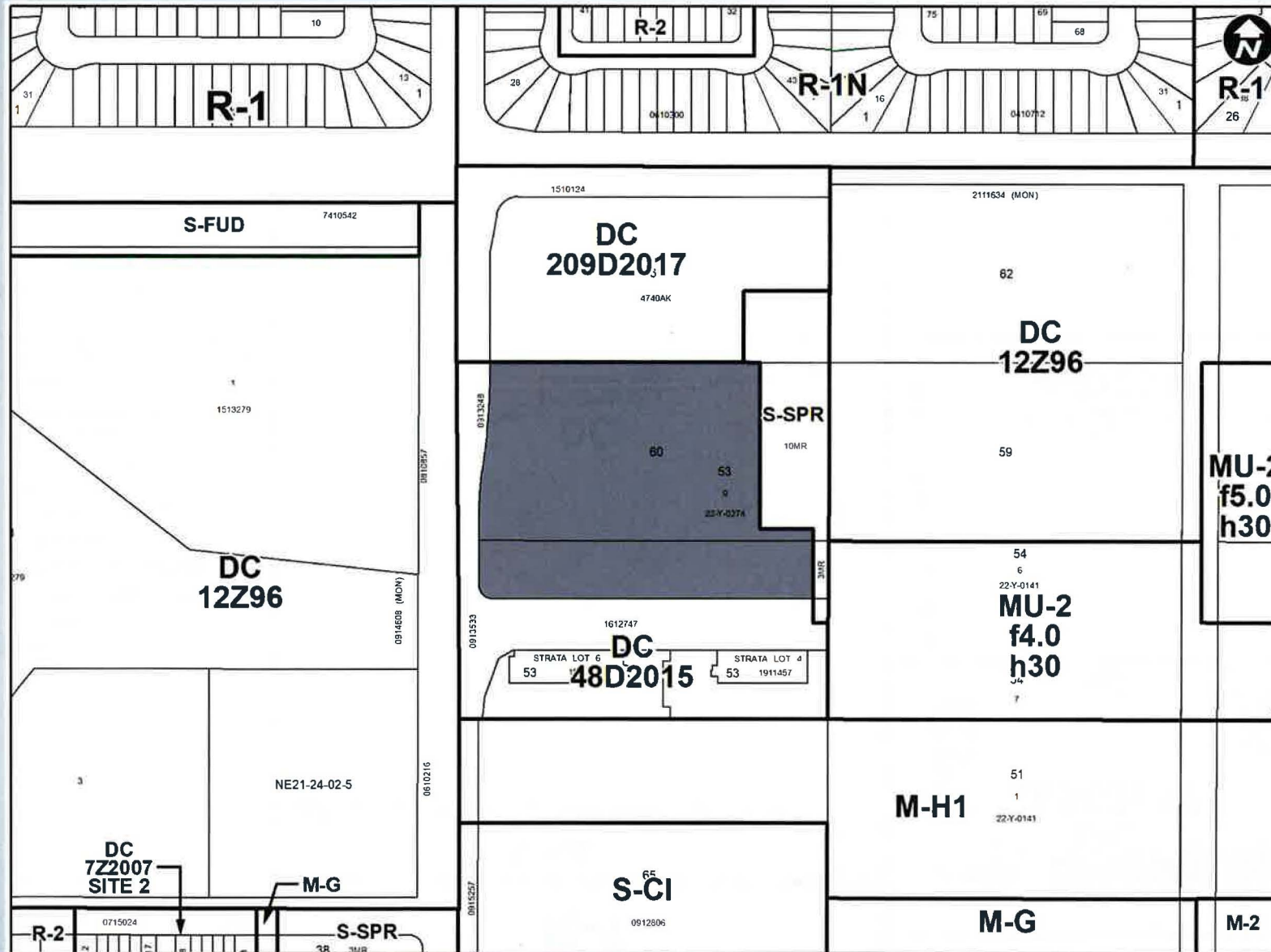


LEGEND
○ Bus Stop

Parcel Size:
2.11 ha



- 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



Existing DC(C-COR1) District:

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

CONCEPT PROGRAM

At-Grade



- Commercial/Retail
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Common Amenity