

Applicant Submission



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Planning & Development
The City of Calgary

RE:

Applicant Statement - Radio Block at Radio Park, West District (LOC2022-0231)

PROPOSAL OVERVIEW, HISTORY & LOC APPLICATION

This Land Use Redesignation Application, LOC2022-0231, is a component of a comprehensive development vision including concurrent Development Permit (DP2023-00305), and Tentative Plan of Subdivision Application (SB2022-0447) which are currently being finalized for approval. The Radio Block site and proposed development form a unique part of the greater West District master planned neighbourhood by Truman, which is actively building out as a compact, high-density, transit-supportive, mixed-use activity centre that connects multiple existing neighbourhoods in west Calgary. Truman intends to initiate the development of Radio Block and Radio Park in 2023 pending the approvals process of LOC2022-0231, DP2023-00305, and SB2022-0447.

In 2018 through the fundamental approvals for West District, Truman expressed to Administration and Council that this site would provide for a Radio Park catalyst building. It was described as a future Truman-owned and operated building providing small to medium-scale cultural and commercial uses with the objective of fostering exceptional, vibrant and memorable public spaces, places and experiences to help activate Radio Park. This building will be situated on private lands immediately adjacent to the public park and features high activation support uses which complement the use and enjoyment of the public park.

Council approved a site-specific Direct Control District (Bylaw 53D2018), with purpose intent statements including: *accommodate the development of an architecturally significant building that is integrated with the park; and, accommodate a range of uses to create a neighbourhood commercial gather place with active frontages.*





With this submission, Truman is delivering on the detailed approvals intent and catalytic placemaking opportunity the vision for Radio Block presents. Truman is energized to have MODA lead the design and active application for Development Permit, DP2023-00305. This landform building contextually responds to its immediate adjacencies--a new central park space, Radio Park. The green roof and folding form will create an iconic destination building that is right-sized for its activating relationships and intended program--providing amenities and services for users and visitors of Radio Park and the greater West District neighbourhood. Radio Block is designed to activate both Broadcast Ave SW Main Street and 78 ST SW as well as Radio Park with openings to the retail spaces and central public lobby along the folding of all three edges, pulling people into the building and through to the Great Lawn / Ice Rink. The largely glass facade of Radio Block attracts pedestrians to the commercial spaces within and highlights the innovative architectural design of the structure.

Why a Direct Control District

To realize Radio Park and Radio Block in their most current and emergent site/building design intent, a reconfiguration of the shape and location of the Radio Block parcel (DC 53D2018) is required. The proposed DC will be based on the Commercial - Neighbourhood 1 (C-N1) District, but with a number of Permitted Uses and Discretionary Uses excluded or added to ensure the development vision aligns with the comprehensive West District Master Plan. This will provide certainty to citizens, community groups, and the City of Calgary that the built outcome and future businesses of Radio Block will be aligned with the engagement-led vision for the site. None of the existing Land Use Districts can provide the same certainty as the proposed DC District that the future uses of Radio Block will be consistent with the development vision for the site.

Minor ASP Amendment

The West Springs Area Structure Plan will require several minor map-based amendments to account for the location shift of existing DC 53D2018 to the follow maps: Map 3: West Springs North Neighbourhood Land Use Concept, Map 4: West Springs North Neighbourhood Density Concept, and Map 5: West Springs North Neighbourhood Building Heights.

The provision of zero motor vehicle parking stalls on-site:

The Applicant Team notes a legacy of intent to provide zero parking on-site given its unique parcel size, location and development goals, which are reinforced within the West Springs ASP North Neighbourhood policies, Section 4.5.4.2. Further, we note that since the 2018 LOC approvals for West District, Bylaw 1P2007 has been amended to remove minimum commercial parking requirements and those specifically apply to the C-N1 District base within DC Bylaw 53D2018. Truman will own and operate this real estate, as they are and will with other mixed use building sites within the greater West District plan area. As such, Truman acknowledges a commercial uses parking stall supply strategy as satisfied primarily through multiple subgrade parking structures (including the future Truman HQ building to the immediate east of the subject site) that are providing for some supply of publicly accessible commercial uses parking that will be privately managed. There will also be on-street public parking within the immediate network and without any existing time or permit controls.

A site-adjacent on-street time-controlled loading zone:

Given the unique parcel size, location, and on-site development goals, the Applicant Team proposes the use of a site-adjacent on-street time-controlled loading zone along the existing 78 ST SW. This shall satisfy the requirements for an on-site loading stall and also be the staging location for on-site waste & recycling pick-up. While non-standard, the Applicant team feels the unique circumstances justify its use, and this approach will ultimately minimize the disruption to the public realm and pedestrians that an on-site stall with a new driveway cut (with a non-standard back-out requirement) approach would require.



Waste / recycling collection from a site-adjacent on-street time-controlled loading zone:

The Applicant team has worked through a variety of design exercises to determine the feasibility of waste & recycling pickup, and found the on-street time-controlled loading zone with private collection from the waste & recycling storage area inside the Radio Block building is the most efficient design without compromising pedestrian safety by bringing waste collection vehicles across the pedestrian realm.

Building Operations:

Due to the unique parcel location and lack of lane access, the Project Team has explored a variety of creative solutions to locate building operations in a manner that mitigates negative impacts to pedestrian connections or the Radio Park interface. To create an active street frontage along the Broadcast AV SW Main Street and preserve the west-east pedestrian connection from 78 ST SW to Radio Park, the building operations will be located below-grade in the basement of Radio Block.