

Calgary Planning Commission

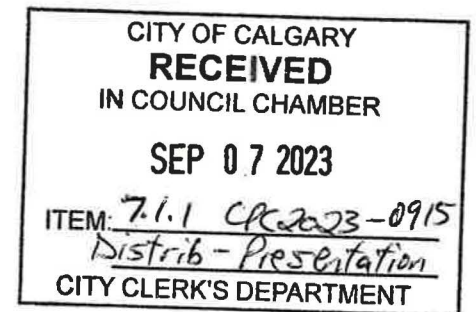
Agenda Item: 7.1.1



DP2022-02654

Development Permit

2023 September 7



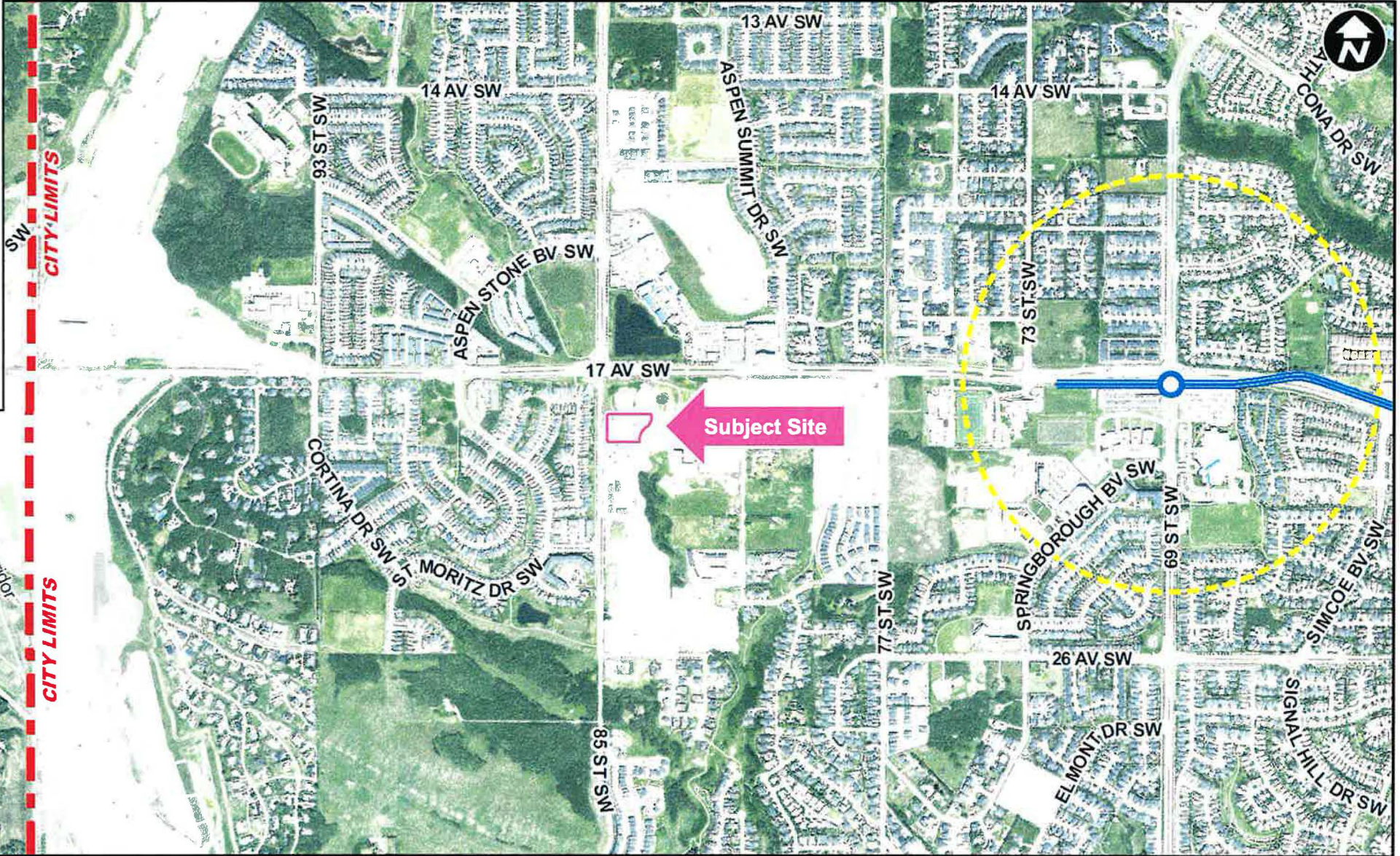
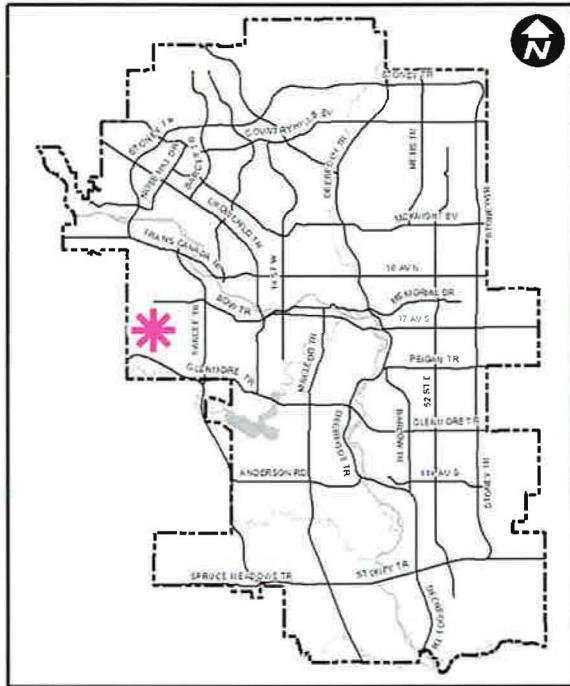
CORRECTION:

Minor revision to Attach 4 – Development Permit Plans:

Landscape Plan L-1 on page 40 is a duplicate. it has been replaced with Landscape Plan L-2.

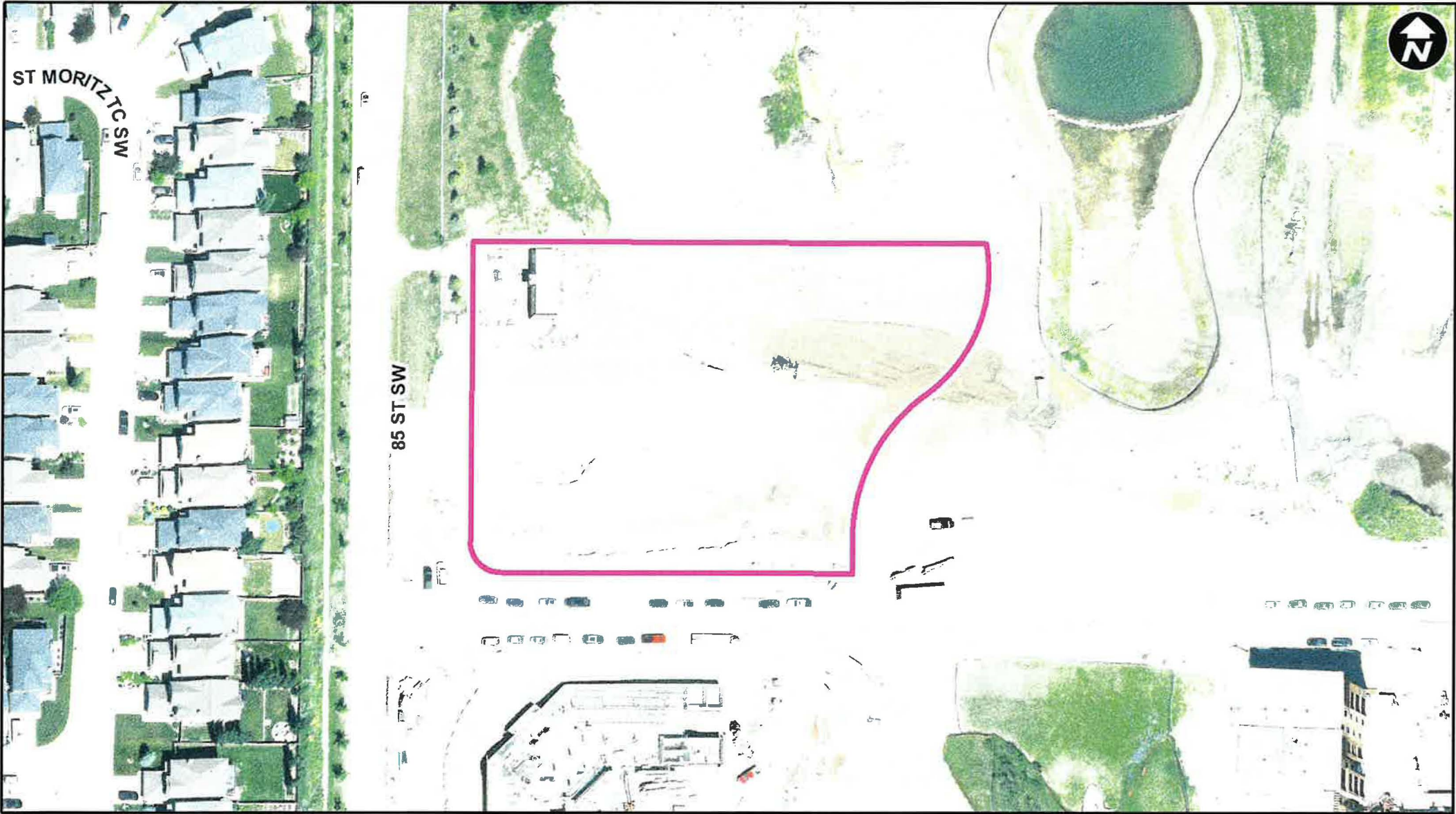
RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2022-02654 for New: Dwelling Unit, Office, Retail and Consumer Service (4 buildings, 4 phases) at 1880 – 85 Street SW (Plan 2110726, Block 1, Lot 2), with conditions (Attachment 2)



LEGEND

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

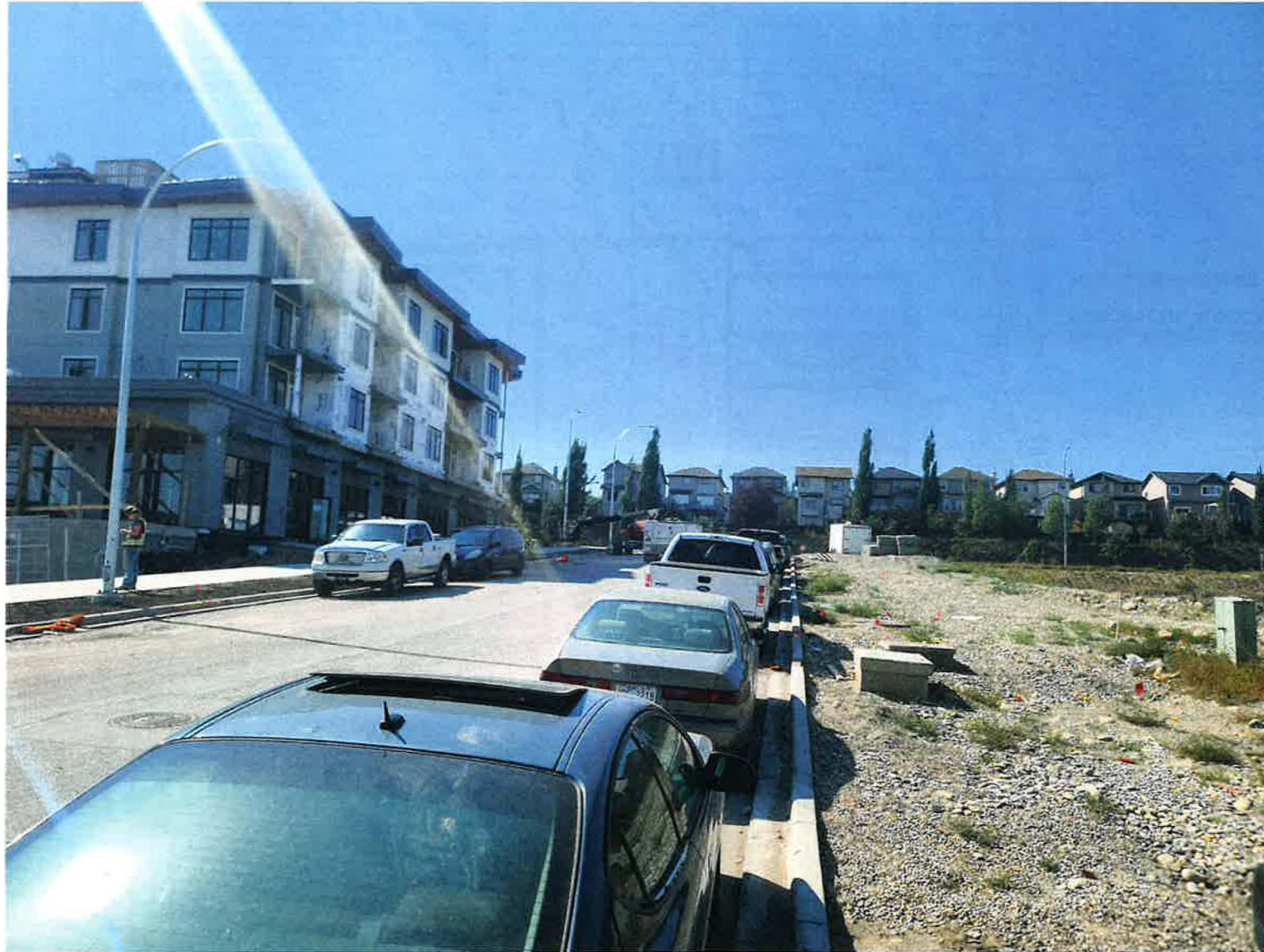


Parcel Size:

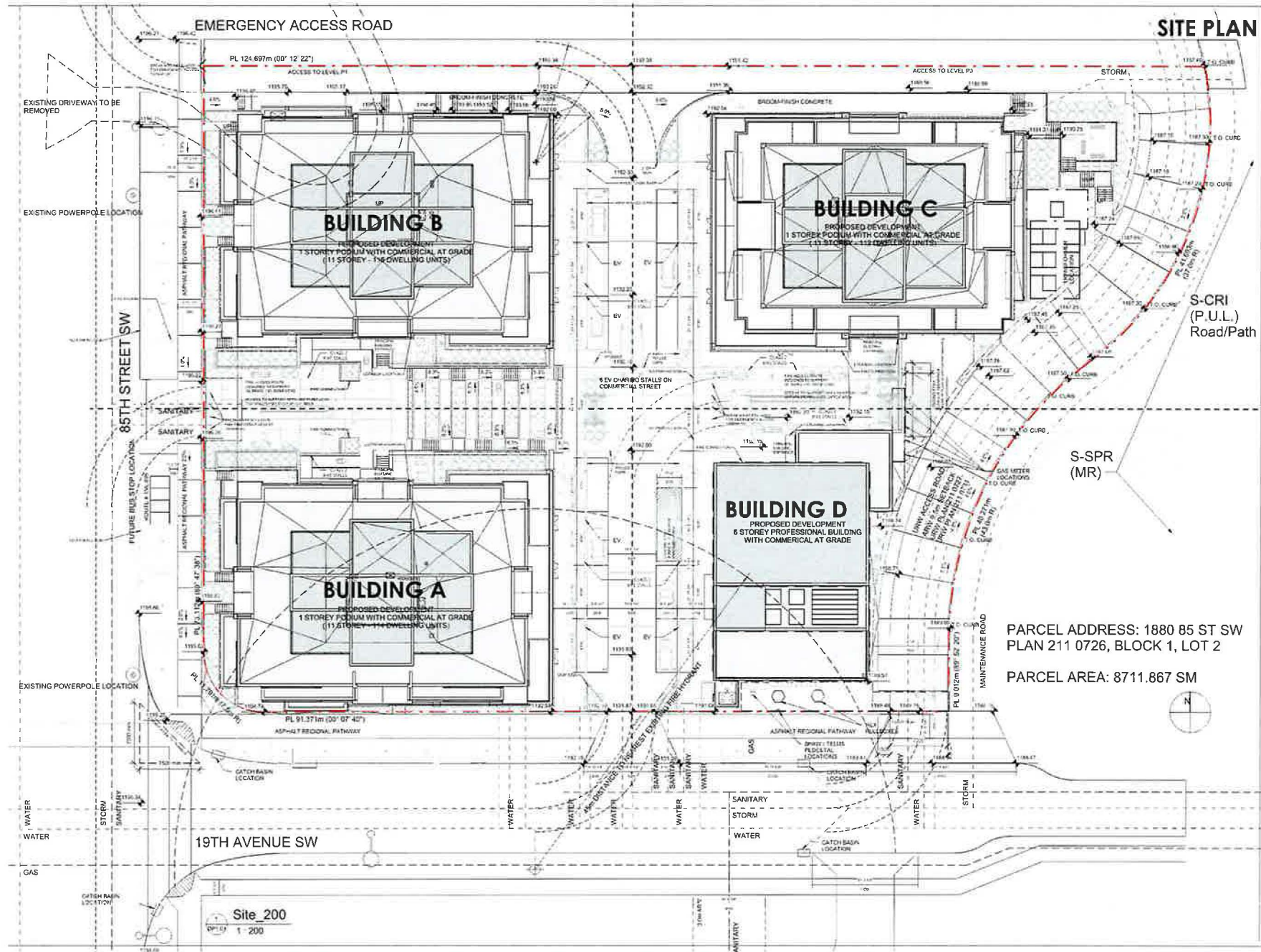
0.87 ha
80 m x 105 m

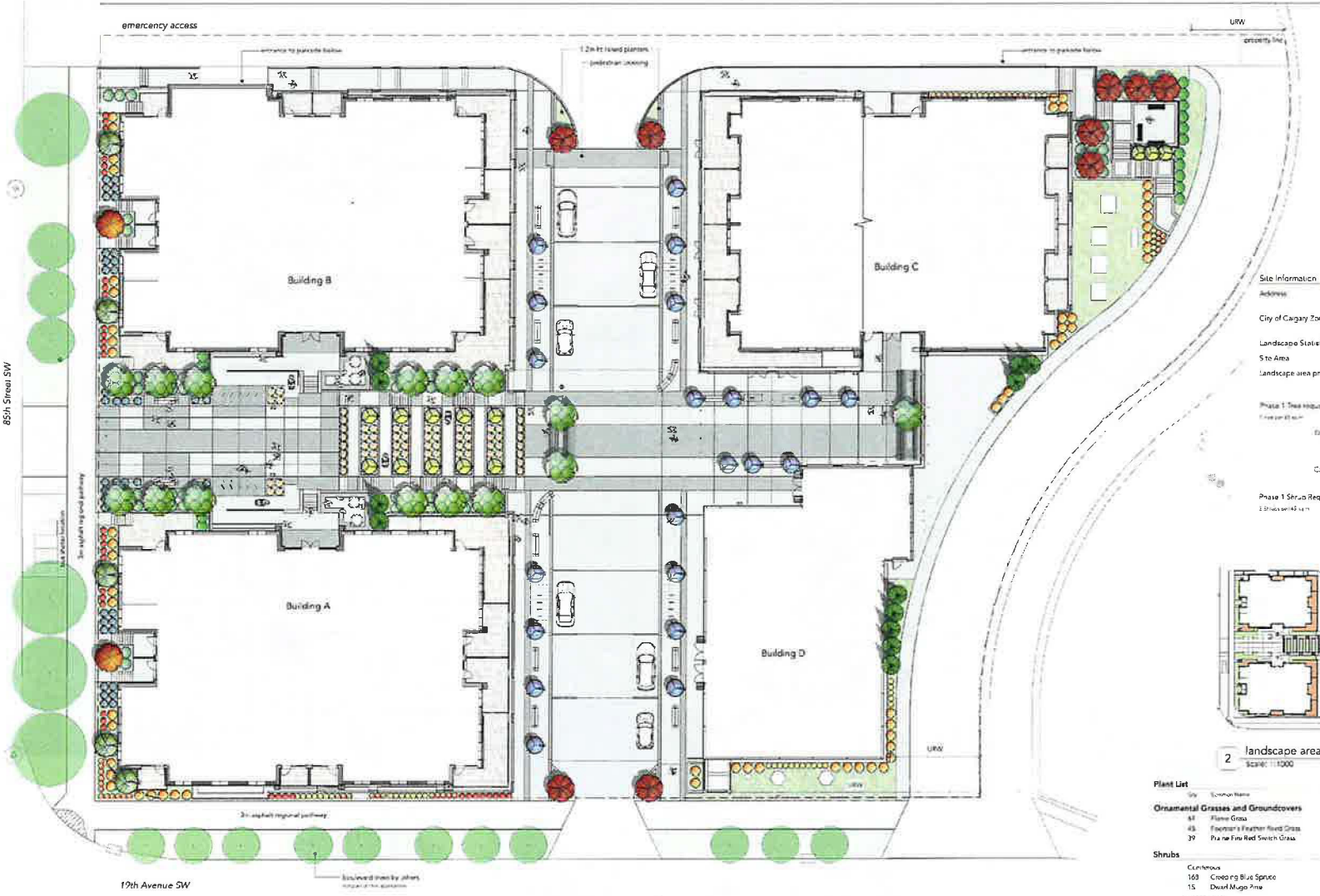


Northwest corner of the site looking south



19 Avenue SW looking west





1 Overall Plan
Scale: 1:200

Legend

Trees	Shrubs	Grasses and Groundcovers	Other
<ul style="list-style-type: none"> columnar blue spruce red rocket maple shrublet smokeberry 	<ul style="list-style-type: none"> weeping blue spruce dwarf mugo pine columnar juniper lamb's ears small corn spruce little leaf linden wild rose 	<ul style="list-style-type: none"> flame grass karl foerster grass prairie drop seed wood mulch soil rock mulch 	<ul style="list-style-type: none"> alginate tiles wood mulch soil rock mulch grass

Site Information

Address: 1800 55th Street SW
Calgary, AB

City of Calgary Zoning: MU-15 0-60

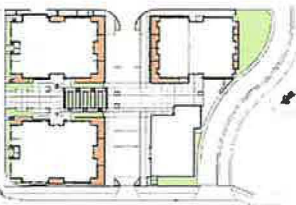
Landscape Statistics
Site Area: 8,711.87 sqm
Landscape area provided: 1,221.28 sqm (13.9% of site)

Phase 1 Tree Requirements

Tree per 800 sqm	Total	required	provided
Deciduous trees	21.2	10.6	28
Coniferous trees	2.1	1.1	2
Total	23.3	11.7	30

Phase 1 Shrub Requirements

Shrub per 400 sqm	Total	required	provided
Deciduous shrubs	26.5	13.3	43
Coniferous shrubs	1.0	0.5	1
Total	27.5	13.8	44



2 landscape area calculations
Scale: 1:1000

Plant List

Qty	Common Name	Source Name
Ornamental Grasses and Groundcovers		
41	Flame Grass	M. acuminatus, P. japonicus
48	Foxtail's Feather Reed Grass	Chloropectis caudata, Nat. Forest
39	Prairie Fire Red Switch Grass	Panicum virgatum, Prairie Fire
Shrubs		
1	Columnar	Flax cholla 'St. Mark's Dream'
169	Creeping Blue Spruce	Flax cholla 'St. Mark's Dream'
15	Dwarf Mugo Pine	Flax cholla 'St. Mark's Dream'
Trees		
12	Columnar Spruce	Flax cholla 'St. Mark's Dream'
2	Red Rocket Red Maple	Azur tubum, Red Rocket
8	Shrublet Smokeberry	Panicum virgatum, Nat. Forest
13	Tree Poplar	Populus canadensis, Tower
18	Trembling Aspen	Populus tremuloides
25	Green Wall Flowering Crab	Malus 'Inkwell'
3	Ivory Silk Japanese Tree Lilac	Syringa reticulata, Ivory Silk











PUBLIC HEARING

LOC2018-0085/CPC2019-1333
2020 February 24

MOTION ARISING, Moved by Councillor Gondek, Seconded by Councillor Davison, that with respect to Report CPC2019-1079, the following Motion Arising be adopted:

That Council direct Administration to direct the Development Permit (when submitted by the applicant) be sent for review by Calgary Planning Commission in addition to the planned review by the Urban Design Review Panel.

RECOMMENDATION:

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Supplementary Slides

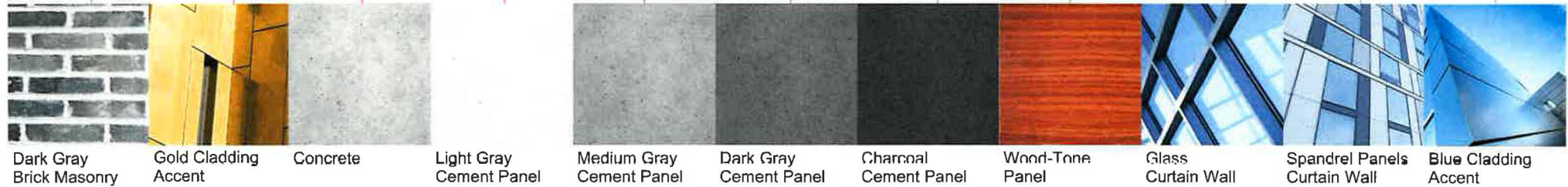
CONCEPTUAL DESIGN

Building Materials



Sun Shading Devices
 Conceptual Considerations:
 - Horizontal (stratified layering)
 - Vertical (aspen forest)

strategically oriented with areas of high solar intensity



Dark Gray Brick Masonry

Gold Cladding Accent

Concrete

Light Gray Cement Panel

Medium Gray Cement Panel

Dark Gray Cement Panel

Charcoal Cement Panel

Wood-Tone Panel

Glass Curtain Wall

Spandrel Panels Curtain Wall

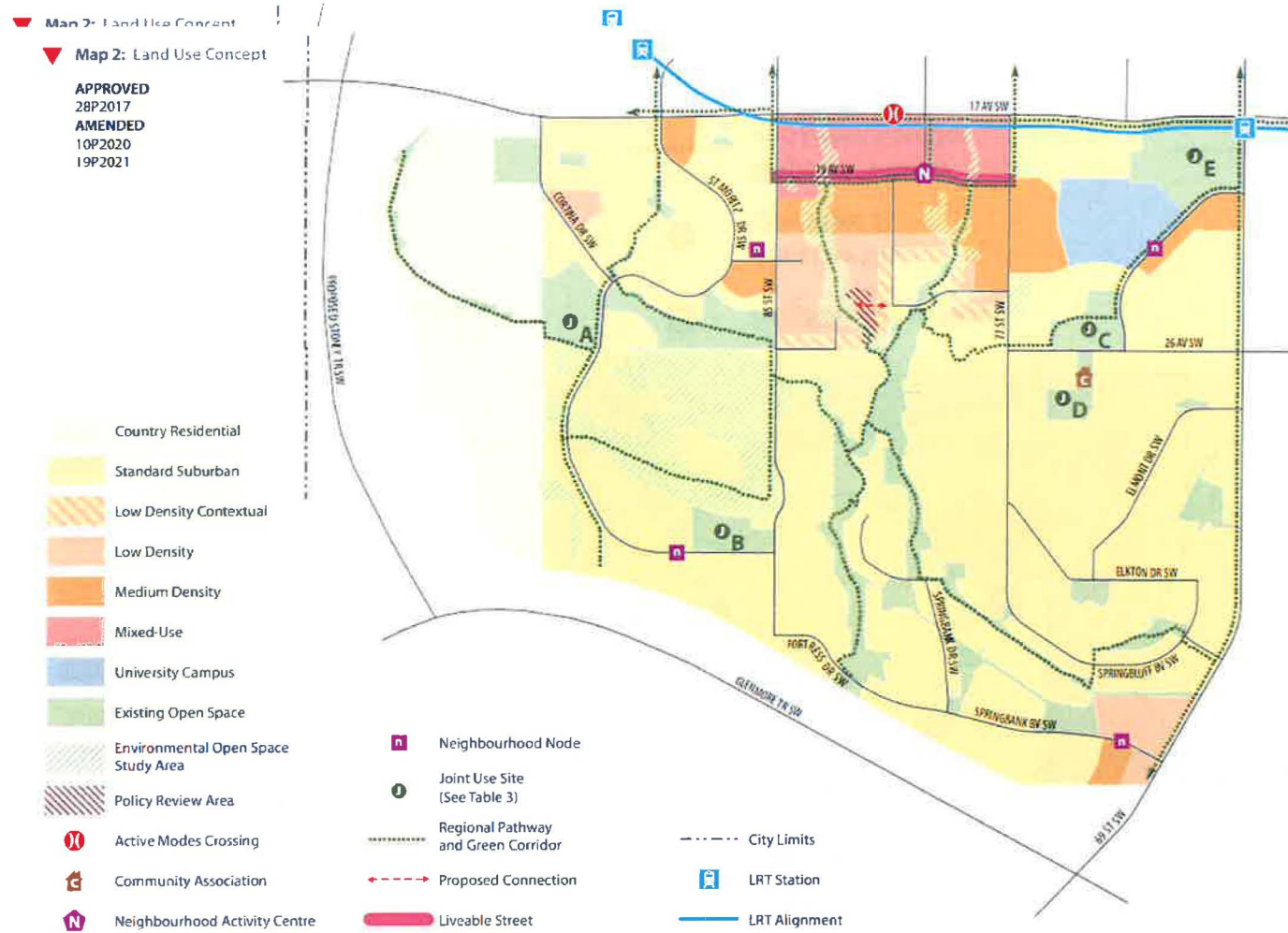
Blue Cladding Accent



TOWERS - WEST ELEVATION



Dark Gray Brick Masonry Charcoal Stone Cladding Glass Curtain Wall Spandrel Panels Curtain Wall Concrete Light Gray Cement Panel Medium Gray Cement Panel Dark Gray Cement Panel Charcoal Cement Panel Vertical Metal Cladding Copper Cladding Accent Blue Cladding Accent



Note: Map is conceptual only. No areas or distances should be measured or assumed. EOS study area identifies areas to be further evaluated. Limits that do not qualify as Environment A Reserve may be developed provided no other limitations exist.

Mixed Use Policy

- The maximum height of a building should be ten storeys. Increased height may be considered based on topographic conditions and where impacts and compatibility with surrounding built form can be addressed to the satisfaction of the Approving Authority (e.g. shadow impact, privacy concerns).
- Buildings on corner sites should be oriented towards both public streets, where practical.
- Buildings should provide a transition between the Mixed-Use area and adjacent residential areas that is complimentary to the form and scale.
- Each site should consist of two or more of the following: retail uses; employment uses (e.g. office and medical clinics); higher density residential; and institutional, cultural and civic uses (e.g. daycares, courtyards, performance spaces, community meeting spaces).
- All development sites shall provide short, direct and convenient multi-modal connections to the community
- At-grade units should be oriented to the street and provide a seamless at-grade transition to the public sidewalk, where possible.
- Sites shall incorporate a pedestrian-scaled lighting and street furniture treatment that contributes to a high quality urban environment.
- Parking should be located underground where possible.
- Where surface parking areas are considered, they should: a. be located at the rear or side of buildings and screened with landscaping; and b. incorporate Low Impact Development (LID) treatments to reduce environmental impacts.

Springbank Hill Area Structure Plan Policy Area 22

