



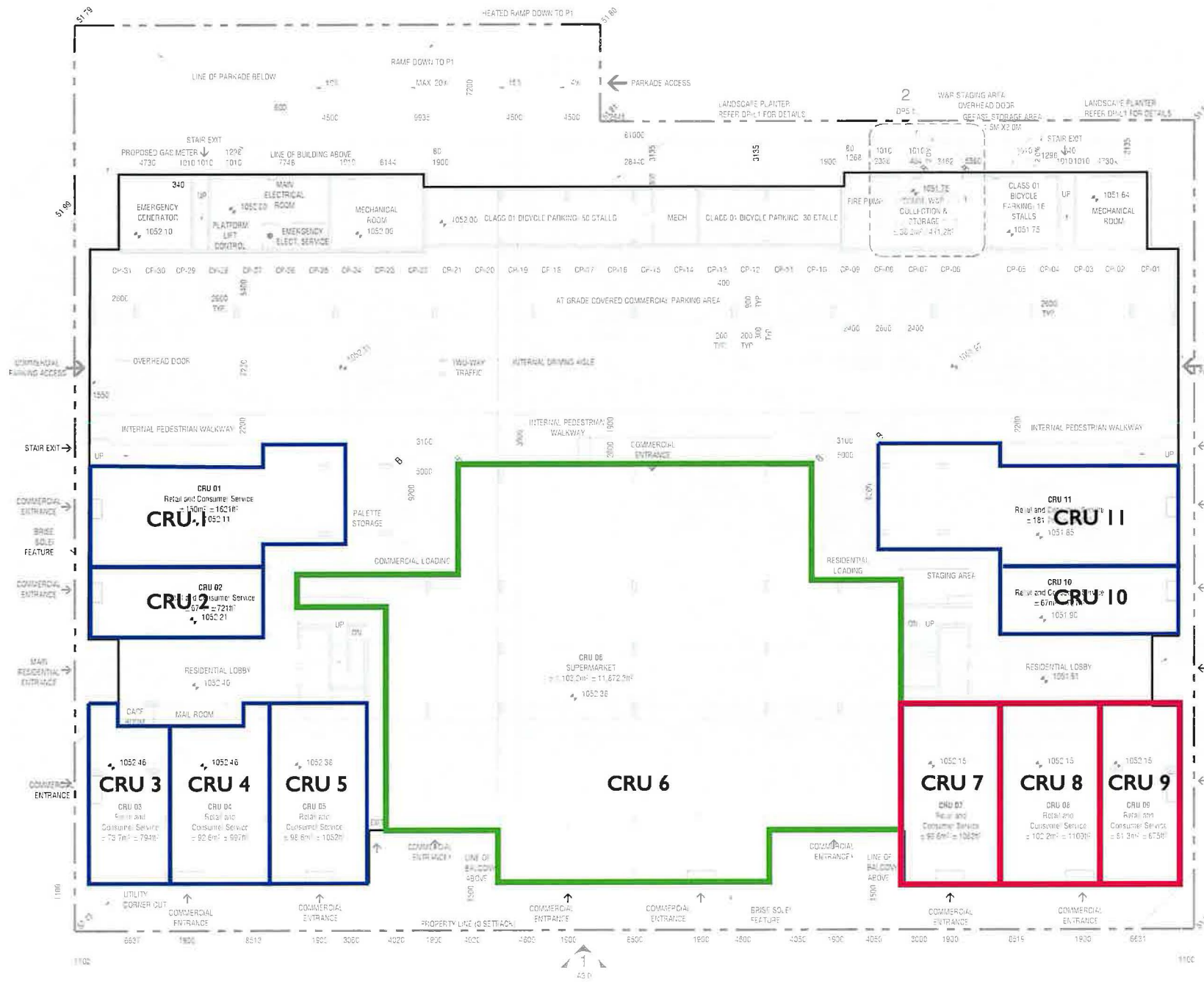
Calgary City Council Public Hearing

LOC2023-0159 / CPC2023-1015

ITEM 7.2.8 DECEMBER 5, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2023
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Disinfo - Presentation 3
CITY CLERK'S DEPARTMENT

frontier
kensington



CITY OF CALGARY - PLANNING, DEVELOPMENT AND ASSESSMENT
 THESE ARE THE PLANS REFERRED TO IN DEVELOPMENT PERMIT NO.
DP No 2022-01135 **Date Issued** JUNE 10 2022
 WHICH ARE APPROVED SUBJECT TO THE ALTERATIONS IF ANY SHOWN
 HEREON IN RED OR AS OTHERWISE NOTED IN THE DEVELOPMENT PERMIT.
 DEVELOPMENT AUTHORITY: D DROBOT

LEVEL 01 PLAN

118 18A STREET NW
 CALGARY, AB
LEGION MIXED USE - SITE 2
 TRUMAN
 22009

NOT FOR CONSTRUCTION

This drawing supersedes previous issues. Do not scale this drawing.
 Verify all dimensions, elevations and distances, and report any discrepancies to the architect prior to construction. Discrepancies are taken to favor of contractor. Lines of concrete block, lines of steel for timber partitions, and concrete of double walls, unless noted otherwise on the drawing.
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REVISIONS	DATE
ISSUED FOR DP	2022-02-17
ISSUED FOR DTR	2022-05-03
ISSUED FOR DTR 1	2022-06-09
ISSUED FOR PTR	2022-08-28

SCALE	AS NOTED
DATE	2022-06-03
DRAWN BY	SM, PK
CHECKED BY	KJ

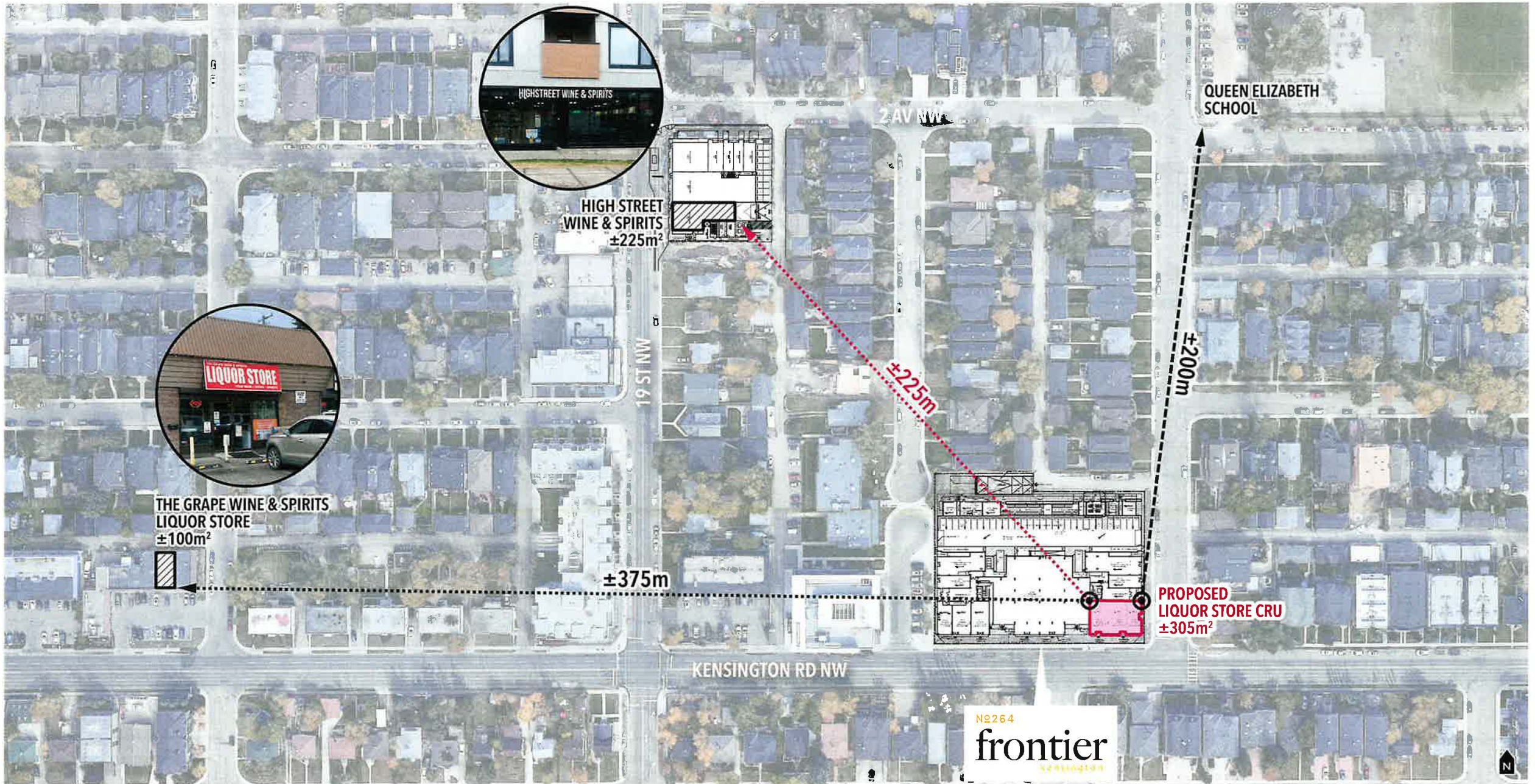
DRAWING NO. **DP2.2**

COMMERCIAL AREAS

GROCERY STORE
CRU 6
 +/-1,100 sqm (+/-12,000 sqft)

PROPOSED LIQUOR STORE
CRU 7-9
 +/-305 sqm (+/-3,300 sqft)

REMAINING COMMERCIAL
CRU 1-5, 10-11
 +/-730 sqm (+/-8,000 sqft)

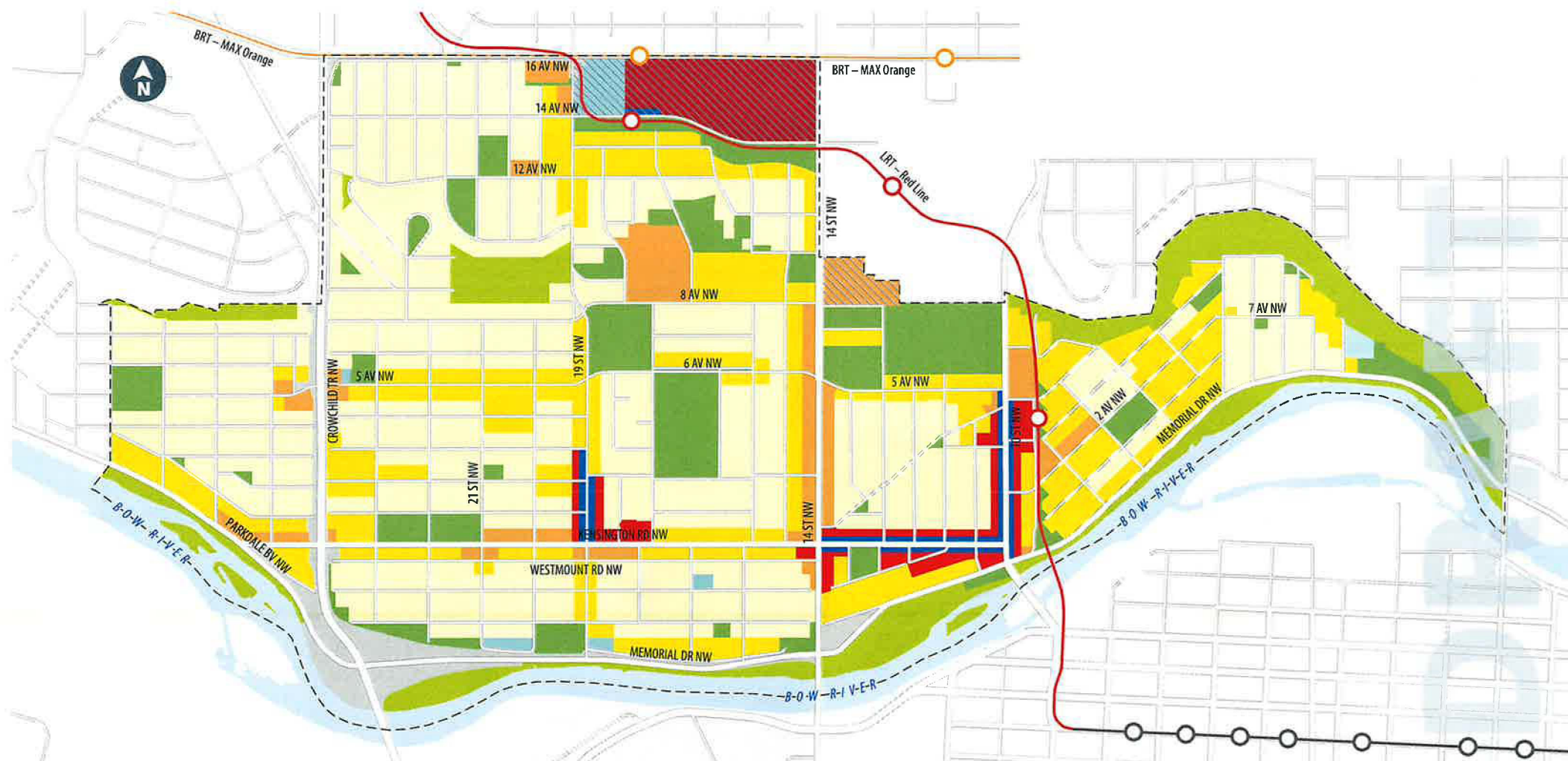


NEIGHBOURHOOD LIQUOR STORE COMPARISON





SUPPLEMENTARY SLIDES

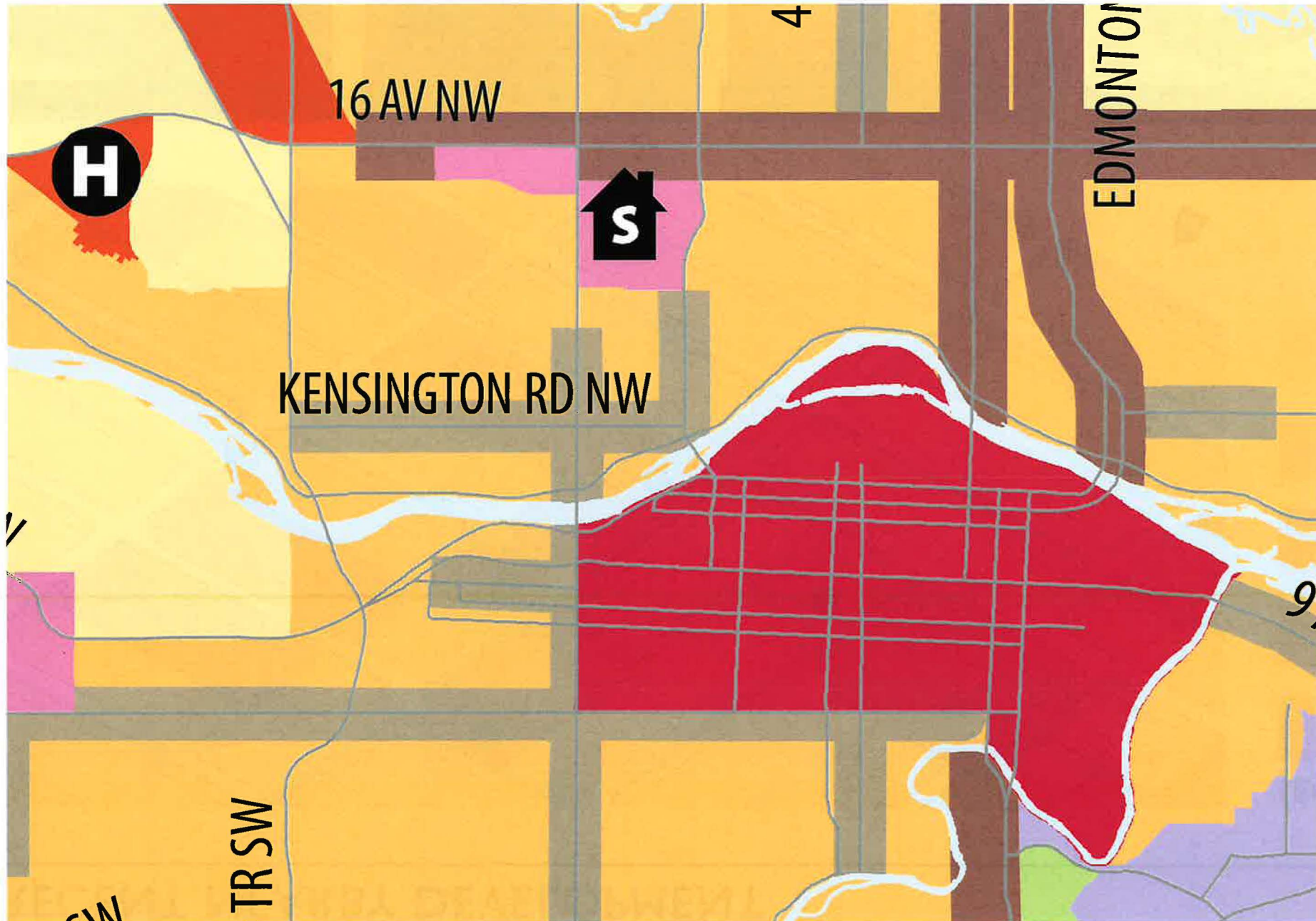


Neighbourhood Commercial

- Areas with a range of commercial/businesses located on the ground floor of a building.
- Proposed areas include in Kensington Rd. east of 14 St. N.W. and around the Sunnyside LRT Station (as seen on the draft map).



- | | | | | | |
|---|--|---|--|--|--|
| | | | | | |
| Limited | Low-Modified | Low | Mid | High | Highest |
| <ul style="list-style-type: none"> ▪ Buildings of three storeys or less. | <ul style="list-style-type: none"> ▪ Buildings of four storeys or less. | <ul style="list-style-type: none"> ▪ Buildings of six storeys or less. | <ul style="list-style-type: none"> ▪ Buildings of up to 12 storeys or less. | <ul style="list-style-type: none"> ▪ Buildings of 26 storeys or less. | <ul style="list-style-type: none"> ▪ Buildings of 27 storeys or more. |



Urban Structure

(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

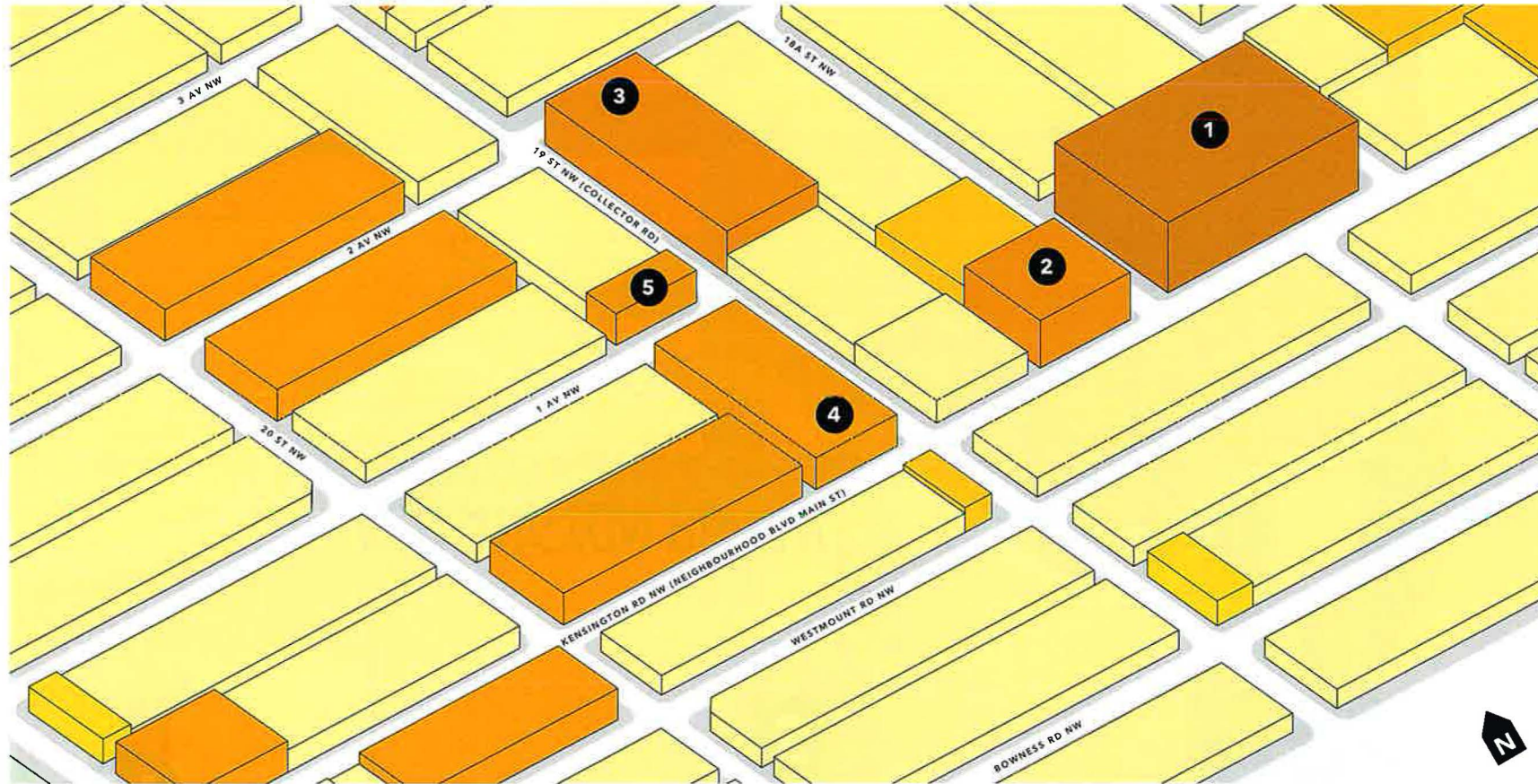
- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

H Hospital

S University



LEGEND

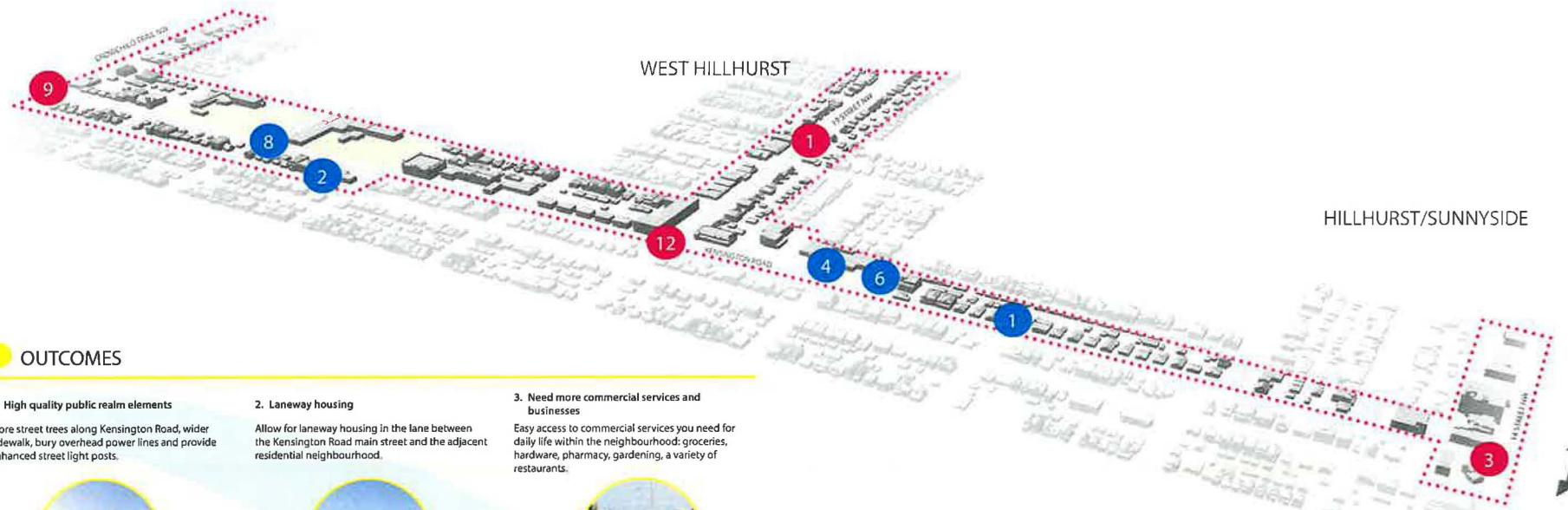
- Up to 8 Storeys (30m)
- Up to 5 Storeys (19-21m)
- Up to 4 Storeys (14m)
- Up to 3 Storeys (12m)
- Up to 3 Storeys (10m)





Kensington Road NW – What we've heard

These comments were compiled from the Main Streets public engagement activities which took place from November 2014 through May 2015. The top issues, opportunities and outcomes were ranked in order of consensus and ratings from citizens. The dotted line on the map indicates the potential area to be considered for change as described by citizens (for example, potential areas for mixed use development). This input will be analyzed to inform the planning strategy for each main street.



* This boundary is based on preliminary discussions with citizens; additional analysis and research will be completed to determine future locations for change and transition.

OUTCOMES

- 1. High quality public realm elements**
More street trees along Kensington Road, wider sidewalk, bury overhead power lines and provide enhanced street light posts.
- 2. Laneway housing**
Allow for laneway housing in the lane between the Kensington Road main street and the adjacent residential neighbourhood.
- 3. Need more commercial services and businesses**
Easy access to commercial services you need for daily life within the neighbourhood: groceries, hardware, pharmacy, gardening, a variety of restaurants.



OPPORTUNITIES

- 1. Enhance streetscape/pedestrian environment through redevelopment of north side
- 2. Live-work on both sides of Kensington Rd
- 3. Small cohesive commercial areas - yoga, coffee shops, restaurants
- 4. Have good engagement with Truman redevelopment at Legion
- 5. Make people/pedestrian-friendly
- 6. Kensington Legion - opportunity for senior-assisted living facility
- 7. Urban design treatment along the Main Street
- 8. School site redevelopment - 21st to 23rd St - West School Site
- 9. Remove old driveway ramps from sidewalks
- 10. Anchors, cafes, restaurant and pubs
- 11. Small scale grocery store
- 12. Smaller commercial/retail outlets

ISSUES

- 1. Include 19 St as part of the "Main Street Corridor"
- 2. Poor pedestrian experience along Kensington from 14 St to Crowchild Tr
- 3. Bike connectivity to and across 14 St, bike paths, underpass
- 4. Sidewalks south side poorly maintained - Kensington Rd.
- 5. Don't want to increase automotive traffic on Kensington Rd
- 6. Building height restricted to no higher than 4 storeys
- 7. Not enough local commercial nodes on Kensington Rd
- 8. Discourage through-traffic
- 9. Traffic congestion on Kensington Rd, waiting to access Crowchild Tr
- 10. Not enough landscaping due to hard driveway along Westmount Blvd
- 11. Too much hard surface in driveways facing Westmount Rd today
- 12. Kensington Rd and 19 St intersection lacks gateway feel to village Main Street