

Calgary Planning Commission

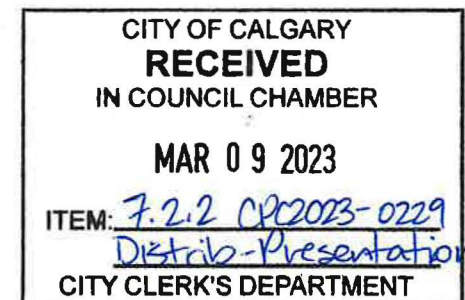
Agenda Item: 7.2.2



LOC2022-0092 / CPC2023-0229

Land Use Amendment

March 9, 2023





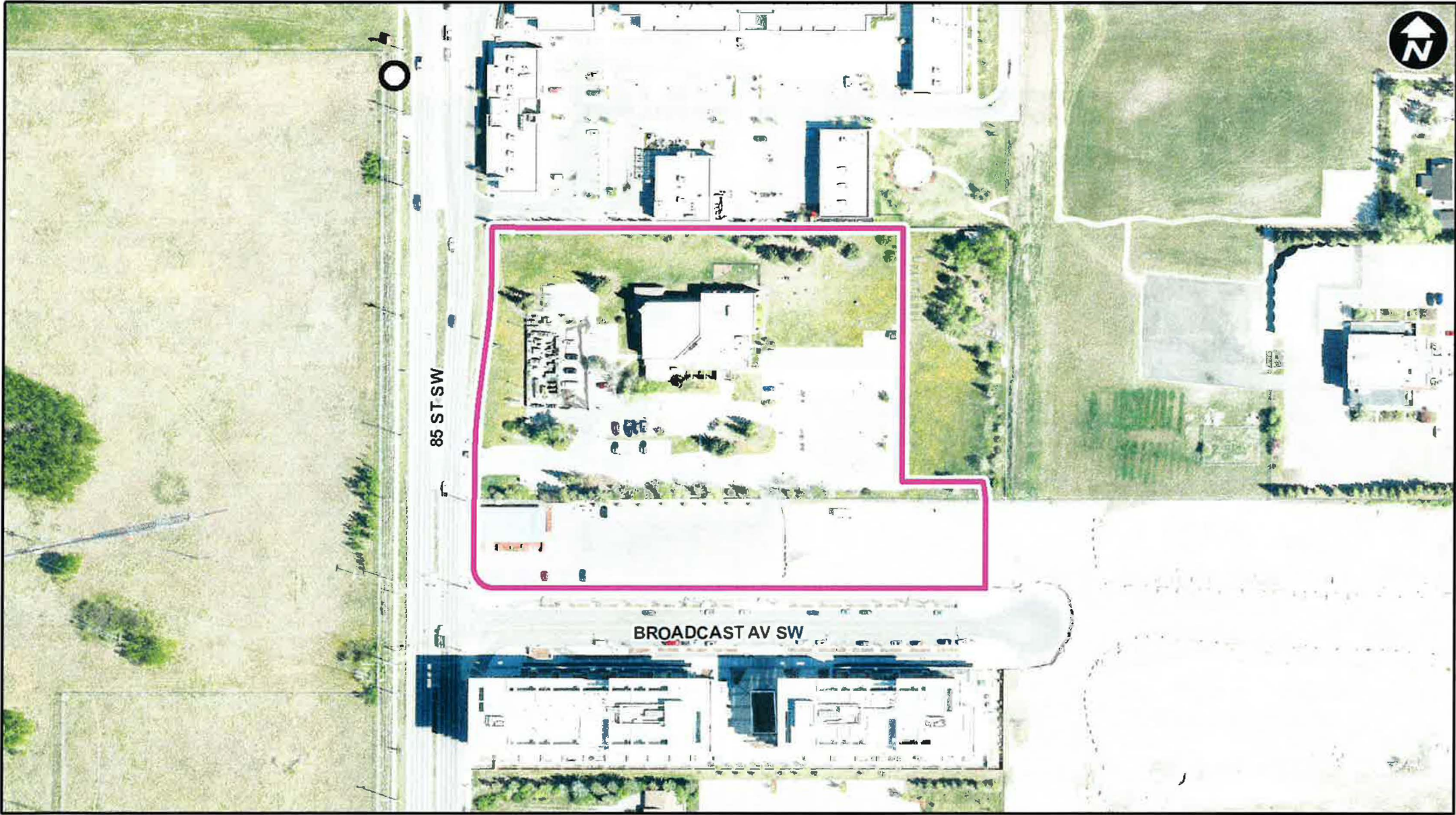
BACKGROUND:

- Calgary Planning Commission recommended approval of the application to Council on December 15, 2022.
- However, following the meeting the applicant conducted further analysis of the floor area ratio (FAR) based on future subdivision of the parcel and determined the proposed FAR needed to be increased from 3.0 to 3.5.
- The applicant then contacted Administration to communicate that they needed to amend the application to increase the proposed FAR from 3.0 to 3.5.
- On January 12, 2023 CPC referred the application back to Administration for further review and to return to CPC no later than March 23, 2023.
- Administration re-circulated the amended application and has now completed their review with a recommendation of approval.

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-1f3.5h42) District.



LEGEND

○ Bus Stop

Parcel Size:

2.11 ha

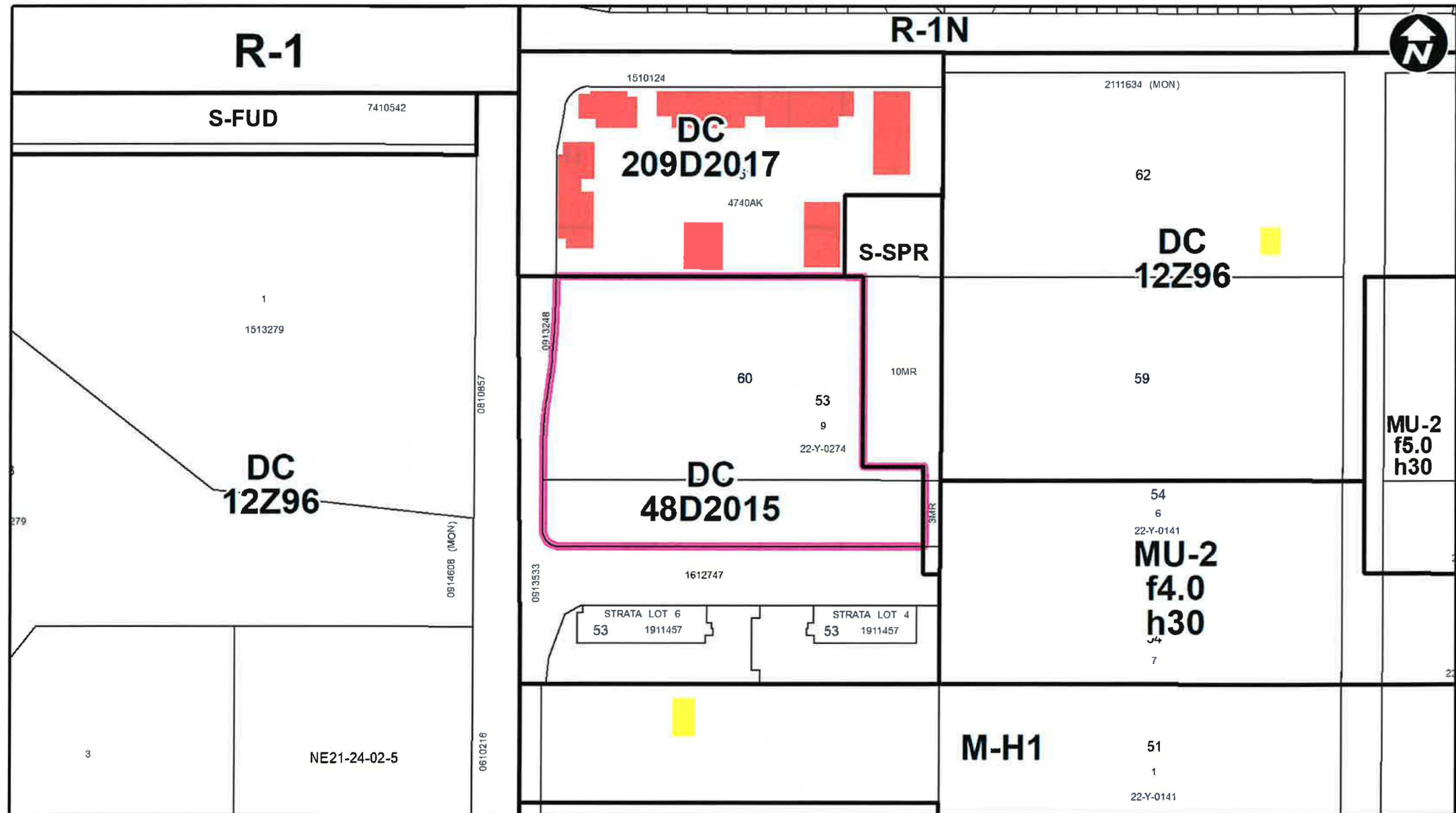


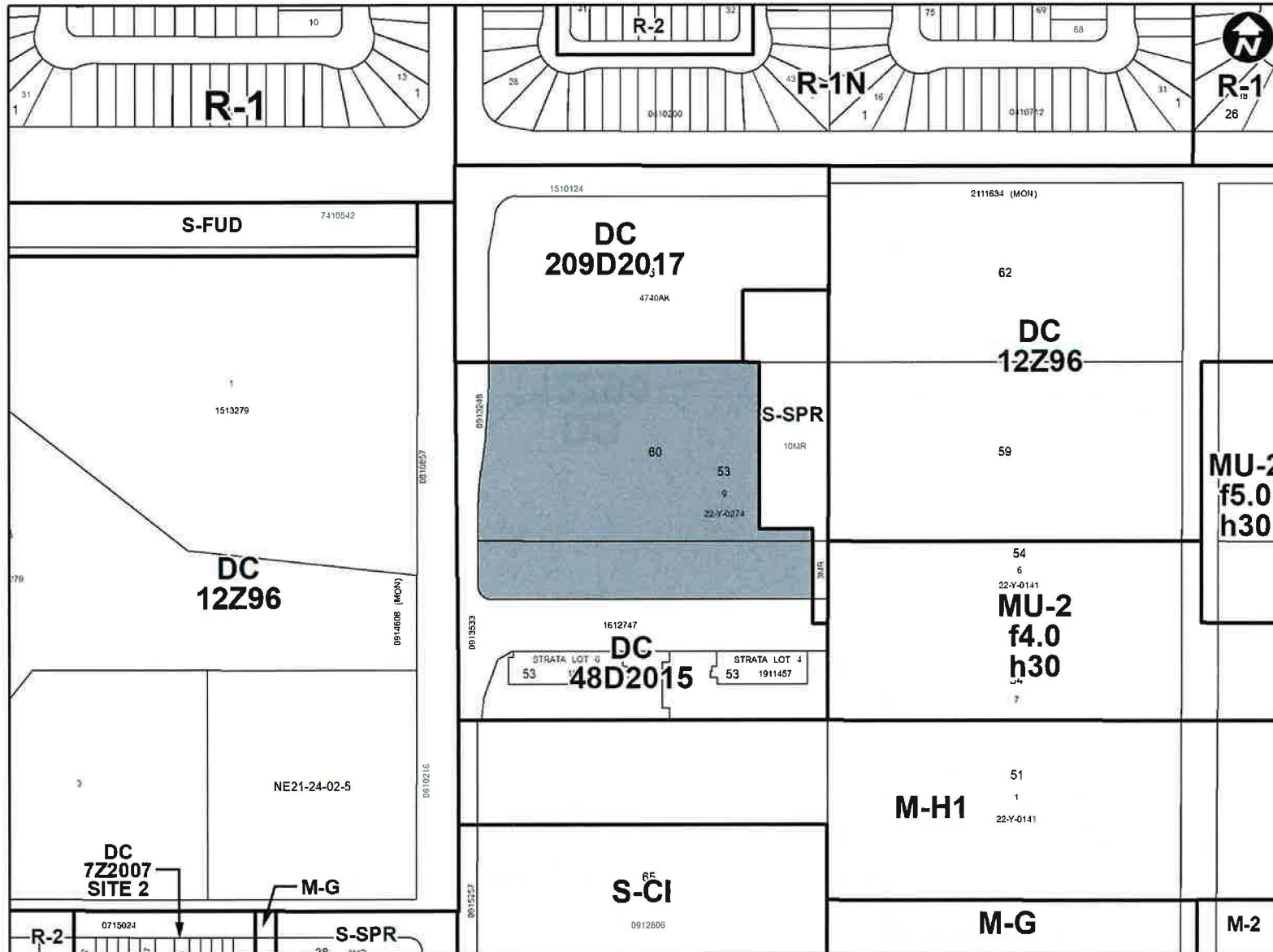




LEGEND

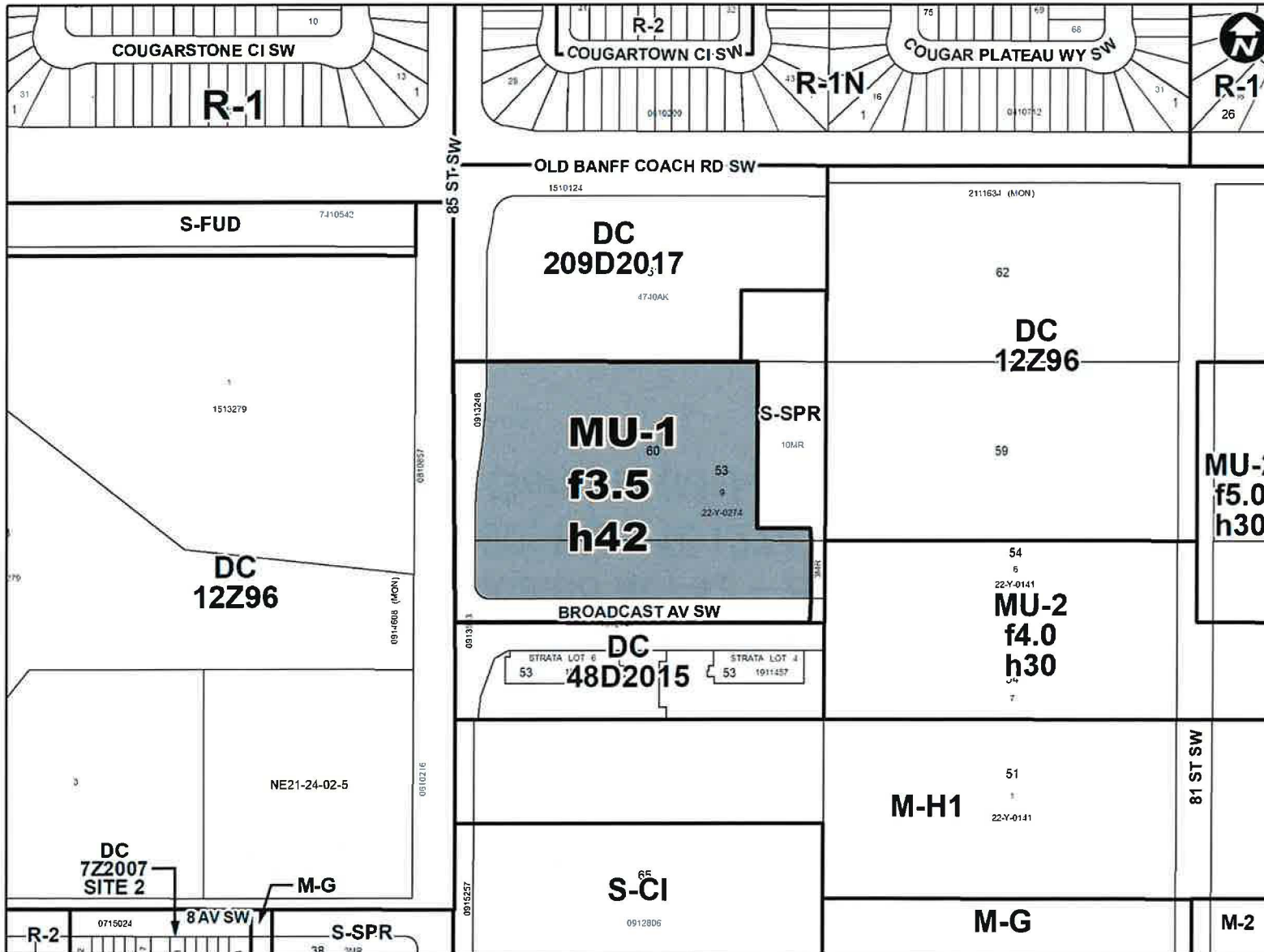
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Existing DC(C-COR1) District:

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



Proposed MU-1(f3.5h42) District:

- Mix of residential & commercial uses, both supported at-grade
- Max 3.5 FAR
- Max 42m building height
- Will accommodate a proposed medium format supermarket

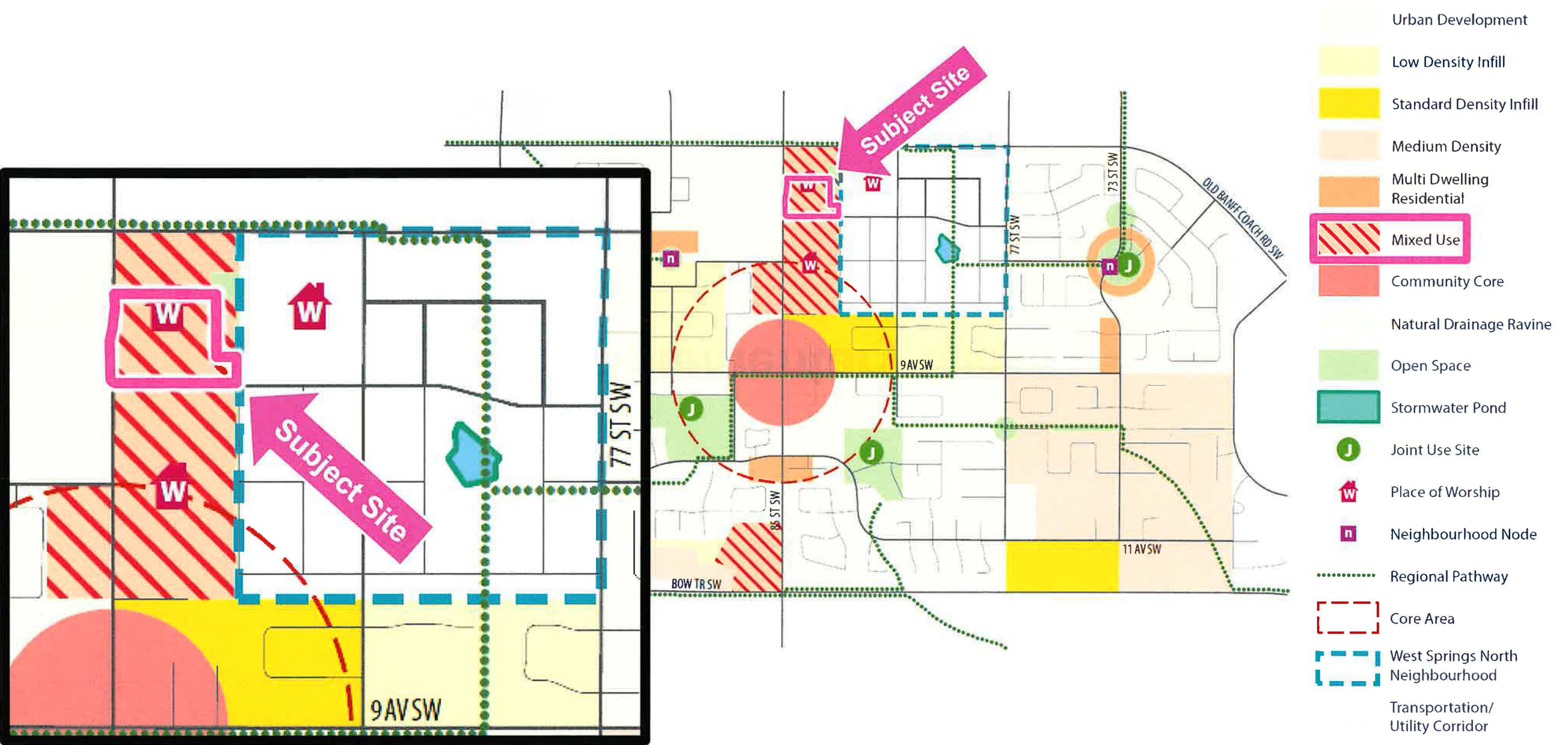
RECOMMENDATION:

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-1f3.5h42) District.

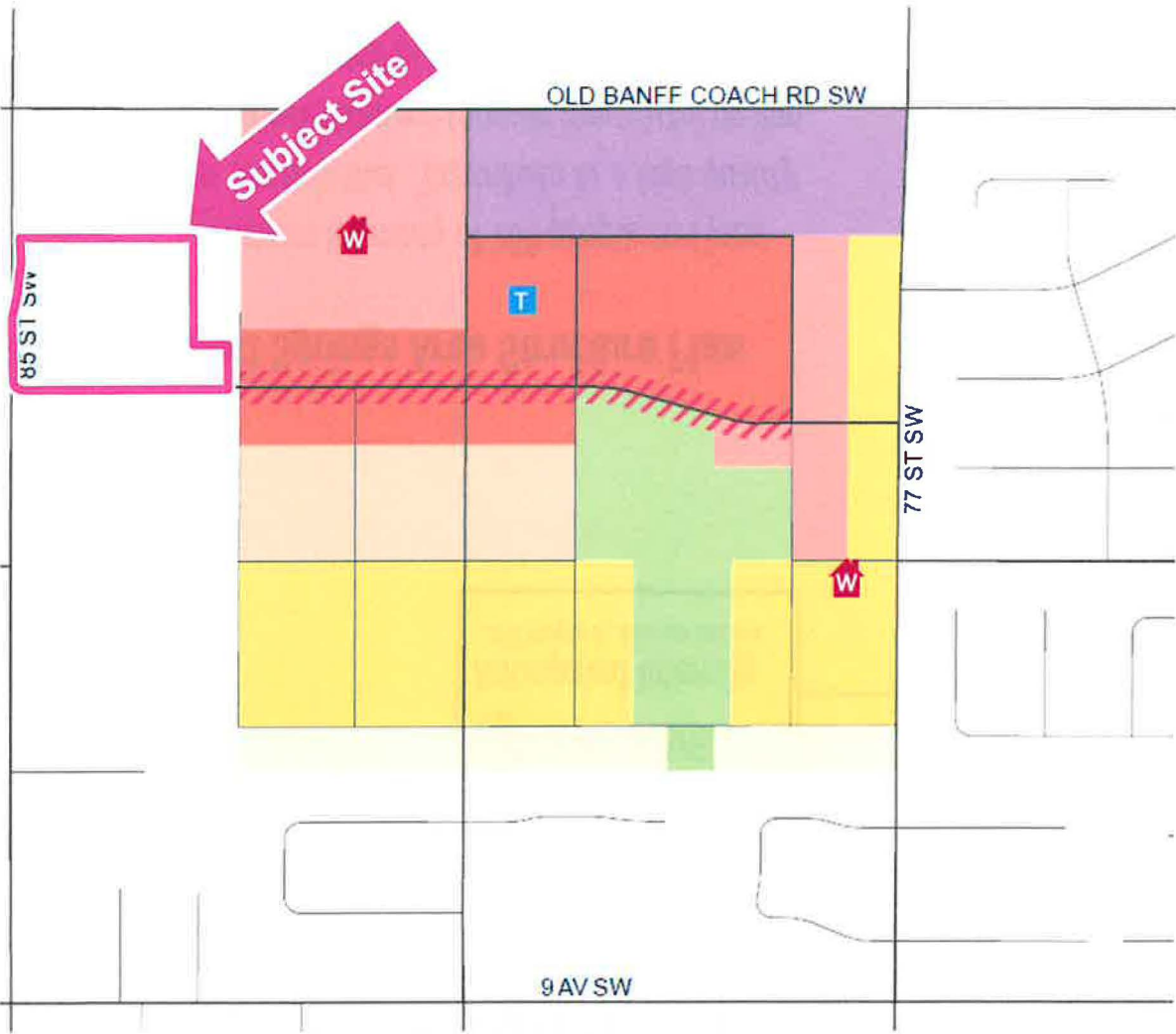
Supplementary Slides

Map 2: Land Use Concept

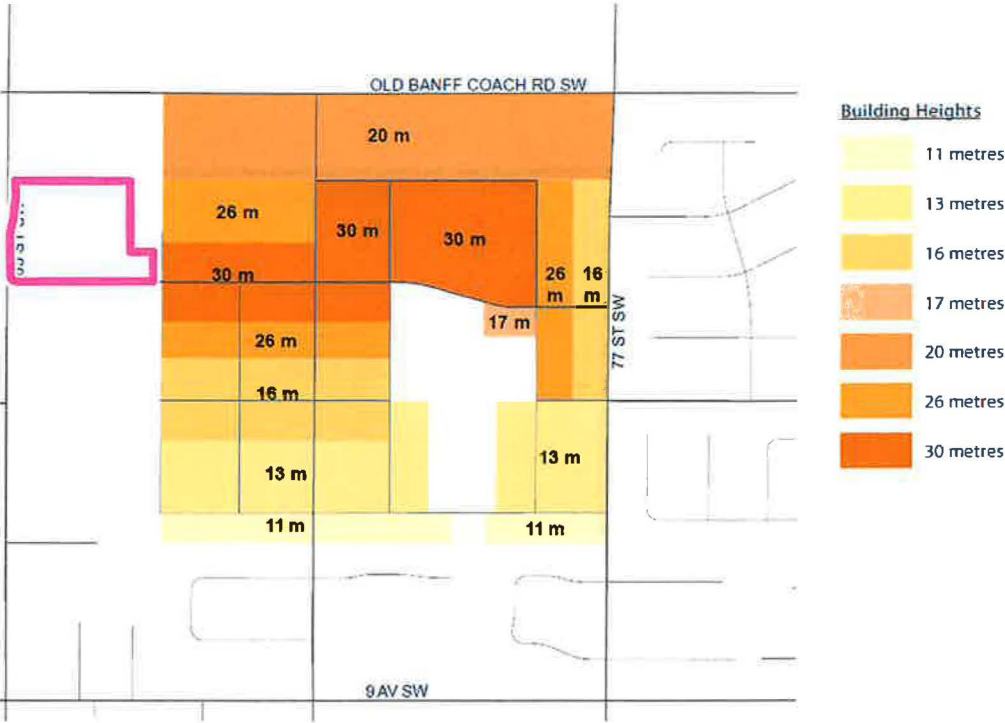


West Springs ASP – Context with West Springs North Neighbourhood Land Use Concept 15

Map 3: West Springs North Neighbourhood Land Use Concept



Map 5: West Springs North Neighbourhood Building Heights

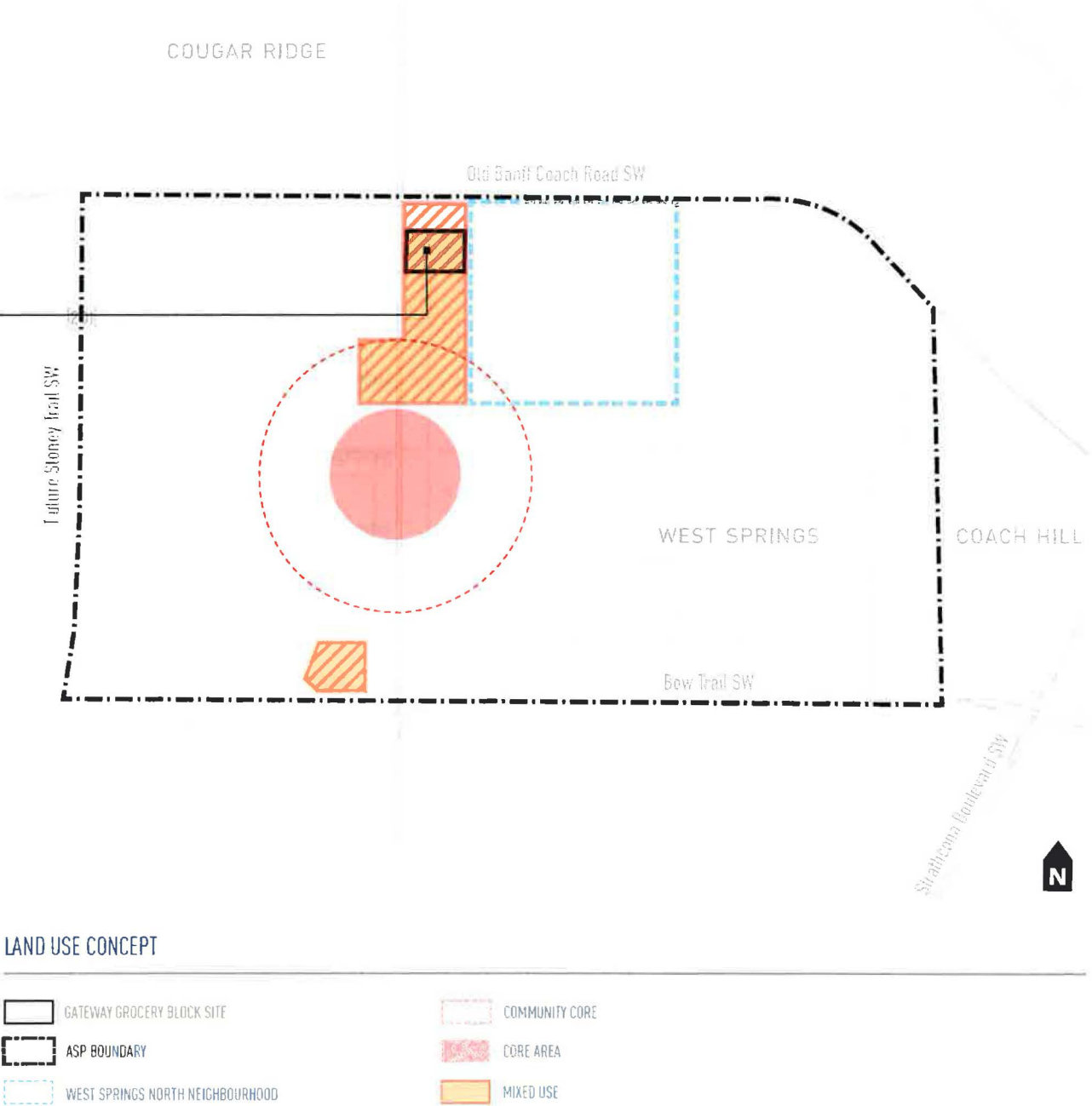


POLICY ALIGNMENT



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.”*

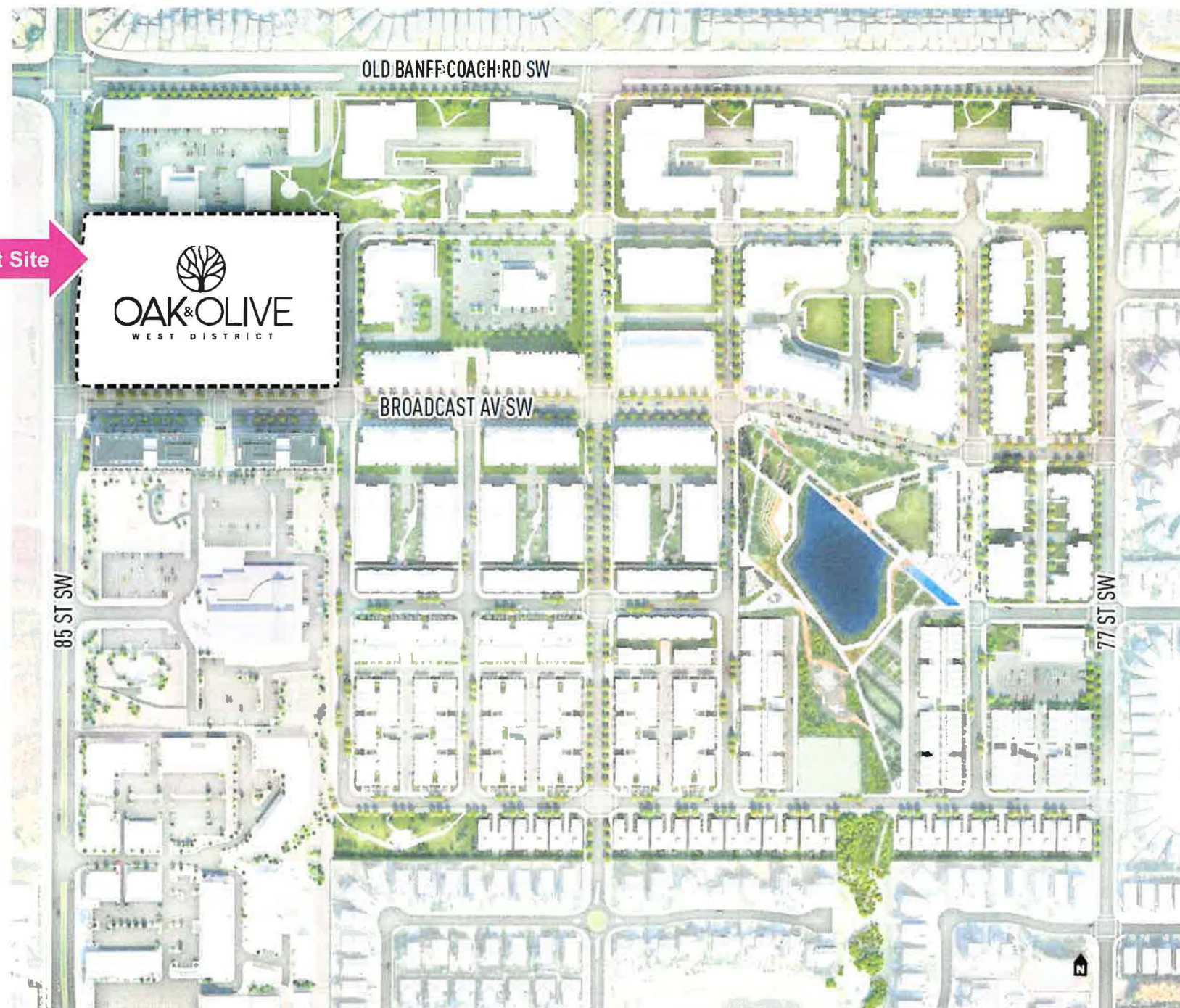




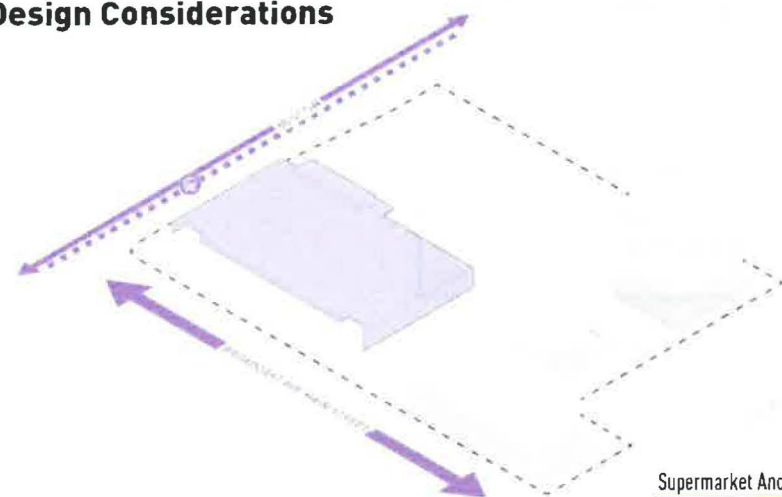
WEST DISTRICT Master Plan

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

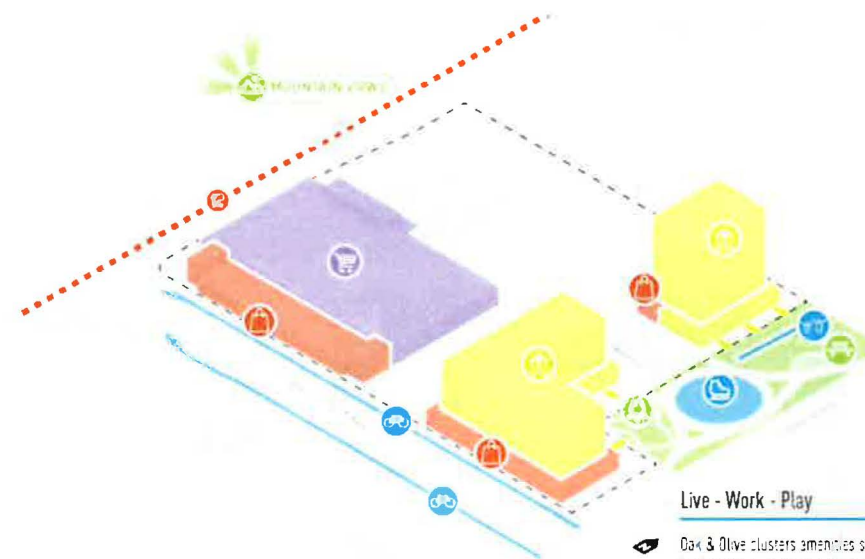


Design Considerations



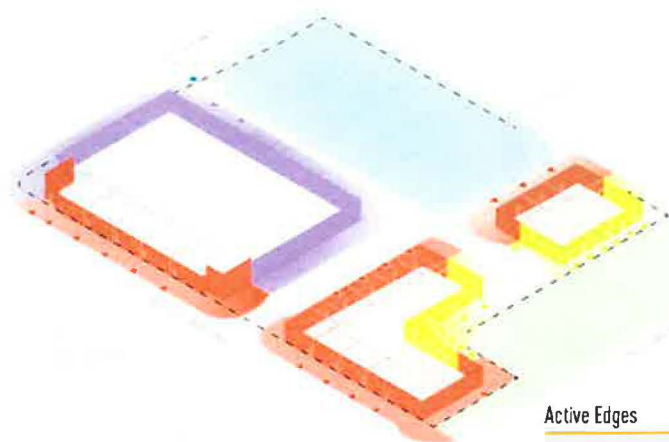
Supermarket Anchor

- Prime gateway location at the intersection of the Broadcast Av SW Main Street and 55 ST SW Arterial results in the supermarket being easily accessible by residents of West District and the surrounding West Springs community.



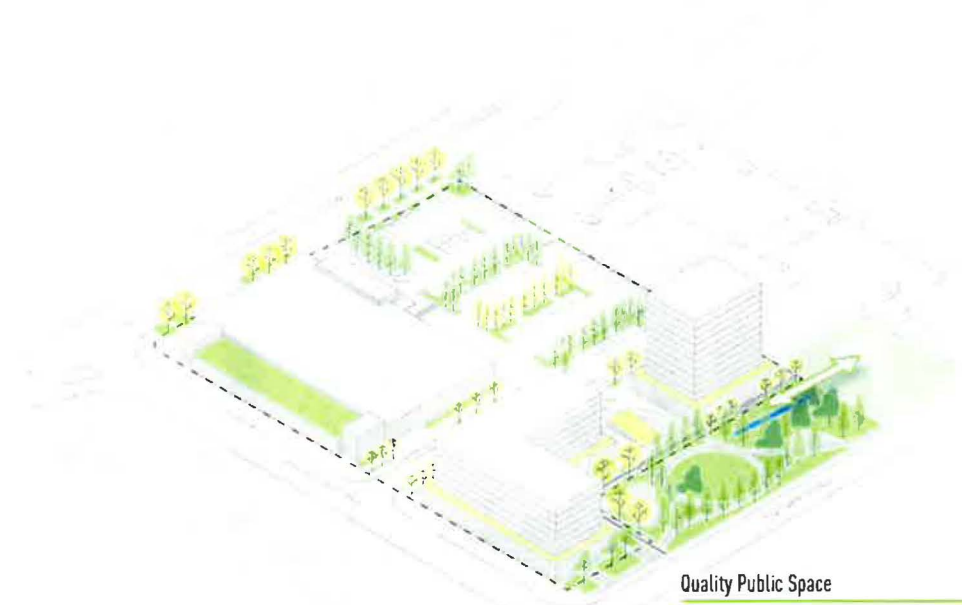
Live - Work - Play

- Oak & Olive clusters amenities such as a grocery store, retail businesses, transit and cycle options, and an active park space just outside future residents' front doors.



Active Edges

- The streetscape and public park are activated with ground level residential units, small scale "liner" retail units, and a prominent supermarket plaza and entryway. At-grade parking is located away from active edges, with direct vehicle access to the 55 ST SW Arterial.



Quality Public Space

- A well-considered landscape plan results in a high quality streetscape, accessible green rooftop amenities and a public park that connects to an existing park network.

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

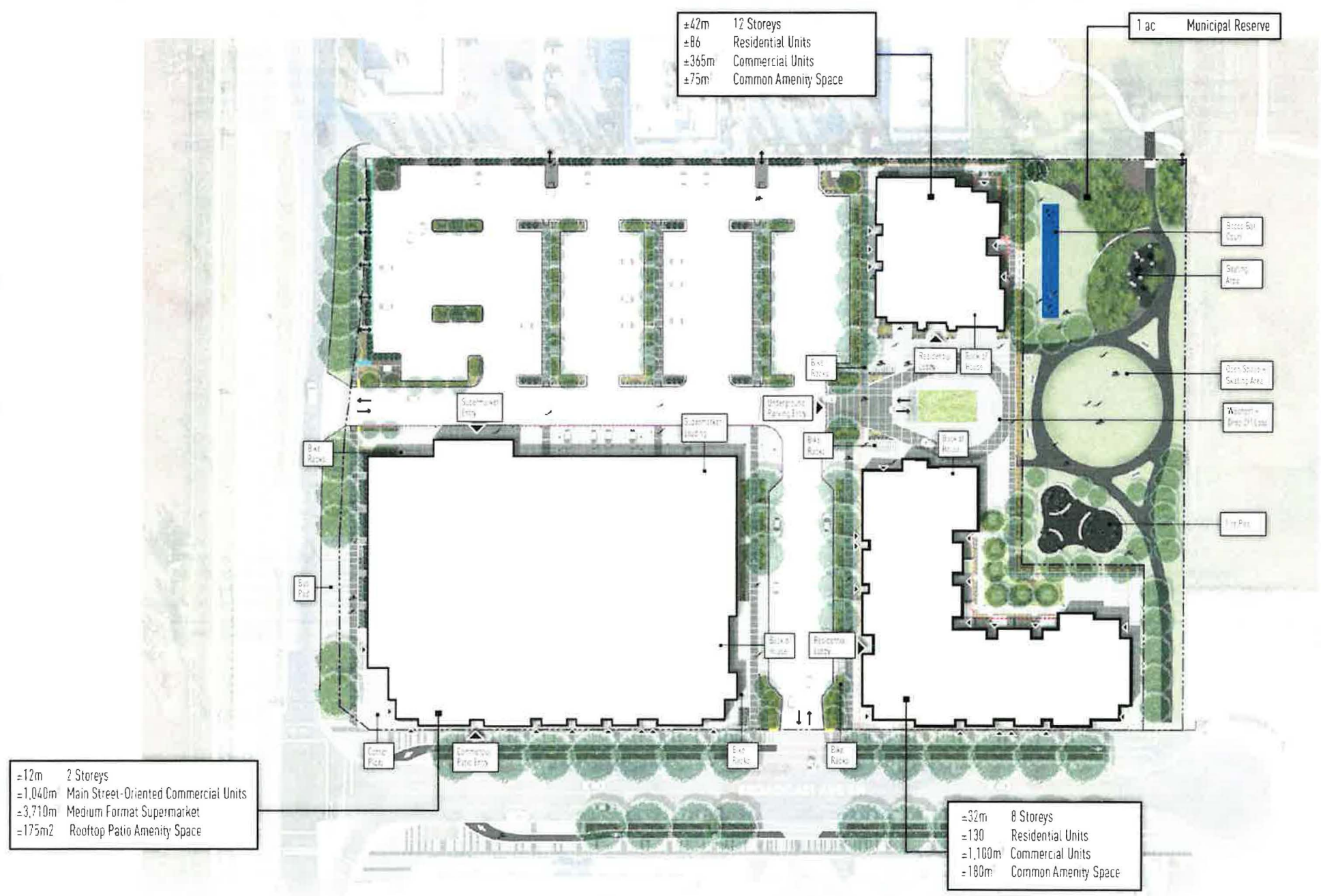
Mixed-Use Build Out

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

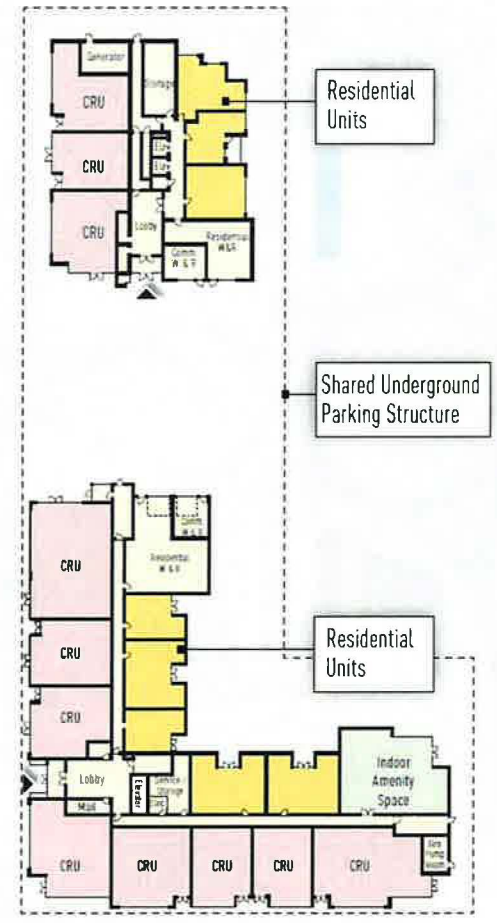
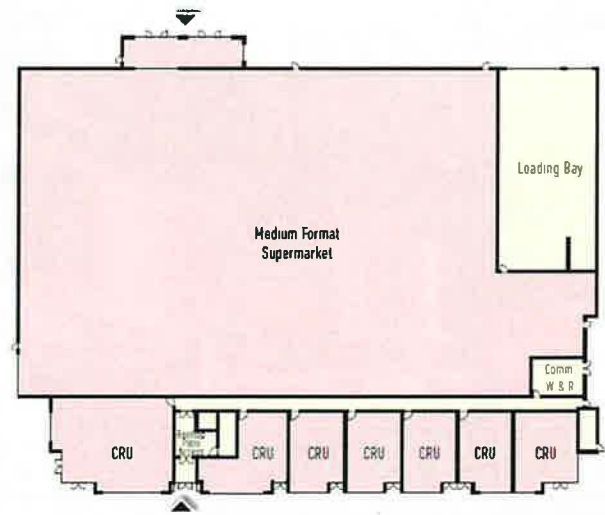
* All residential + visitor stalls located below grade
 ** ≈154 commercial stalls located at grade and ≈26 commercial stalls located below grade



CONCEPT PROGRAM

At-Grade

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



Development Vision

Supermarket Anchor



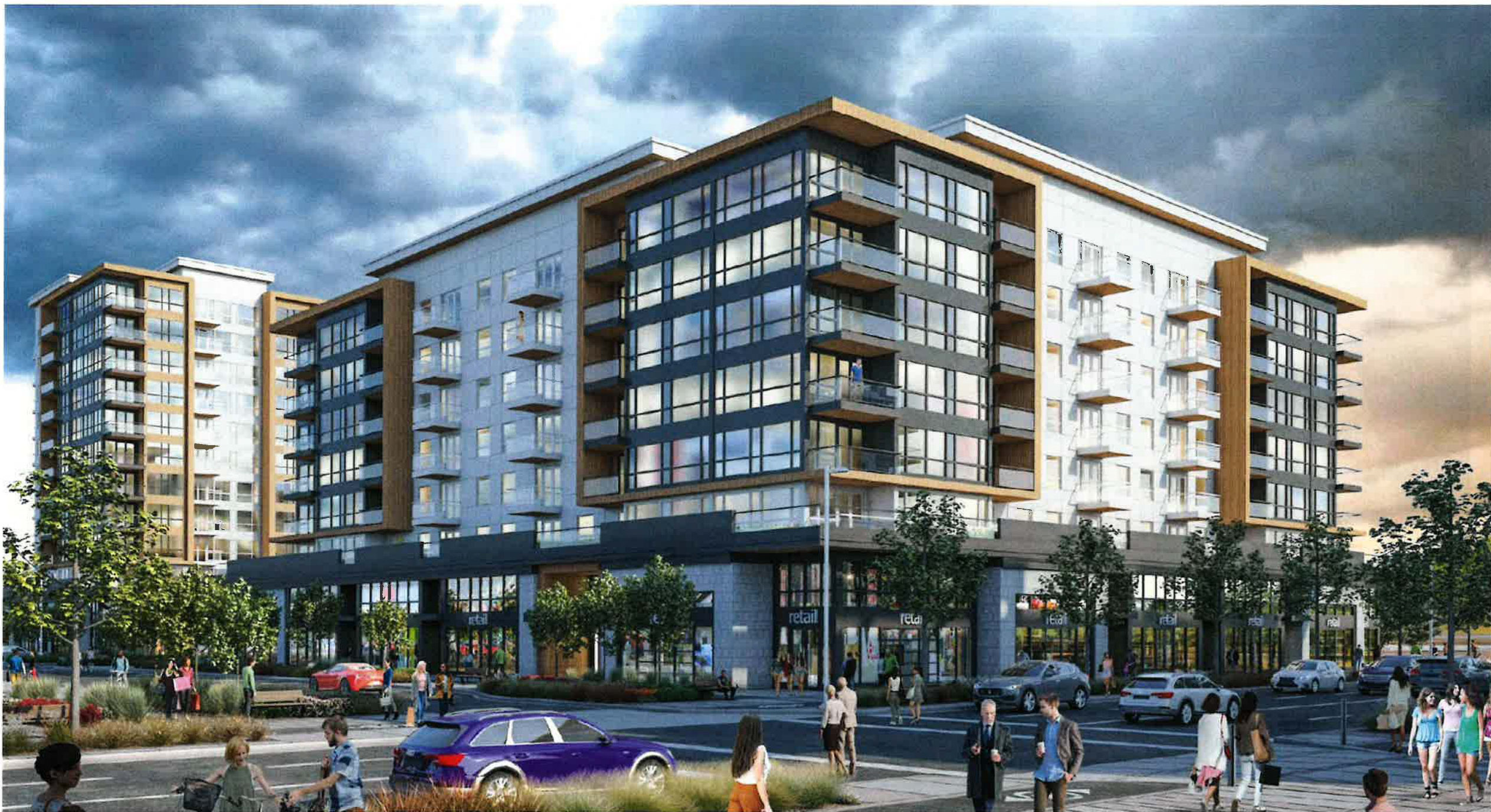
Visualizations are conceptual in nature and for discussion purposes only



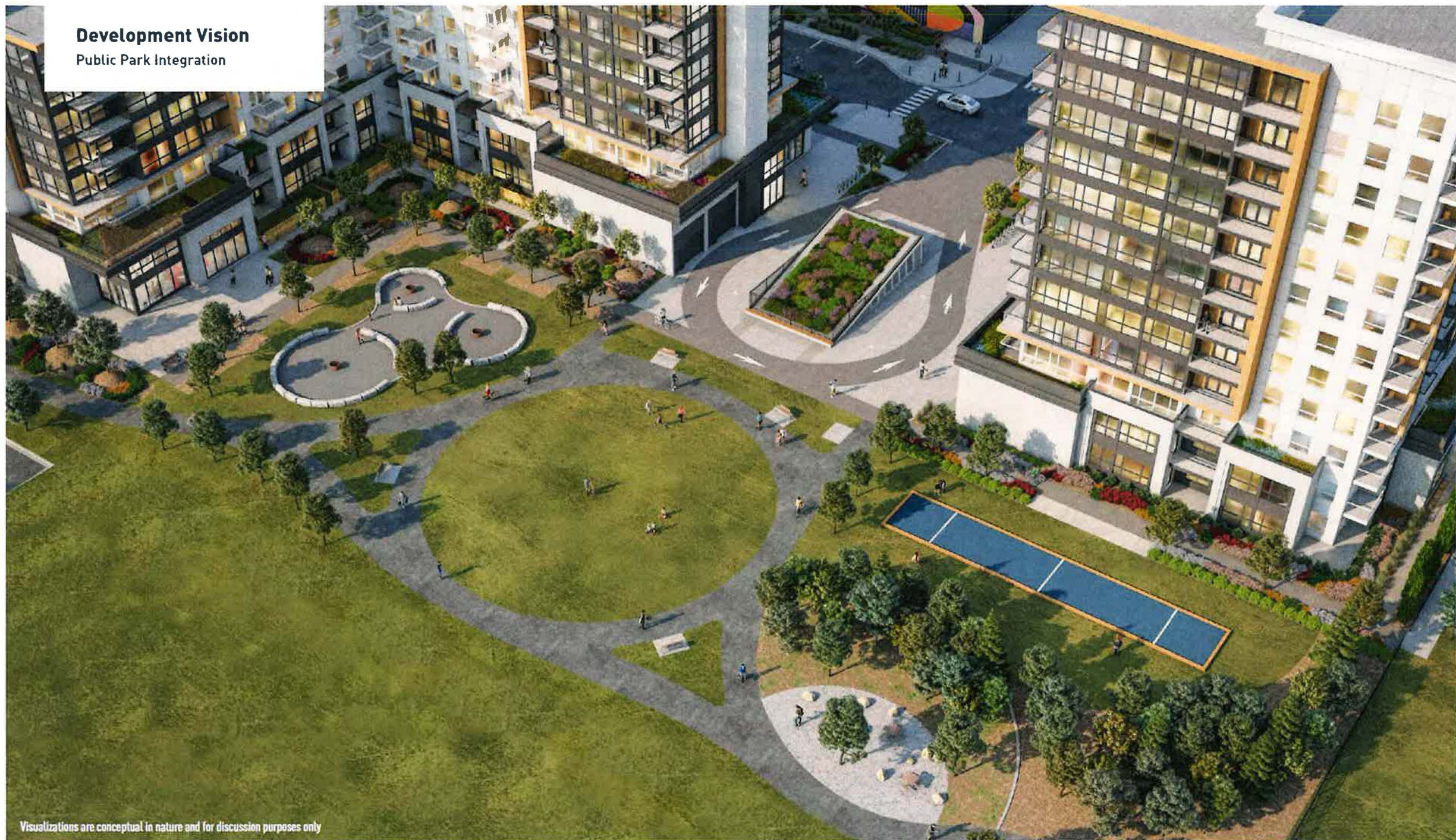
Development Vision
Broadcast AV SW Mainstreet



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

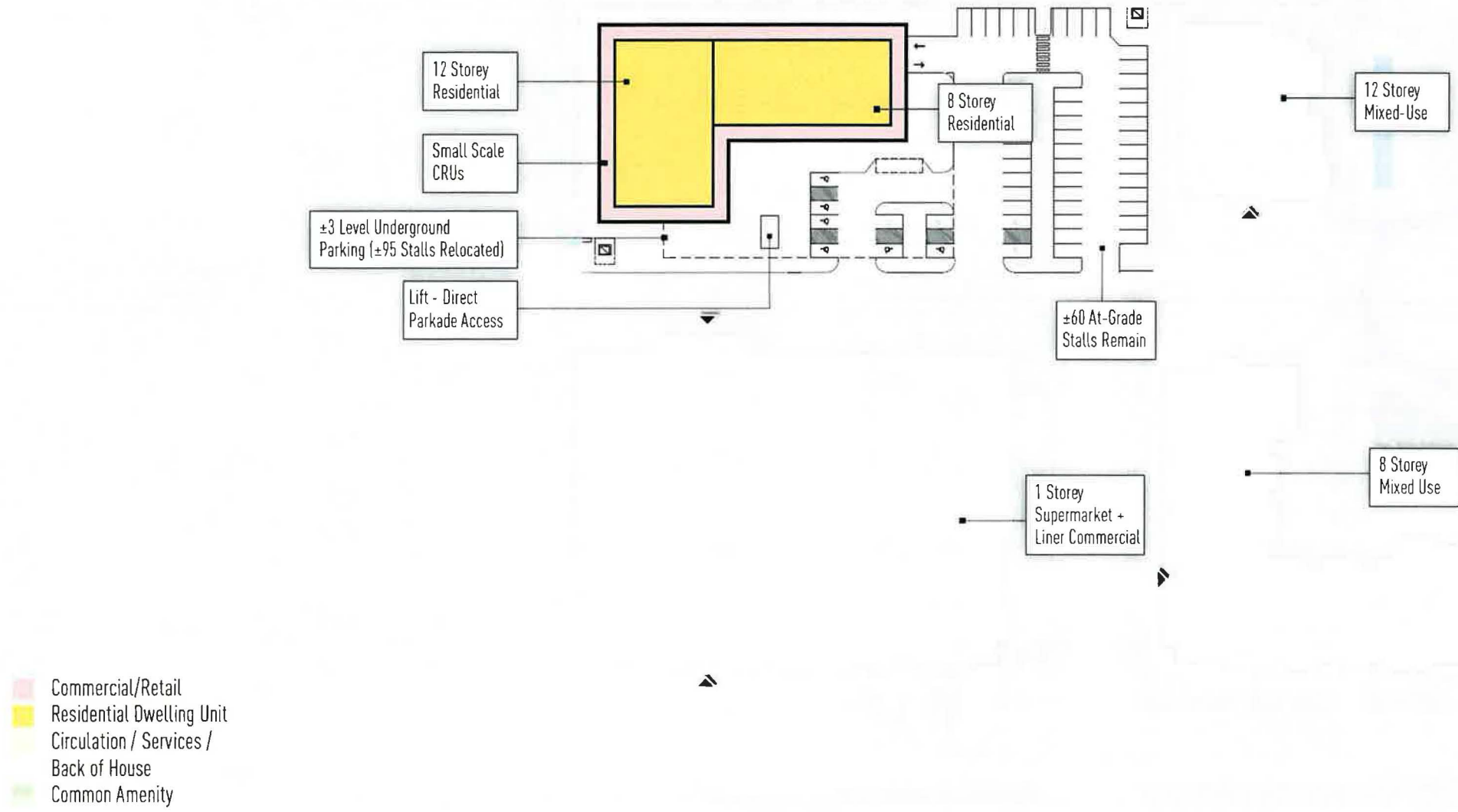
Development Vision

Residential / Park Interface



FUTURE DEVELOPMENT PHASE

Conceptual Site Plan



FUTURE DEVELOPMENT PHASE

Conceptual Massing



Building Orientation

C-COR1

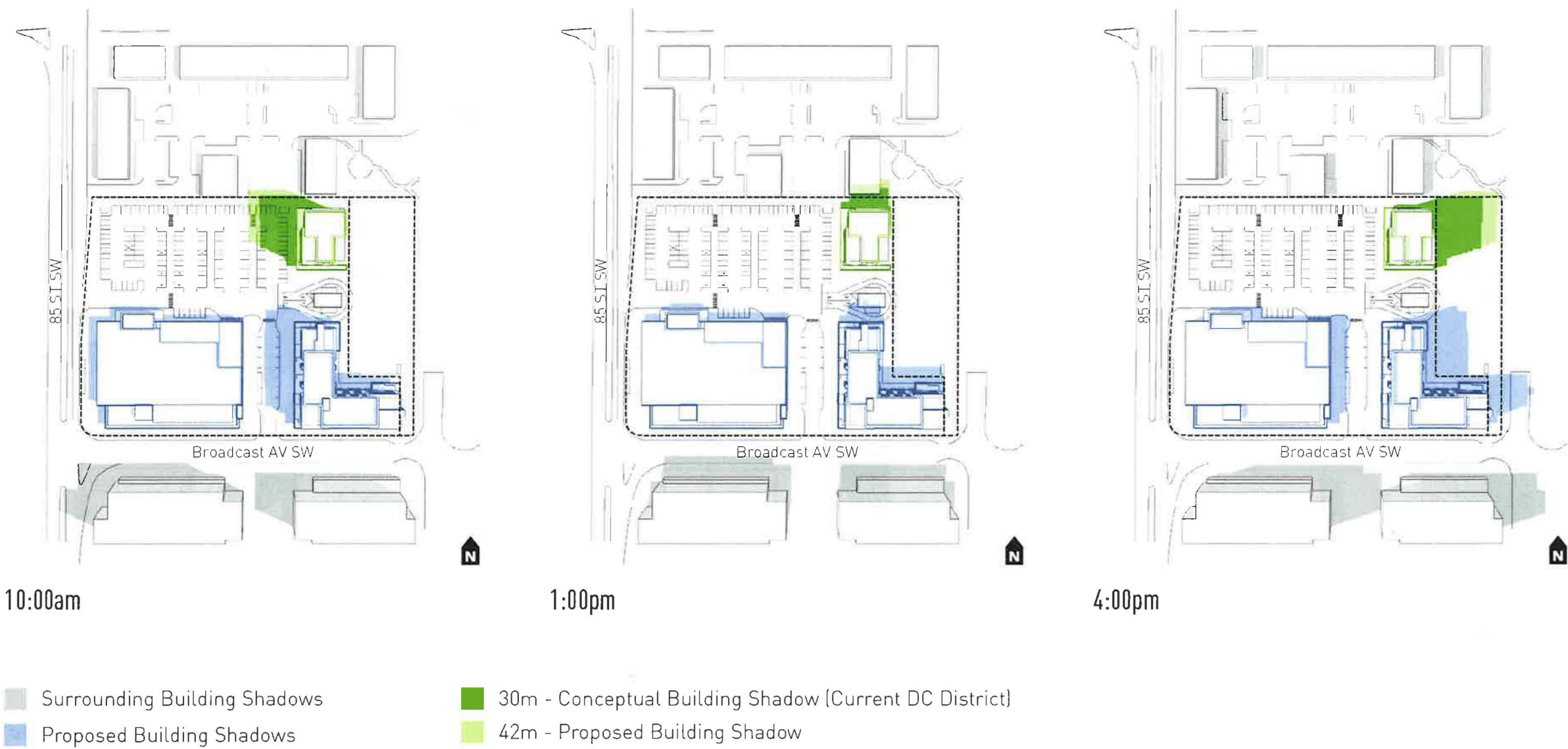
- 782** (1) The main public entrance to a building must face the property line shared with a commercial street.
- (2) The maximum building setback from a property line shared with a commercial street is 3.0 metres.
- (3) Motor vehicle parking stalls and loading stalls must not be located between a building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

Building Orientation

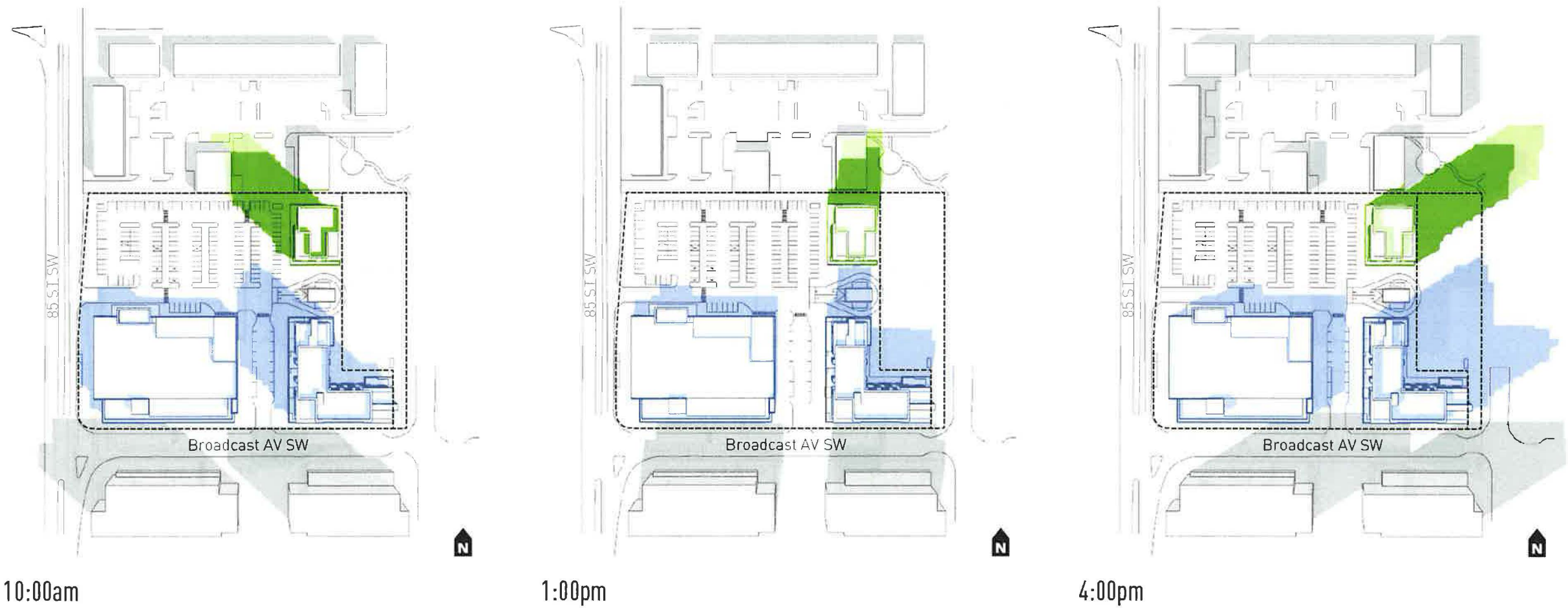
MU-1

- 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.

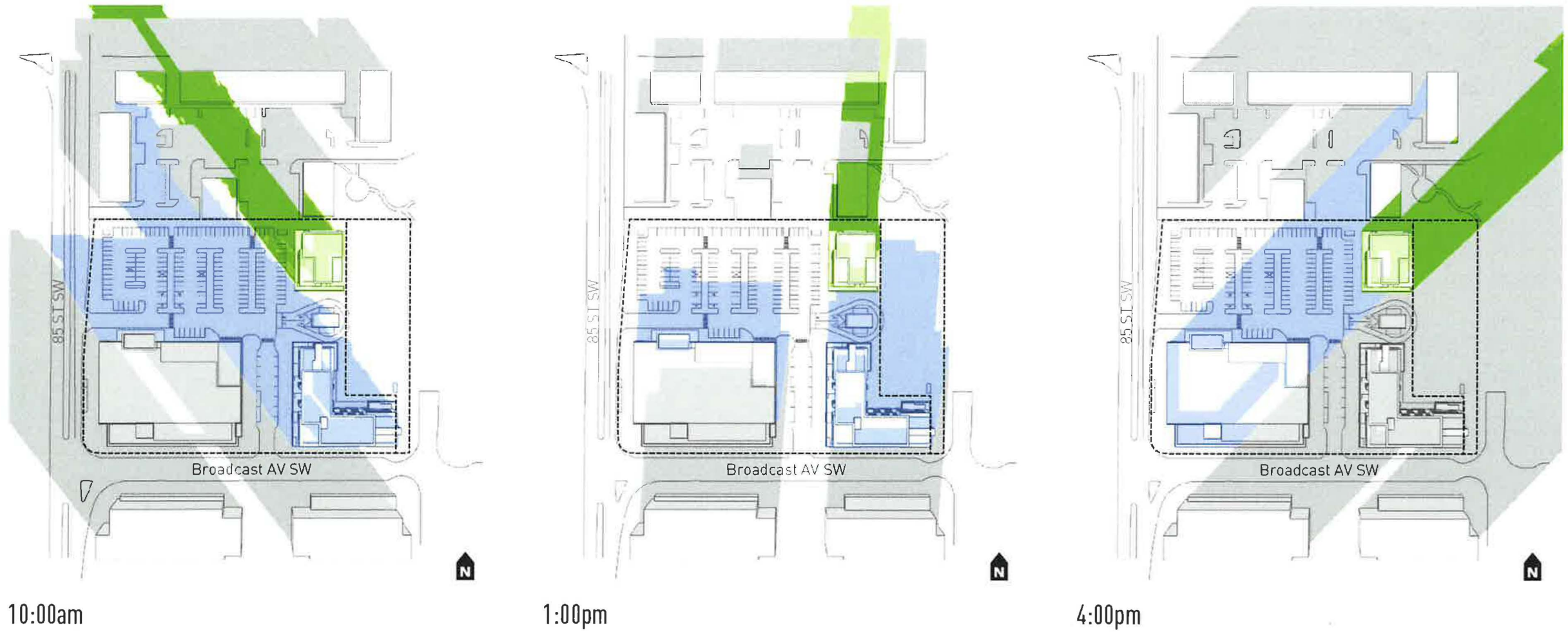
June 21



September 21 + March 21



December 21



Surrounding Building Shadows
Proposed Building Shadows

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