

Applicant Outreach Summary



WHAT WE HEARD REPORT

BLOCK 21 LAND USE AMENDMENT

June 21, 2023



UNIVERSITY OF
CALGARY
PROPERTIES
GROUP

University District is a community by
University of Calgary Properties Group

myuniversitydistrict.ca



Data Summary

BLOCK 21 LAND USE AMENDMENT

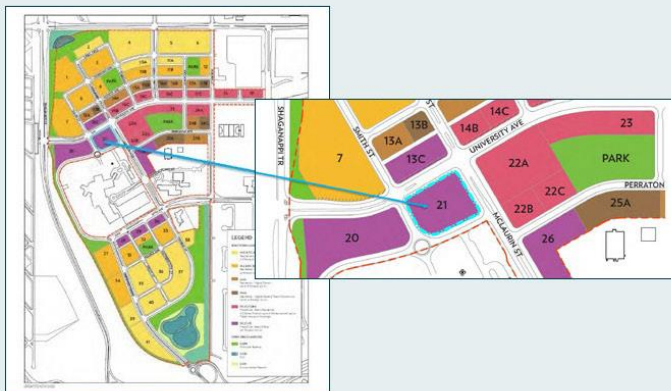
The U/D Resident Engagement Session invited community members to engage and provide feedback on the proposed land use change on Block 21 from office-use to self-storage and mixed-use.

A Land Use Amendment (also called a Land Use Redesignation) is a formal request to modify the current zoning to allow for future development on a land parcel that has a different vision than originally intended.

This could include but not limited to:

- Uses allowed (Permitted vs Discretionary)
- Height

SITE MAP



NEXT STEPS

Feedback from this engagement session will be distributed to the City of Calgary as part of the review process. Approval is expected for the end of the year.

OUTREACH STRATEGIES

On-Site Event Invitations



4 wind signs placed on-site inviting participants to engagement session

Existing User Connections



Engaged with resident emails on file and condo board and property managers

In-Person Engagement Session



June 21, 2023
32 participants

Ongoing Outreach



Additional opportunities to engage and provide feedback

STAY CONNECTED

Visit: myuniversitydistrict.ca/news
Email: info@ucpg.ca
Resident Communications Sign Up: <http://eepurl.com/hohZ55>



What We Heard

During the engagement session, there were 32 participants that provided a total of 40 comments on Block 21. Participants were also asked to provide feedback on additional amenities that should be considered in the community. The majority of the 47 comments emphasized the addition of more retail on the main street.

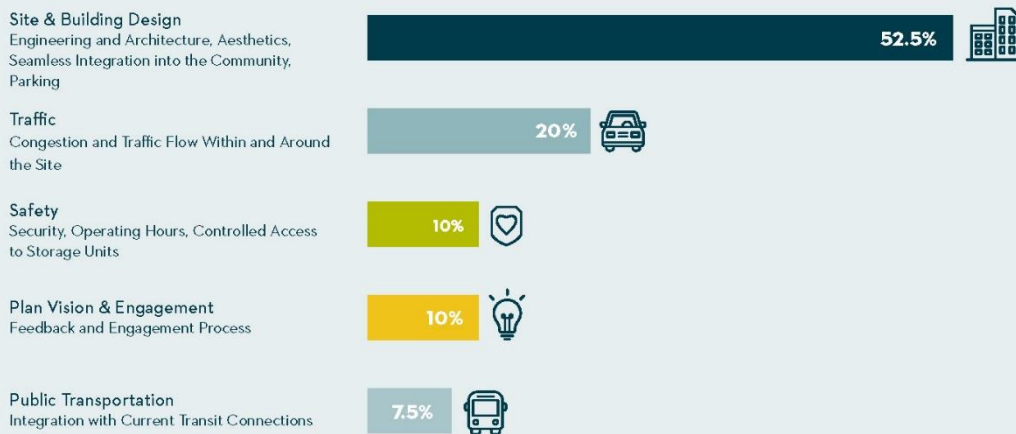
MEMBERS IN ATTENDANCE INCLUDED:

1. University of Calgary Properties Group
2. Discover Self-Storage Inc.
3. B&A Studios
4. University District Residents
5. Varsity Representatives
6. University Heights Representatives

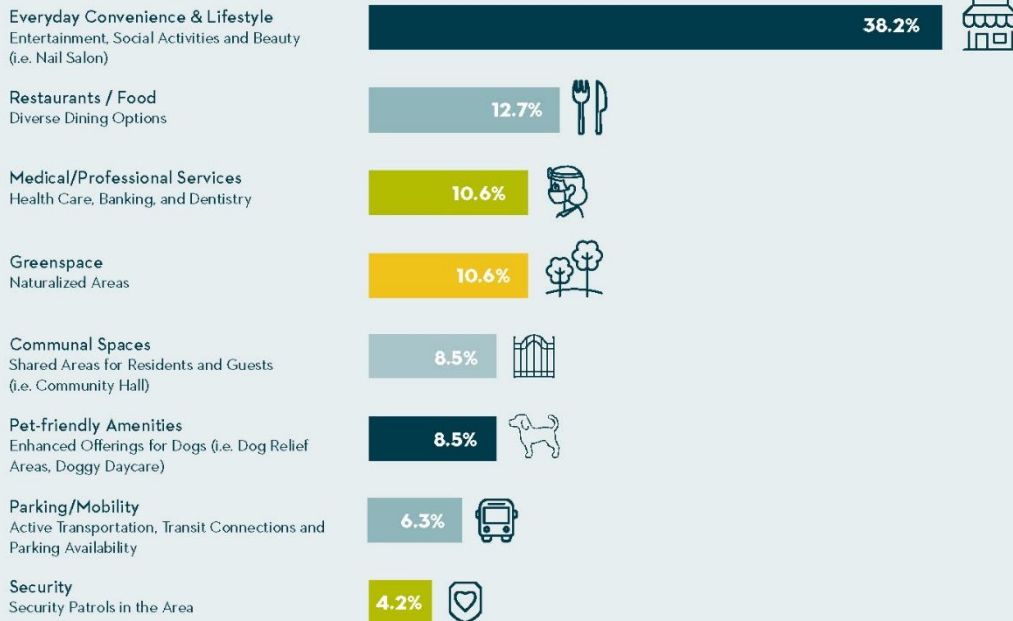


THROUGH THEMATIC ANALYSIS OF THE FEEDBACK RECEIVED, THE PROJECT TEAM ORGANIZED THE RESPONSES BY KEY TOPIC AREAS.

BLOCK 21 FEEDBACK SUMMARY



AMENITY FEEDBACK SUMMARY

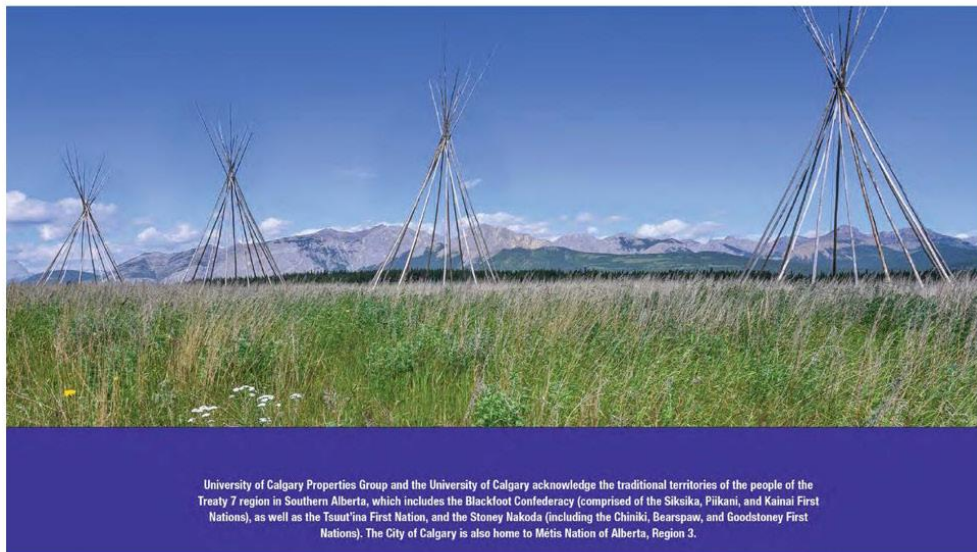


Key Outcomes & Takeaways

- Prioritize design to ensure cohesion and synergy with community.
- Develop security measures to elevate safety.
- Incorporate building designs with considerations for potential traffic impacts.
- Enhance the community garden (ie. shade & seating).
- Examine location of rooftop solar panels.
- Continue to engage with community members.



Event Materials





MEETING RECORDING DISCLAIMER

Please be advised, this meeting is being audio recorded for scribing purposes.



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University of Calgary Properties Group in Attendance



Maureen Henderson
Vice President,
Community Experience



Jeff Harris
Vice President,
Commercial Real Estate



Travis Oberg
Director,
Design



Jacqueline Tran
Manager,
Communications &
Marketing



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External Partners In Attendance



Bill Roberts
Discover Self-Storage Inc
President & CEO



Ashley Sobry
Discover Self-Storage Inc
Vice President
Development



Vern Hart
B&A Studios
Partner



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What is a Land Use
Amendment?

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Land Use Amendment

What is a Land-Use Amendment?

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Land Use Amendment

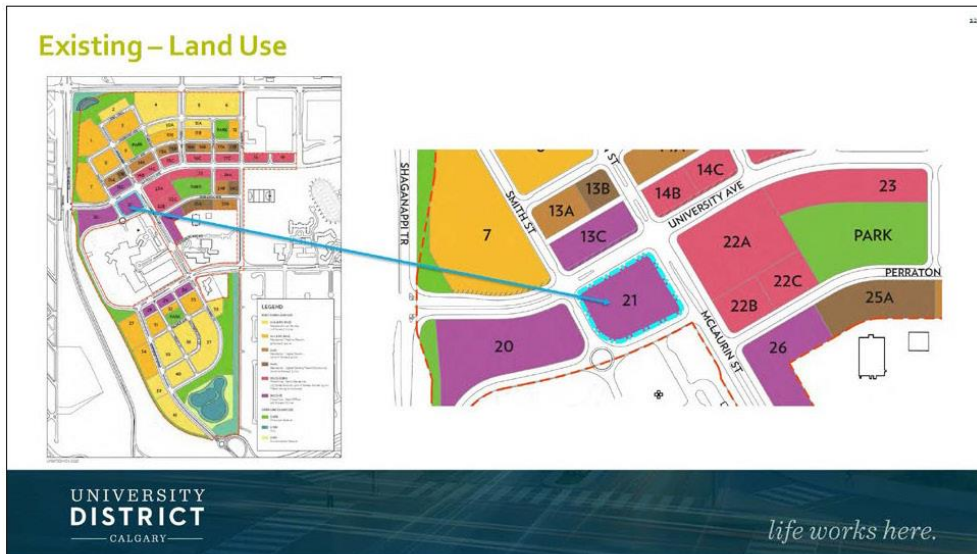
Why?

- Change in market conditions
- Proximity to the UCalgary, hospitals, and growing population of downsizing residents
- Diversifying rich amenities within the area
- Diversity in uses
- Major Activity Centre

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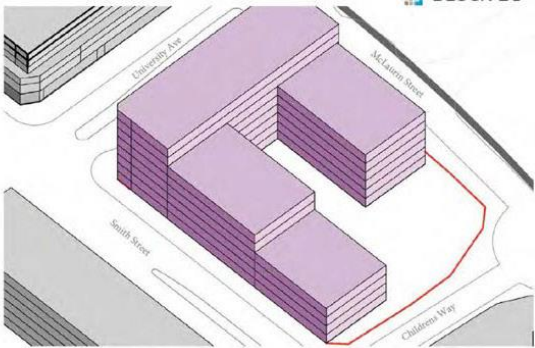
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Existing - Guidelines

- Current Building Height
 - 34m Maximum (* 8 Storey –Office)
 - 58 m Maximum (*14 Storeys –Hotel)
 - 18m Maximum building height ACH within Flight Path
- Primary Building Orientation – University Ave
- Positive interface with street – McLaurin St
- Driveway located off Childrens Way



BLOCK 21

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Existing - Heliport



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Block 21 - Proposed

Block 21 will be divided into 2 separate parcels with access being accommodated from a lane tied into Smith Street.

Site 1: (North Parcel) – Mixed-Use
Height – 35m (8 Storeys)
Primary Uses:

- Retail
- Office
- Residential
- Structured Parking

Site 2: (South Parcel) – Self Storage
Height – 25m (6 Storeys)
Primary Uses:

- Self-Storage
- Retail

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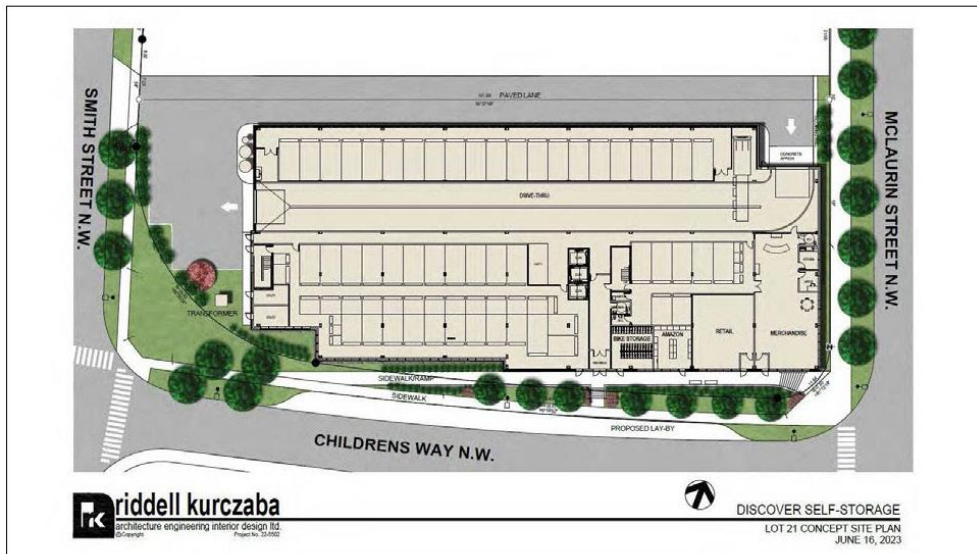
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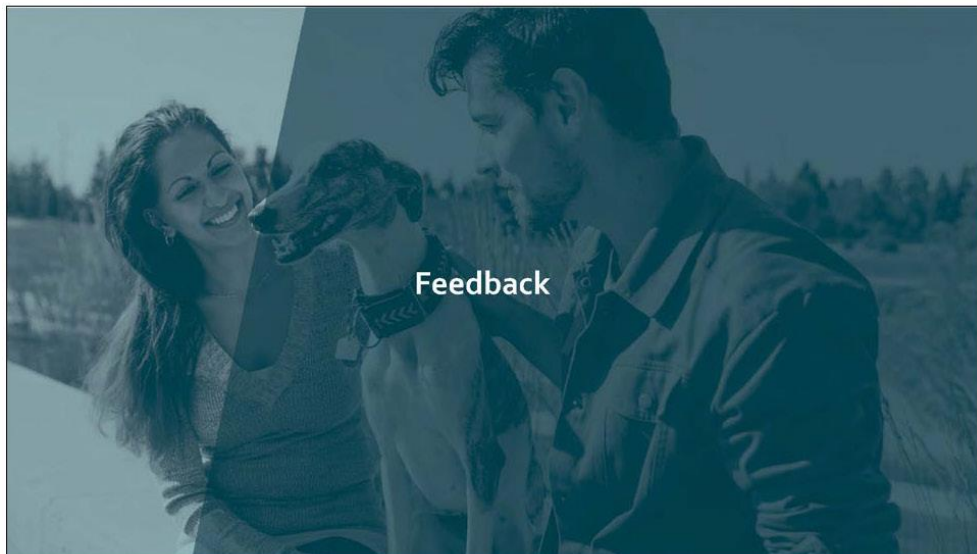
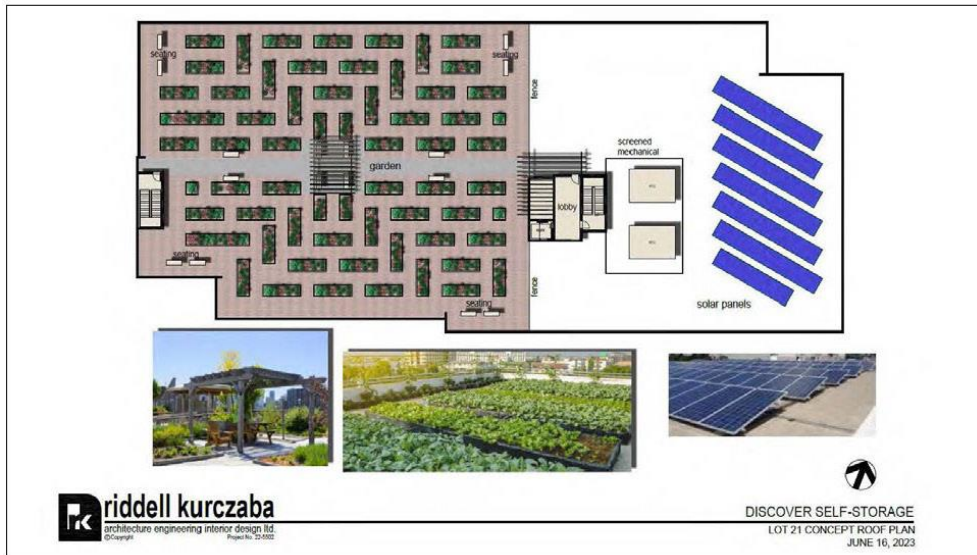
Site 1: Mixed-Use

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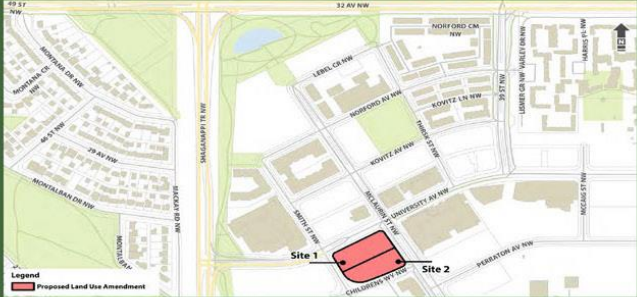







Calgary  **Tell Us What You Think**
Submit comments to The City at calgary.ca/developmentmap and refer to LOC2023-0095.

PROPOSED LAND USE CHANGE



A change is proposed at 104 SMITH ST NW to allow for:



- 2 DC Direct Control District Sites (see map) based on the or the Commercial - Corridor 1 (DO/C-COR1) and Commercial - Office (DO/C-O) Districts;
- Site 1: max building heights of 35 metres, a mix of uses; Site 2: max building height of 25 metres, the use of Self Storage Facility;
- Visit dmap.calgary.ca to find out more about the proposed changes for each site;
- NOTE: If this application is approved by City Council, building design, size of use(s) and site layout details such as parking, landscaping and site access will be determined by a development permit.

 calgary.ca/developmentmap
Reference Number: LOC2023-0095
Phone: 403-268-5311

Applicant Contact Information:
Name: Travis Oberg
Phone: (403) 910-1269

FEEDBACK

Other than work, what do you need to leave the community for?




FEEDBACK
What do you need in the community that we don't already have?

Feedback

If you have any additional thoughts related to the current University District Land Use Amendment, please send an email to info@ucpg.ca

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