



# Calgary Planning Commission

Agenda Item: 7.1.1

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
MAR 07 2024  
ITEM: #7.1.1 CPC2024-0228  
*Distrib Presentation*  
CITY CLERK'S DEPARTMENT



**DP2023-03797**  
**Development Permit**

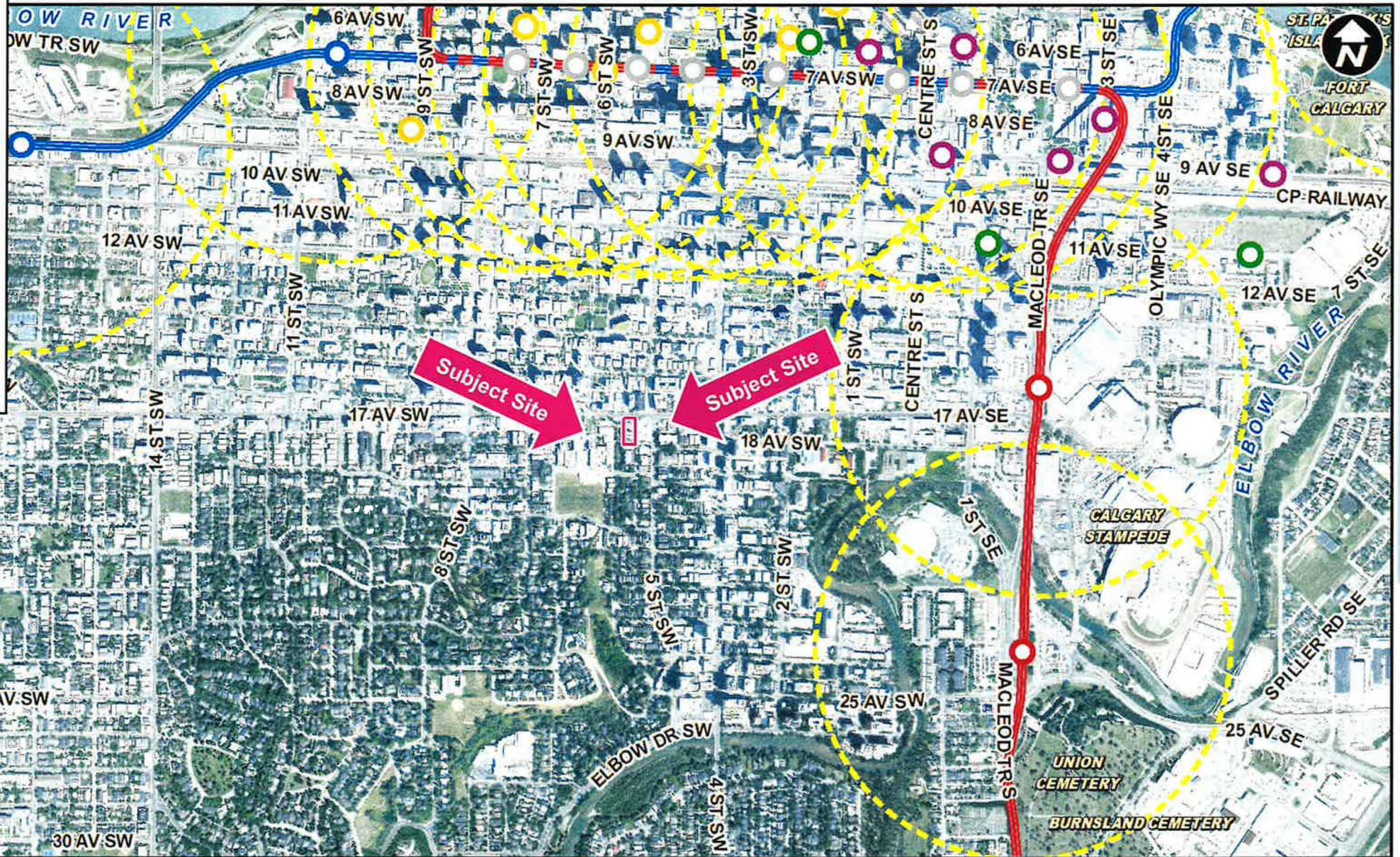
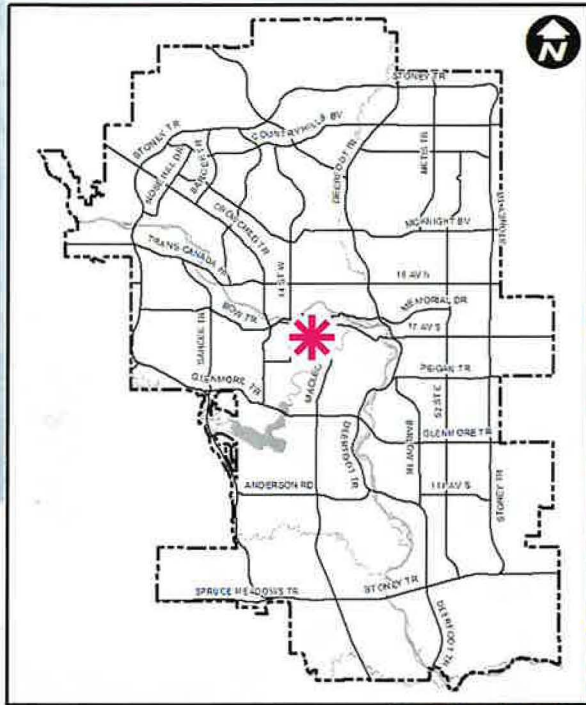
March 7, 2023

# RECOMMENDATION:

That Calgary Planning Commission:

**APPROVE** the proposed Development Permit for a New: Dwelling Unit, Retail and Consumer Service (1 Building) at located at 615 – 17 Avenue SW (Plan 2311327, Block 1, Lot 23), 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

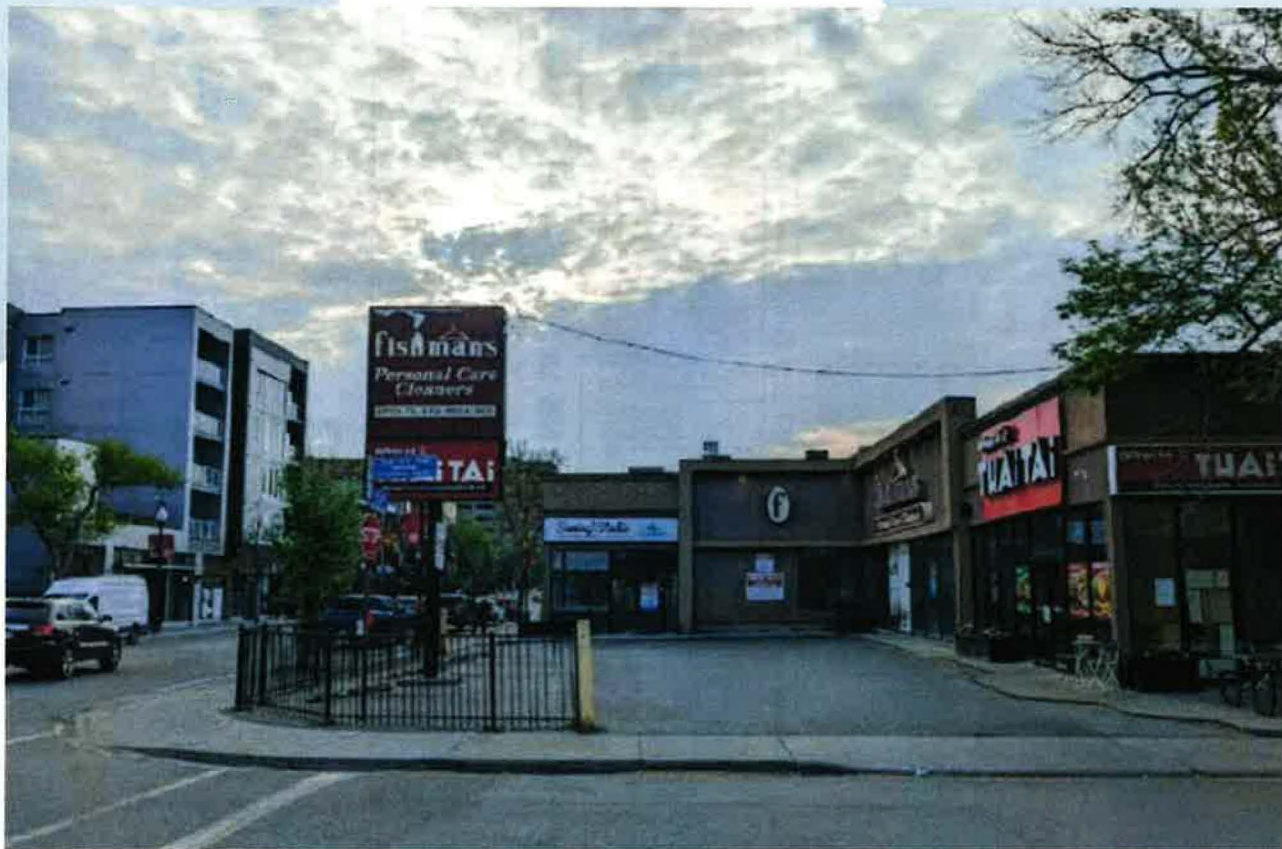


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Parcel Size:

0.27 ha  
32m x 75m



Looking East: 17 Ave SW & 5A Street SW

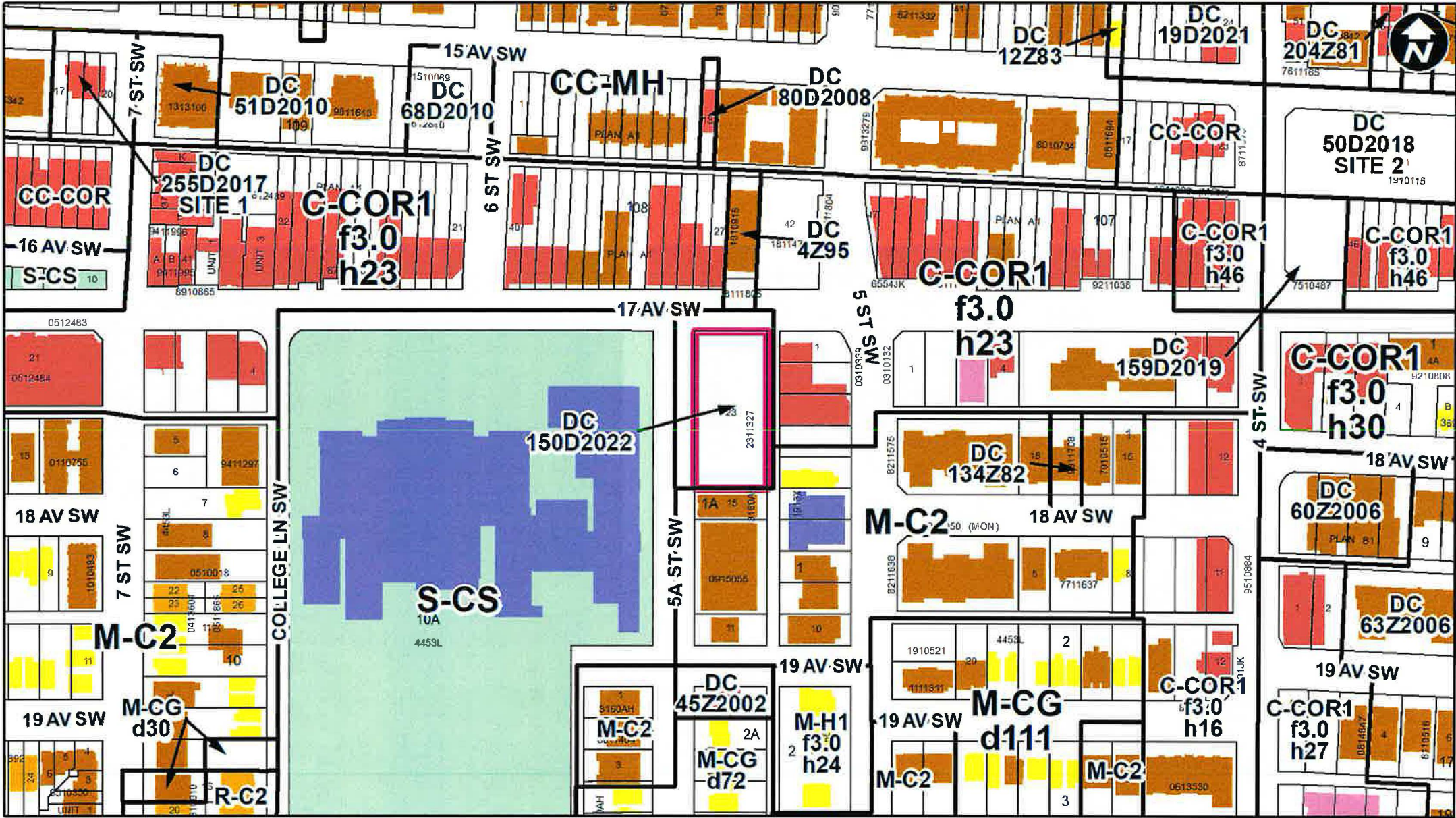


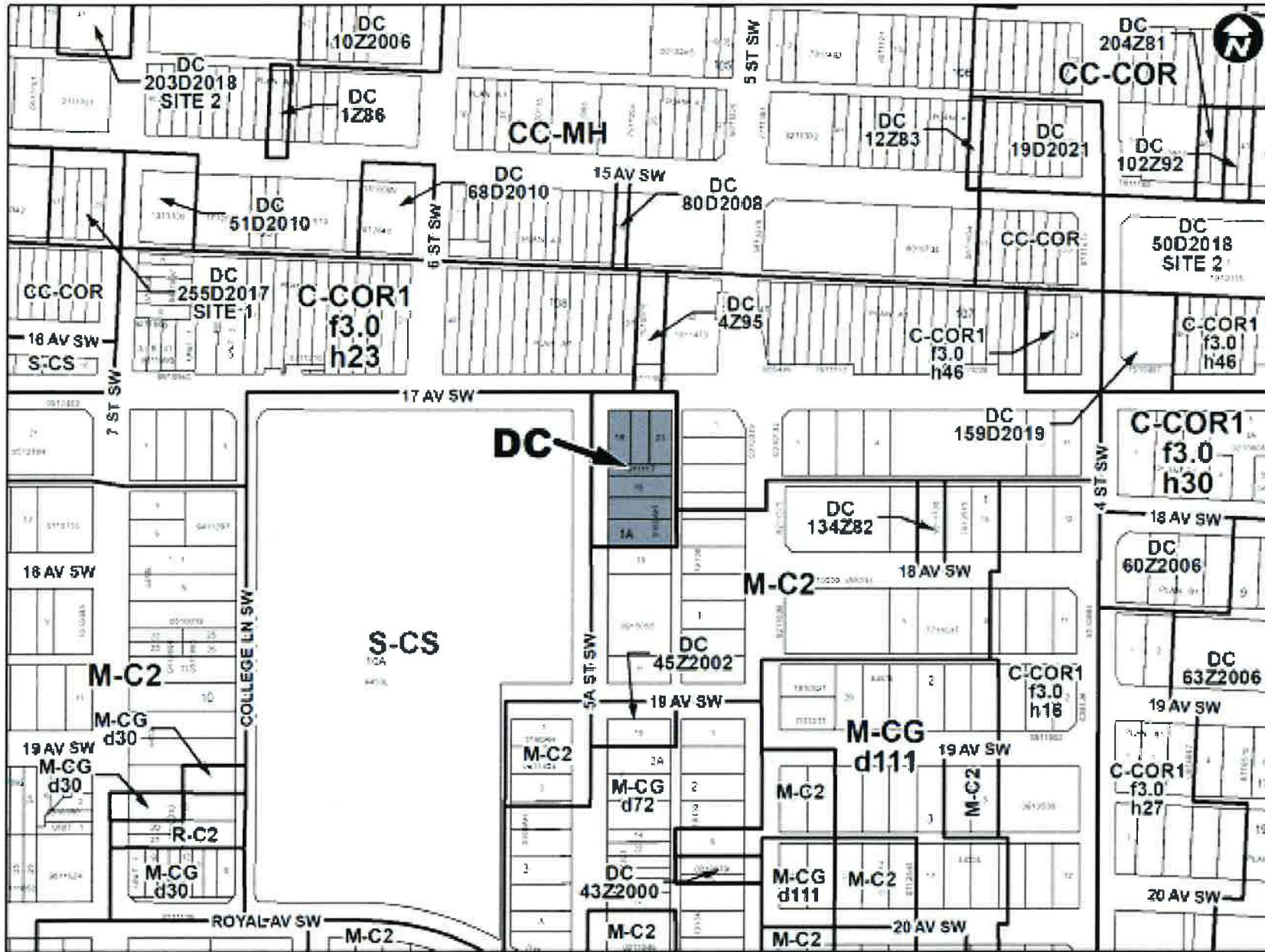
Looking South: 5A Street SW

# 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
















## Land Use District Summary:

- Approved in 2022 to facilitate mixed-use redevelopment of the site
- Requires Commercial uses along 17 Avenue SW
- Requires Residential uses along 5A Street SW
- Opportunity to achieve density bonus above 3.0 FAR to max. of 6.0 FAR.

**FIGURE 3  
LAND USE POLICY AREAS**

-  RESIDENTIAL SINGLE DETACHED
-  CONSERVATION & INFILL
-  MEDIUM LOW DENSITY INFILL
-  MEDIUM DENSITY
-  GENERAL COMMERCIAL
-  COMMUNITY - HIGH DENSITY
-  OPEN SPACE
-  CONSERVATION AND INFILL WITH OFFICE USE
-  ACTIVE FRONTAGE
-  SPECIAL STUDY AREA (SUBJECT TO DEVELOPED AREAS GUIDEBOOK)
-  CLIFF BUNGALOW AREA REDEVELOPMENT PLAN



## Applicable Land Use Policies:

### 17 Avenue SW Commercial

- Continuous Retail frontage
- Pedestrian-oriented uses at-grade
- Sunlight Preservation (north-side of 17 Avenue SW)

### Medium Density

- Design to be consistent and compatible with character and scale of area
- Well articulated building facades
- At-grade entries
- Lane access to parking





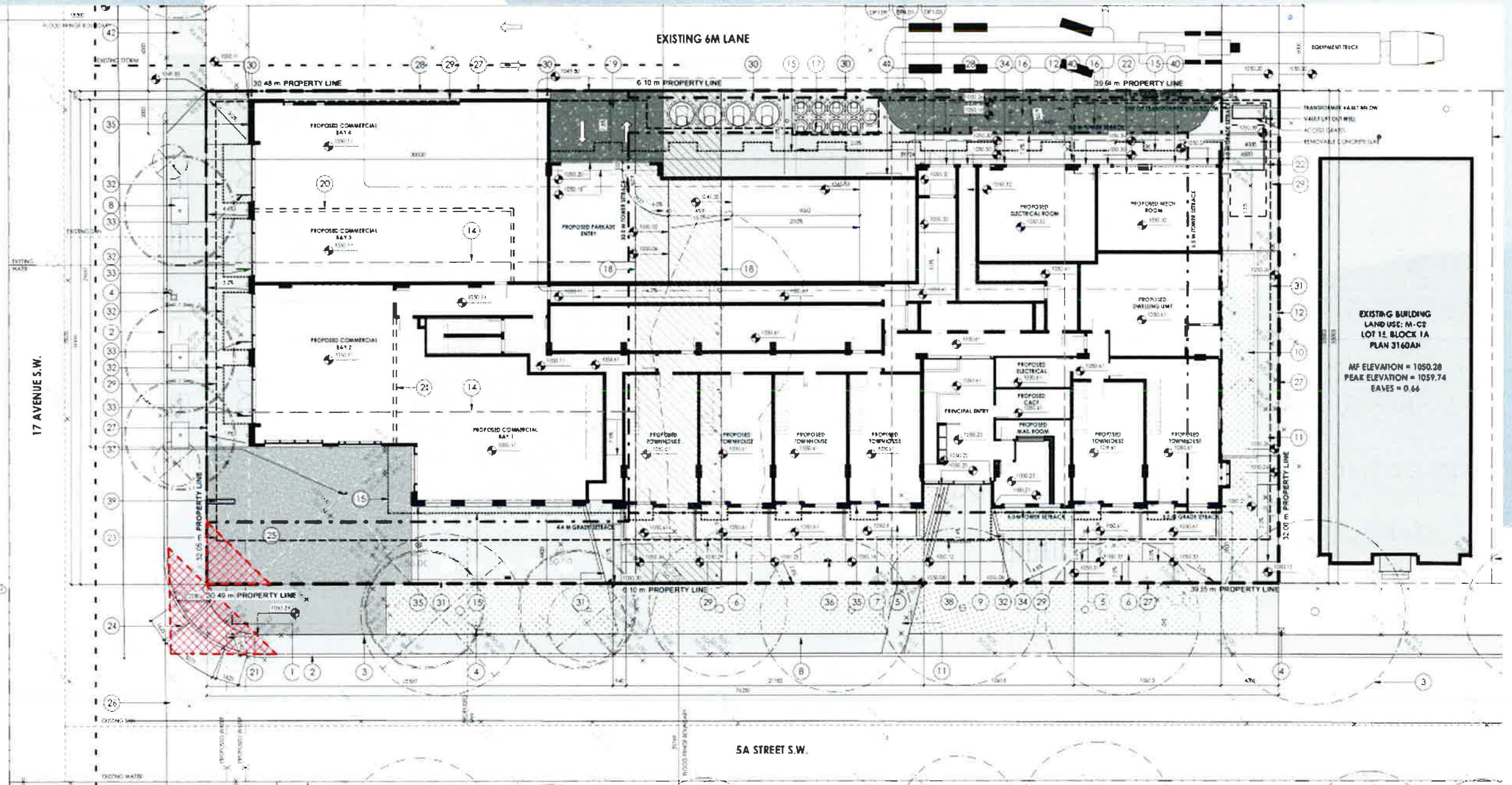
West Elevation: 5A Street SW

**Parcel Area: 0.27 Ha (0.70 acres)**

**Building Height: (50 metres) and 16 Storeys**

**FAR: 5.98 (6.0 Max. allowed – with bonus density)**

**No. Dwelling Units: 209 (7 At-grade Townhomes)**





# Bonus Item: Publicly Accessible Private Open Space 12

## Direct Control District 150D2022 (Schedule C)

### Eligibility:

- Contiguous Area: Min. 90 m<sup>2</sup>
- Min. width of 8.5 metres adjacent to 17 Ave SW
- Sufficient width to allow for plaza space
- Located at grade between building face and property line





Corner of 17 Ave SW and 5A Street SW

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## Supplementary Slides

## Motor Vehicle Parking Stalls:

**Residential: 84 Provided (157 required)**

*\*Relaxation of 73 stalls supported.*

**Visitor: 21 Provided (21 required).**

**Commercial: 5 Provided (no min. requirement)**

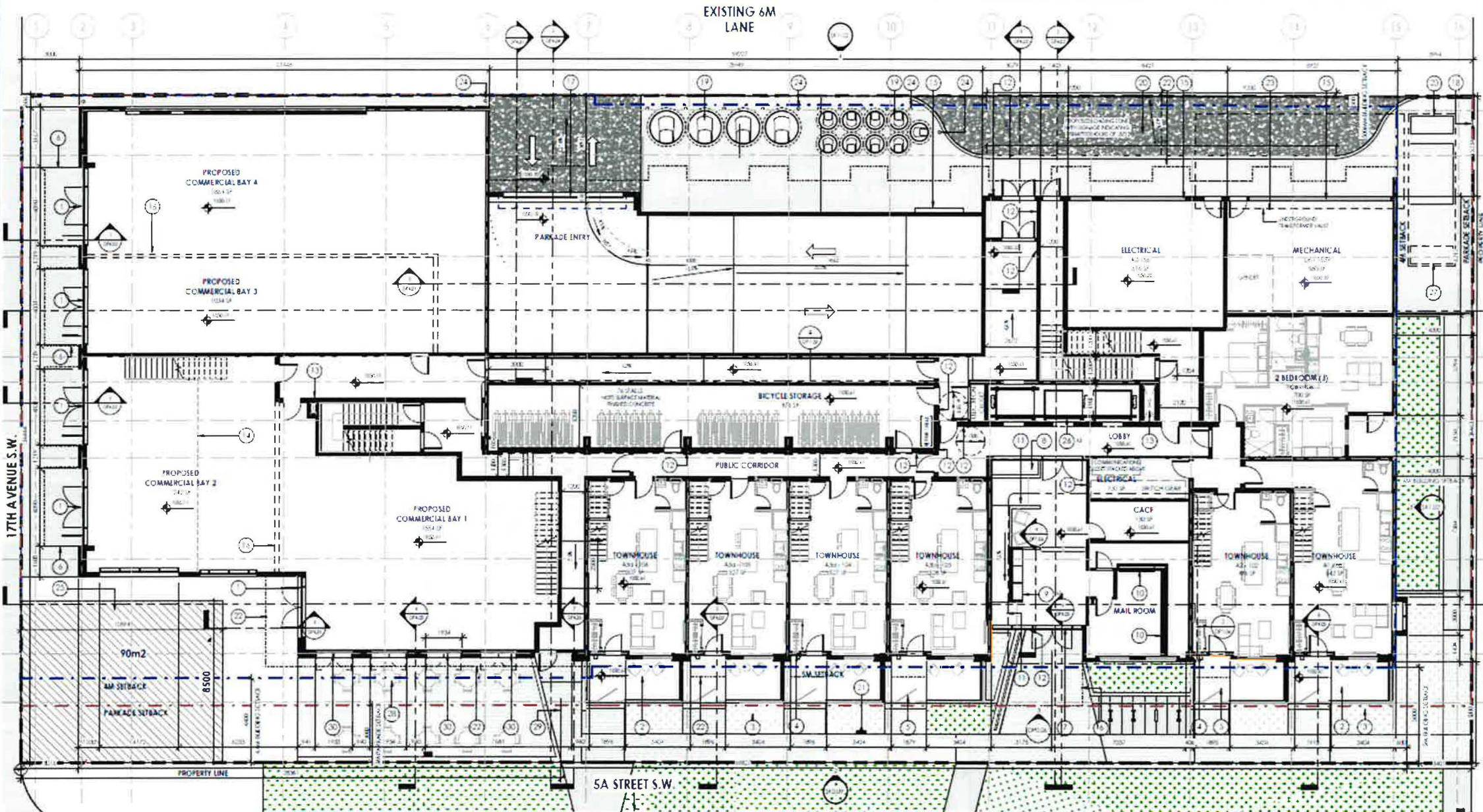
**Total: 110 Stalls Provided.**

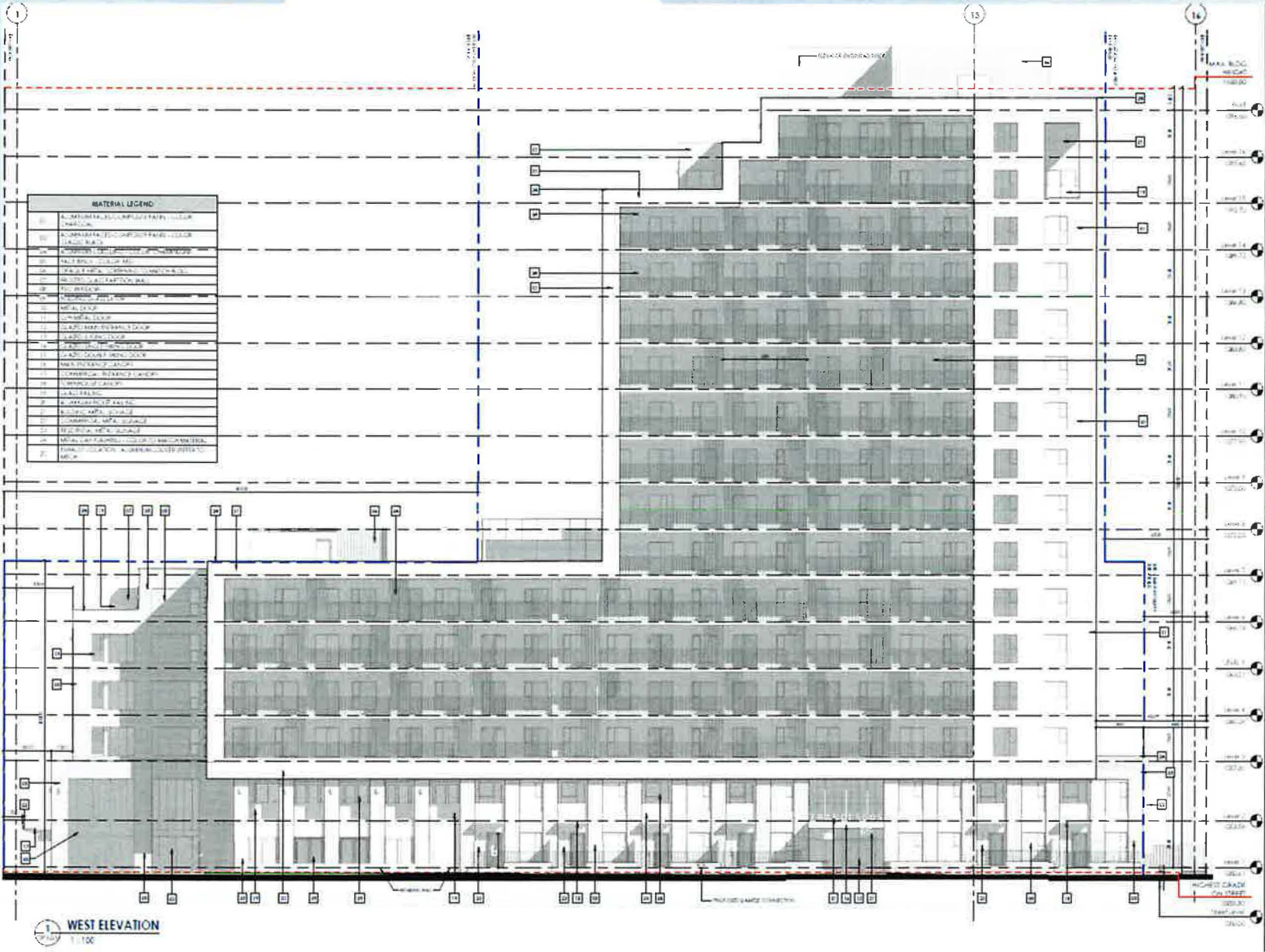
## Bicycle Parking Stalls:

**Class 1: 200 Provided (105 required)**

**Class 2: 21 Provided (18 required)**







Base (2 Storeys): Red Brick & Black Aluminum Composite Panels  
Glazing

Tower (14 Storeys): Champagne & Charcoal Aluminum Composite Panels

3.3.3 17 Avenue S.W.

3.3.3.4.2 Pedestrian Shopping Street Elements

To reinforce the pedestrian shopping street character of 17 Avenue, new developments should incorporate:

- Continuous retail frontage with pedestrian-oriented commercial uses at-grade, such as retail shops, restaurants, and personal service businesses.
- Clear glazing for store windows, an articulated wall face detail, and at-grade access from the public sidewalk to individual shops.
- Features which increase pedestrian comfort by providing weather protection, such as arcades and canopies.

3.0 LAND USE

3.1 Residential Land Use

3.1.4.4 Architectural and Design Guidelines for Medium Density Developments (RM-5)

- New medium density developments should be designed in a manner which is consistent and compatible with the character and scale of the adjoining RM-2 and RM-3 areas.
- A well articulated building facade with architectural details, sloped roofs, at grade entries, lane access parking and finishing materials which complement the surrounding low density residential character of the area is encouraged.