



CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
OCT 03 2023  
  
ITEM: 7.2.3 CPC2023-0888  
Distrib-Presentation 2  
CITY CLERK'S DEPARTMENT



# PUBLIC HEARING

## Concurrent Land Use and Development Permit Application

Item 7.2.3 | LOC2022-0231 | DP2023-00305 | CPC2023-0888

### Owner

Truman Homes

### Consultant Team

CivicWorks | MODA | Bunt & Associates | NAVAGRAH

# WEST DISTRICT ACTIVITY CENTRE



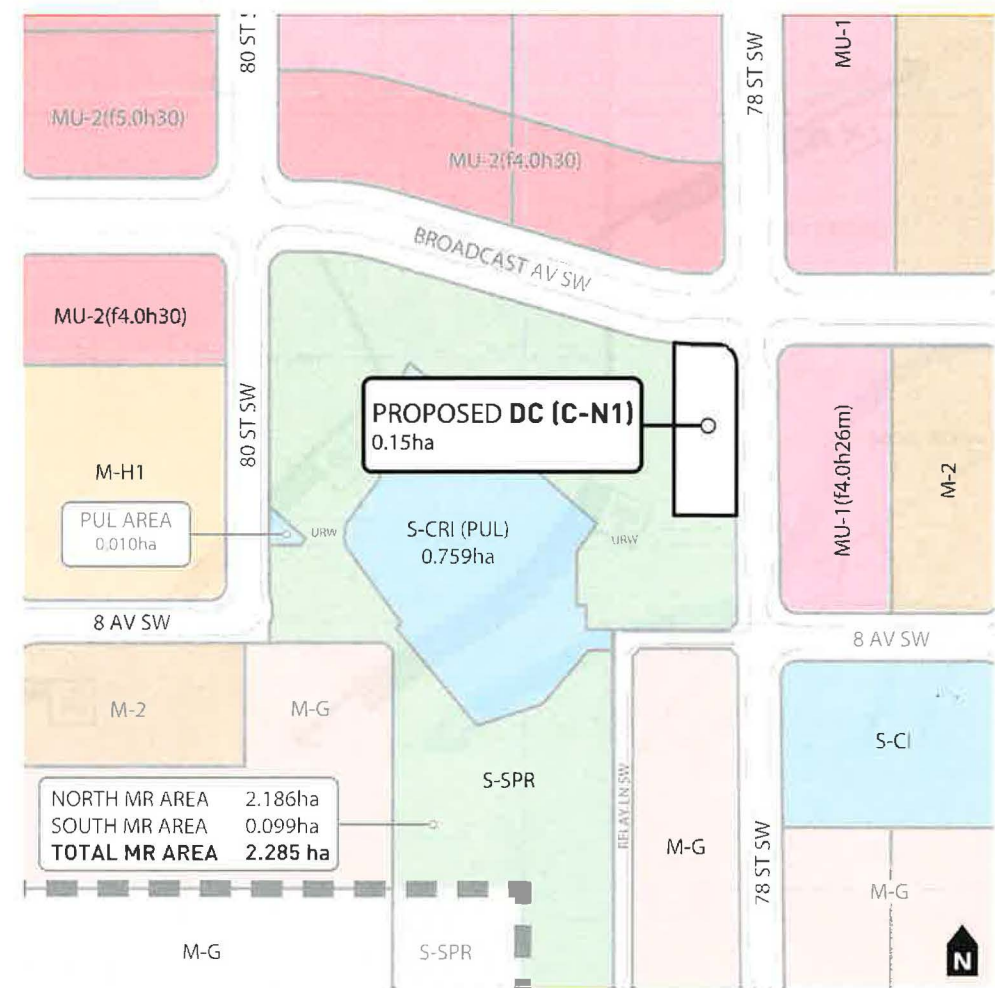
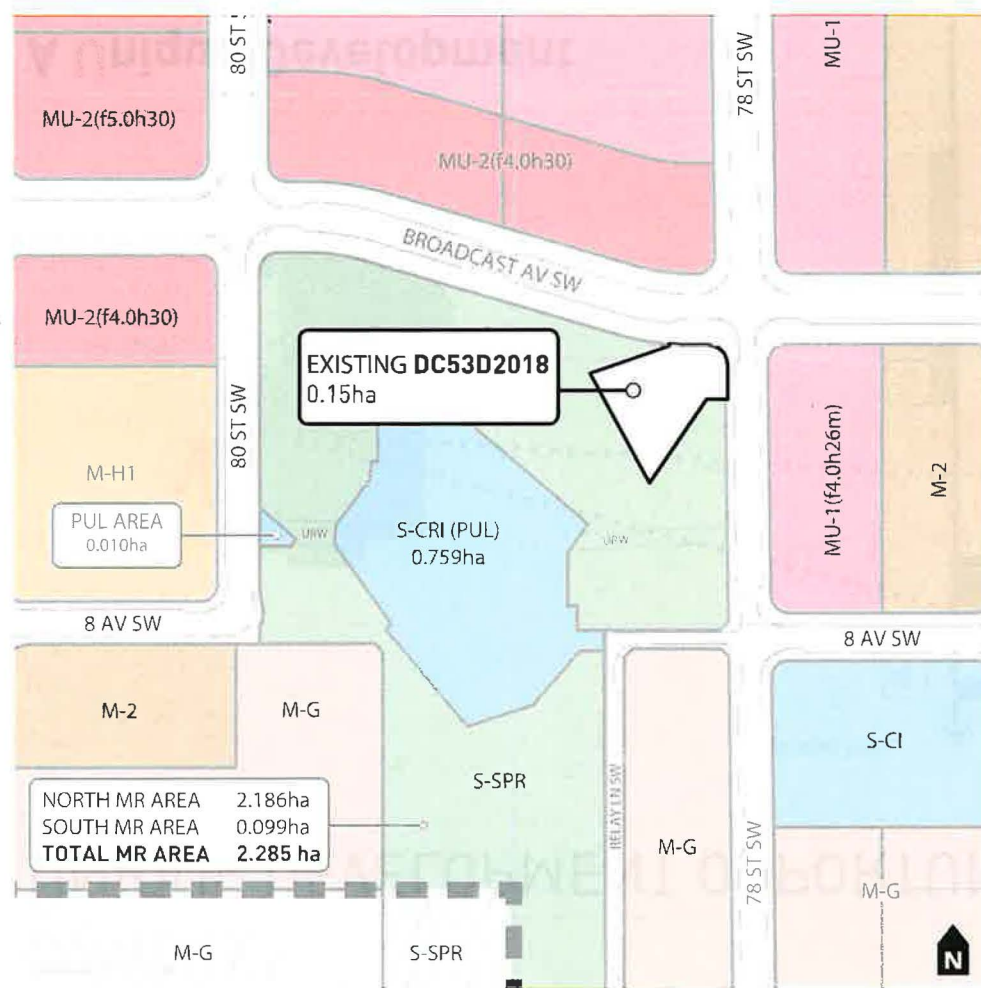
# CONTEXT

## UNIQUE DEVELOPMENT OPPORTUNITY



**A Unique Development Opportunity**

# LAND USE REDESIGNATION PARCEL RECONFIGURATION

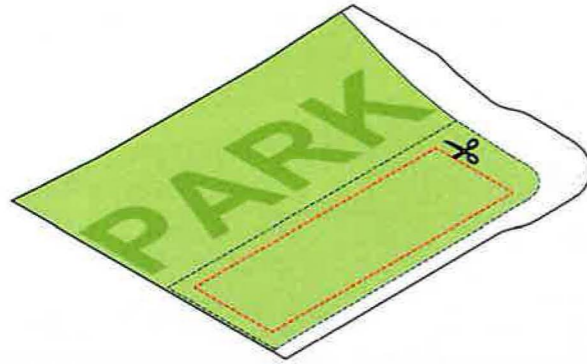




**Radio Park**

**Radio Block**

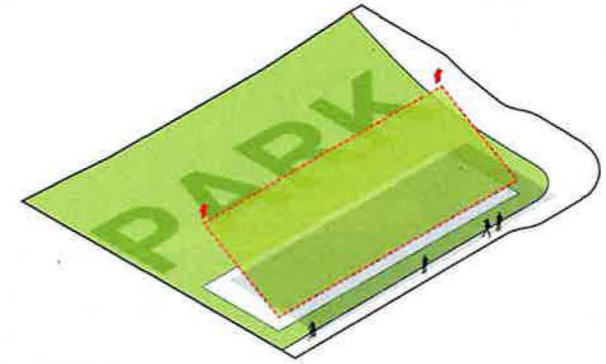
# DESIGN CONSIDERATIONS



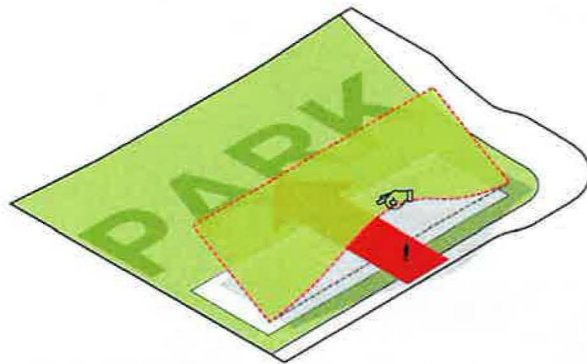
Contextual Responsiveness



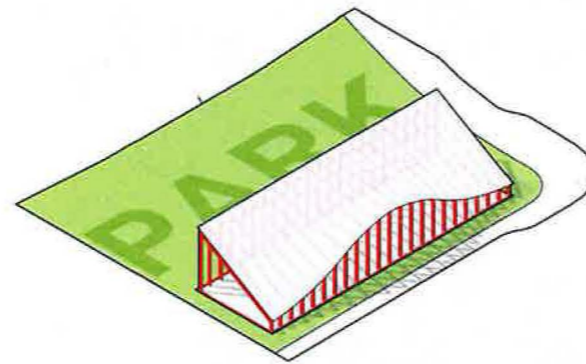
Extrude



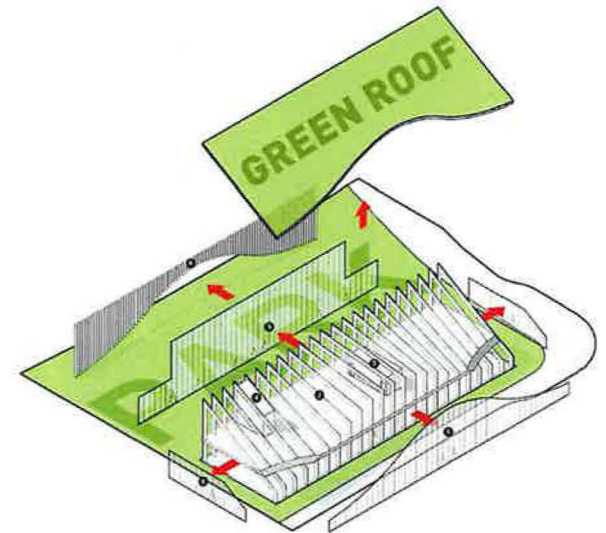
Inclined Massing



Creation of the "Gate"



Realizing Building Structure



Integrating a Green Roof








TRUMAN

Live better.



# WEST DISTRICT TIMELINE + ENGAGEMENT TAKEAWAYS

-  **Housing + Buildings**
-  **Commercial + Retail**
-  **Transportation + Parking**
-  **Open Space**
-  **Density**



## MASTER PLANNING TIMELINE





# RADIO BLOCK ENGAGEMENT STRATEGIES

- 82 Hand-Delivered Mailers
- Dedicated Project Website
- Engagement Phone Line + Email
- Community Association + Ward Office Information Sharing and Invitations
- Community Association Meeting on March 1
- Ward 6 Office Meeting on September 13

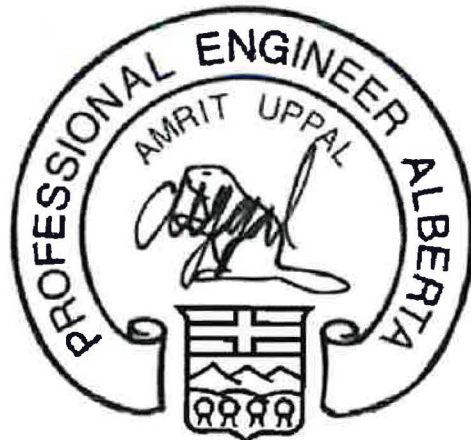


Hand-Delivered Mailers

# PARKING MEMO

## 4. CONCLUSION

The anticipated commercial parking demand of approximately 35 stalls can be accommodated through the significant on-street supply frontage (24 stalls) and surplus underground parking in the adjacent The Quarters development (49 stalls). Therefore, Bunt & Associates concludes the proposed zero commercial parking supply is supportable.

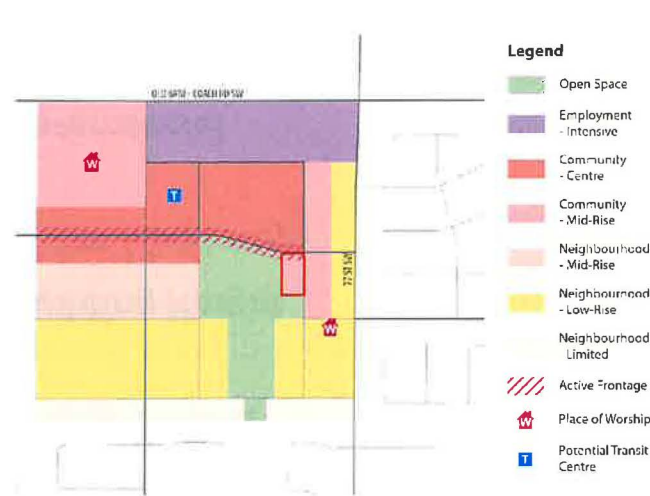


February 28, 2023  
ID#: 141616

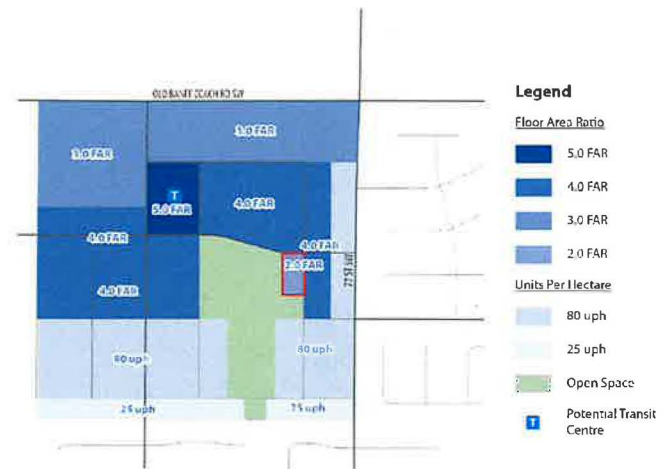
<p><b>PERMIT TO PRACTICE</b> Bunt &amp; Associates Engineering Ltd. Signature <u>Amrit Uppal</u> 88645 Date <u>28 February 2023</u> <b>PERMIT NUMBER: P13898</b> The Association of Professional Engineers Geologists and Geophysicists of Alberta</p>
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# WEST SPRINGS AREA STRUCTURE PLAN

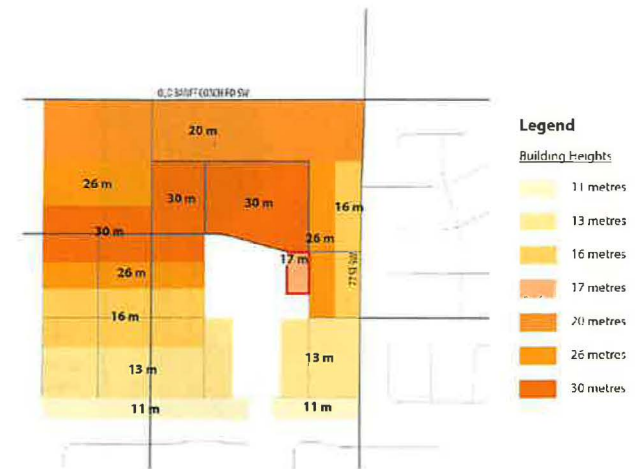
## MINOR MAP-BASED AMENDMENTS



Map 3. Land Use Concept



Map 4. Density Concept



Map 5. Building Heights

# SITE PLAN

## Site Area

0.15ha / 0.37ac

## Building Height

17.0m / 2-Storeys

## Commercial

14,000 ft<sup>2</sup> / 2-Storeys

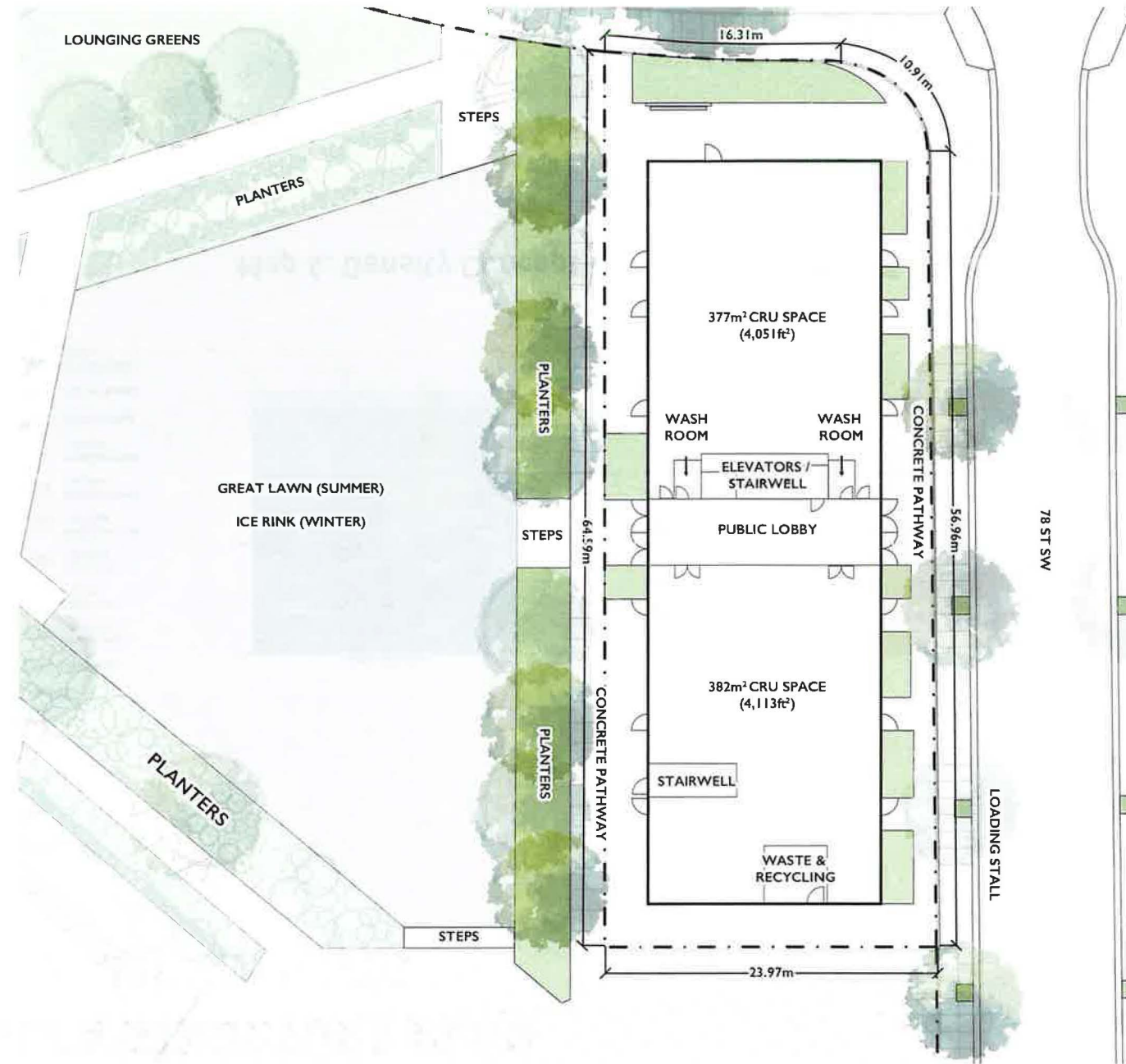
## Parking

0 Vehicle Parking Stalls

6 Class-2 Bike Stalls

## Waste & Recycling

Enclosed Storage & Loading Zone





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Live better.







# RADIO PARK LANDSCAPE PLAN



- |                                       |                              |
|---------------------------------------|------------------------------|
| ① PARK ENTRY                          | ⑪ VIEWING PLATFORM           |
| ② FEATURE SCULPTURE                   | ⑫ GREAT LAWNS/SKATING RINK   |
| ③ BISON PLAZA                         | ⑬ STORMWATER POND            |
| ④ PATIO SPACES ALONG AMENITY BUILDING | ⑭ AMPITHEATRE WITH PAVILLION |
| ⑤ MIST GARDEN                         | ⑮ VEGETATED RETAINING WALL   |
| ⑥ WATER WALL                          | ⑯ BEAR PLAZA                 |
| ⑦ VIEWING PLAZA WITH PAVILLION        | ⑰ HALF BASKETBALL COURT      |
| ⑧ BERMS                               | ⑱ ORCHARD                    |
| ⑨ WOLF PLAZA                          | ⑲ ORCHARD WITH PICNIC TABLES |
| ⑩ LOUNGING GREENS                     | ⑳ PLAY AREA                  |
|                                       | ㉑ TREE GROVE                 |
|                                       | ㉒ DOG PARK                   |
|                                       | ㉓ AMENITY BUILDING           |
|                                       | ㉔ MECHANICAL BUILDING        |
|                                       | ㉕ MOOSE PLAZA                |



# EXISTING CONDITIONS

78 ST SW & Broadcast AV SW

Radio Block

Radio Park

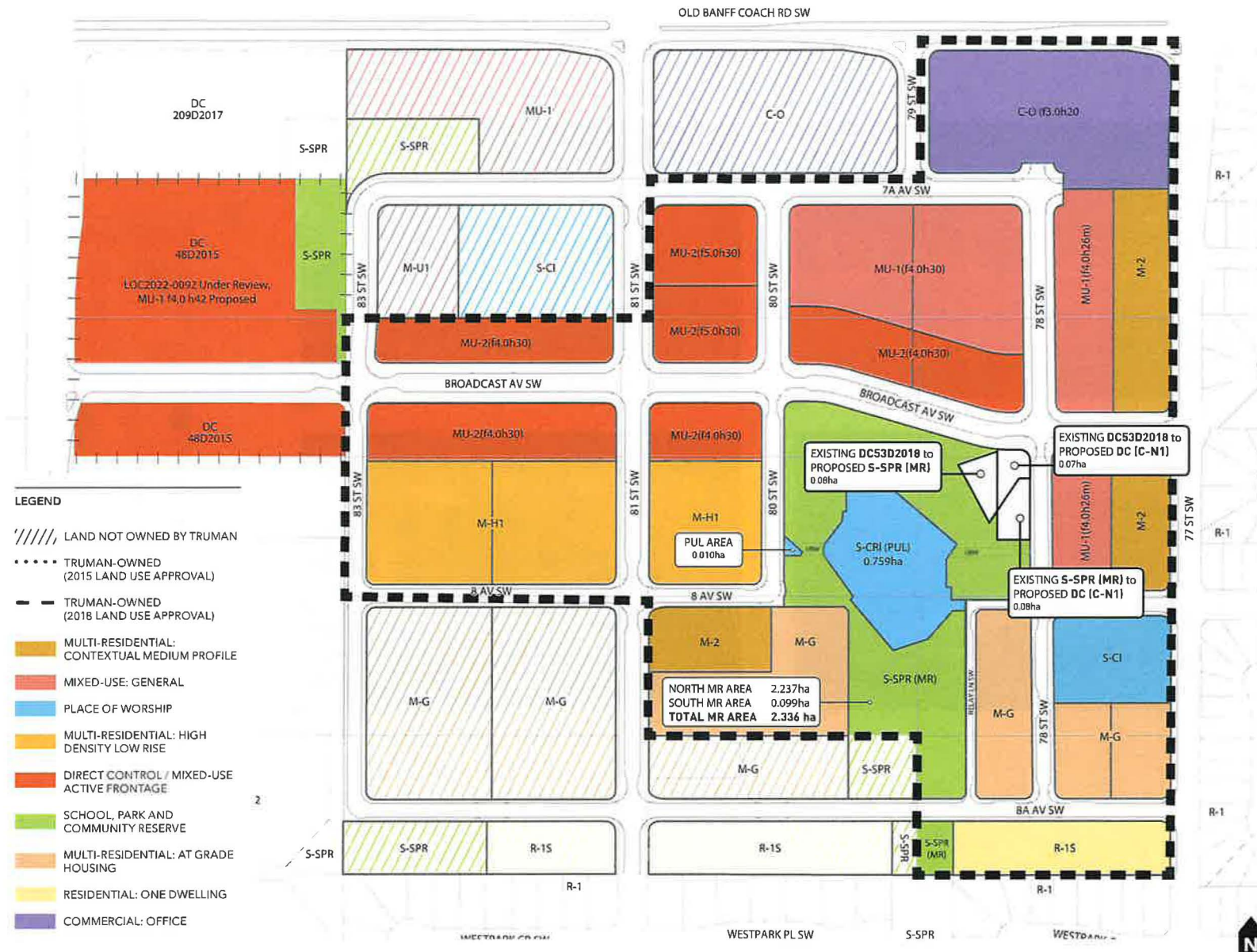
The Quarters  
Under Construction

Broadcast AV SW

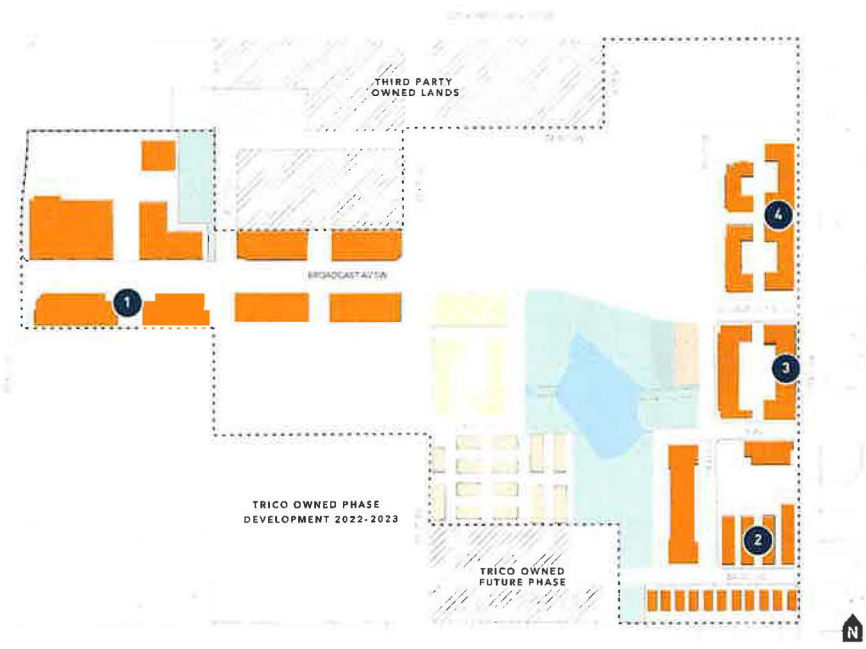
77 ST SW

78 ST SW

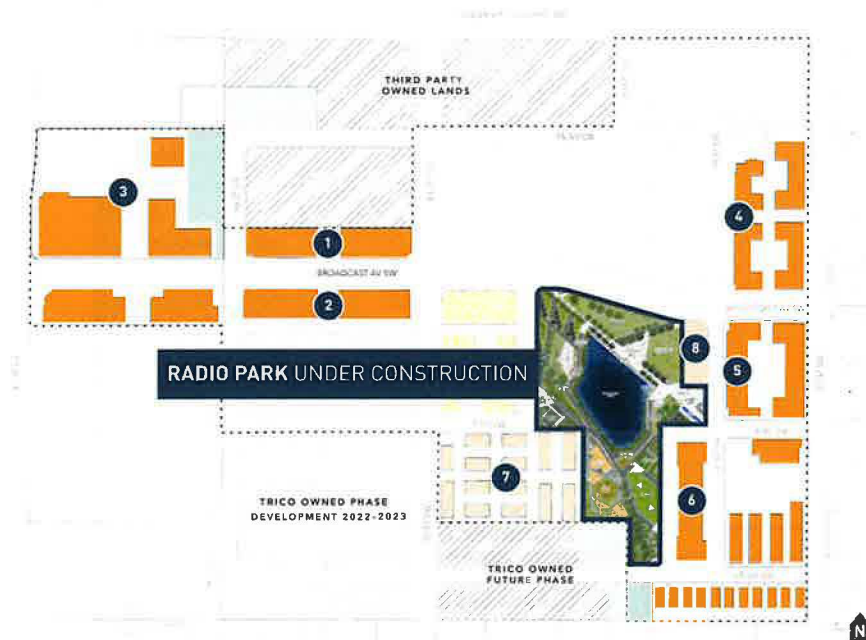
# LAND USE REDESIGNATION



# IMPLEMENTATION



# UPCOMING DEVELOPMENTS



## DEVELOPMENT KEY

- Truman-Owned Land
- Approved Development Permit
- Emerging Development Permit (2024)
- Future Development Permit (Conceptual Building)
- Active Development Permit



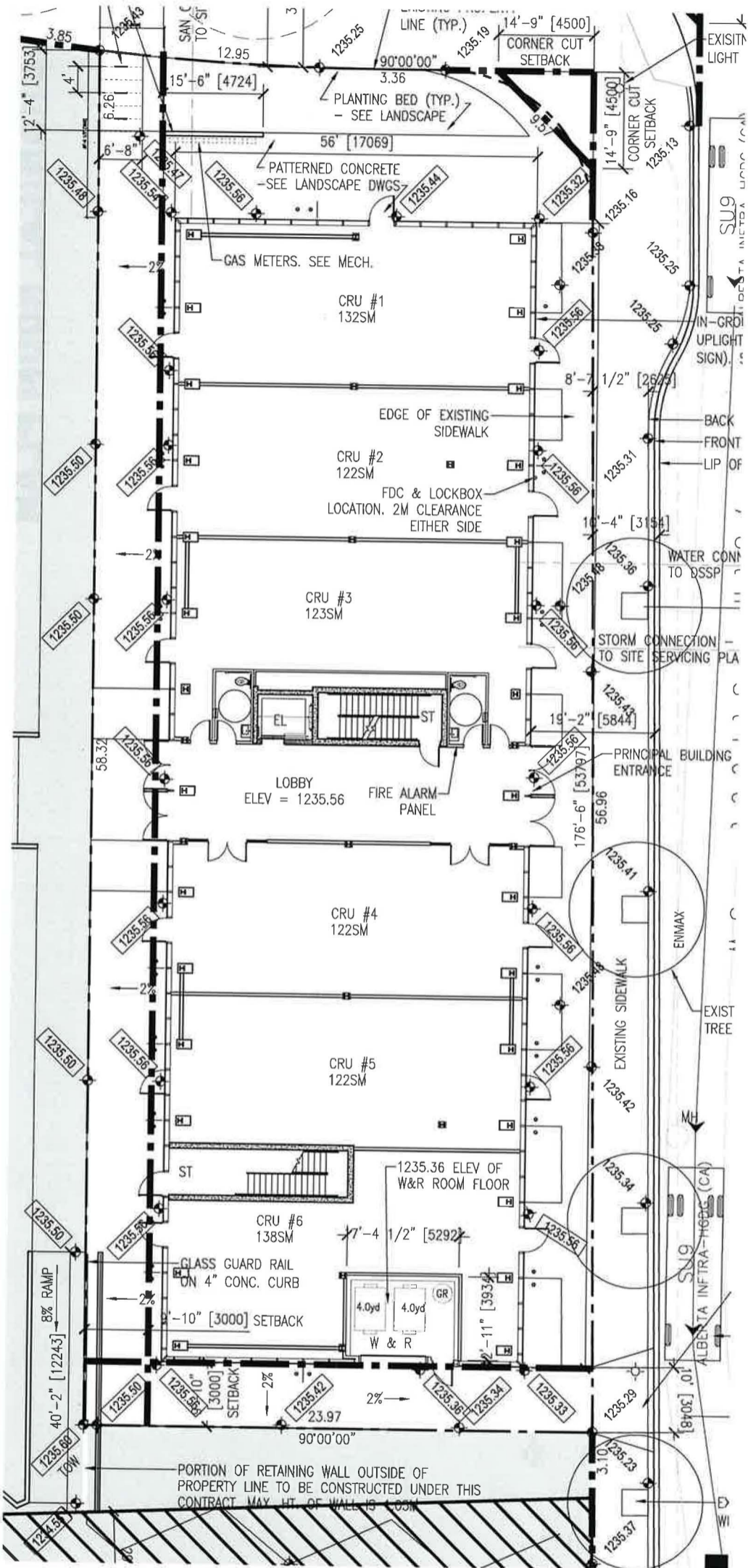
# DIRECT CONTROL USE COMPARISON

C-N1 STOCK USES	DC DISTRICT
<b>PERMITTED USES</b>	
Park	
Sign - Class A	
Sign - Class B	
Sign - Class D	
Utilities	
<b>PERMITTED USES IN APPROVED BUILDINGS</b>	
Accessory Food Service	
Convenience Food Store	
Financial Institution	X
Fitness Centre	
Health Care Service	X
Home Based Child Care – Class 1	X
Home Occupation – Class 1	X
Information and Service Provider	X
Instructional Facility	
Library	
Office	
Pet Care Service	
Print Centre	X
Protective and Emergency Service	
Restaurant: Food Service Only	
Retail and Consumer Service	
Specialty Food Store	
Take Out Food Service	

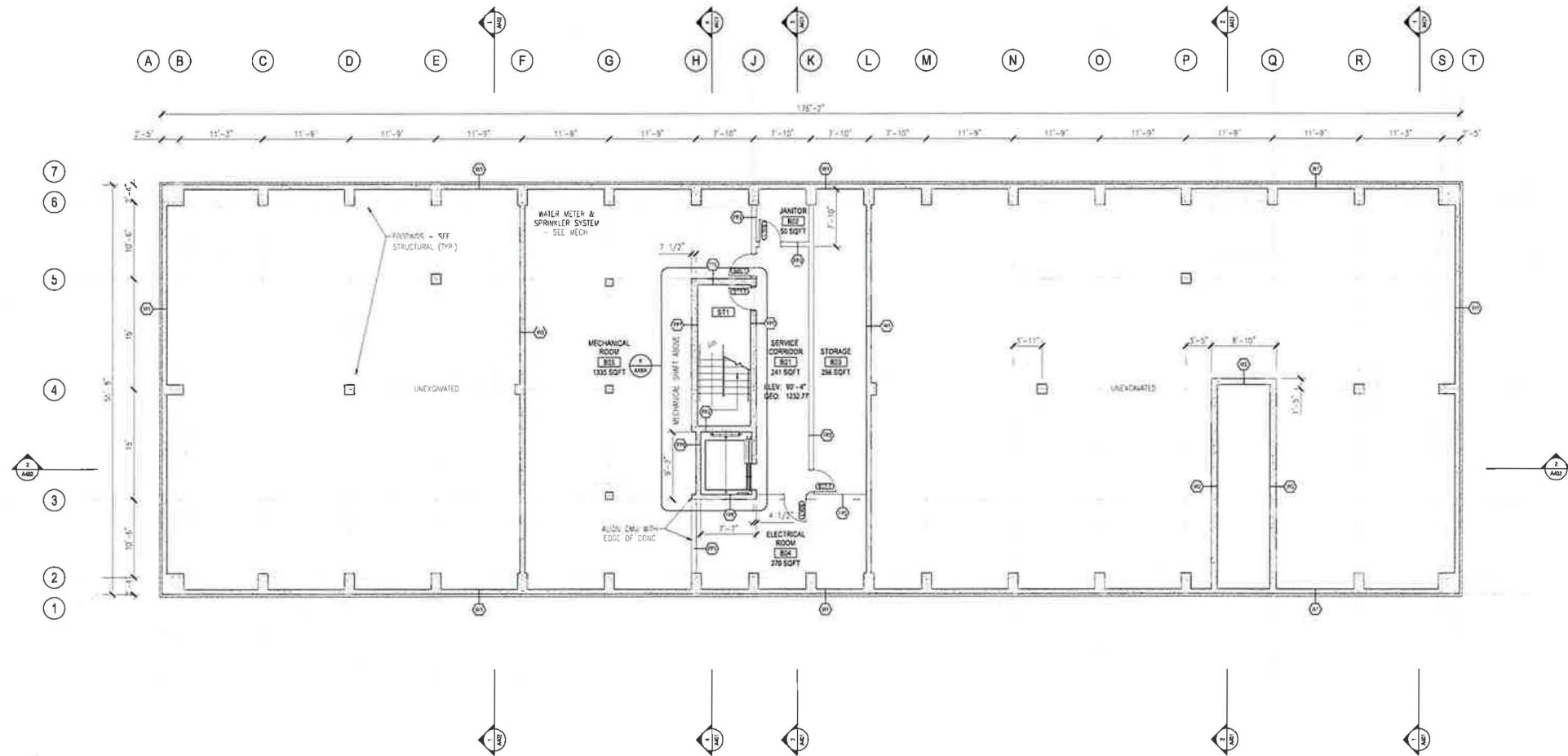
X	Use excluded from DC District
	Use permitted/discretionary in DC District

C-N1 STOCK USES	DC DISTRICT
<b>DISCRETIONARY USES</b>	
Addiction Treatment	X
Artist's Studio	
Assisted Living	X
Brewery, Winery and Distillery	
Cannabis Store	X
Child Care Service	
Computer Games Facility	
Custodial Care	X
Drinking Establishment – Small	
Dwelling Unit	X
Food Production	
Home Occupation – Class 2	X
Liquor Store	X
Live Work Unit	X
Outdoor Café	
Place of Worship – Small	X
Power Generation Facility – Small	
Residential Care	X
Restaurant: Licensed	
Service Organization	
Sign – Class C	
Sign – Class E	
Social Organization	
Special Function – Class 2	
Urban Agriculture	
Utility Building	
	<b>ADDITIONAL DISCRETIONARY USES</b>
	Amusement Arcade; Billiard Parlour; Community Recreation Facility; Conference and Event Facility; Dinner Theatre; Food Kiosk; Indoor Recreation Facility; and Museum.

# SITE PLAN

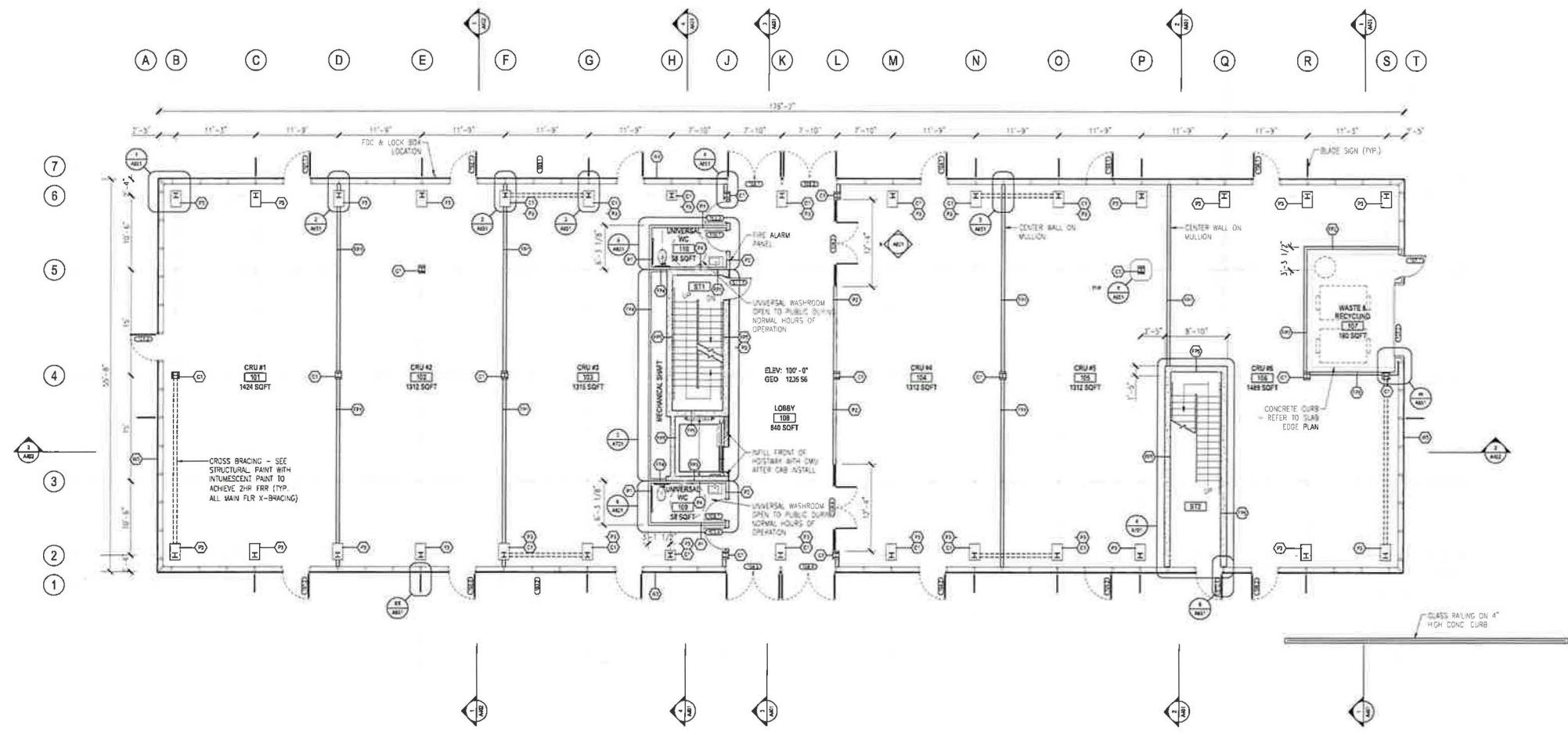


# BASEMENT / MECHANICAL ROOM PLAN

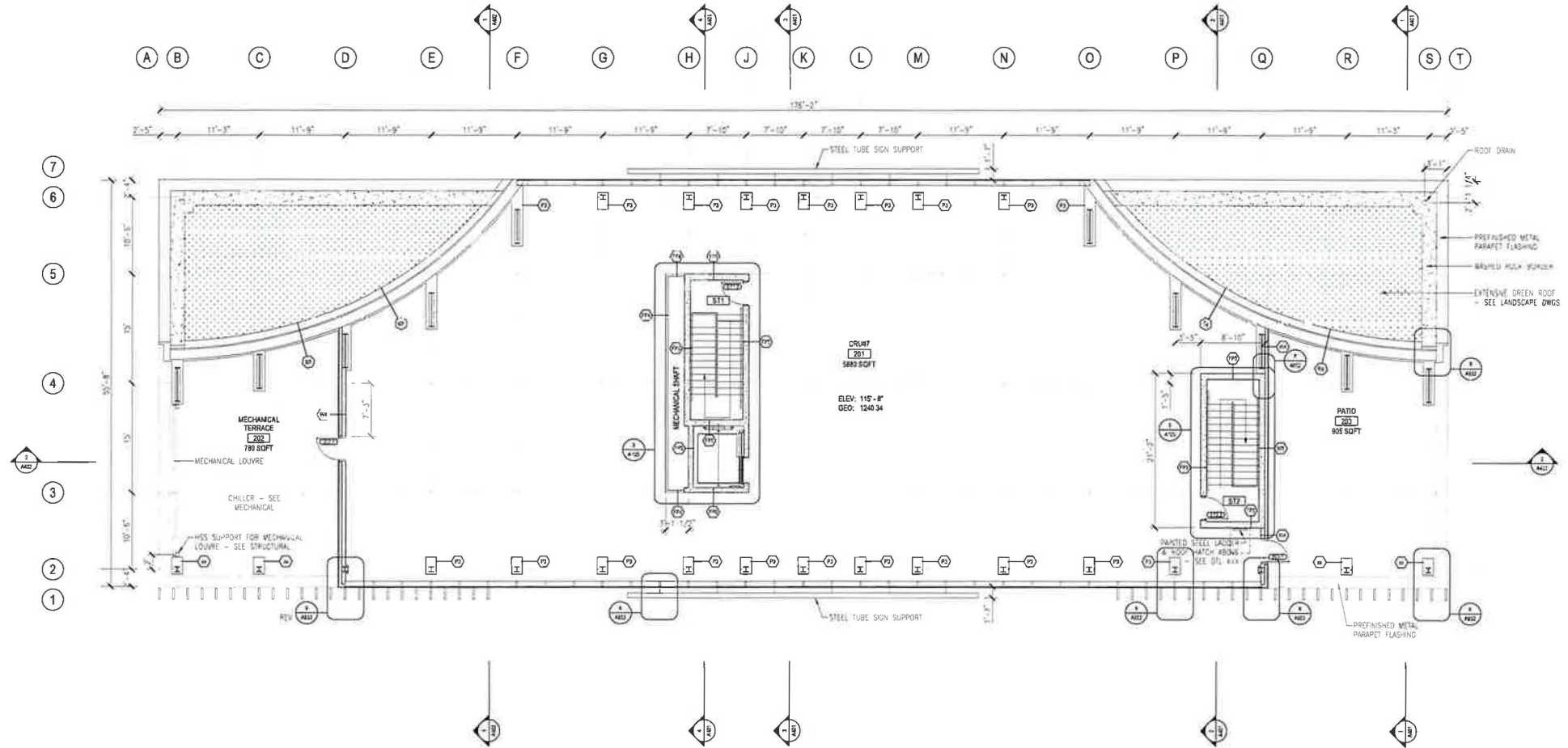




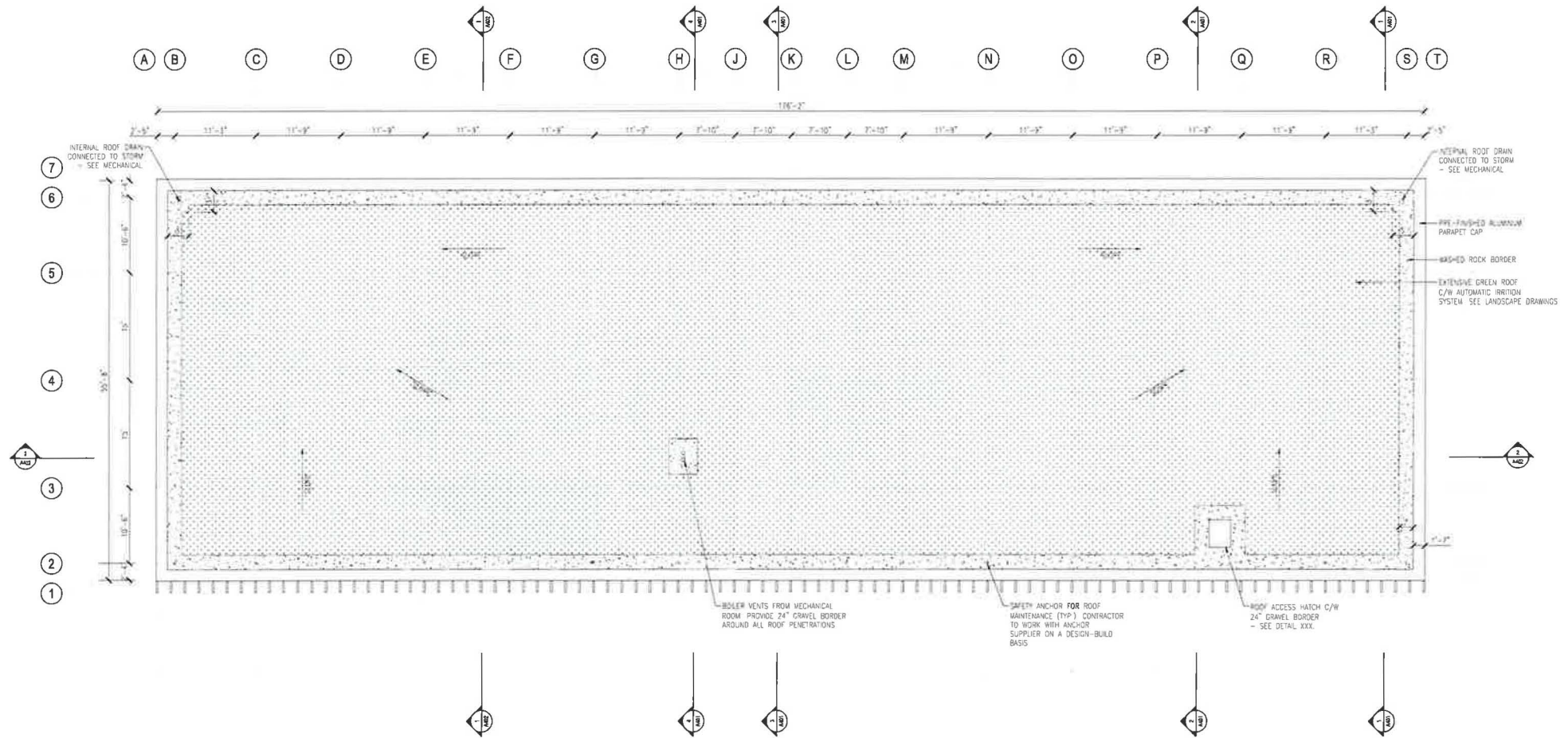
# FLOOR 1 PLAN



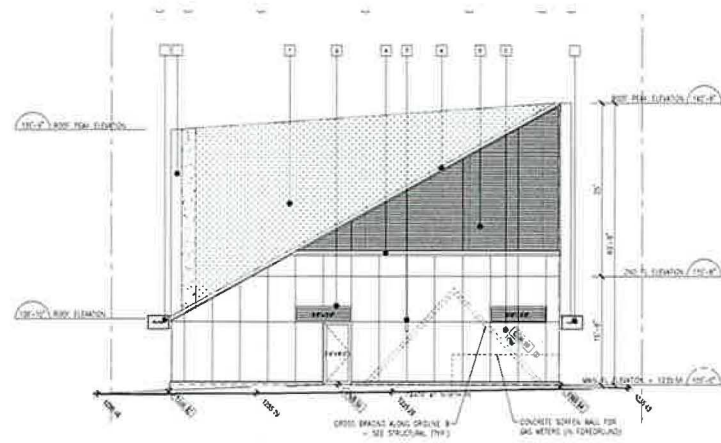
# FLOOR 2 PLAN



# ROOF PLAN



# ELEVATIONS



1 NORTH ELEVATION  
1/8" = 1'-0"

