



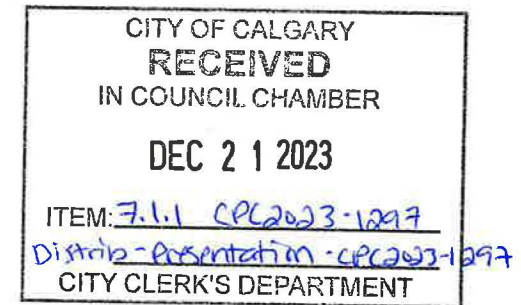
# Calgary Planning Commission

Agenda Item: 7.1.1



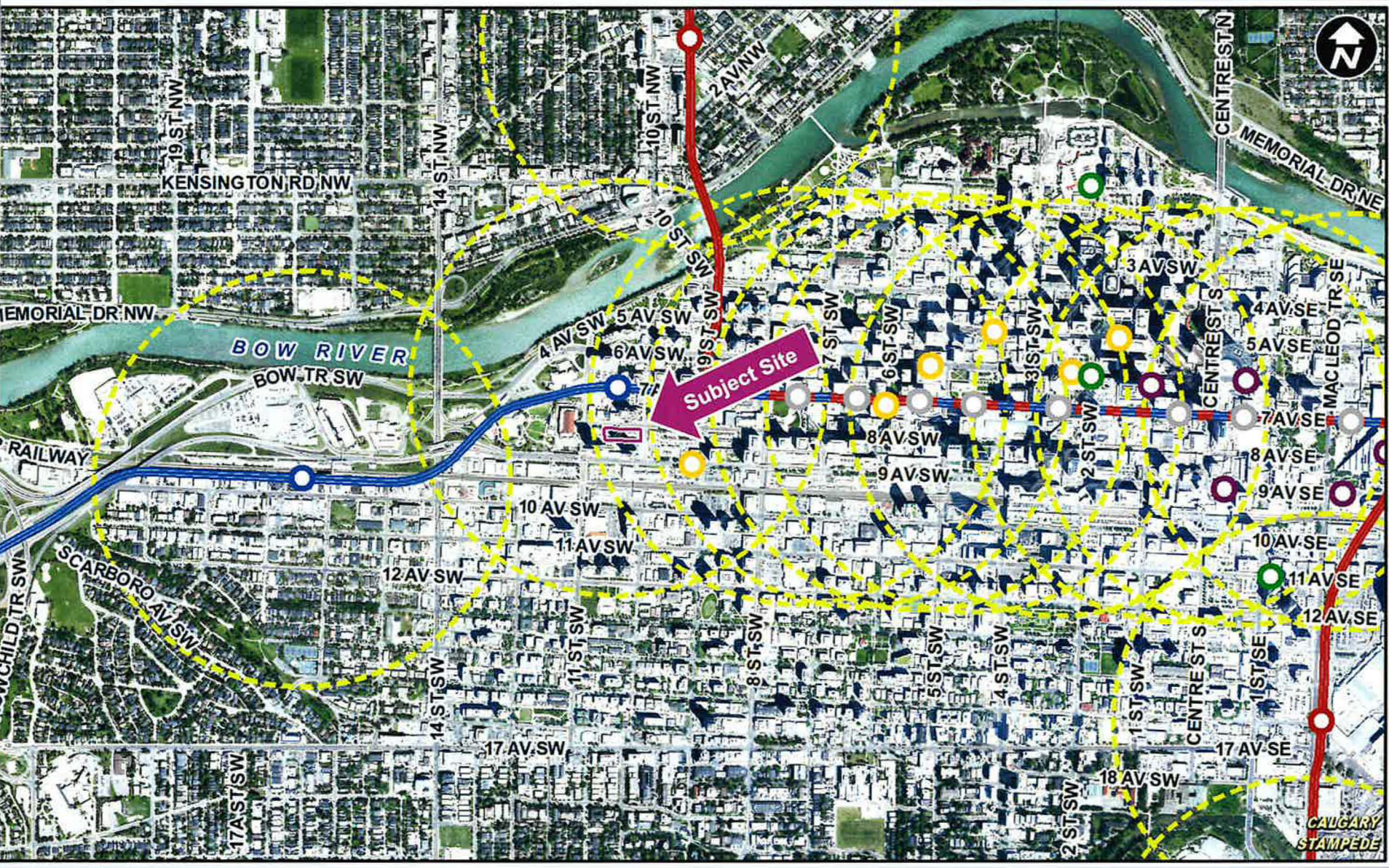
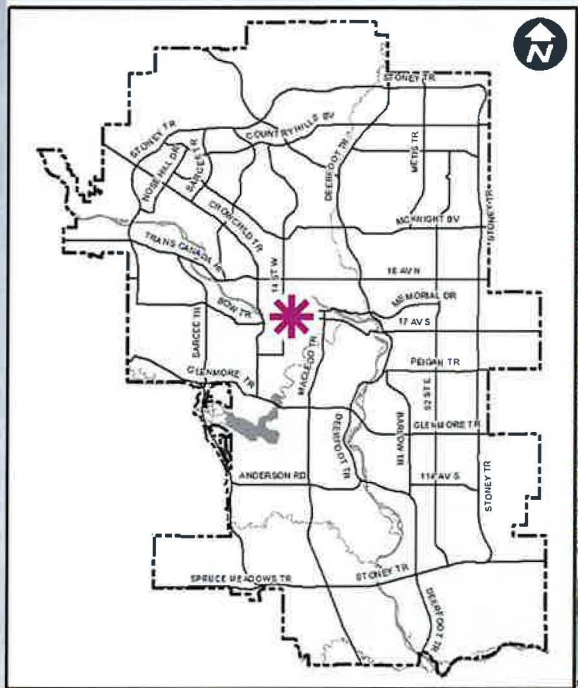
## DP2023-02496 Development Proposal

December 21, 2023



## RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the Development Permit (DP2023-02496) for New: Multi-Residential Development and Retail and Consumer Service at 855 – 10 Street SW (Plan 1513418, Block 56, Lot 42) with conditions (Attachment 2).



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



LEGEND

○ Bus Stop

Parcel Size:

0.37 ha  
103 m x 38 m

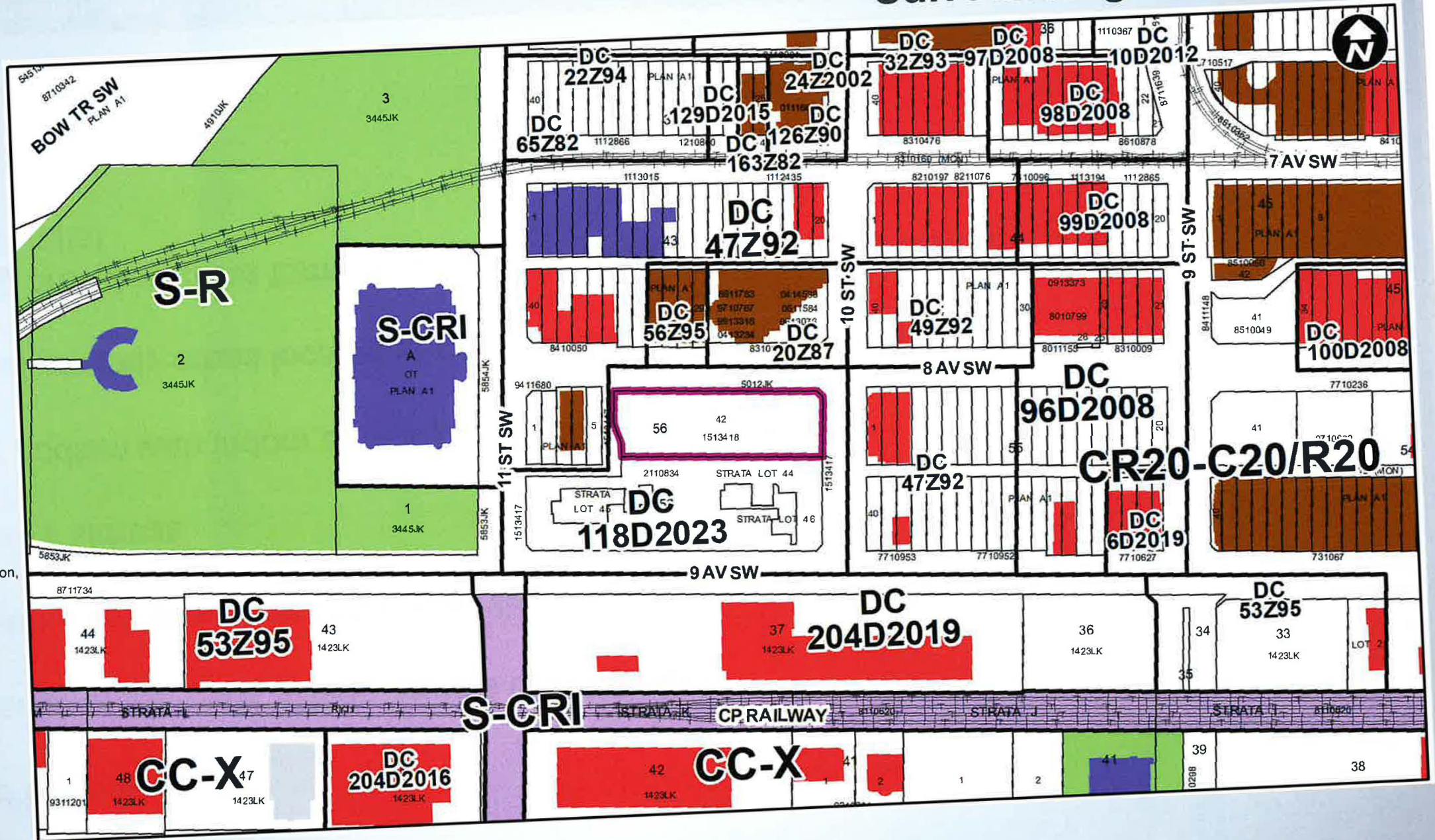


Site Photo – View from NW Corner



# Surrounding Land Use

- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



December 21, 2023

### Proposed Development:

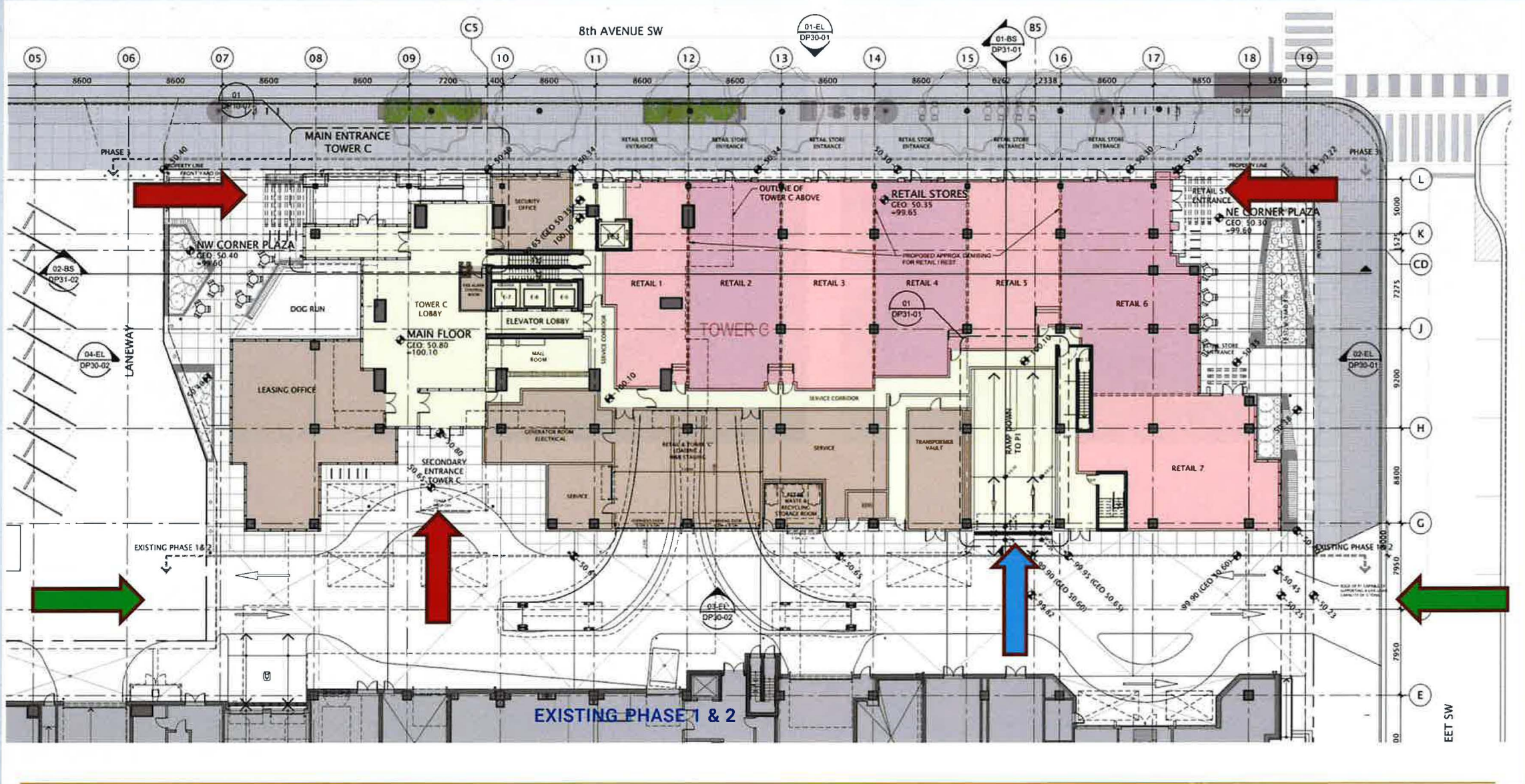
- Third phase of the West Village Towers development
- Multi-residential tower with 251 residential units and 7 commercial units at grade
- Tower is 41 storeys
- 3-storey podium with indoor amenity space on levels 2 and 3
- Additional amenity areas located at-grade and on levels 40 and 41
- Bonusing provided in the form of exceptional design and dwelling unit mix (provision of 3-bedroom units)



# 8 Avenue SW

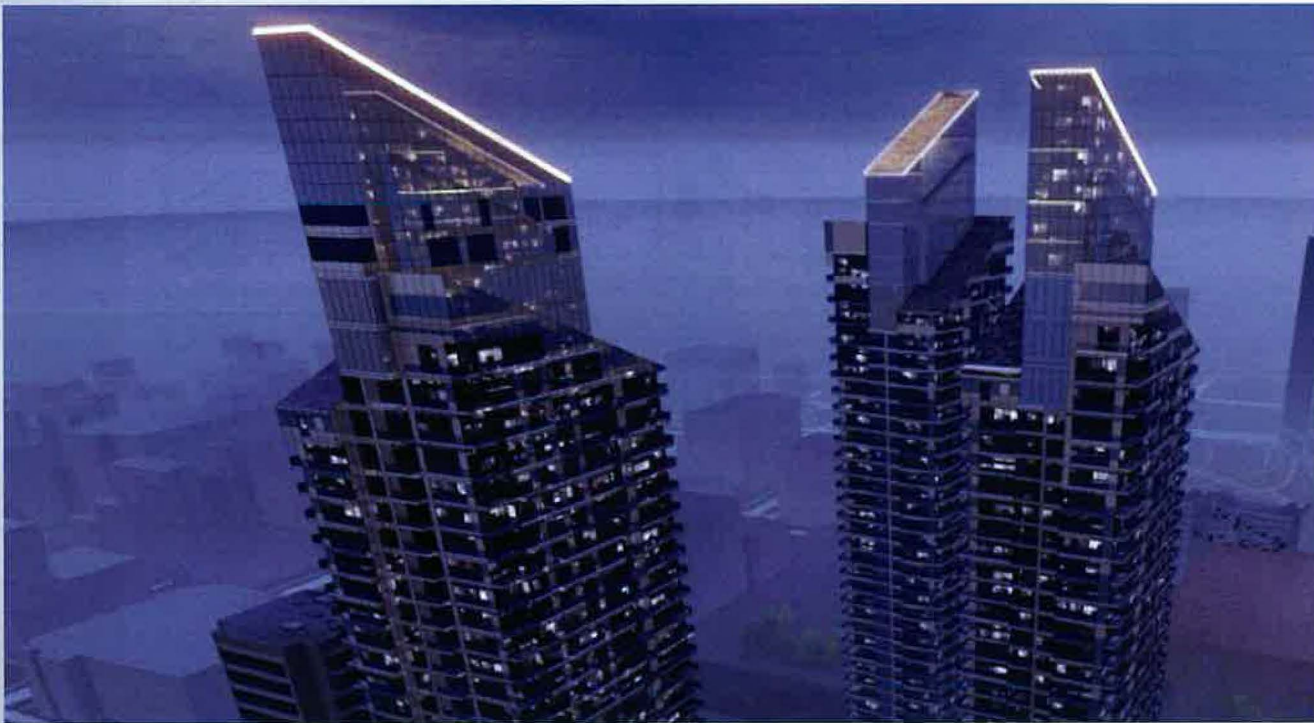
11 Street SW

10 Street SW



Bonusing Includes:

- Provision of 35 three-bedroom units as part of the Dwelling Unit Mix bonus item
- Exceptional Design bonus item









## RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the Development Permit (DP2023-02496) for New: Multi-Residential Development and Retail and Consumer Service at 855 – 10 Street SW (Plan 1513418, Block 56, Lot 42) with conditions (Attachment 2).

## Supplementary Slides

11.3

**Requirements:**

Exceptional design includes two or more of the following:

- (a) **building** massing, orientation and facade design not commonly implemented in the Centre City or Downtown and that contributes to a memorable skyline and urban environment;
- (b) **building** envelope designs employing materials or technology that have a positive effect on the public realm and are not commonly implemented in the Centre City or Downtown;
- (c) a floor plan that is not typical of **Office buildings** in the Centre City or Downtown;
- (d) improvements to the pedestrian environment in terms of sunlight penetration; and
- (e) a positive contribution through architecture, urban design and **uses** to the vibrancy and activity of the pedestrian environment and the **building's** interfaces with the public realm at **grade**.





September 21<sup>th</sup> 10:00AM MDT



September 21<sup>th</sup> 12:00PM MDT



September 21<sup>th</sup> 2:00PM MDT



September 21<sup>th</sup> 4:00PM MDT



September 21<sup>th</sup> 10:00AM MDT

## APPENDIX C: Summary of Existing Shadow Policy Guidelines

Policy	Summary of Existing Policy Shadow Guidelines
<p><b>Land Use By-law</b></p> <p><b>Section 42.1 (8) (b): Environmental Requirements</b></p>	<p><b>Sunlight on Important Public Spaces</b></p> <p>No building shall place more of the following areas in shadow, on the dates and times indicated, than was already in shadow as a result of buildings constructed at the date that the development permit application is made:</p> <ul style="list-style-type: none"> <li>(i) <b>Stephen (8th) Avenue Mall</b> The northerly 7 metres of the right-of-way and setback area from 12:00 noon to 2:00 p.m. Mountain Daylight Time on September 21st.</li> <li>(ii) <b>Barclay (3rd Street) Mall</b> - The westerly 8 metres of the right-of-way and setback area from 12:30 p.m. to 1:30 p.m. Mountain Daylight Time on September 21st. - The easterly 8 metres of the right-of-way and setback area from 1:30 p.m. to 2:30 p.m. Mountain Daylight Time on September 21st.</li> <li>(iii) <b>Century Gardens</b> Those lands contained within Plan M50 61, Block 46, Lots B, C, D and E from 12:00 noon to 2:00 p.m. Mountain Daylight Time on September 21st.</li> <li>(iv) <b>McDougall School</b> The northerly 7 of the block bounded by 4 and 5 Avenues S, between 6 and 7 Streets W, from 12:00 noon to 2:00 p.m. Mountain Daylight Time on September 21st.</li> <li>(v) <b>Courthouse Block</b> The northerly 18 metres of the block bounded by 6 and 7 Avenues S, between 4 and 5 Street W, from 12:00 noon to 2:00 p.m. Mountain Daylight Time on September 21st.</li> <li>(vi) <b>Mewata Stadium Site</b> The northerly 160 metres of the Mewata Stadium site on Plan 3445 W, Block 2, from 12:00 noon to 2:00 p.m. Mountain Daylight Time on September 21st.</li> <li>(vii) <b>Riverbank except Riverbank Promenade and between 3 and 7 Streets W.</b> An area 20 metres wide throughout abutting the top of the south bank of the Bow River, as determined by the Approving Authority, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time on September 21st.</li> <li>(viii) <b>Riverbank Promenade between 3 Street W. and Centre Street</b> An area 9 metres wide throughout abutting the top of the south bank of the Bow River, as determined by the Approving Authority, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time on September 21st.</li> </ul>

