



DP2023-05573 / CPC2024-0395 Development Proposal

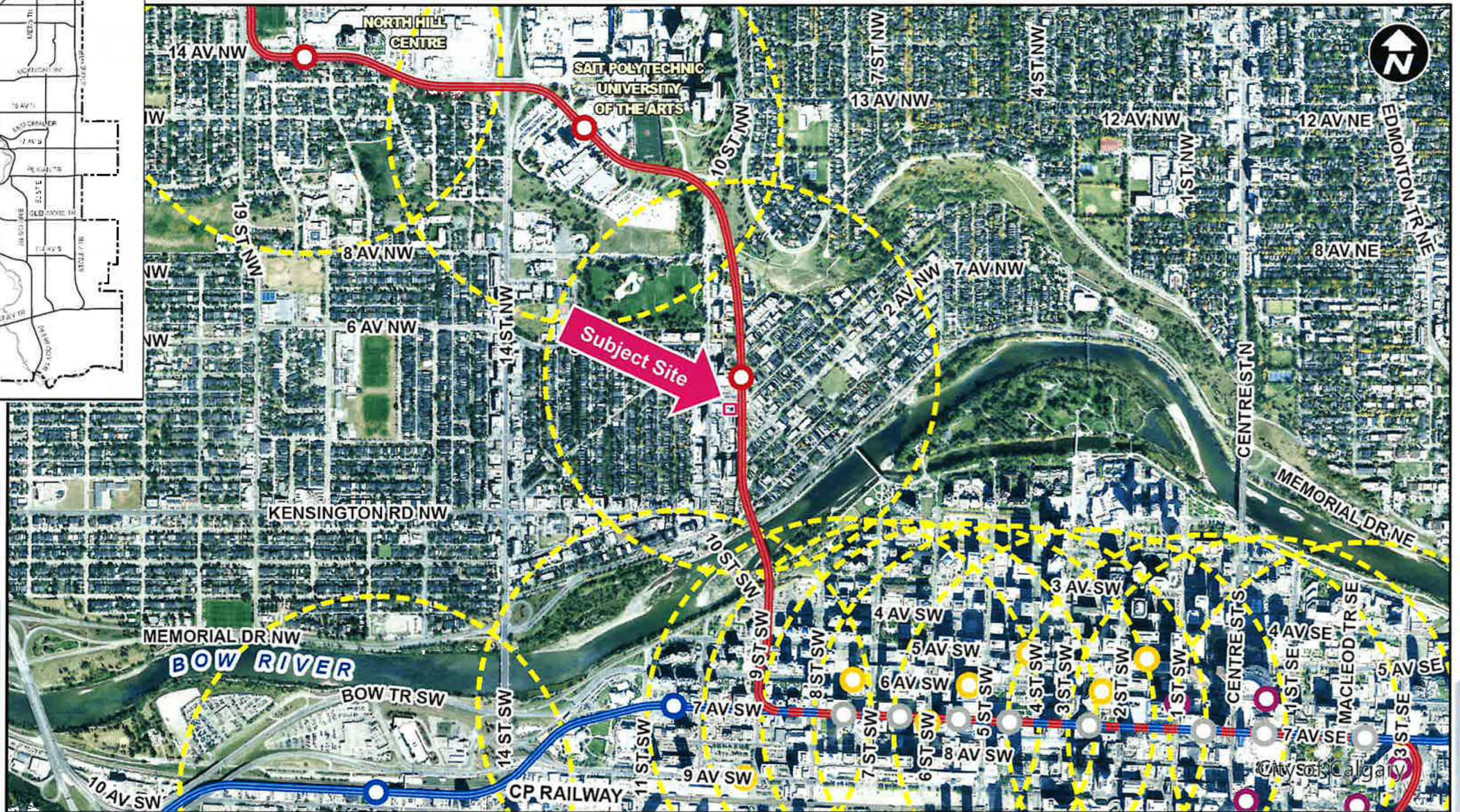
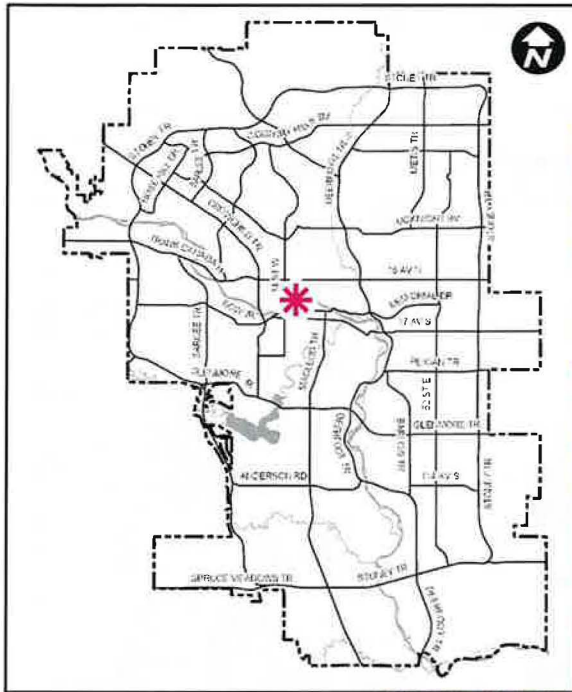
April 11, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 11 2024
ITEM: 7.1.1 CPC2024-0395
Distrib-Presentation
CITY CLERK'S DEPARTMENT



RECOMMENDATION:



That Calgary Planning Commission **APPROVE** Development Permit DP2023-05573 for a New: Multi-Residential Development (1 building) at 1015 – 3 Avenue NW (Plan 2311712, Block 2, Lot 41), 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



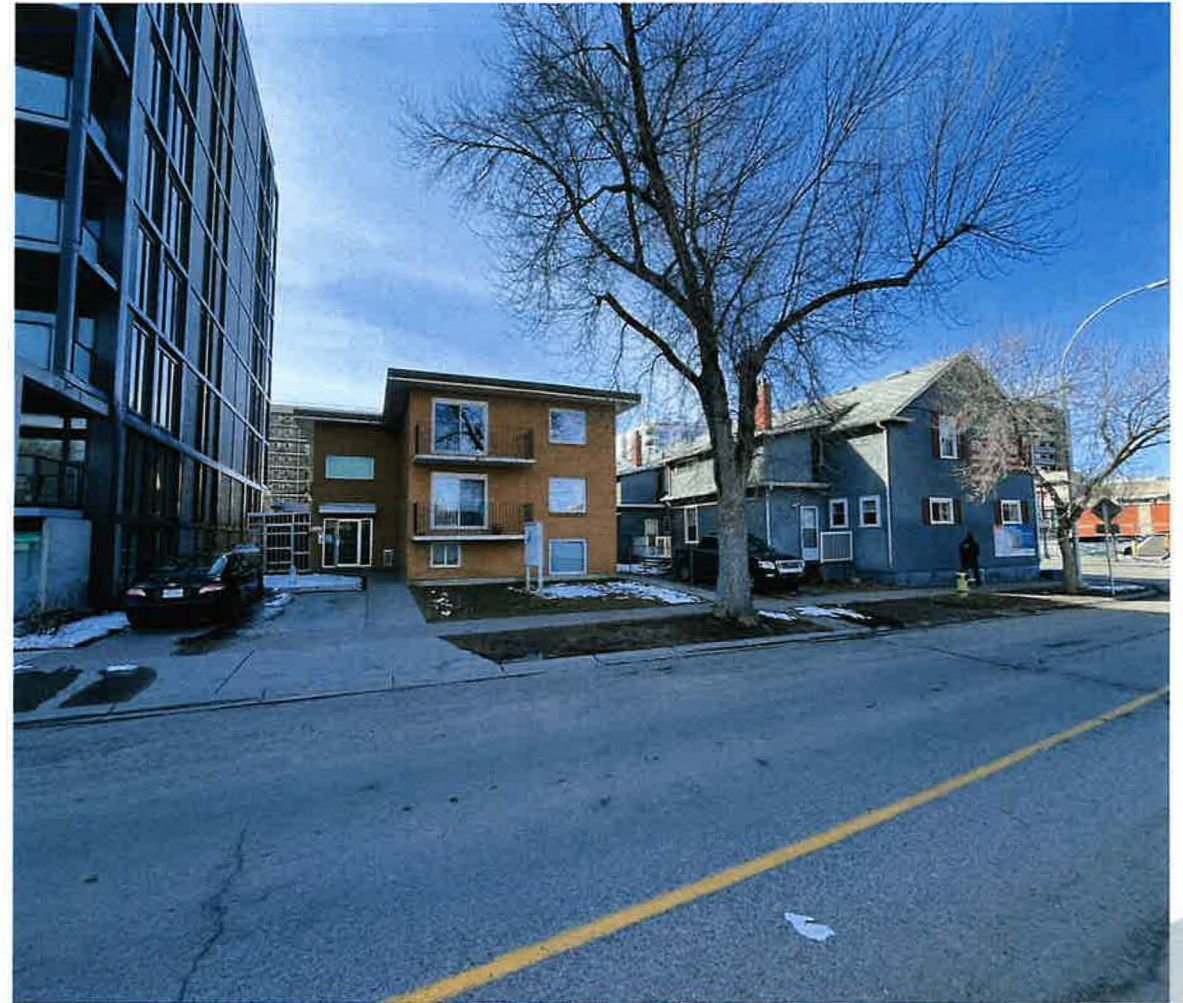
-  Sunnyside LRT Station
-  Bus Stop

Parcel Size:

0.11 ha
29m x 37m



Looking South - 3 Avenue NW



Looking West – 9A Street NW



Looking East – Sunnyside LRT Platform



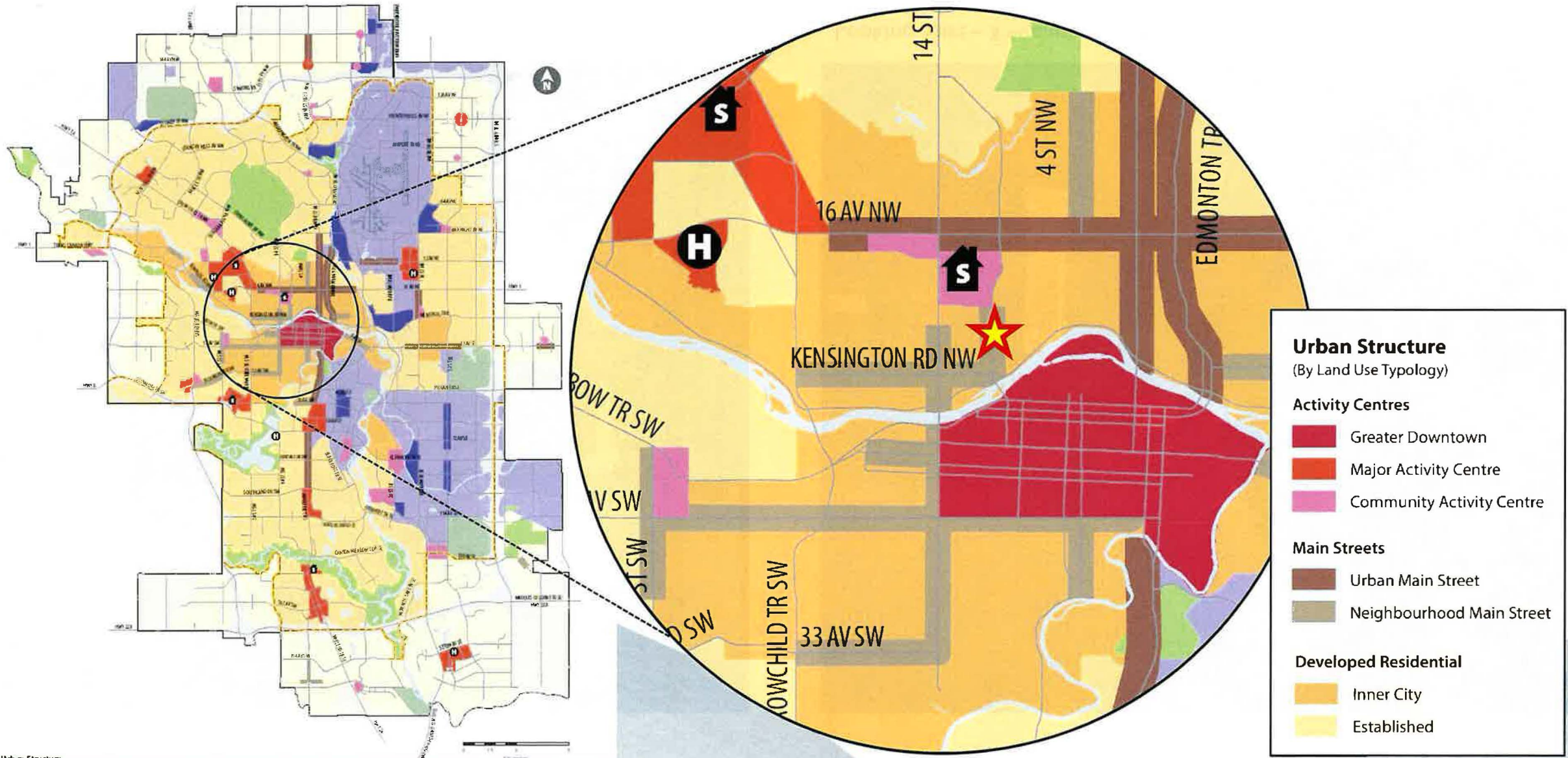
Looking West – 10 Street Main Street



Looking South – Rear Lane

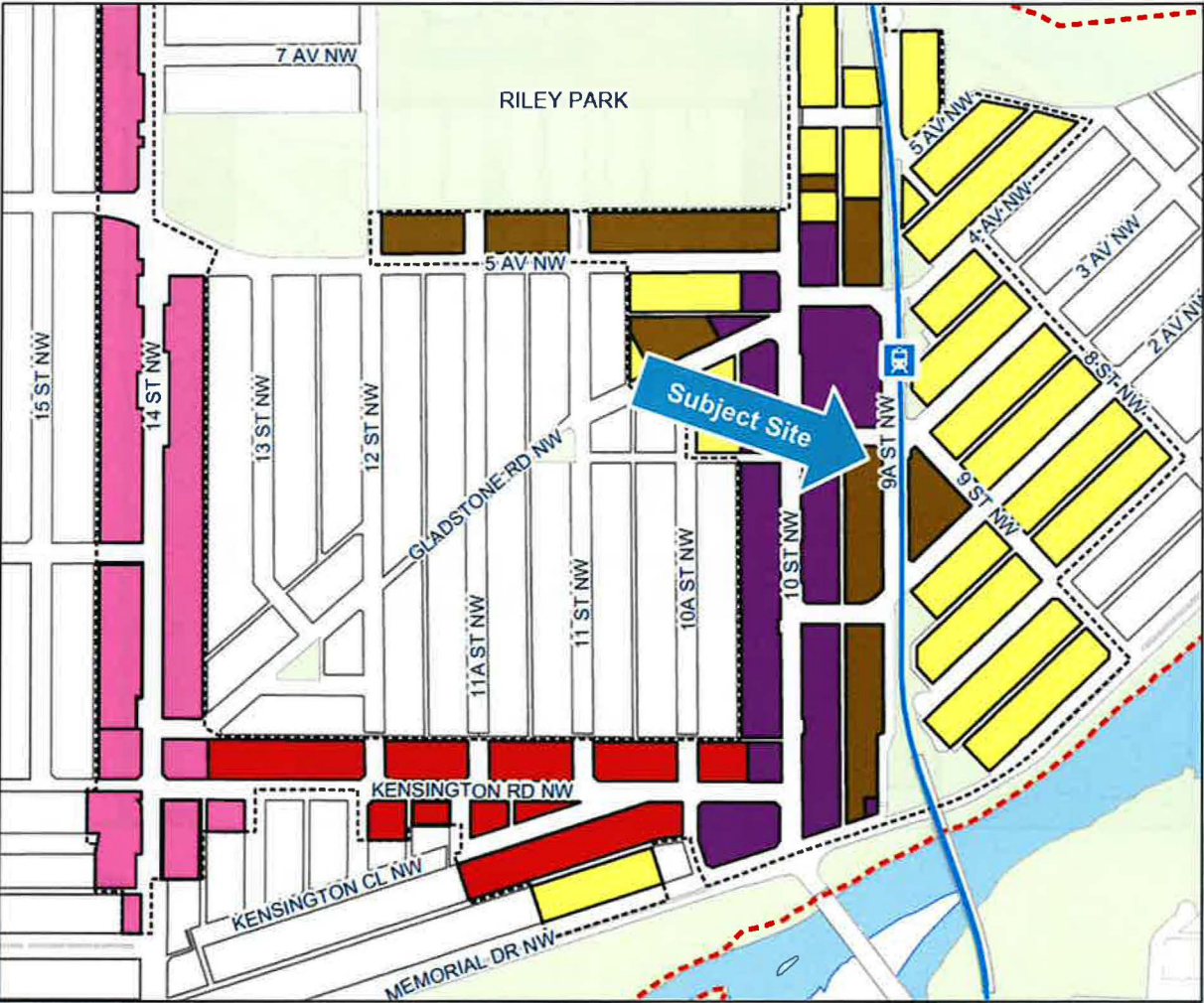


Looking East – 3 Avenue NW Streetscape



Map 3.1 Land Use Policy Areas

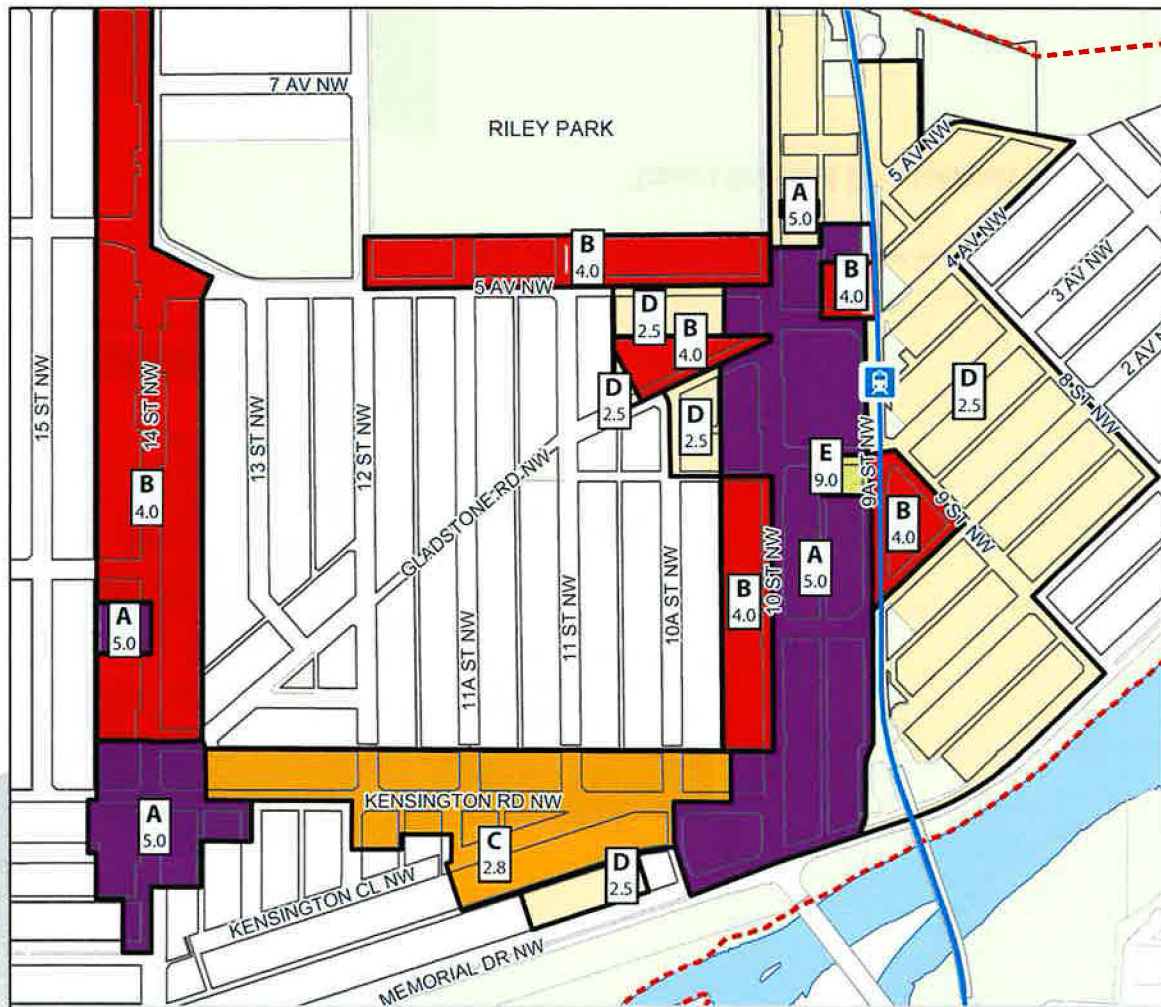
Medium-density Mid-rise



Hillhurst/Sunnyside
Area Redevelopment Plan
Part II
Transit Oriented Development Area

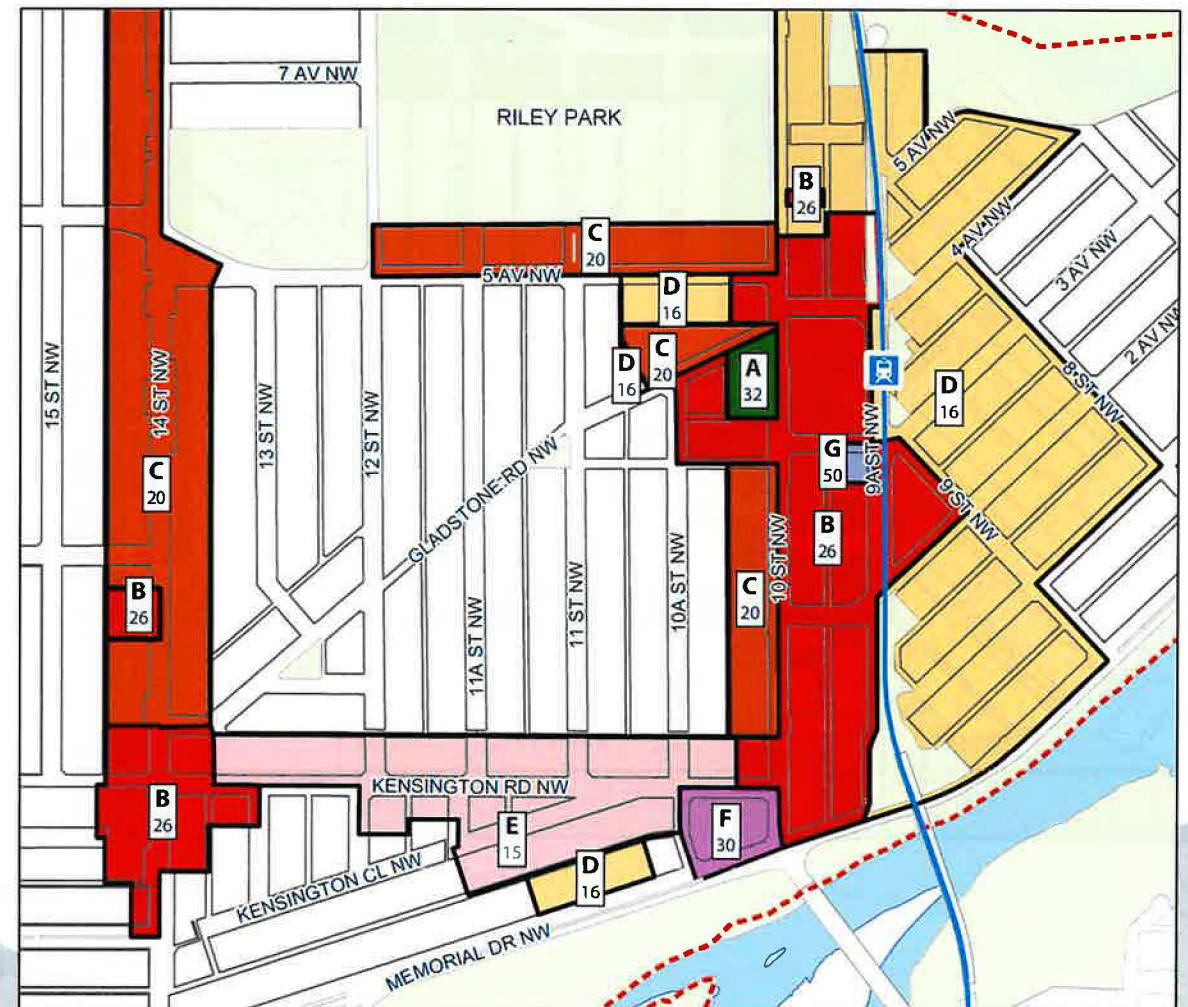
Map 3.2 Maximum Densities

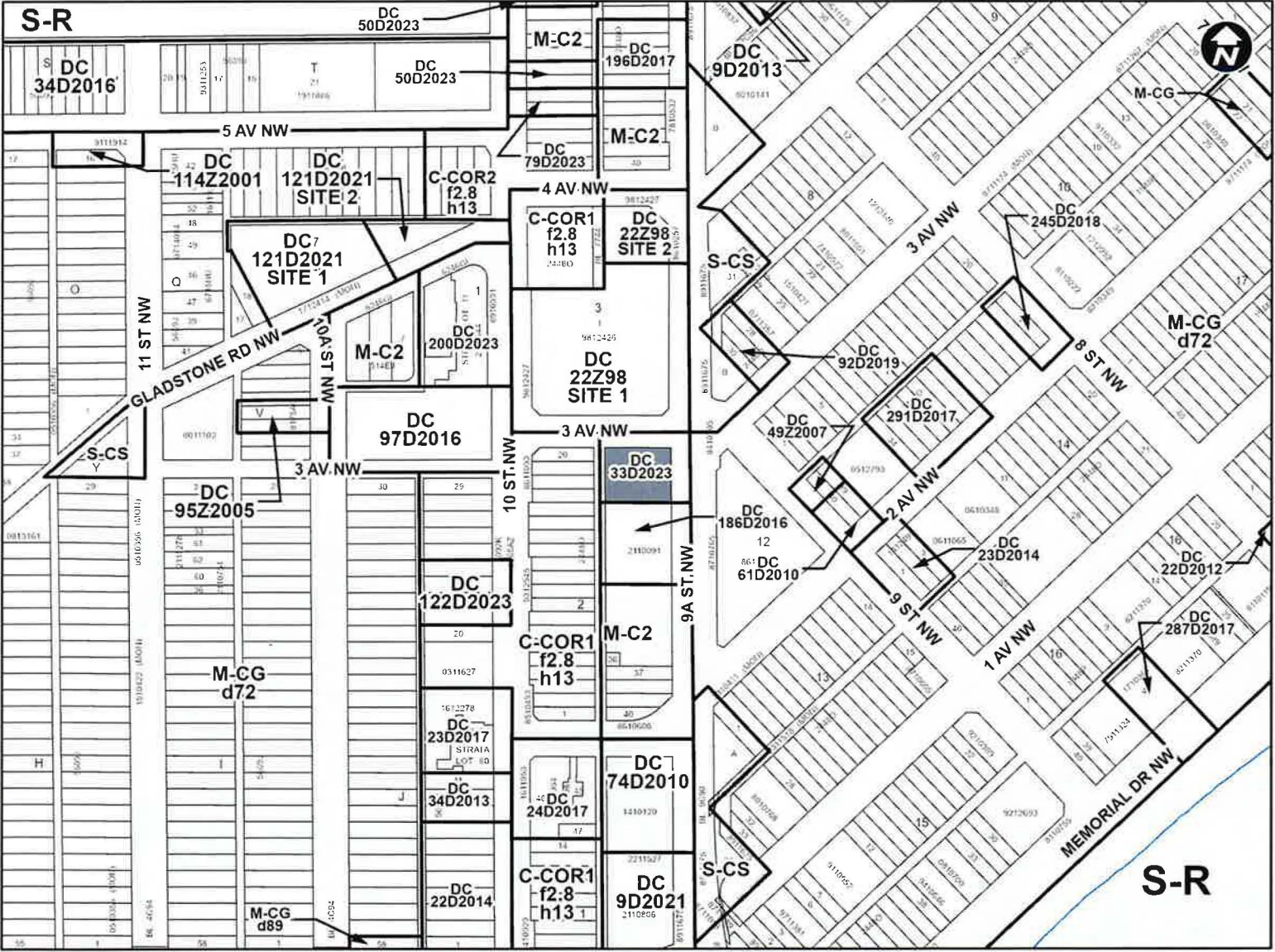
 (E) Maximum FAR 9.0



Map 3.3 Building Heights

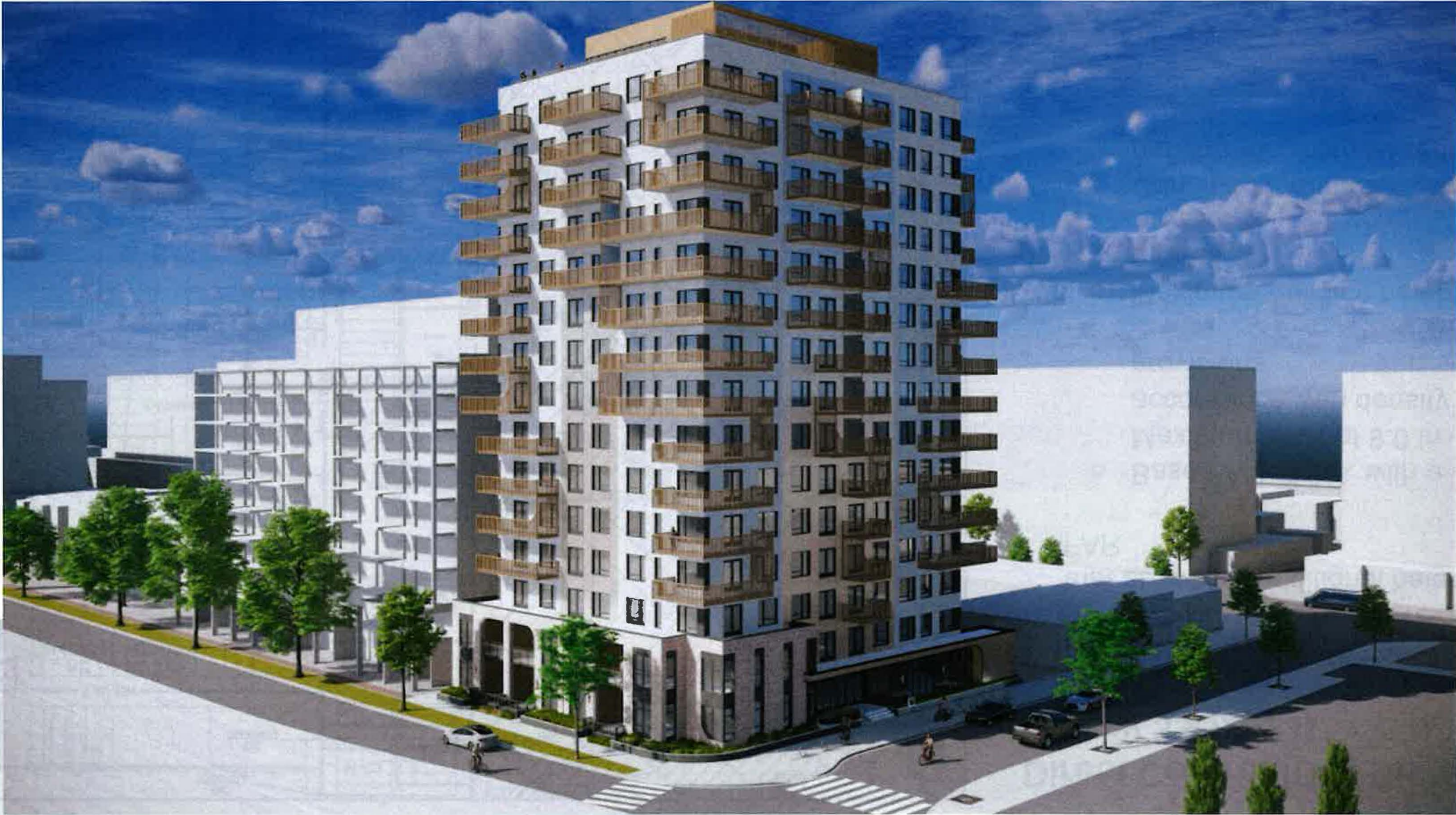
 (G) Maximum Height 50 metres





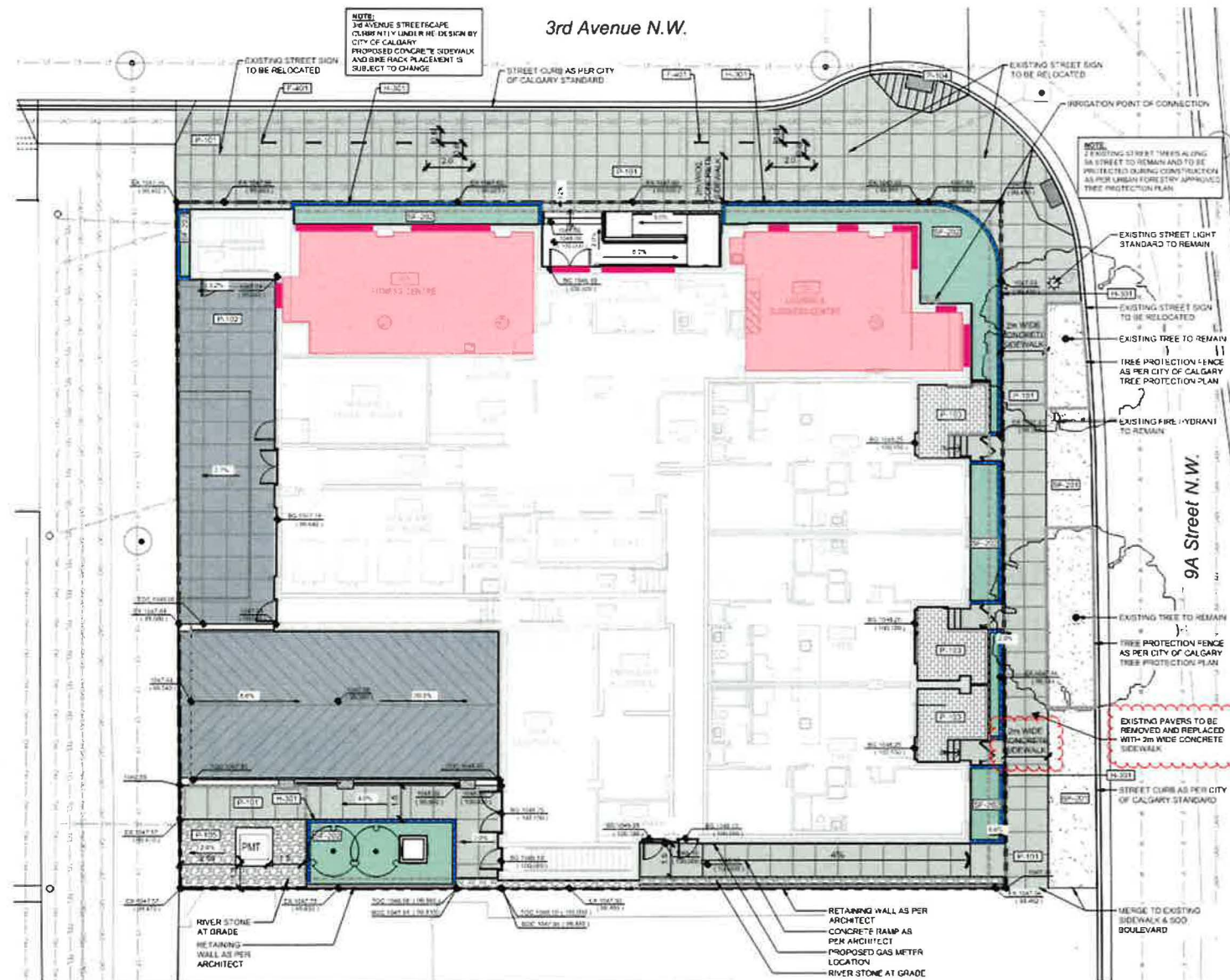
Direct Control (DC) District (Bylaw 33D2023)

- DC based on MU-1 District provides for a transit supportive development that allows for additional height and FAR
 - Base FAR of 2.5, with a Maximum FAR of 9.0 in accordance with density bonus provisions
 - Maximum building height 50.0 metres
 - Conditions for motor vehicle parking requirement reductions












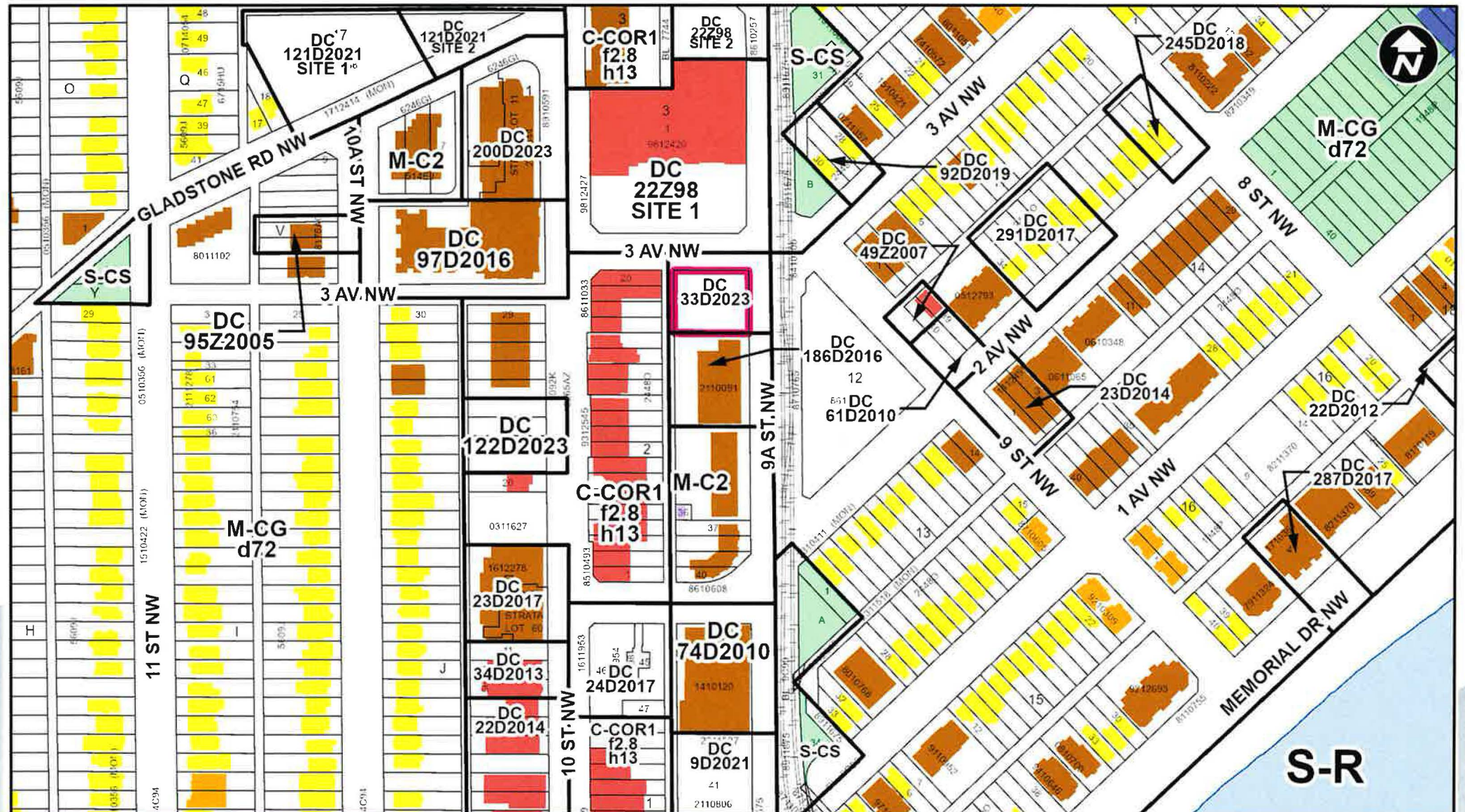


RECOMMENDATION:

That Calgary Planning Commission **APPROVE** Development Permit DP2023-05573 for a New: Multi-Residential Development (1 building) at 1015 – 3 Avenue NW (Plan 2311712, Block 2, Lot 41), with conditions (Attachment 2).

Supplementary Slides

- 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



**AMENDMENT LOC2022-0086/CPC2023-0023
BYLAW NUMBER 33D2023**

Reference to Bylaw 1P2007

3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

4 In this Direct Control District Bylaw:

- (a) **"bicycle repair facility"** means a secure indoor space within the **development**, made available to all tenants of that **development**, that provides basic equipment for the maintenance of bicycles.
- (b) **"electric vehicle parking stall - capable"** means a **motor vehicle parking stall** capable of supporting a minimum of 40 Amps at 208 Volts or 240 Volts for electrical vehicle charging which must include the installation of distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include electric vehicle energy management system.

Permitted Uses

5 The **permitted uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.5.
- (2) The maximum **floor area ratio** provided in subsection (1) may be increased to a maximum of 9.0 in accordance with the density bonus provisions contained in Section 9 of this Direct Control District Bylaw.

Density Bonus

- 9 (1) The maximum **floor area ratio** may be increased from 2.5 to 5.0 in accordance with the following:
 - (a) For the purposes of this section, "cash contribution rate" means: \$20.76 per square metre for the year 2023. The cash contribution rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.

**AMENDMENT LOC2022-0086/CPC2023-0023
BYLAW NUMBER 33D2023**

- (b) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:

cash contribution amount = cash contribution rate x total floor area in square metres above the **floor area ratio** of 2.5.

- (2) Where the maximum **floor area ratio** has been increased to 5.0 in accordance with subsection (1), the maximum **floor area ratio** may be further increased from 5.0 to 9.0 in accordance with the following:

- (a) For the purpose of this section, "incentive rate" means: \$99.22 per square metre for the year 2023. The incentive rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.
- (b) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:
 - cash contribution amount = incentive rate x total floor area in square metres above the **floor area ratio** of 5.0.

Building Height

10 The maximum **building height** is 50.0 metres.

Motor Vehicle Parking Stall Reduction

11 The minimum **motor vehicle parking stall** requirement may be reduced to 0.0 stalls per **unit** for resident parking where the following transportation demand management measures are provided and implemented as a condition of a **development permit**:

- (a) provision of 1.0 **bicycle parking stalls – class 1 per unit**, and
- (b) provision of a **bicycle repair facility**.

Electric Vehicle Parking Stalls

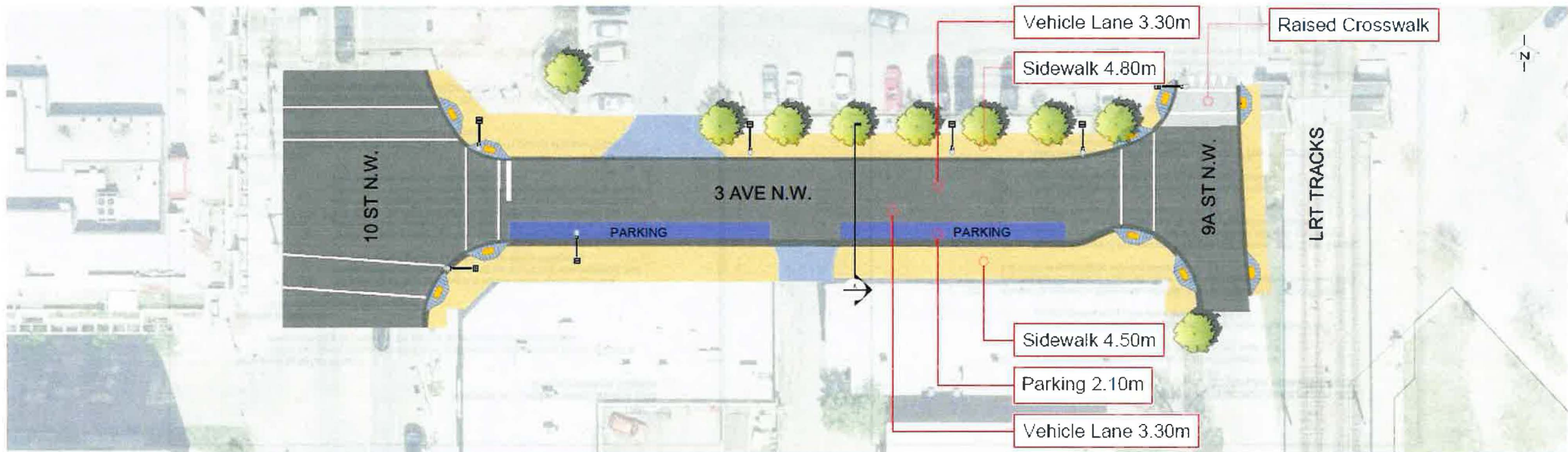
12 100.0 per cent of **visitor parking stalls** provided must be **electric vehicle parking stall – capable**.

Relaxations

13 The **Development Authority** may relax the rules contained in **Section 7** of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

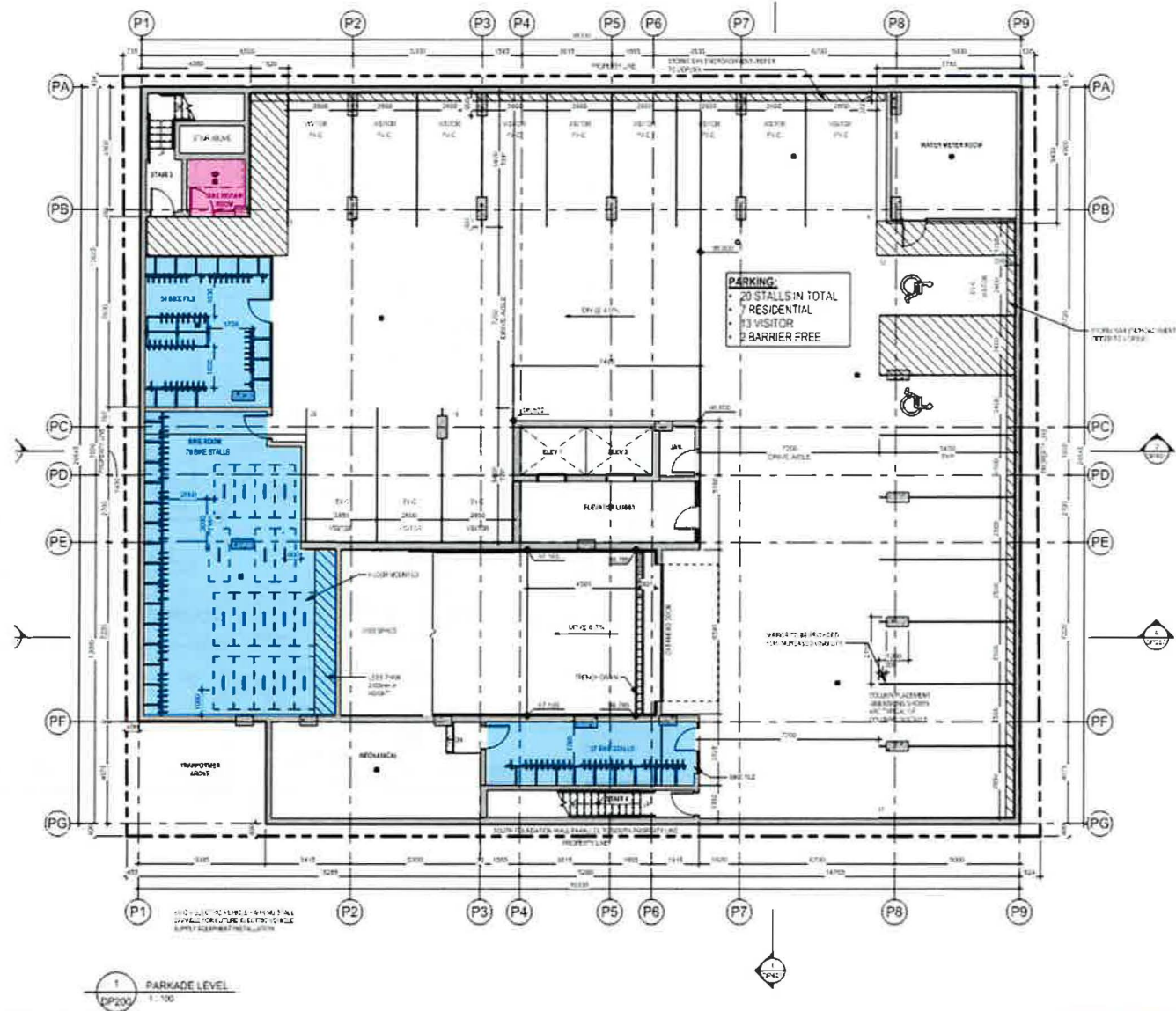
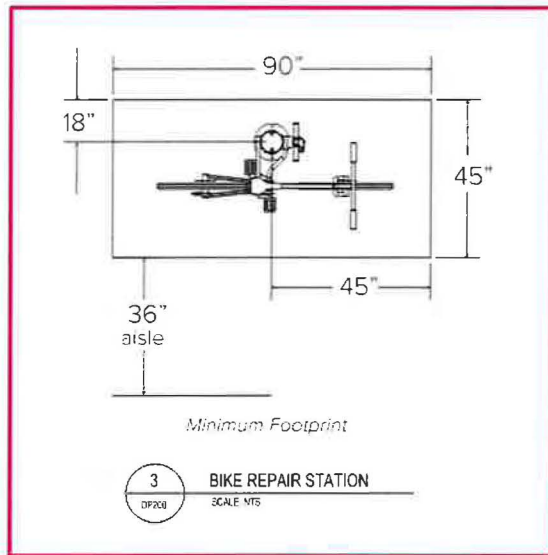
3 Avenue NW Streetscape Improvements 20

- Remove parking on north side to allow for widening of sidewalks on both sides of 3 Avenue NW
- Introduce raised crosswalk across 9A Street NW to Sunnyside LRT Station
- Introduce curb extensions and new wheelchair ramps for improved safety
- Deep utilities relocation
- Catch basin relocation
- Roadway regrading








Development Permit – Parkade Floor Plan 21

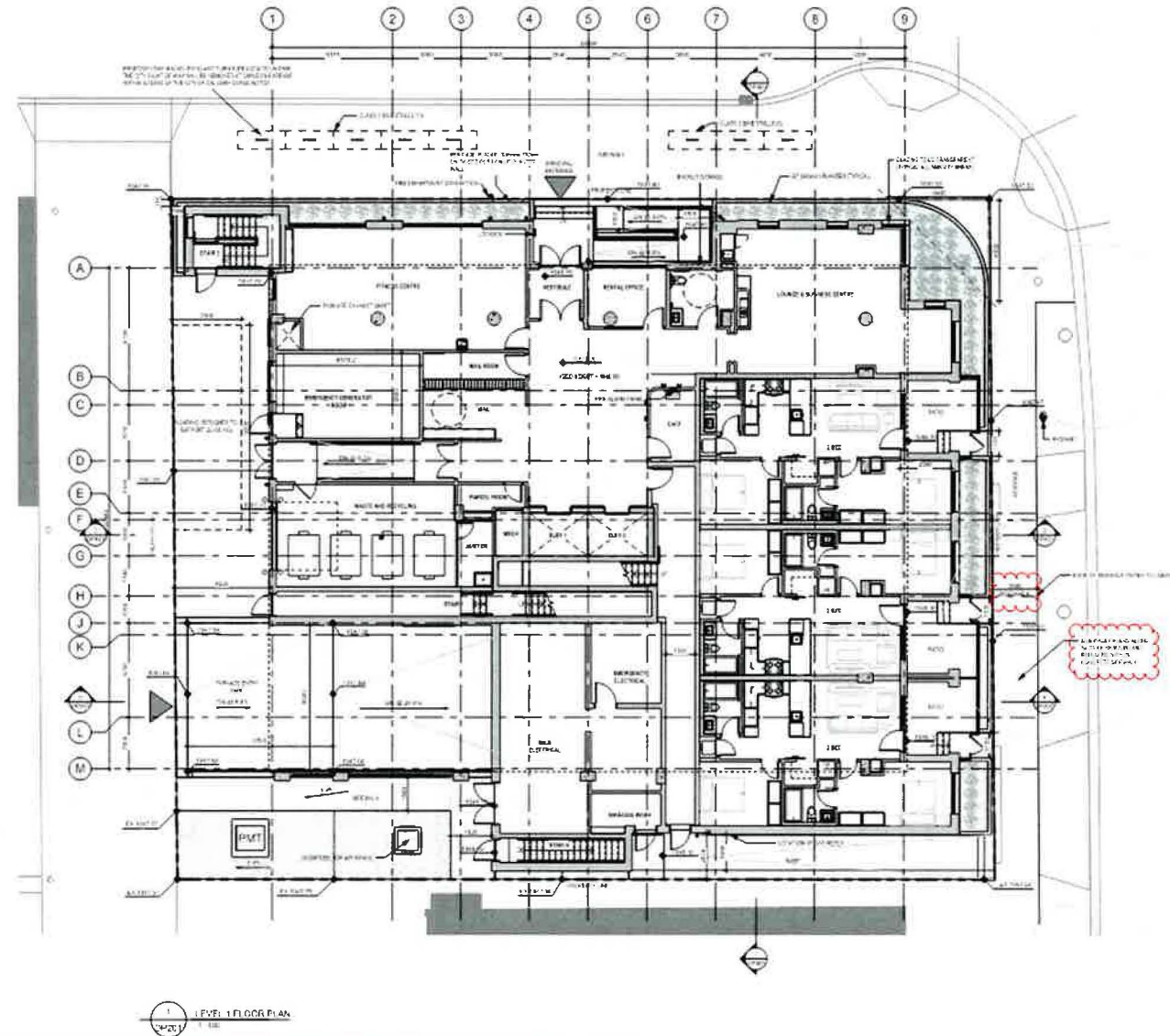
BIKE RACK TYPE	QUANTITY	%
Bike File	126	79%
Floor Mounted	34	21%
TOTAL	160	



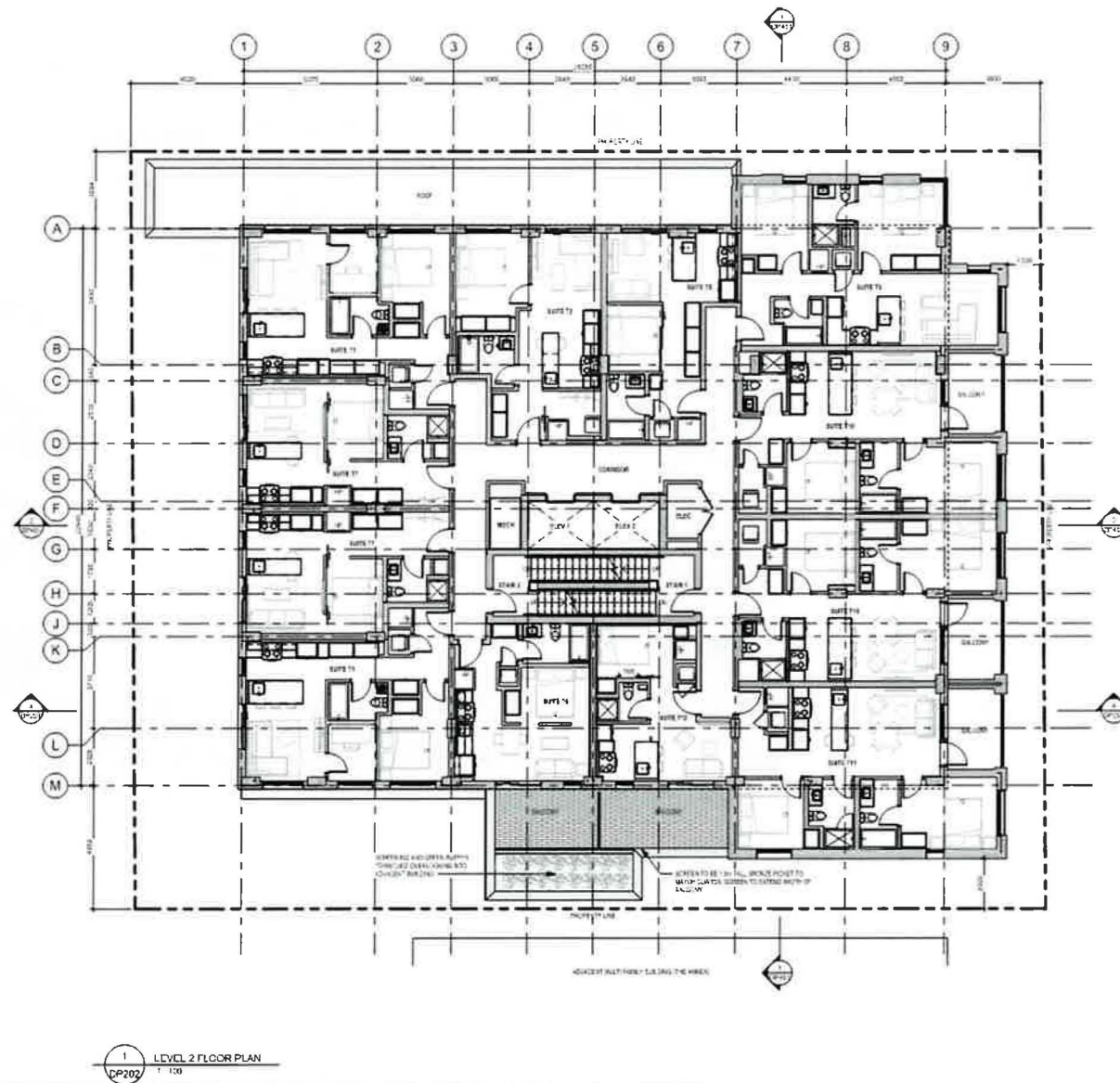
Development Permit – Level 1 Floor Plan 22

LEGEND

-  EXISTING TREES TO REMAIN
-  PROPOSED TREES AND SHRUBS
-  EXISTING GRADE
-  PROPOSED GRADE
-  PRINCIPAL ENTRANCES



Development Permit – Level 2 Floor Plan 23



Development Permit – Level 15 Roof Plan 24

LANDSCAPE NOTES
 ALL WOOD PRODUCTS USED ON ROOF WILL BE TREATED WITH FLY LUMBER GUARD FOR FIRE PROTECTION WHICH CONFORMS TO THE CITY OF CALGARY R.U. 1.1 IN 998.47/1 AND ASTM D 739 AND CANULC 510



LEGEND

SYMBOL

- FROST FREE FOOTPRINT
- GAS CONNECTION FOR BBQ

BYLAW REQUIREMENTS

SYMBOL	QUANTITY	PERCENTAGE
	47.70M ²	1.97%
	224.66M ²	9.86%
TOTAL LANDSCAPE AREA PROVIDED AT 1%:	272.36M²	11.83%
TOTAL LANDSCAPE AREA REQUIRED AT 1%:	233.37M²	

REFERENCE NOTES SCHEDULE - ROOFTOP

SYMBOL	1. FINISH DESCRIPTION	QTY	DETAIL
	PRE-CAST CONCRETE UNIT PANEL COLOUR AND FINISH TO BE CHOSEN BY ARCHITECT. UNIT PANEL SIZE: 1.2M X 2.4M X 150MM	10,000.00	
	SEALING	10,000.00	
2. LANDSCAPE			
	400 L x 1000 W x 1000 H PLANTER WITH 50% SLATS	25.00	
	CUSTOM PLANTER BY GREEN THEORY	5	
	PLANTER: 1150 W x 1500 H	5	
	PLANTER: 1150 W x 1500 H	5	
3. SITE FURNITURE			
	DINING CHAIR LANDSCAPE FORM CHAIRMAN CHAIR W/ K... COMPOSITE CAST ALUMINUM STAINLESS STEEL WITH WIPES 22H x 23W x 91H x 50D H	225	
	DINING TABLE LANDSCAPE FORM CHAIRS 90 x 90 CHAIRMAN CHAIRS 1000 x 1400 x 750 ALUMINUM W/ SLATS AND 1500 x 1500 x 750 TUBING FOR STEEL TABLE TOP 20W x 1.50H x 1.50H TABLE BRONZE METALLIC	10	
	3/4" x 6" LOUNGER LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	LOUNGE FURNITURE LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	BENCH LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	DINING CHAIR LANDSCAPE FORM CHAIRMAN CHAIR W/ K... COMPOSITE CAST ALUMINUM STAINLESS STEEL WITH WIPES 22H x 23W x 91H x 50D H	225	
	DINING TABLE LANDSCAPE FORM CHAIRS 90 x 90 CHAIRMAN CHAIRS 1000 x 1400 x 750 ALUMINUM W/ SLATS AND 1500 x 1500 x 750 TUBING FOR STEEL TABLE TOP 20W x 1.50H x 1.50H TABLE BRONZE METALLIC	10	
	3/4" x 6" LOUNGER LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	LOUNGE FURNITURE LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	BENCH LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	DINING CHAIR LANDSCAPE FORM CHAIRMAN CHAIR W/ K... COMPOSITE CAST ALUMINUM STAINLESS STEEL WITH WIPES 22H x 23W x 91H x 50D H	225	
	DINING TABLE LANDSCAPE FORM CHAIRS 90 x 90 CHAIRMAN CHAIRS 1000 x 1400 x 750 ALUMINUM W/ SLATS AND 1500 x 1500 x 750 TUBING FOR STEEL TABLE TOP 20W x 1.50H x 1.50H TABLE BRONZE METALLIC	10	
	3/4" x 6" LOUNGER LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	LOUNGE FURNITURE LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	BENCH LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	DINING CHAIR LANDSCAPE FORM CHAIRMAN CHAIR W/ K... COMPOSITE CAST ALUMINUM STAINLESS STEEL WITH WIPES 22H x 23W x 91H x 50D H	225	
	DINING TABLE LANDSCAPE FORM CHAIRS 90 x 90 CHAIRMAN CHAIRS 1000 x 1400 x 750 ALUMINUM W/ SLATS AND 1500 x 1500 x 750 TUBING FOR STEEL TABLE TOP 20W x 1.50H x 1.50H TABLE BRONZE METALLIC	10	
	3/4" x 6" LOUNGER LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	LOUNGE FURNITURE LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	BENCH LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	DINING CHAIR LANDSCAPE FORM CHAIRMAN CHAIR W/ K... COMPOSITE CAST ALUMINUM STAINLESS STEEL WITH WIPES 22H x 23W x 91H x 50D H	225	
	DINING TABLE LANDSCAPE FORM CHAIRS 90 x 90 CHAIRMAN CHAIRS 1000 x 1400 x 750 ALUMINUM W/ SLATS AND 1500 x 1500 x 750 TUBING FOR STEEL TABLE TOP 20W x 1.50H x 1.50H TABLE BRONZE METALLIC	10	
	3/4" x 6" LOUNGER LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	LOUNGE FURNITURE LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	BENCH LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	DINING CHAIR LANDSCAPE FORM CHAIRMAN CHAIR W/ K... COMPOSITE CAST ALUMINUM STAINLESS STEEL WITH WIPES 22H x 23W x 91H x 50D H	225	
	DINING TABLE LANDSCAPE FORM CHAIRS 90 x 90 CHAIRMAN CHAIRS 1000 x 1400 x 750 ALUMINUM W/ SLATS AND 1500 x 1500 x 750 TUBING FOR STEEL TABLE TOP 20W x 1.50H x 1.50H TABLE BRONZE METALLIC	10	
	3/4" x 6" LOUNGER LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	LOUNGE FURNITURE LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	BENCH LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	DINING CHAIR LANDSCAPE FORM CHAIRMAN CHAIR W/ K... COMPOSITE CAST ALUMINUM STAINLESS STEEL WITH WIPES 22H x 23W x 91H x 50D H	225	
	DINING TABLE LANDSCAPE FORM CHAIRS 90 x 90 CHAIRMAN CHAIRS 1000 x 1400 x 750 ALUMINUM W/ SLATS AND 1500 x 1500 x 750 TUBING FOR STEEL TABLE TOP 20W x 1.50H x 1.50H TABLE BRONZE METALLIC	10	
	3/4" x 6" LOUNGER LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	LOUNGE FURNITURE LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	BENCH LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	DINING CHAIR LANDSCAPE FORM CHAIRMAN CHAIR W/ K... COMPOSITE CAST ALUMINUM STAINLESS STEEL WITH WIPES 22H x 23W x 91H x 50D H	225	
	DINING TABLE LANDSCAPE FORM CHAIRS 90 x 90 CHAIRMAN CHAIRS 1000 x 1400 x 750 ALUMINUM W/ SLATS AND 1500 x 1500 x 750 TUBING FOR STEEL TABLE TOP 20W x 1.50H x 1.50H TABLE BRONZE METALLIC	10	
	3/4" x 6" LOUNGER LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	LOUNGE FURNITURE LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	BENCH LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	DINING CHAIR LANDSCAPE FORM CHAIRMAN CHAIR W/ K... COMPOSITE CAST ALUMINUM STAINLESS STEEL WITH WIPES 22H x 23W x 91H x 50D H	225	
	DINING TABLE LANDSCAPE FORM CHAIRS 90 x 90 CHAIRMAN CHAIRS 1000 x 1400 x 750 ALUMINUM W/ SLATS AND 1500 x 1500 x 750 TUBING FOR STEEL TABLE TOP 20W x 1.50H x 1.50H TABLE BRONZE METALLIC	10	
	3/4" x 6" LOUNGER LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	LOUNGE FURNITURE LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	
	BENCH LANDSCAPE FORM HANNOVER OR SIMILAR WELDED STEEL STRUCTURE W/ SLATTED WOOD SEAT PANELING FRAME BRONZE METALLIC SEAT THE EXTERIOR WOOD	10	

Development Permit – Rendered Elevations 25



NORTH ELEVATION



EAST ELEVATION



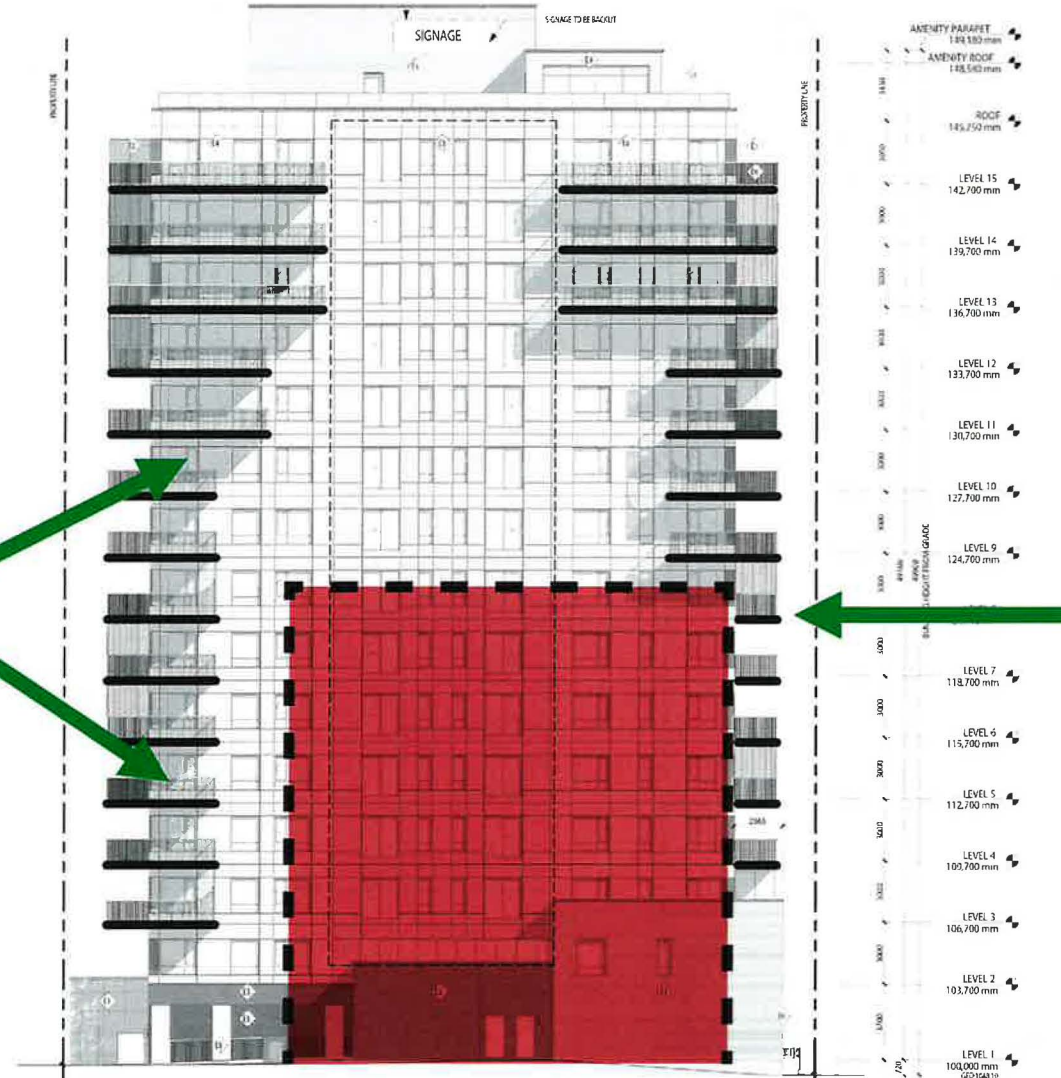
SOUTH ELEVATION



WEST ELEVATION

X **Discrepancy:**
Level 3 Balconies and above are 2.71m from shared property line.

→ **Mitigation:**
Balconies are outside the line of vision of the annex building.



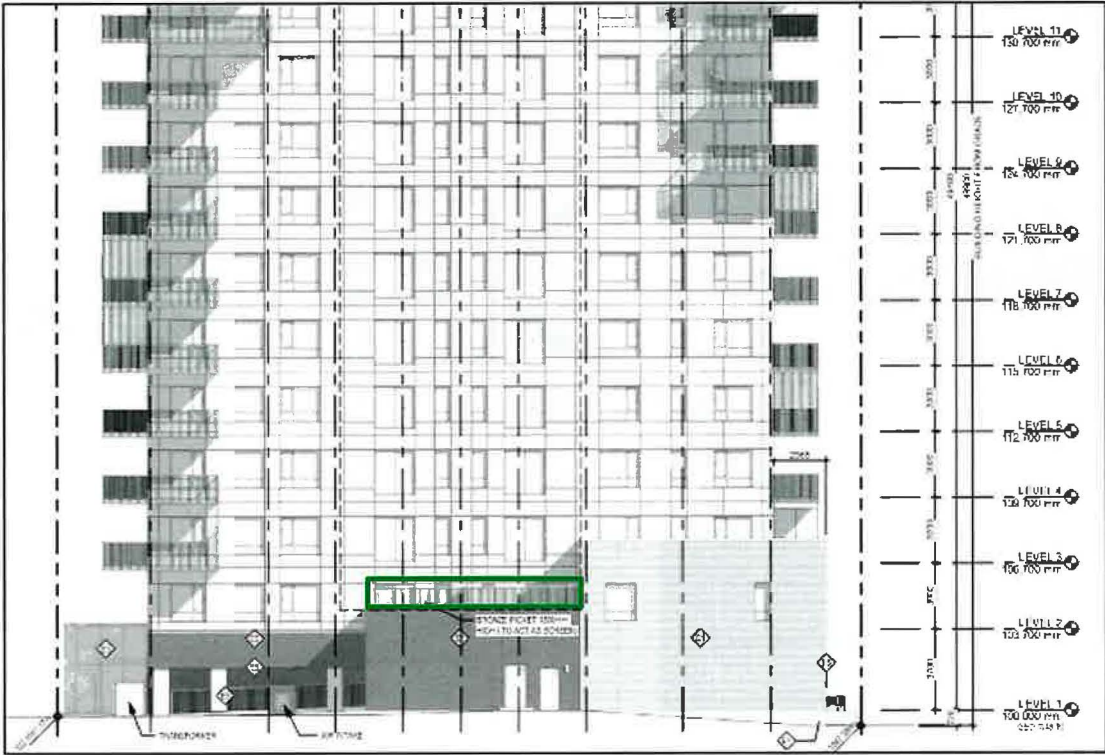
1335 Building Separation

(1) Where the widest dimension of a balcony faces a property line shared with another parcel, the minimum setback of a balcony from the shared property line is 4.0m.

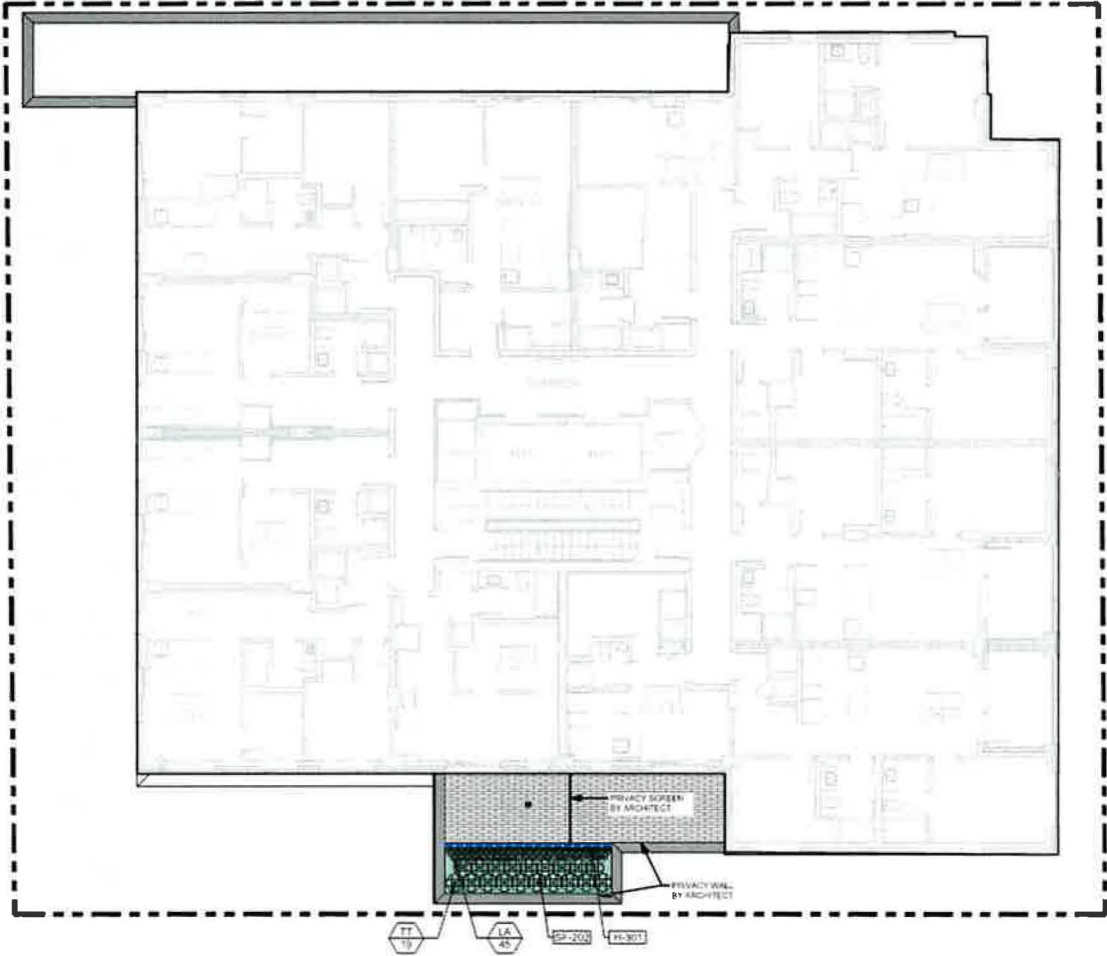
Mitigation:
Balconies do not wrap the corner of the building until above the 'Annex' building.

ANNEX BUILDING ELEVATION OVERLAY

X **Discrepancy:**
Level 2 balcony 2.36m from shared property line.



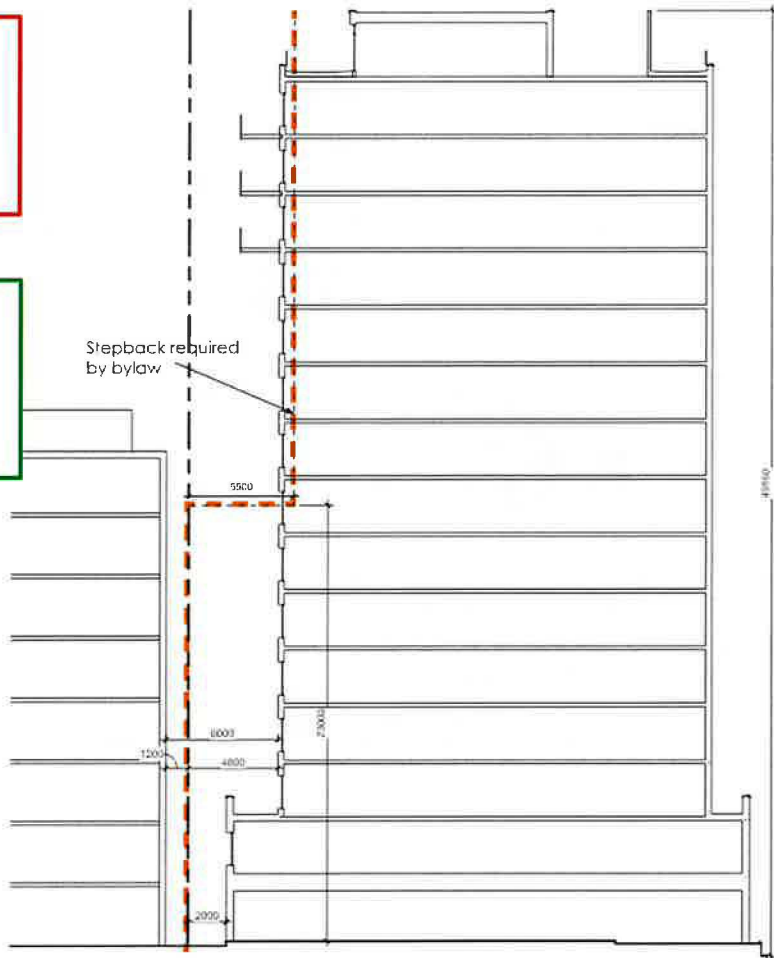
→ **Mitigation:**
Privacy screen 1.8m tall in bronze coated aluminum



→ **Mitigation:**
Landscape screening (0.5m planter wall + 1m tall shrubs)

X **Discrepancy:**
Façade above 23.0m from grade (floors 8-15) is 4.81m (-0.69m) from the South property line

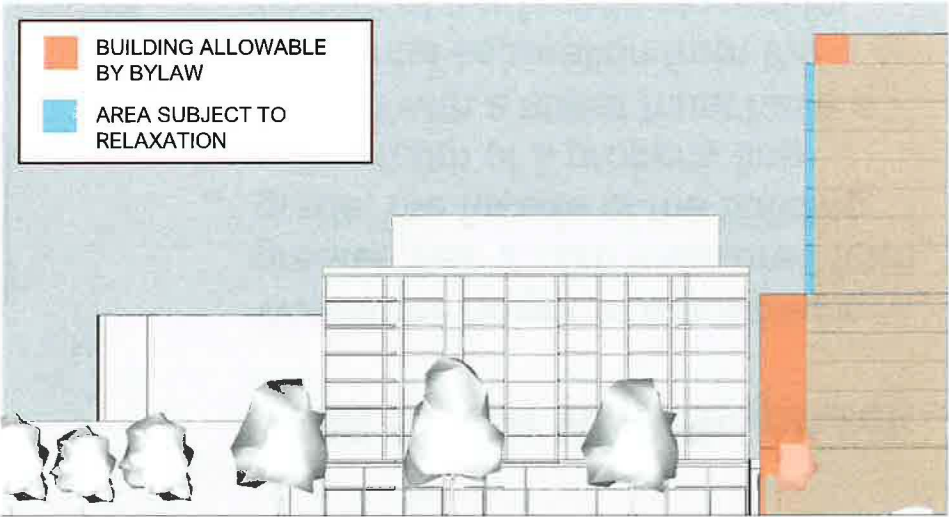
→ **Mitigation:**
Stepback requirement at 23.0m begins above the top floor of the existing building to the south.



1335 Building Separation

(2) The façade of a building located above 23.0m from grade must provide a minimum horizontal separation of:

(b) 5.5m from a property line shared with another parcel; and



1338 Street Wall Stepback

Where the height of a building is greater than 23.0m measured from grade, the façade of the building within 6.0m of a property line shared with a street must have a horizontal separation from the portion of the façade closest to grade where:

- (a) the horizontal separation has a minimum depth of 2.0m; and
- (b) the horizontal separation occurs between a minimum of 7.5m and a maximum of 23.0m measured from grade.

X **Discrepancy:**
Plans do not indicate a minimum horizontal separation of 2.0m (that occurs between 7.5m and 23.0m in height)

→ **Mitigation:**
The north façade steps back at the first storey podium, below the 7.5m height requirement.

