

LAND USE AMENDMENT
UNIVERSITY HEIGHTS (WARD 1)
SHAGANAPPI TRAIL NW & 32 AVENUE NW
BYLAWS 95D2014, 96D2014, 97D2014, 98D2014

MAP 25W & 30C

EXECUTIVE SUMMARY

The application proposes to redesignate an area consisting of 74.55 hectares (ha) ± (184.22 acres (ac)) for the proposed development of the West Campus community.

The subject site is currently designated Special Purpose – Community Institution (S-CI) District and is located in the South Shaganappi Communities Area Plan (SSCAP). The SSACP (and the Municipal Development Plan), both identify the subject lands as a Major Activity Centre (MAC) with design, consultation with adjacent communities, mixed land use, walkability and access to transit as important development considerations.

The application proposes a mixed use community featuring various forms of multi-residential, local retail and commercial uses provided in the context of a central high street, employment / office uses, and park spaces. It uses a grid street network while connecting to five existing streets and designing around the major institutional uses and established vegetation already present within the site boundaries. The project also incorporates numerous sustainable environmental initiatives. It meets the minimum intensity targets of a MAC by providing a density in the range of ± 82.9 units per hectare (uph) to ± 96.5 uph with overall intensity projected to be ± 229 to ± 257 people and jobs per hectare.

PREVIOUS COUNCIL DIRECTION

No Council direction to date.

ADMINISTRATION RECOMMENDATION(S)

2014 July 31

That Calgary Planning Commission recommend **APPROVAL** of the proposed land use amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 95D2014, 96D2014, 97D2014, 98D2014; and

1. **ADOPT** the proposed redesignation of 38.76 hectares ± (95.8 acres ±) located at 111 West Campus Place NW, 2888 Shaganappi Trail NW, 3820 – 24 Avenue NW, 3825 – 32 Avenue NW, 3999 – 32 Avenue NW Portions of Plan 9510659 Lots 1 and 2; Portion of Plan 1935JK, Block B; Portion of Plan 1935JK, OT; Portion of Plan 6672JK, OT) from Special Purpose – Community Institution (S-CI) District **to** Multi-Residential – At Grade Housing (M-G) District; Multi-Residential – Medium Profile (M-2) District; Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate multi-residential development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 95D2014.

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3. **ADOPT** the proposed redesignation of 6.81 hectares \pm (16.8 acres \pm) located at 111 West Campus Place NW, 2888 Shaganappi Trail NW, 3820 – 24 Avenue NW, 3999 – 32 Avenue NW; (Portions of Plan 9510659 Lots 1 and 2; Portion of Plan 1935JK, Block B; Portion of Plan 1935JK, OT; Portion of Plan 6672JK, OT) from Special Purpose – Community Institution (S-CI) District **to** DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 96D2014.
5. **ADOPT** the proposed redesignation of 4.16 hectares \pm (10.3 acres \pm) located at 2500 University Drive NW, 2888 Shaganappi Trail NW, 3820 – 24 Avenue NW and 3999 – 32 Avenue NW (Portion of Plan 859JK, Block U; Portion of Plan 9510659 Lot 1; Portion of Plan 1935JK, Block B; Portion of Plan 1935JK, OT;) from Special Purpose – Community Institution (S-CI) District **to** DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 97D2014.
7. **ADOPT** the proposed redesignation of 1.26 hectares \pm (3.11 \pm) located at 3820 – 24 Avenue NW (Portion of Plan 1935JK, Block B) from Special Purpose – Community Institution (S-CI) District **to** DC Direct Control District to accommodate open space and light commercial use, in accordance with Administration's recommendation; and
8. Give three readings to the proposed Bylaw 98D2014.

REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment achieves the Municipal Development Plan (MDP) and SSCAP policy objectives related to meeting minimum density and intensity targets; establishing an appropriate mixture of land use typologies; urban design objectives; providing a walkable community with strong transit connections; complete street network layout and design, parking; compatibility and transitioning with surrounding neighbourhoods; coordinating public investment decisions; and open spaces and the public realm.

Not only are The City's policy objectives exceeded, but this application provides an exemplary case of a Transforming Planning initiative related to how an exhaustive and responsive pre-application engagement program can lead to an improved administrative process, more effective engagement with community stakeholders, and overall improved design.

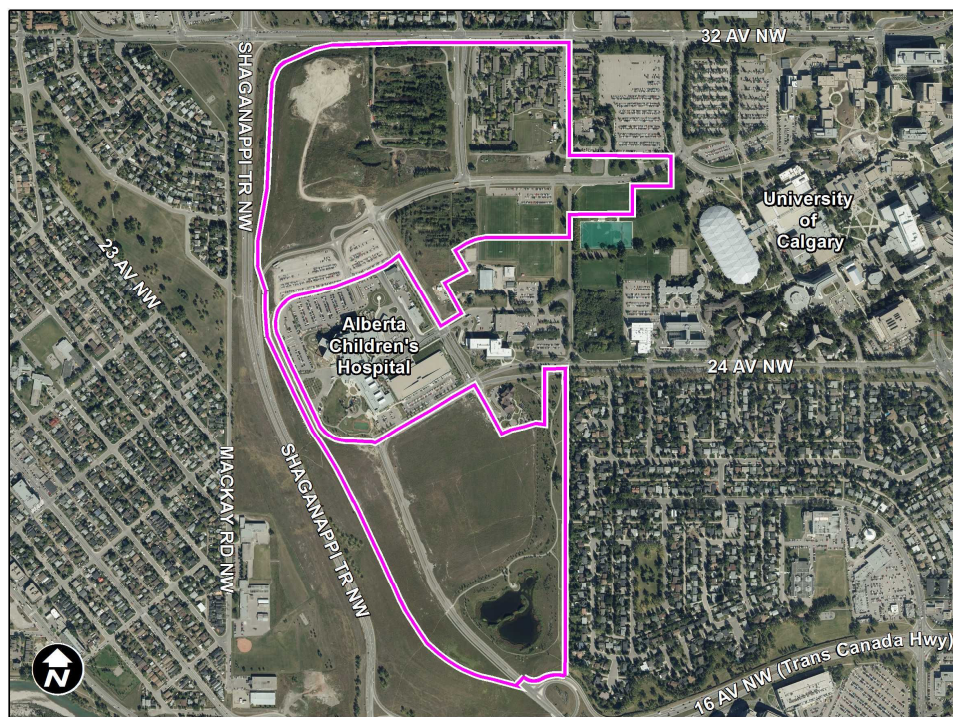
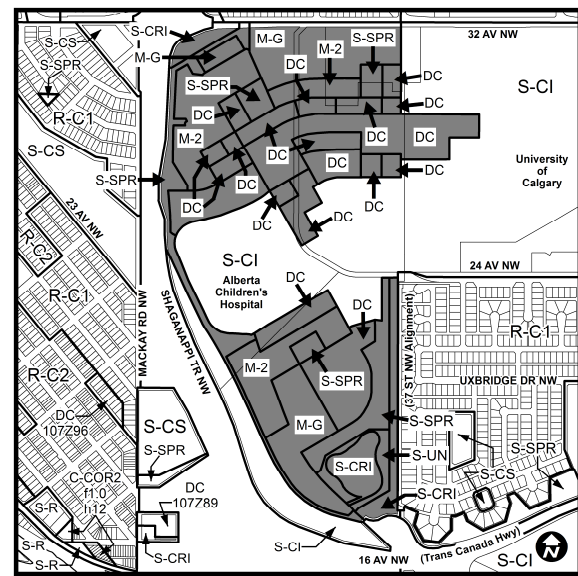
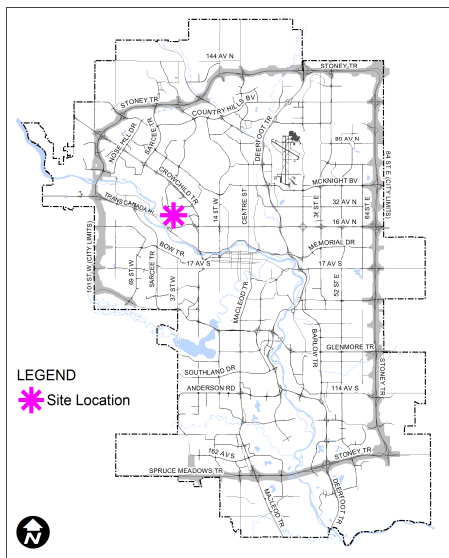
ATTACHMENTS

1. Proposed Bylaw 95D2014
2. Proposed Bylaw 96D2014
3. Proposed Bylaw 97D2014
4. Proposed Bylaw 98D2014
5. **Public Submission(s)**

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation 50.99 hectares \pm (126 acres \pm) located at 2500 University Drive NW, 2888 Shaganappi Trail NW, 111 West Campus Place NW, 3820 – 24 Avenue NW and 3825 and 3999 – 32 Avenue NW (Portion of Plan 859JK, Block U; Portions of Plan 9510659 Lots 1 and 2; Plan 1935JK, Block B; Plan 1935JK, OT; Plan 6672JK, OT) from Special Purpose – Community Institution (S-CI) District to Multi-Residential – At Grade Housing (M-G) District; Multi-Residential – Medium Profile (M-2) District; Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate mixed use development, with guidelines (APPENDIX II).

Moved by: M. Wade

Carried: 6 – 0

Absent: J. Sturgess and R. Honsberger

Reasons for Approval from Mr. Wright:

- Open and honest engagement built trust between the City, the Applicant and adjacent neighbours and all participants are to be commended. This evolution of urban space is critical to Calgary's maturation as it becomes a big city.

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Applicant:

Dialog

Landowner:

The Governors of the University of
Calgary

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i>	No	9
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	Yes	7
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i>	No	8
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	8
Growth Management <i>Does this site have the appropriate growth management direction.</i>	Yes	9
Public Engagement <i>Were major comments received from the circulation</i>	Yes	10

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located at the western edge of the University of Calgary, south of 32 Avenue NW, east of Shaganappi Trail NW and north of 16 Avenue NW. The lands are bordered by the communities of Montgomery (to the west), Varsity (to the north), University Heights (to the east) and Parkdale (to the south).

Adjacent land uses consist of predominantly single detached residential in the Montgomery, Varsity and University Heights communities; however, there is a significant institutional presence in the area as the University of Calgary is located to the east, the Foothills Medical Centre is located to the southeast, and the Children's Hospital, Ronald McDonald House, and the Children's Developmental Buildings are all surrounded by the boundaries of the proposed Land Use Amendment area (but are not included within it).

The subject lands are currently owned by the University of Calgary. A significant amount of currently private servicing infrastructure exists within the proposed application area, including: a number of streets; water and sanitary infrastructure, and a storm water facility located in the southern portions. This private infrastructure was developed in conjunction with some of the provincial institution buildings in the area.

The West Campus Development Trust (WCDDT) has been established by the University of Calgary to oversee the development of the West Campus lands. The West Campus model to land development is based on a unique public-private development model focused on maximizing the return of the land over the long term for the benefit of the University.

LAND USE DISTRICTS

West Campus will be a high density, mixed use community focused around a retail high street where commercial services and amenities will be located. Employment opportunities will be included immediately surrounding the hospital and university facilities in the central portions of the plan area. None of the anticipated ± 6100 units will be single detached dwellings. The overall land uses will contribute to $\pm 149,707$ square metres (± 1.6 million square feet) of office; $\pm 20,368$ square metres ($\pm 220,000$ square feet) of retail; and $\pm 808,979$ square metres (± 8.7 million square feet) of residential. The project proposes use of a combination of the standard Land Use Bylaw Districts and DC Direct Control Districts.

The standard Land Use Districts utilized include the Multi-Residential – At Grade Housing (M-G) District; Multi-Residential – Medium Profile (M-2) District; Special Purpose – School, Park and Community Reserve (S-SPR) District; Special Purpose – Urban Nature (S-UN) District; and Special Purpose – City and Regional Infrastructure (S-CRI) District. These Districts allow for a range of residential and park uses, with minimum density requirements included within the residential regulations. The primary difference between the two residential uses relate to the grade-oriented access for the M-G sites and a difference in minimum density requirements.

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DC Bylaws have been prepared for the employment lands, lands along High Street, the low and medium rise residential and for select sites of the M-G and M-2 portions of land. The DC Bylaws have been utilized where new uses have been added to the Districts, and / or specific regulations have been added or amended to provide clarity to the built form, and use for assurances to future development permitting stages.

Two flexible land use features within the development area relate to the central park and potential school sites. The central park, proposed to be designated DC Direct Control District, may at the subdivision stage be dedicated as either a Municipal Reserve parcel, and be subject to all City design and maintenance requirements or it may be provided via a non-reserve dedication if the intent from West Campus is to include an underground parkade structure in this area. In this scenario, public access easements will be required, and West Campus will be responsible for maintenance of the park.

The second component includes the option for one of two possible school sites within the plan area. The Calgary Board of Education has confirmed the possible need for a school site, and through detailed discussions has agreed to including an option for an urban format school located adjacent to either the Northwest or Northeast Commons park sites, on lands which will be leased from WCDT. These sites have been designated DC with a multi-residential District based but with the school uses added to those areas.

LEGISLATION & POLICY

1. Municipal Development Plan

The subject lands are identified on the Urban Structure Map of the MDP (Map 1) as a Major Activity Centre (MAC). MACs are defined as areas of high job and population growth, located in strategic areas central to larger residential catchments and linked by the primary transit network. Key uses in these areas include at least one major institution; business and employment; high and medium density residential; and retail and supporting services.

The MDP outlines MAC policies related to: establishing an appropriate mixture of land use typologies; density and intensity; urban design; street network layout, design and multi-modal capacity; parking; compatibility and transitioning with surrounding neighbourhoods; coordinating public investment decisions; accessing the primary transit network; and open spaces and the public realm.

The proposed Land Use Amendment meets the policy direction of the MDP.

2. South Shaganappi Communities Area Plan

The South Shaganappi Communities Area Plan (SSCAP) provides the local area plan policy for the subject lands. This non-statutory plan provides a detailed vision and policy framework for development in the area. The SSCAP recognizes and supports the development of the West Campus lands as a MAC. It outlines policies related to urban design; transit connectivity; minimum intensity thresholds; mixture of land uses; consultation with adjacent communities; compatibility and transitioning with surrounding neighbourhoods; and environmental design and sustainability considerations.

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The proposed Land Use Amendment meets the policy direction of the SSCAP.

TRANSPORTATION NETWORKS

The lands are framed by Shaganappi Trail NW to the west, 16 Avenue NW and 24 Avenue NW to the south, and 32 Avenue NW to the North. All of these roads exist as divided arterials, or a divided skeletal road (16 Avenue NW). The Shaganappi Trail Corridor Study is underway to determine future upgrades to Shaganappi Trail to accommodate the growth in NW Calgary.

Several lines of planned primary transit exist in the area. Calgary Transit currently operates 4 routes within the area and other routes surrounding it, providing a high level of service. Calgary Transit is also undertaking the NW-HUB Transit Enhancement Study, to investigate options to improve mobility within the Major Activity Centre that West Campus is located in. Capital funding has also been allocated for the North Cross-Town BRT route, which will run through West Campus as well, providing Primary Transit Network level of service. Because of this existing level of service, and planned increases, transportation analysis for this application projected a higher than average modal split towards public transit for this neighbourhood.

The site will be accessed through the existing interchange at West Campus Boulevard NW and 16 Avenue NW, the existing signalized intersection at 24 Avenue NW and West Campus Drive NW, the existing intersection of 39 Street and 32 Avenue NW, and a new signalized intersection between West Campus Way and Shaganappi Trail NW.

The proposed Outline Plan design includes an internal street network utilizing a grid system, constructed around the existing roads in the plan area. Complete Streets are used throughout the plan area, with new roads constructed to include wide sidewalks on both sides, and street trees and furniture placed appropriately to enhance the pedestrian realm. Existing streets within the plan area will be upgraded to include all required elements of a complete street. Bicycle lanes and regional pathways are planned in the area to provide strong connections through the community, as well as to the surrounding network and institutions within close proximity.

West Campus Way is planned as an Activity Street hybrid and will include a large pedestrian environment to provide access to the higher intensity and commercial uses planned along it. It is also the main route for transit through the area, and will ultimately accommodate over 1000 buses per day. A vision has been achieved through collaboration between The City and the West Campus Development Trust that outlines the various stages of development for this high street. The first stage beginning with a street that accommodates on-street parking and vehicular traffic, and the final stage ultimately ending with a space closed to private vehicles, providing a high quality pedestrian realm and transit corridor.

A Transportation Impact Assessment (Watt Consulting Group, 2014) was provided in support of the application, and has been accepted by the Transportation Department. Recommended improvements to the transportation network within the report will be implemented during future construction phases.

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UTILITIES & SERVICING

A Sanitary Service Study is under review and is required to be approved at the first tentative plan stage. Sanitary capacity has been discussed with the applicants with no major issues arising.

A water network design is required, and will be provided by Water Resources if the water system is to be public. If system is to be private the developer is to enter into any agreements required for continued servicing to the site.

Stormwater management for the site was evaluated through submission of a Staged Master Drainage Plan (SMDP) submitted by Stantec Consulting. Preliminary review of that report has occurred, and as there is an existing and proposed Storm Pond for the subject parcel Water Resources has deferred the approval of the SMDP to the tentative plan stage.

There is existing surface and underground infrastructure within the subject site that was required to facilitate the existing Children's Hospital and other provincial institution buildings. This included access to the new interchange at 16 Avenue NW and West Campus Boulevard NW. Transfer of these existing utilities will be subject to the approval of the Director of Roads and the Director of Water Resources. The process for the existing underground utility transfer has begun by the applicant and along with the existing surface infrastructure will be completed through Development Agreements at the Tentative Plan stage. If the transfer of the infrastructure cannot receive approval from Water Resources and Roads or gain Provincial Government approval, all of the surface and underground infrastructure required for the site may become private. If this occurs the Developer, as a condition of approval of the Outline Plan, is required to enter into any applicable agreements and may be subject to further conditions at the discretion of the approving authority.

All proposed private surface and underground infrastructure will be required to be constructed to City of Calgary specifications, and will be conditioned at the Tentative Plan Stage.

Off-site mains exist on Shaganappi Trail NW and 32 Avenue NW for all underground utility tie-ins.

ENVIRONMENTAL ISSUES

There are no environmental issues associated with the site's development.

ENVIRONMENTAL SUSTAINABILITY

Several aspects of the West Campus project provide a unique opportunity to integrate environmental sustainability into the future community.

The West Campus lands are ideal for growth as they are well connected to four established communities, 7 kilometres from downtown, in close proximity to schools and amenities, and are currently served by four existing bus routes. The development will be a mixed-use, walkable

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community which will allow for residents, employees and visitors to live, work and play with a reduced reliance on the automobile.

The specific environmental sustainability elements which are being pursued to complement the planned development include the following:

1. LEED-ND

WCDT has successfully satisfied the LEED for Neighbourhood Design (ND) Prerequisite. WCDT will be targeting LEED-ND Gold certification for Stage 2 but is examining the substantial effort and cost to obtain certification.

2. District Energy

The WCDT is pursuing the inclusion of District Energy in the development. Line assignments have been included in the current street designs and a Request for Qualifications process has already taken place, resulting in a shortlist of District Energy providers who now have the opportunity to respond to a Request for Proposals (RFP). The results of the RFP process will determine both District Energy's viability in the West Campus community and identify a suitable provider who will design, construct, and operate the system.

3. Infrastructure Reuse

WCDT is targeting to use as much existing infrastructure as possible to support the development. The current onsite infrastructure represents millions of dollars of work and pro

4. Stormwater

WCDT will integrate Low Impact Development (LID) techniques as part of creating sustainable stormwater servicing by reducing overall stormwater run-off from the site to reduce the amount of sediment laden water entering the existing storm system.

5. Solar Energy

WCDT is investigating the opportunity for incorporating solar energy into the development both at a large scale and through building design.

6. Building Efficiency

Through the Design Guidelines, WCDT will work with builders to meet defined efficiency targets for water, energy and indoor air quality, utilize resource efficient materials and reduce waste during construction.

Some of the components are not fully confirmed at this time, nor can they be regulated by City approvals processes, but they are being actively pursued and have a high probability of being included within the development plans.

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GROWTH MANAGEMENT

The West Campus project requires ultimate improvements to the current transit network that are funded by the City's 10-year capital plan. The *NW-HUB Transit Enhancement Study* project has not been removed from the City's 10-year capital plan; however, it is currently unfunded. The Trust will continue to consult with the City to help make ongoing enhancements a reality over the long term (10+years) as City of Calgary Transportation is recommending that the NW-HUB project be built within 10 years. Shorter term funded improvements will support the NW-HUB project when the time comes for implementation.

Future development stages will require infrastructure upgrades to the sanitary trunk and offsite roads; however, those upgrades are already included within the capital budget and / or will be completed by West Campus.

There are no further growth management concerns.

PUBLIC ENGAGEMENT

West Campus Pre-Application Engagement

One of the strongest components of the West Campus application includes the extensive pre-application community and stakeholder engagement plan that was embarked upon by the WCDT application team.

This plan included the following major components, and is an exemplary example of a community based engagement plan consistent with the vision of transforming planning.

- Establishment of a 68 member stakeholder working group committee. Four meetings were held in the period of 2012 September to 2013 May. Members consisted of Community Association representatives (all 5 CA's); South Shaganappi Area Planning Group (SSAPG) representatives; Alberta Health Services; University of Calgary; and City staff from a cross-section of departments.
- A dozen individual meetings with the area CA's
- Individual stakeholder meetings
- Seven updates at the SSAPG meetings
- A community site walking tour
- Establishment of a community newsletter with 3 pre-application submissions
- Establishment of an email database exceeding 350 members
- Creation of a project website
- Seven open houses held; with over 600 attendees and 133 comment forms submitted

Community Association Comments

Community Association comments received have been included in this report for reference. They provide a generally positive review of the application proposal and an extremely favourable review of the West Campus engagement process.

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Citizen Comments

Citizen comments generated from the open house events are provided below.

Administration circulated the proposed application to all property owners within a 300 metre radius of the subject lands (5 times the standard circulation area), which included 710 properties. Administration received 9 letters from this circulation. Concerns cited are generally consistent with those identified at the open houses (as below), but also included references to construction impacts, and the need for preserving the site's most established vegetation. Specific changes to the plan were made based on this information.

Public Meetings

Due to the advanced stage of engagement from the West Campus pre-application community consultation program, Administration's community consultation goal for this plan was to build upon the successes of the pre-application consultation rather than start anew. This goal was achieved through continued dialogue with already established community stakeholders, ensuring the public was aware that a formal application had been submitted, responding to public inquiries in an expedient and meaningful manner, and ensuring regular updates are provided to the public.

All five of the immediately surrounding Community Associations (CA) (Montgomery, Varsity, University Heights, Parkdale and St. Andrews Heights) were regularly updated by Administration during the application process. This occurred in the form of individual meetings with each of the CA's; project update emails at each stage of the project; and various other topic-specific meetings as required.

The direction Administration received from the community was to only have more public events when the Traffic Impact Assessment (TIA) was finalized. Thus, following the TIA release in early 2014 May, three public open house events were held in the Varsity (\pm 88 attendees) and University Heights (\pm 96 attendees) communities, as well as on the University of Calgary campus (\pm 106 attendees) at the end of May. In total, of the \pm 290 attendees, 53 comment sheets were provided. 32 (60 percent) of the respondents supported the plan in full; and 7 (13 percent) of the respondents indicated non-support of the plan. A hierarchy of the most commonly cited concerns included:

- Traffic: the need for suitable transportation infrastructure, and impact on surrounding neighbourhoods
- Transit improvements: including the need for the NW-Transit Hub study project to be completed with funding provided
- Park space: need for adequate / more green space
- Density: not enough or too much density
- Concerns related to cost of home ownership / affordable housing / loss of property value

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Administration provided a communication update to all event attendees that left their contact information, with a summary of what was heard, next steps, and how to contact administration (and the website) for further project details.

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APPENDIX I

APPLICANT'S SUBMISSION

CALGARY'S FIRST 24/7 URBAN COMMUNITY

Built over the next 20 years, the community will accommodate 0.6 million sq. ft. of residential, retail and office spaces in a vibrant, walkable community for people of all ages and life stages. The design merges 40 acres of green space, three distinct residential neighbourhoods, and a retail/residential 'main street' that runs east to west in the heart of the community.

The vision centres on a 'Kensington-like' main street framed by wide sidewalks, fine-grained retail shops, restaurants, a grocery store and a community facility. The sense of place is accented by intelligent, high quality architecture and sustainability features.

A four acre urban park just south of the main street spans an entire block and is the potential home for a farmers' market, an outdoor skating rink, and pop-up performance spaces.

The space will encourage people to meet and mix, and invite pedestrians to enjoy a variety of social or solo escapes in a lively, year-round environment. Direct access to the street at ground level through patios and public-oriented uses extends a 'porch culture' from the main street into residential neighbourhoods, and even the office district, creating a sense of safety and social interaction.

Existing and new employment opportunities are within walking and biking distance to a wide array of building types ranging from townhouses up to 16-storey high rise apartments. To enhance the live-work connection and meet recreation needs, all sites within the development area are within two blocks of a regional pathway. Customized street standards, along with direct land use controls, ensure the multi-modal nature of transportation within the community. With 12 kilometres of pathways throughout, the streetscape is interconnected, lively, and supports the day-to-day activities of a vibrant community.



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LAND USE AND OUTLINE PLAN: THE START OF A NEW URBAN DISTRICT IN NORTHWEST CALGARY

The 184 acres of underutilized land to the west of University of Calgary main campus are a part of a bold development plan for a new urban district in Calgary's northwest.

A model of sustainability, design and function. A plan that symbolizes Calgary's future and demonstrates that the Transforming Planning vision is both achievable and compelling.

The development conditions are ideal:

- nearly 20,000 existing employees within a 10 kilometre radius
- harmonized with four mature communities
- seven kilometres from downtown
- in close proximity to established schools and amenities
- served by four existing bus routes

The master plan for the land envisions Calgary's next landmark urban district with all net revenue going back to support University initiatives.

The master plan is in harmony with the objectives of the South Shaganappi Communities Area Plan and the Municipal Development Plan, which identify these lands for a synergy of density, design, and vibrancy. This plan goes beyond the Municipal Development Plan's challenge to build vibrant mixed-use Major Activity Centres (MAC) in key areas of the City.

West Campus Development Trust has responded to this challenge with an ideal mix of employment, recreation, institutional and residential uses that will maximize the benefits of living close to one's work and use design to foster a truly mixed-use community.



Municipal Development Plan

- 200 people + jobs/hectare
- One or more primary transit stations
- One or more institutional uses, businesses and employment, high /medium density residential, retail and supporting services

Calgary Transportation Plan

- Increased mobility choices for citizens
- Promotes vibrant, connected communities
- Protects the natural environment
- Supports a prosperous, competitive economy

South Shaganappi Communities Area Plan policy for the West Campus (CUF1)

- High quality residential-led mixed use development
- Attractive, distinctive, high quality
- Balanced, viable, and socially inclusive
- Flexible, efficient, sustainable design

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BALANCED, RESILIENT DESIGN THROUGH COLLABORATIVE & TRANSPARENT PROCESS

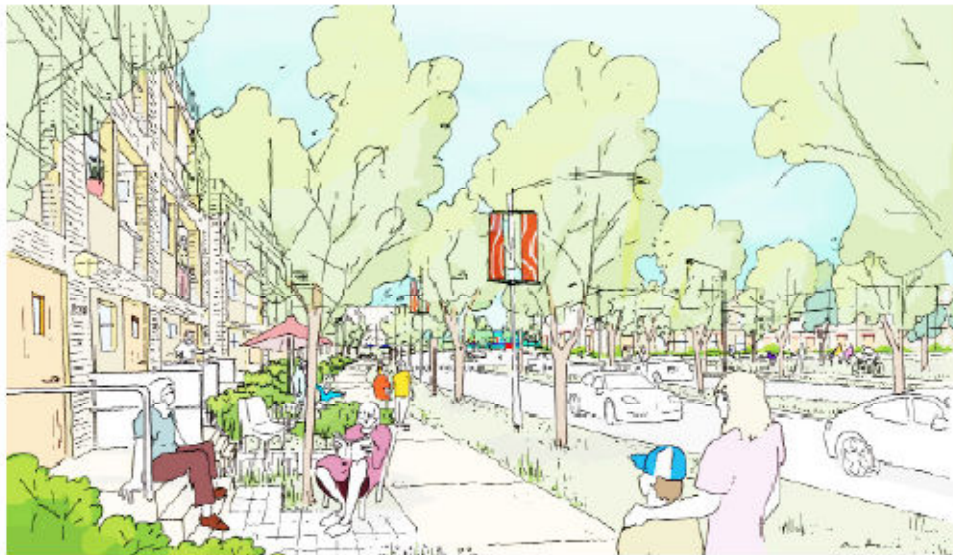
The collaborative process to create the plan is as important as the plan itself. The Trust directly involved community members, local stakeholders, neighbouring institutions and City staff in the active co-design of this project.

Community charrettes and open houses, held since 2012, set a precedent for direct involvement in design by City administration and community members. Our engagement is evidenced through nine open houses, three co-designing workshops, and more than a dozen formal and informal one-on-one meetings with local community associations. The process forged a strong relationship between local stakeholders, the Trust and the plan itself.

CITY-LED TRANSFORMING PLANNING IN ACTION

Another benchmark feature in the development process from the Trust perspective was the leadership demonstrated by the members of the CPAG team throughout the application process. The significant contribution of each member of the team, through collaboration, time and dedication, helped to advance the plan in a way that is truly characteristic of the ideals set forth in Transforming Planning.

This contribution was also noted by members of the community, who have expressed their appreciation of City administration's approach to the plan and the approval process.



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ENVIRONMENTAL SUSTAINABILITY

The plan incorporates leading-edge sustainability ideas considered through the lens of functional, financial and social sustainability. All systems work collectively to deliver a walkable, livable and vibrant community.

LEED for Neighbourhood Design (LEED-ND)

The project has already achieved pre-qualification status for LEED-ND Stage 2 Certification (targeting Gold). The certification is one of the highest international ratings for sustainable neighbourhood design.

District Energy

A Request for Qualification (RFQ) process has already shortlisted providers with the ability to design, construct and operate a District Energy system in the development. Line assignments are included in the street designs, and a Request for Proposals (RFP) process among the shortlist will determine the viability for the future community.

Infrastructure Reuse

Current on-site infrastructure represents millions of dollars of work already completed: road network, stormwater facility, streetlights, storm and sanitary systems, and one established park in the southeast neighbourhood.

INNOVATION IN PLANNING & DESIGN

The plan combines strong planning and design principles, stakeholder input and new ideas. Collaboration with stakeholders inspired several key innovative and transformative elements.

A Phased Approach to the Main Street

Through collaborative efforts with the City of Calgary, the Trust developed a four-stage street design for the main street that will support and enhance the vitality of the streetscape over time. The design plan for implementation in 20 plus years, makes use of future transportation technology such as a streetcar – a truly

future-focused design that balances the needs of today and tomorrow.

Calgary's First Urban Format School

The Trust has reached an agreement with the Calgary Board of Education to establish Calgary's first urban format school in the future community. The school will be located in one or two floors in a mixed-use building and will make use of the adjacent public park space for play grounds and physical education.

Targeted University Expertise

Throughout the design process, the Trust worked with the Faculty of Environmental Design (EVDS) to explore new ideas and incorporate concepts centered on seniors' living and a community-oriented healthy lifestyle.



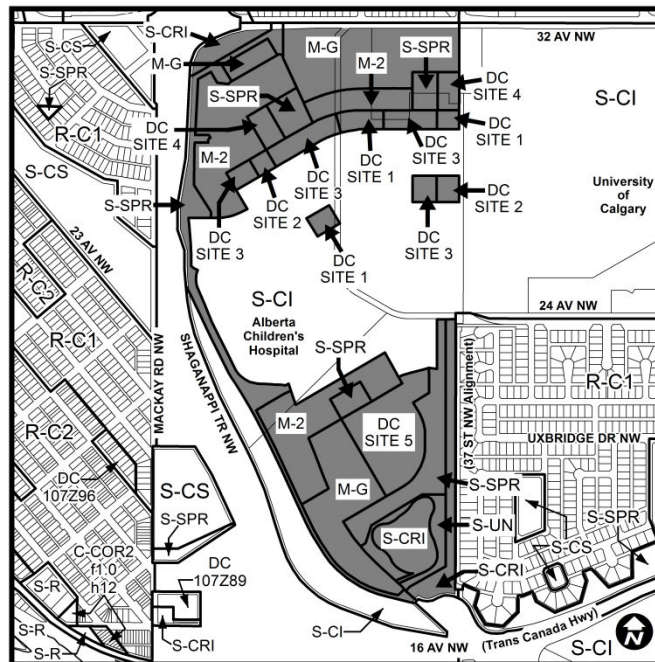
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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

(Bylaw 1): (DC Multi-residential District)



Purpose

1 The intent of this Direct Control District is to:

- (a) provide a diversity of multi-residential housing forms and unit size choices to attract a diversity of users;
- (b) create a residential fabric that builds community by having direct relationships to the streets, with animation at the ground level defined by useable front garden rooms, front porches, front entrances to the street, and human scale facade treatments and design elements;
- (c) allow for innovation in housing form in addition to the prescribed housing typologies, such as:
 - secondary suites over garages
 - separate entries for above grade units in townhouses
 - home office and studios

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- (d) allow the flexibility for change in use for at grade uses on certain sites over time;
- (e) provide quality landmark higher density residential buildings that provide visual interest and a transition between the main street and the residential district;
- (f) provide building articulation to create quality streetscapes that may include:
 - human scale facade treatments
 - visible entrances that front the street
 - building fenestration and facade design detail to avoid flat facade appearances
 - varied balcony forms - inset and protruding, designed as integral parts of the building rather than appearing to be "tacked on".

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Parking Requirements

- 4 (1) The **Development Authority** may, upon request from the applicant, consider a relaxation of the required **motor vehicle parking stalls** and **visitor parking stalls** for a **development** where a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stall** requirement or **visitor parking stall** requirements should vary from the requirements of this Direct Control District Bylaw.
- (2) **Motor vehicle parking stalls** for any use within this Direct Control District must be provided in an above grade or below grade parking structure.
- (3) Notwithstanding (2), a temporary **development permit** may be issued for surface parking.

Discretionary Use That Does Not Comply

- 5 The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the **Development Authority**:

- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and

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- (b) the proposed **development** conforms with a **use** prescribed by the Bylaw for that land or **building**.

Site 1 (+/- 1.85 acres (0.75hectares))

Application

- 6** The provisions in section 6 through 12 apply only to Site 1.

Purpose

- 7** Site 1 in this Direct Control District is intended to:
- (a) allow for additional building height on strategic parcels in order to create gateways to the main retail street, to create visual markers and landmarks, and to diversify housing type and unit options;
 - (b) allow for flexibility in building articulation;
 - (c) make use of design elements that contribute to diversity in building facade treatments. Design elements can include projecting roofs, trellises, sunscreens, extended wall planes, a change in wall materials or direction of materials (horizontal to vertical); and
 - (d) allow for a change in vertical and horizontal expression or a change in materials on the facades of buildings to differentiate the lower portion of a building (one to three storeys) intended to create a human scale relationship to the street, from the upper portion of a building.

Permitted Uses

- 8** The **permitted uses** of the Multi-Residential - High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 9** The **discretionary uses** of the Multi-Residential - High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Parking Lot – Grade (temporary).**

Bylaw 1P2007 Rules

- 10** Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential - High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

- 11** The maximum **building height** is 50.0 metres.

Floor Area Ratio

- 12** The maximum **floor area ratio** is 9.3.

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Site 2 (+/- 1.6 acres (0.65hectares))

Application

13 The provisions in section 14 through 19 apply only to Site 2.

Purpose

14 Site 2 in this Direct Control District is intended to:

- (a) allow for additional building height on strategic parcels in order to create gateways to the main retail street, to create visual markers and landmarks, and to diversify housing type and unit options.
- (b) allow for flexibility in building articulation
- (c) make use of design elements that contribute to diversity in building facade treatments. Design elements can include projecting roofs, trellises, sunscreens, extended wall planes, a change in wall materials or direction of materials (horizontal to vertical); and
- (d) allow for a change in vertical and horizontal expression or a change in materials on the facades of buildings to differentiate the lower portion of a building (one to three storeys) intended to create a human scale relationship to the street, from the upper portion of a building.

Permitted Uses

15 The **permitted uses** of the Multi-Residential - High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

16 The **discretionary uses** of the Multi-Residential - High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Parking Lot – Grade (temporary).**

Bylaw 1P2007 Rules

17 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential - High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

18 The maximum **building height** is 44.0 metres.

Floor Area Ratio

19 The maximum **floor area ratio** is 7.0.

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Site 3 (+/- 4.31 acres (1.74 hectares))

Application

20 The provisions in section 21 through 25 apply only to Site 3.

Purpose

21 Site 3 in this Direct Control District is intended to:

- (a) allow for flexibility in building articulation;
- (b) make use of design elements that contribute to diversity in building facade treatments. Design elements can include projecting roofs, trellises, sunscreens, extended wall planes, a change in wall materials or direction of materials (horizontal to vertical); and
- (c) allow for a change in vertical and horizontal expression or a change in materials on the facades of buildings to differentiate the lower portion of a building (one to three storeys) intended to create a human scale relationship to the street, from the upper portion of a building.

Permitted Uses

22 The ***permitted uses*** of the Multi-Residential - High Density Low Rise (M-H1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

23 The ***discretionary uses*** of the Multi-Residential - High Density Low Rise (M-H1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District, with the addition of:

- (a) **Parking Lot - Grade (temporary).**

Bylaw 1P2007 Rules

24 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential - High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

25 The maximum ***building height*** is 26.0 metres.

Site 4 (+/- 23.03 acres (9.32 hectares))

Application

26 The provisions in sections 27 through 32 apply only to Site 3.

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MAP 25W & 30C

Purpose

27 Site 4 in this Direct Control District is intended to:

- (a) allow for ***mixed-use*** multi-residential ***development*** that can accommodate a **Public** or **Private Primary** or **Secondary School** and ***child care services*** as ***permitted uses*** on the first and second level of the ***building*** with residential above;
- (b) allow for interim **Office** and **Community Recreation Facility** uses prior to a school being utilized on the property; and

Permitted Uses

28 The ***permitted uses*** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the ***permitted uses*** of this Direct Control District, with the addition of:

- (a) **Office;**
- (b) **School Authority – School;**
- (c) **School – Private; and**
- (d) **Community Recreation Facility.**

Discretionary Uses

29 The ***discretionary uses*** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District, with the deletion of:

- (a) **Addiction Treatment.**

Bylaw 1P2007 Rules

30 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

31 The maximum ***floor area ratio*** is 3.6.

Building Height

32 The maximum ***building height*** is 21.0 metres.

Site 5 (+/- 8.54 acres (3.46 hectares))

Application

33 The provisions in sections 34 through 38 apply only to Site 4.

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Purpose

34 Site 5 in this Direct Control District is intended to:

- (a) allow for multi-unit dwellings, such as apartments, to have shared entrances for upper **units**; and
- (b) create a unique area that will accommodate a mixture and diversity of housing units within a block including **Semi-detached Dwellings**, Townhouse Dwellings, and Apartment Dwellings;

Permitted Uses

35 The **permitted uses** of the Multi-Residential – At-Grade (M-G) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District, with the addition of:

- (a) **Semi-detached Dwelling.**

Discretionary Uses

36 The **discretionary uses** of the Multi-Residential – At-Grade (M-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 Rules

37 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 apply in this Direct Control District.

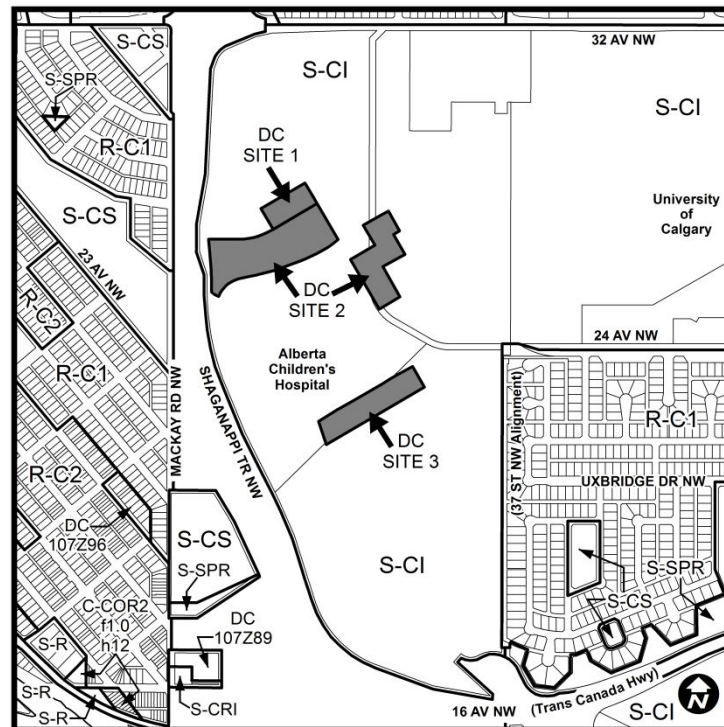
Building Form

- 38**
- (1) Buildings that contain a **Semi-detached Dwelling** must contain at least two or more **units**.
 - (2) Each **unit** at **grade** must have a separate and direct pedestrian access to **grade** for any **unit** fronting a **street** with the exception of **Assisted Living** and **Residential Care units**.

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(Bylaw 2): (DC C-O DISTRICT)



Purpose

1 This Direct Control District is intended to:

- (a) create a character of place for the employment precinct that is compact and urban in context;
- (b) provide a new **frontage** to the **Hospital**, with **building** addresses fronting the surrounding **Hospital streets**;
- (c) prescribe **building setbacks** that will create a pedestrian oriented environment where **frontages** and entrances are close to the sidewalk and **street** in order to engage the public realm;
- (d) provide a setback in keeping with the setback along the High Street on the north side of the main retail **street**;
- (e) to allow for **Assisted Living** and **Residential Care** as a **permitted use** in selected Direct Control District Sites.

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Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Bylaw 1P2007 Rules

- 4 Unless otherwise specified, the rules of the Commercial – Office (C-O) District of Bylaw 1P2007 apply in this Direct Control District.

Parking Requirements

- 5 (1) The **Development Authority** may, upon request from the applicant, consider a relaxation of the required **motor vehicle parking stalls** and **visitor parking stalls** for a **development** where a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stall** requirement or **visitor parking stall** requirements should vary from the requirements of this Direct Control District Bylaw. This review will be subject to normal relaxation considerations as defined in Bylaw 1P2007 and may include provisions for shared management of **Motor vehicle parking stalls** and **visitor parking stalls** when they are not occupied for their designated **uses**.
- (2) **Motor vehicle parking stalls** for any use within this Direct Control District shall be provided in an above grade or below grade parking structure.
- (3) Notwithstanding (2), a temporary **development permit** may be issued for surface parking.

Discretionary Use That Does Not Comply

- 6 The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the **Development Authority**:
- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - (b) the proposed **development** conforms with a **use** prescribed by the Bylaw for that land or **building**.

Site 1 (+/- .96 acres (.39 hectares))

Application

- 7 The provisions in sections 8 through 13 apply only to Site 1.

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UNIVERSITY HEIGHTS (WARD 1)
SHAGANAPPI TRAIL NW & 32 AVENUE NW
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Permitted Uses

- 8 The ***permitted uses*** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 9 The ***discretionary uses*** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Hotel**; and
- (b) **Parking Lot – Grade (temporary)**.

Front Setback Area

- 10 The ***front setback area*** for any ***building*** along the main retail ***street*** on the ***north side*** of the ***street*** (within this Direct Control District) must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres.

Rear Setback

- 11 Where the ***parcel*** shares a ***rear property line*** with a ***lane*** that separates the ***parcel*** from a ***parcel*** designated as a ***residential district***, the ***rear setback area*** must have a minimum depth of 3.0 metres.

Side Setback Area

- 12 (1) Where the ***parcel*** shares a ***side property line*** with a ***street***, or with an ***LRT corridor***, the ***side setback area*** must have a minimum depth of 3.0 metres;
- (2) In all other cases, the setbacks in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

Building Height

- 13 (1) Unless otherwise specified, the maximum ***building height*** is 34.0 metres.
- (2) The ***maximum building*** height for a **Hotel** is 58.0 metres.

Site 2 (+/- 7.27 acres (3.0 hectares))

Application

- 14 The provisions in sections 15 through 20 apply only to Site 2.

Permitted Uses

- 15 The ***permitted uses*** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

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Discretionary Uses

16 The **discretionary uses** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Hotel**; and
- (b) **Parking Lot - Grade (temporary)**.

Front Setback Area

17 The **front setback area** for all **parcels** within Site 2 must have a maximum depth of 3.0 metres.

Rear Setback

18 Where the **parcel** shares a **rear property line** with a **street**, the **rear setback area** must have a minimum depth of 3.0 metres.

Side Setback Area

- 19 (1) Where the **parcel** shares a **side property line** with a **parcel** designated as a **special purpose district**, or with an **LRT corridor** or **street**, the **side setback area** must have a minimum depth of 3.0 metres.
- (2) In all other cases, the setbacks in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

Building Height

- 20 (1) Unless otherwise specified, the maximum **building height** is 34.0 metres;
- (2) Notwithstanding the above, the maximum **building height** is reduced to 18 metres when the building is within the flight path of the Children's Hospital.
- (3) The **maximum building** height for a **Hotel** is 58.0 metres, if the **building** is not within the flight path of the Children's Hospital.

Site 3 (+/- 8.44 acres (3.42 hectares))

Application

21 The provisions in sections 22 through 27 apply only to Site 3.

Permitted Uses

22 The **permitted uses** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District, with the addition of:

- (a) **Assisted Living**; and
- (b) **Residential Care**.

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Discretionary Uses

- 23 The *discretionary uses* of the Commercial – Office (C-O) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

Front Setback Area

- 24 The *front setback area* must have a minimum depth of 0 metres and a maximum depth of 2.0 metres.

Rear Setback

- 25 (1) Where the *parcel* shares a *rear property line* with a *lane* that separates the *parcel* from a *parcel* designated as a *residential district*, the *rear setback area* must have a minimum depth of 3.0 metres.
- (2) In all other cases, the setbacks in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

Side Setback Area

- 26 (1) Where the *parcel* shares a *side property line* with a *street*, or with a *LRT corridor*, the *side setback area* must have a minimum depth of 3.0 metres;
- (2) In all other cases, the setbacks in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

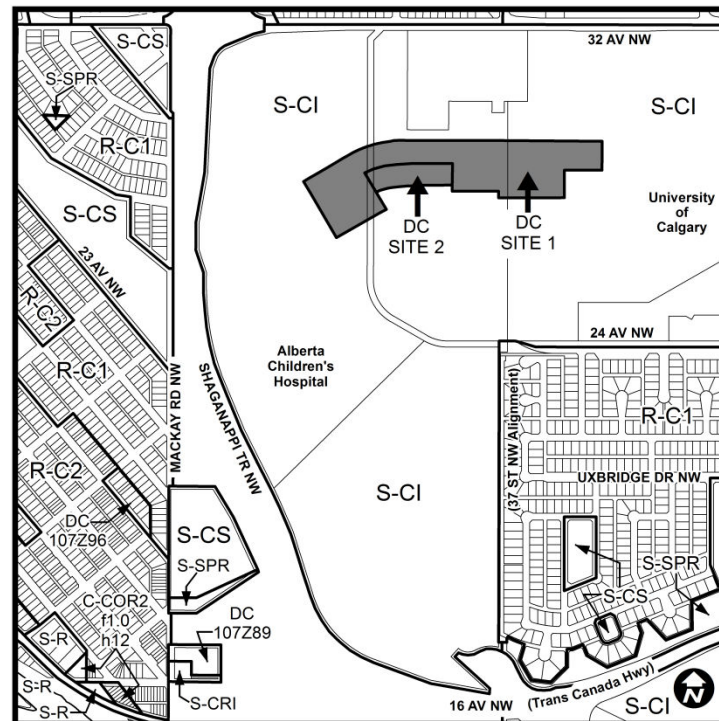
Building Height

- 27 The maximum *building height* is 18.0 metres.

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(Bylaw 3): (DC C-COR1 DISTRICT)



Purpose

1 This Direct Control District is intended to:

- (a) create a highly animated, urban, and compact high street environment for the main retail **street**,
- (b) establish a continuous commercial **street** wall on both sides of the **street**, allowing for visible access to open space amenities such as plazas and parks, and clear breaks for **street** intersections;
- (c) create plazas and parks to be inviting, easily accessible, and to have a relationship with abutting uses such as a restaurant or café;
- (d) prescribe **building setbacks** that will help to create a pedestrian oriented environment where **frontages** and entrances are close to the sidewalk and **street** in order to engage the public realm;
- (e) create a highly attractive, non-obstructive, and comfortable **street** environment for the pedestrian, considering: a balance of tree canopy for shade and sunny areas for café spill-over, the use of attractive and safe street paving, seating areas, and amenities such as bike racks and recycling bins;

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- (f) allow for flexible and diverse community amenities, services and attractive destinations along the main retail **street**;
- (g) allow for a majority of retail oriented commercial **uses** on the ground floor of **buildings**;
- (h) allow for some commercial **uses** on the upper floors of **buildings**, in addition to office and residential **uses**, to encourage a highly mixed-**use** environment;
- (i) establish a high proportion of glazing on the ground floor of commercial **buildings**, to maximize natural illumination within **buildings** and create transparency, maximum visibility, and interest to the mutual benefit of retail owner and shopper;
- (j) establish recessed entrance ways to storefronts and include additional detailing, to portray and celebrate a sense of arrival;
- (k) incorporate architectural interest in the design of the **street** wall through the use of colour, change in building materials, and vertical and horizontal expression, to create interest along the **street** and contribute to the human scale of **street** spaces; and
- (l) incorporate canopies extending out towards the **street** for weather protection purposes.

Compliance with Bylaw 1P2007

- 2** Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

Reference to Bylaw 1P2007

- 3** Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Bylaw 1P2007 Rules

- 4** Unless otherwise specified in this Direct Control District, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

- 5** The maximum ground floor **use area** of a:
- (a) **Cinema**, or a **Cinema** combined with any other **use**, is 3300.0 square metres;
 - (b) **Performing Arts Centre**, or a **Performing Arts Centre** combined with any other **use** is 930.0 square metres;

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- (c) **Supermarket**, or a **Supermarket** combined with any other **use**, is 3300.0 square metres.

Location of Uses within Buildings

6 The following **uses** must not be located on the ground floor of **buildings**:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Catering Service – Minor;**
- (d) **Custodial Care;**
- (e) **Counselling Service;**
- (f) **Dwelling Unit;**
- (g) **Health Services Laboratory – With Clients;**
- (h) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Home Occupation - Class 2;** and
- (k) **Residential Care.**

Front Setback Area

- 7** (1) The **front setback area** for any **building** along the main retail **street** on the south side of the **street** shall have a minimum depth of 0 metres and a maximum depth of 2.0 metres.
- (2) The **front setback area** for any **building** along the main retail **street** on the north side of the **street** will have a minimum depth of 3.0 metres and maximum depth of 6.0 metres.
- (3) In the event that a 0 metre setback is applied in subsection 7(1) inset doorways to allow for safe movement of pedestrians will be required.

Parking Requirements

- 8** (1) The **Development Authority** may, upon request from the applicant, consider a relaxation of the required **motor vehicle parking stalls** and **visitor parking stalls** for a **development** where a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stall** requirement or **visitor parking stall** requirements should vary from the requirements of this Direct Control District Bylaw. This review will be subject to normal relaxation considerations as defined in Bylaw 1P2007 and may include provisions for shared management of **Motor vehicle parking stalls** and **visitor parking stalls** when they are not occupied for their designated **uses**;
- (2) **Motor vehicle parking stalls** for any use within this Direct Control District shall be provided in an above grade or below grade parking structure;
- (3) Notwithstanding (2), a temporary **development permit** may be issued for surface parking; and

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- (4) **Motor vehicle parking stalls** within a **Parking Lot - Structure** to be used for public access may be used to satisfy minimum parking requirements for **uses** within this Direct Control District.

Discretionary Use That Does Not Comply

9 The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the **Development Authority**:

- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed **development** conforms with a **use** prescribed by the Bylaw for that land or **building**.

Site 1 (+/- 8.46 acres (3.42 hectares))

Application

10 The provisions of sections 11 to 13 only apply to Site 1 of this Direct Control District.

Permitted Uses

11 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

12 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:

- (a) **Community Recreation Facility;**
- (b) **Dinner Theatre;**
- (c) **Parking Lot – Grade (temporary);**
- (d) **Parking Lot – Structure;**
- (e) **Performing Arts Centre; and**
- (f) **Funeral Home.**

Building Height

13 (1) Unless otherwise referenced, the maximum **building height** is 23.0 metres;

(2) The maximum **building height** for a **Hotel** is 53.0 metres.

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Site 2 (+/- 1.82 acres (0.74 hectares))

Application

14 The provisions in sections 15 through 20 apply only to Site 2.

Purpose

15 In addition to the purpose statement provided in Section 1, Site 2 is intended to:

- (a) make **development** adjacent to the Central Park function as an animated extension of the **Park**;
- (b) provide publicly accessible below grade parking, above grade structured parking enveloped within a building, and the allowance for short term temporary surface parking, central to the main retail **street**, major retail amenities, and the Central **Park**;
- (c) create a porous and accessible **frontage** to the Central **Park** along the main retail **street**;
- (d) create a **building** form that reflects multiple access points and **frontages**, to the **street** and to the surrounding Central **Park**; and,
- (e) create publicly accessible amenity spaces that are primarily hard surfaced in order to function as plazas.

General Definitions:

16 **publicly accessible amenity space** – open space located on a privately owned **parcel** that is accessible to the public and designed for active or passive use, which may have some form of covering but are generally open air spaces that are not fully enclosed, and are in a location, form, and configuration acceptable to the **Development Authority**.

Permitted Uses

17 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

18 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the exclusion of:

- (a) **Addiction Treatment**; and
- (b) **Funeral Home**.

Use Rules

19 A 25% minimum open space **frontage** between the main retail **street** and the Central **Park** shall be provided.

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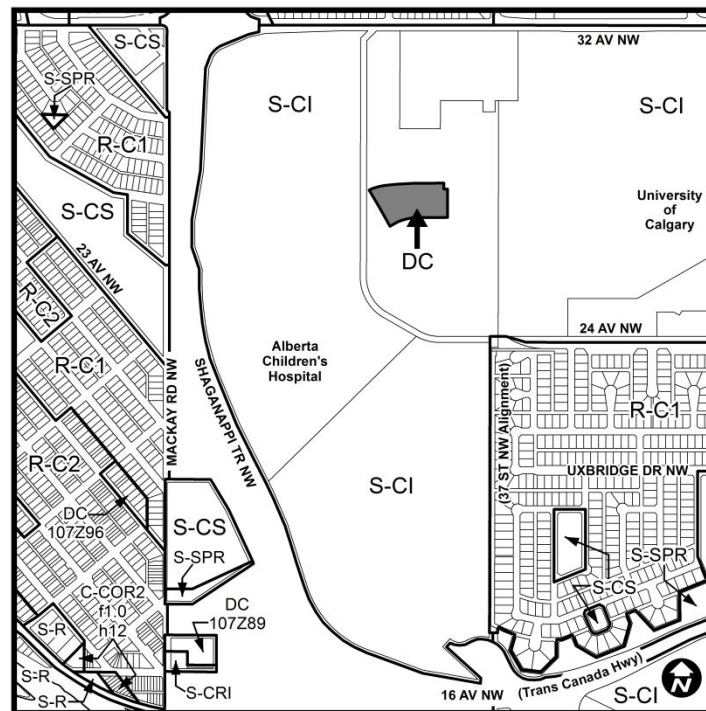
Building Height

20 The maximum *building height* is 17.0 metres.

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(Bylaw 4): (Direct Control: Special Purpose – Central Park (DC S-CP District))



Purpose

- 1 This Direct Control District is intended to:
- (a) provide for parks, open space, park utility facilities, and recreation facilities;
 - (b) allow for uses which complement the open space nature of the park while facilitating events and activities that add to the overall vibrancy of the community;
 - (c) allow for the incorporation of below grade parking in the central park open space if the site is not dedicated as a Municipal Reserve;
 - (d) allow for options in creation of the park as either Municipal Reserve or as a publically accessible park space provided through a means other than a Municipal Reserve; and
 - (e) allow building(s) of an appropriate size and with beneficial uses that are sited and designed to be integrated in a manner that is complimentary within the park.

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Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The following *uses* are *permitted uses* in in this Direct Control District:

- (a) **Market;**
- (b) **Market Minor;**
- (c) **Natural Area;**
- (d) **Outdoor Recreation Area;**
- (e) **Park;**
- (f) **Park Maintenance Facility – Small;**
- (g) **Parking Lot - Structure**
- (h) **Power Generation Facility – Small;**
- (i) **Sign – Class A; and**
- (j) **Utilities.**

Discretionary Uses

- 5 (1) The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Child Care Service;**
- (b) **Community Entrance Feature;**
- (c) **Community Recreation Facility;**
- (d) **Indoor Authority Purpose – Major;**
- (e) **Food Kiosk;**
- (f) **Library;**
- (g) **Museum;**
- (h) **Outdoor Café;**
- (i) **Restaurant: Food Service Only – Medium;**
- (j) **Restaurant: Food Service Only – Small;**
- (k) **Restaurant: Licensed - Medium;**
- (l) **Restaurant: Licensed - Small;**
- (m) **Parking Lot – Grade (temporary);**
- (n) **Special Function – Class 1;**
- (o) **Special Function – Class 2;**
- (p) **Sign – Class B;**
- (q) **Sign – Class C;**
- (r) **Sign – Class D;**
- (s) **Sign – Class E; and**
- (t) **Utility Building.**

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Bylaw 1P2007 District Rules

6 In addition to the rules in this District, all uses in this District must comply with:

- (a) the General Rules for Special Purpose Land Use Districts referenced in Part 9, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Development Plans

7 Comprehensive plans must be submitted to the **Development Authority** as part of a **development permit** application. These comprehensive plans must show all proposed buildings for the central park area; outdoor patio areas; lighting; park furniture; finalized landscaping plans; and all sidewalk / pathway connections in addition to the requirements of Bylaw IP2007.

Use Rules

8 Section 671, as amended, of the Municipal Government Act, pertaining to use of Reserve land applies.

Front, Rear and Side Setback Area

9 The **setback area** from every **property line** must have a minimum depth of 3.0 metres.

Building Height

10 The maximum **building height** for any **building** within this Direct Control Bylaw is 10.0 metres.

Building Coverage

11 The maximum cumulative **building coverage** on the **parcel** is 1,500 square metres.

Landscaping In Setback Areas

12 All **setback areas** must provide a minimum of: 1.0 trees and 2.0 shrubs for every 45.0 square metres for all **uses**.

Access Requirements

13 (1) Every **building** on the **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.

(2) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:

- (a) have a sidewalk connecting the **public entrance** to the sidewalk referenced in subsection (1); or

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- (b) have a sidewalk connecting that **public entrance** to a public sidewalk or to the nearest **street**.
- (3) Every **building** on the **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (4) Every sidewalk provided must:
 - (a) be a **hard surfaced landscaped area**;
 - (b) be a minimum width of 2.0 metres; and
 - (c) be raised above the surface of the parking area, when located in a parking area.

Parking Requirement

- 14 (1) The **Development Authority** may, upon request from the applicant, consider a relaxation of the required **motor vehicle parking stalls** and **visitor parking stalls** for a **development** where a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stall** requirement or **visitor parking stall** requirements should vary from the requirements of this Direct Control District Bylaw. This review will be subject to normal relaxation considerations as defined in Bylaw 1P2007 and may include provisions for shared management of **Motor vehicle parking stalls** and **visitor parking stalls** when they are not occupied for their designated **uses**;
- (2) **Motor vehicle parking stalls** within a **Parking Lot - Structure** to be used for public access must be located beneath surface and may be used to satisfy minimum parking requirements for **uses** within this Direct Control District.

Discretionary Use That Does Not Comply

- 15 (1) The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the **Development Authority**:
- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - (b) the proposed **development** conforms with a **use** prescribed by the Bylaw for that land or **building**.

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APPENDIX III

LETTERS SUBMITTED

Montgomery Community Association
Parkdale Community Association
St. Andrew's Heights Community Association
University Heights Community Association
Varsity Community Association

July 3, 2014

Calgary City Council and Calgary Planning Commission
Historic City Hall
700 McLeod Trail South
Calgary, Alberta T2P 2M5

Dear Mayor Nenshi, Members of the City Council ("Council") and the Calgary Planning Commission ("CPC")

Re: West Campus Development Plan

The communities of Montgomery, Parkdale, St. Andrew's Heights, University Heights, and Varsity write to you today to draw your attention to the community engagement approach utilized by the West Campus Development Trust (WCDDT) in the creation of the West Campus Development Plan (Plan).

While each individual community may choose to submit comments specific to the Plan separately, we felt it important to highlight for Council and CPC the communities' support for the engagement process.

WCDDT should be commended for its approach to community engagement and spirit of cooperation that ultimately lead to a Plan that illustrates a delicate balance of stakeholder compromise. It is fair to say that no one stakeholder got everything they desired but all stakeholders had a seat at the table and left the process satisfied with being heard.

In our opinion, developers should be encouraged, if not required, to meet a higher standard of collaboration, similar to that taken by WCDDT. If this standard of consultation were compulsory, development in the City of Calgary would result in a less adversarial, more collaborative, and ultimately a more efficient outcome.


Yours truly,


Matilyn Wannamker
Montgomery Community Association


Vince Walker
Parkdale Community Association


Jacques Gendron
St. Andrew's Heights Community Association


Peter Khu
University Heights Community Association


Darlene Feil
Varsity Community Association

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University Heights Community Association
Calgary, AB

June 30, 2014

Rick Michalenko, File Manager
Land Use Planning and Policy, IMC #8117
P.O. Box 2100 Station M
Calgary, AB T2P 2M5
Rick.michalenko@calgary.ca

Dear Rick,

Re: West Campus (WC) – Letter in support of the West Campus Plan

The University Heights Community Association (UHCA) thanks the City of Calgary (City) for providing us with the opportunity provide our position on the West Campus Development Plan (Plan).

The UHCA supports the current Plan as submitted by the West Campus Development Trust (WCDDT). The Plan in its current form is a delicate balance of stakeholder compromise resulting in a negotiated outcome that should be applauded for its innovative design of balance and density. Not only does it meet the Municipal Development Plan goals within an established area of the City, its mix use model will result in a more self-sufficient community. UHCA also appreciates the City's approach to engagement and consideration of a diverse stakeholder group.

In addition, the WCDDT should be commended for the innovative and highly collaborative process that has resulted in a Plan that represents a delicate balance among stakeholders. In fact, the UHCA respectfully suggests that if other developers were held to the community/stakeholder engagement that was undertaken by WCDDT, the entire process of development in Calgary would be less adversarial.

Please note that our support for the Plan is in its current form only and conditional on the provision of appropriate transit and transportation infrastructure upgrades. To the extent that transit availability, the NW Hub upgrade, density or any other significant aspects change, our support does not automatically follow. Further, this letter does not preclude the UHCA from taking alternative positions on specific applications as the process goes forward.

We hope that this letter is of assistance to the process and we are happy to answer any questions or discuss further.

Regards,



Lawna Hurl
University Heights Community Association – Development Committee Co-Chair

cc. James Robertson, West Campus Development Trust
Travis Oberg, West Campus Development Trust
Peter Khu, University Heights Community Association – President

R. Michalenko

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November 20, 2013

Mr. Rick Michalenko
File Manager
Land Use Planning
City of Calgary

rick.michalenko@calgary.ca

Dear Mr. Michalenko

RE: DP # 2013-2859
University of Calgary West Campus Plan

The Montgomery Community Association Planning Committee and Executive Board Members (MCA) met to review this application in October of 2013.

MCA has fielded representatives at West Campus planning meetings through the course of planning and is generally pleased to see that input and suggestions from delegates have been included. MCA supports the principal of developing West Campus in the manner proposed, that with residential, commercial and recreational opportunities on campus land.

The West Campus Land Use plan is complex by nature and as such, this letter attempts to address only issues that are considered directly affecting the Community of Montgomery and local residents :

1. The medium density (4 storey) residential component immediately adjacent Montgomery is thought to provide a considerably low visual and functional impact to this existing community. The size, scale and density of this perimeter is preferred over taller buildings and commercial uses.
2. The proposed Shaganappi Trail access remains of significant concern to Montgomery as this appears to be the only location in all of West Campus where neighbouring residents are confronted directly by the new development. Not only are approaching headlights of concern, but the overall effects of light pollution caused by a new intersection will directly impact residents in adjacent single family homes. The potential for this intersection to open Montgomery to over-parking is inevitable, affecting community residents many blocks deep inside the community. MCA recommends further exploration of a physical barrier opposite the new intersection (if there is no other possible location for the intersection) some distance long in both directions, to mitigate sound, light and vehicle activity. The barrier proposed could be designed similar to sound walls on 16th Avenue west of 14th street allowing pedestrian access while not presenting an inviting view.
3. MCA recommends the West Campus Plan identify an area for off-leash dog walking on west-campus green space.

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4. The potential for increased short-cutting vehicle traffic through Montgomery remains a concern. Numerous traffic studies conducted in the past 12 years indicate that increased population intensity in the region will have incremental effects on Home Road and 48th Street as non-local short-cutting routes. MCA recommends a traffic impact assessment be conducted and suggested mitigation measure be proposed.
5. Currently public transit connections are limited and inefficient between Montgomery and The University. MCA recommends a review of transit connections with a view to improved public transit service.
6. MCA supports further study of the Shaganappi Trail and Trans-Canada Highway interchange with the view to direct high volume traffic around Montgomery in a faster, more efficient manner, alleviating the desire for shortcutting routes.

The Montgomery Community Association supports regional development that improves the vitality of this community, and urban planning which supports and respects the established neighbourhood.

Yours truly,

David Baker
Planning Director
Montgomery Community Association

cc: Alderman Ward Sutherland
Ms. Marilyn Wannamaker, President, MCA
Mr. James Robertson, West Campus Development Trust
Members of the MCA Planning Committee and Executive Board

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ST. ANDREWS HEIGHTS COMMUNITY ASSOCIATION

2504 13 Ave. N.W., Calgary, AB. T2N 1L8



October 14, 2013

Rick Michalenko
City of Calgary
P.O. Box 2100, Station M
Calgary, AB
T2P 2M5

I am writing on behalf of the St Andrews Heights Community Association to provide community comments for file LOC2013-0062 for the University of Calgary West Campus. My understanding of this application is that it is the outline plan for the subdivision of the site and the associated land use designations. The St Andrews Heights CA has been a stakeholder in the ongoing west campus consultation process and has been pleased with the desire of the West Campus Trust to ensure the surrounding communities' concerns are reflected in the west campus plan.

Our comments are as follows:

- We agree with the vision of a central High Street in this plan.
- We support the design of the density in this development as it's been outlined in the plan. Keeping the highest density away from the surrounding homes is essential for integration of the area with the surrounding communities.
- We support the types of uses planned for the buildings on the site and would strongly support some senior designated housing, both assisted and independent living.
- While we would not be supportive of the proposed residences becoming additional student housing, we would request that some of this housing be accessible to staff of lower incomes working at the surrounding institutions, although we understand achieving this may be difficult.
- SAH is satisfied with the amount of proposed green space (however the more the better) and request that the space is a mix of manicured park to allow for activities such as kicking a soccer ball or throwing a Frisbee, as well as natural area to maintain the existing wildlife in the surrounding area. The green space buffer zone absolutely must be maintained between the west edge of University Heights and any proposed development.
- SAH would strongly support minimal surface parking lot development and would request that parking be restricted to on-street or underground. We understand this may create problems for High Street businesses and if aboveground parking is required, we request that any parking structures be context sensitive.
- We strongly support the movement around the site being pedestrian, bicycling and transit oriented and request that the infrastructure added to the site be generous for these alternative transportation modes. This includes the request for separate pathways for cycling and pedestrian traffic along the western edge of the site.

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ST. ANDREWS HEIGHTS COMMUNITY ASSOCIATION

2504 13 Ave. N.W., Calgary, AB. T2N 1L8



-
- Traffic is the highest concern SAH has regarding this development as it will be compounded by traffic resulting from re-development of surrounding institutions and sites. SAH would like to see more studies done to ensure the overall traffic implications for 16th Ave north area along the West Campus and Foothills Hospital areas is understood.

Please contact me if further information is required.

Sincerely,

Liz Murray
VP Non-Residential Development
St. Andrews Heights Community Association
403-968-6716
liz.murray@shaw.ca

LAND USE AMENDMENT
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PARKDALE COMMUNITY ASSOCIATION

3512 - 5th Avenue NW, Calgary AB, T2N 0V7
Tel: (403) 293 5787 E mail: office@parkdalecommunity.com

TO: Rick Michalenko, File Manager
The City of Calgary
By email: rick.michalenko@calgary.ca

DATE: October 24, 2013

RE: West Campus Land Use Plan and Outline Plan

Thank you for attending the meeting of the Parkdale Community Association Planning and Development Committee on October 8, 2013. I am responding to the application of West Campus Development Trust on behalf of the Committee.

The Parkdale community was represented on the West Campus Working Group and our members attended all the group meetings. In addition West Campus representatives attended three of our monthly Committee meetings to update the members and receive feedback. Our community residents were regularly updated through the West Campus Newsletters, Parkdale Community Association's newsletter and at the public open houses. The engagement process continues and the November issue of the Parkdale newsletter has an update on the West Campus application and information for residents to access the website for additional information. We recognize the robust engagement process followed.

Regarding the application, our Committee is satisfied the input of Parkdale was received and at this time we do not object to the plan or the recent changes to the plan and support the application. We look forward to continued involvement as the lands are developed.

Sincerely,

Deborah Curley
Member, Planning & Development Committee
Parkdale Community Association

cc Alderman Druh Farrell
PCA office
West Campus Development Trust

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July 2, 2014

Rick Michalenko, File Manager
Land Use Planning and Policy #8117
P.O.Box 2100 Station M
Calgary, AB T2P 2M5
Rick.michalenko@calgary.ca

Dear Rick,

REQUEST FOR LETTER OF SUPPORT- WEST CAMPUS PLAN

Pursuant to the request from West Campus Development Trust (WCDDT) for a letter from the Varsity Community Association in support of the West Campus Development Plan our comments on behalf of the Varsity Civic Affairs Committee which is the subcommittee of the Varsity Community Association that addresses planning and development matters are as follows:

A Public Meeting was not convened by the Varsity Community Association in order to determine the support or non support of the Varsity residents pertaining to the proposed West Campus Plan. Three members of the Varsity Civic Affairs Committee represented the Varsity community as a stakeholder in the proposed West Campus Development Plan. As such we can advise that the WCDDT consultations with the various stakeholders as well as your on-going communication as the File Manager were well received by the Civic Affairs Committee and the VCA Board of Directors and viewed as being a collaborative process that respected and considered the input and concerns on behalf of a very diverse group of stakeholders.

It is the Committee's understanding that the West Campus Development Plan meets the minimum density for this area as referenced in the City of Calgary Municipal Development Plan and we strongly believe that the density that is currently being proposed must not be exceeded. The WATT Transportation Impact Assessment has taken into consideration all modes of transportation including having Car To Go on site, nevertheless, we note that at the current proposed density for the West Campus, the intersection at 32Ave/ Shaganappi Trail has a significant potential for below satisfactory levels of service. Shaganappi Trail bisects the Varsity community thus any traffic tie-ups besides inconveniencing the residents will cause shortcutting through our community. We realize that the traffic issues along Shaganappi Trail and 32 Avenue NW will also be a concern for the West Campus development, therefore, we look to the appropriate City transportation planners to propose solutions that are acceptable to both the West Campus

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development, our existing community and the future transportation needs along Shaganappi Trail such as the proposed HOV lanes.

Lastly as a stakeholder, Varsity was very disappointed to learn that the land north of 16th Avenue which borders Shaganappi Trail on the east side and was included originally in the West Campus Development Plan as Environmental Reserve has been removed from the Plan. Currently this area is an eyesore with tall weeds, debris and fallen down fencing so it certainly does not relay a good impression overall for the area.

On behalf of the Varsity Community Association, we are pleased to have had the opportunity to provide comments relating to the proposed West Campus Development.

Yours truly,

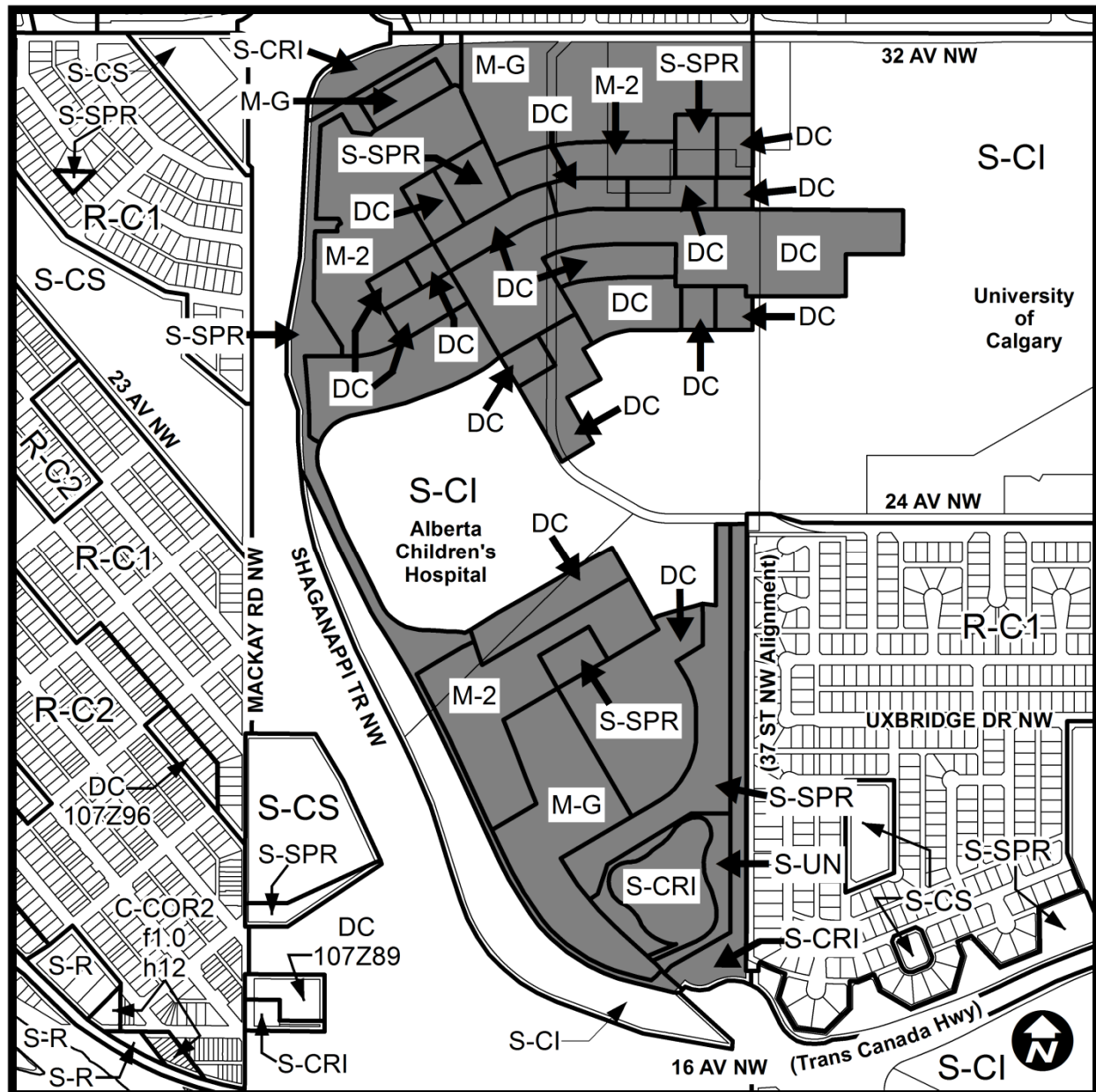


Darlene Feil
Chair, Varsity Civic Affairs Committee
Director, Civic Affairs
Varsity Community Association

cc: Councillor Ward Sutherland
James Robertson, CEO West Campus Development Trust
Travis Oberg, Project Manager West Campus Development
Bob Benson, President Varsity Community Association

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LAND USE DISTRICT MAPPING INFO



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