

**LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017**

MAP 16C

EXECUTIVE SUMMARY

This application is a land use amendment to redesignate 9 metres of an adjacent City of Calgary owned parcel designated Special Purpose – Recreation (S-R) District to Commercial Residential (CR20 – C20/R20) District for inclusion in a new office tower development situated on the northwest corner of Century Gardens Park. The subject 9 metres is required to accommodate the sub-grade parkade and waste and recycling activities associated with the new tower.

The subject parcel is not Municipal Reserve (M-R). However, the City will retain the at-grade and above-grade rights of this 9 metres through a restrictive covenant on the land title following consolidation of the parcel with the applicant's holdings to the west. The covenant will allow the City and the applicant to coordinate the transition between the new office tower and Century Gardens Park redevelopment plan.

A concurrent Development Permit application for a new 22 story office tower (DP2015-5341) is associated with this land use with a recommendation for approval.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)	2017 August 10
That Calgary Planning Commission recommend APPROVAL of the proposed Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaw 320D2017; and	
1. ADOPT the proposed redesignation of 0.03 hectares ± (0.08 acres ±) located at 827 – 7 Avenue SW (Portion of Plan 8050EJ, Block 46, Lots B to E) from Special Purpose – Recreation (S-R) District to Commercial Residential District (CR20-C20/R20), in accordance with Administration's recommendation; and	
2. Give three readings to the proposed Bylaw 320D2017.	

**LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017**

MAP 16C

REASON(S) FOR RECOMMENDATION:

The applicant and City of Calgary Parks have coordinated the review of the proposed acquisition and redesignation under the auspices of the Century Gardens Public Park renewal project endorsed by City Council in 2015 to ensure a complimentary transition between the Park and this new office tower development.

The sub-grade development of the 9 metre parcel ensures that there will be no loading, waste or recycling activity at-grade, promoting a more aesthetic and human scaled edge between the Park and new office building.

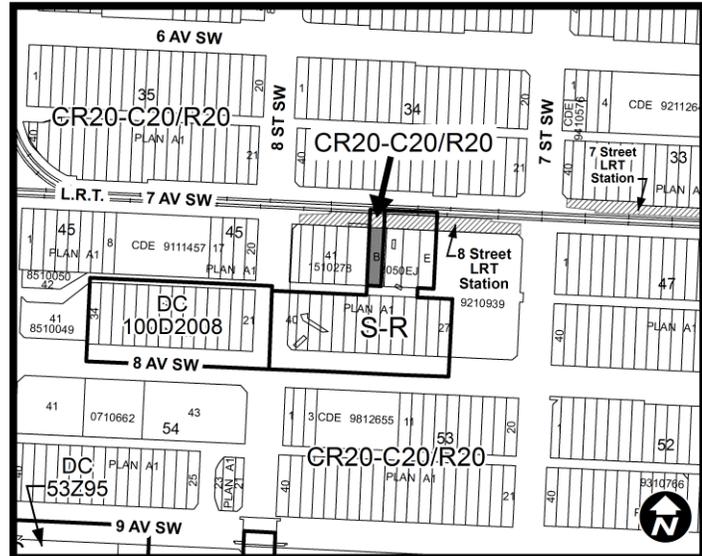
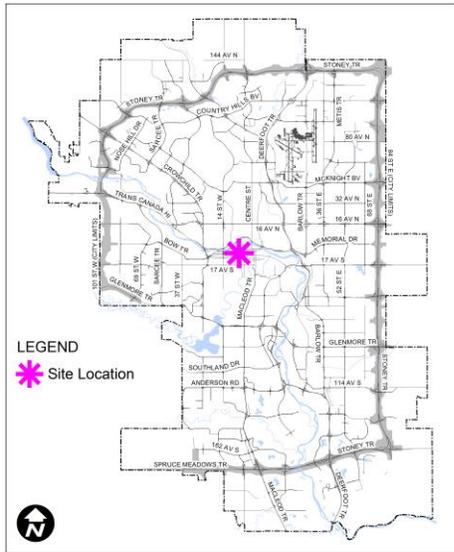
ATTACHMENT

1. Proposed Bylaw 320D2017

LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017

MAP 16C

LOCATION MAPS



LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017

MAP 16C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 827 – 7 Avenue SW (Portion of Plan 8050EJ, Block 46, Lots B to E) from Special Purpose – Recreation (S-R) District to Commercial Residential District (CR20-C20/R20).

Moved by: R. Wright
Absent: M. Tita

Carried: 6 – 0

LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017

MAP 16C

Applicant:

Gibbs Gage Architects

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is currently within the City holdings occupied by Century Gardens Park. Located within the Central Business District, this portion of Century Gardens Park adjoins the 8 Street LRT Platform on 7 Avenue Southwest. With the adoption of Part 13 of Bylaw 1P2007 (CR20-C20/R20 downtown district), the Park was reclassified from PE – Public Park to Special Purpose – Recreation (S-R) District.

When constructed for Calgary's centennial in 1975, Century Gardens was a symbol of the City's growth and maturity. Century Gardens has not seen any significant changes from its original design in over 30 years. City Council considered and approved the Design Development Plan in 2015 for the renewal of the Park. Subsequently on 2016 February 08, Council approved the Conceptual Plan within the Century Gardens Design Development Plan. This application is in alignment with the design.

Early in the planning process for the new development on the northwest corner of the Park, the applicant approached the City Real Estate and Development Services group and Parks regarding acquisition of a small portion of real estate immediately adjacent to their site in order to remove loading and waste and recycling activities from the surface of the site where typically loading and servicing occurs at-grade off of a lane (the remnant lane on the south side of the parcel was closed in 2014).

The solution to accommodate the waste, recycling, loading and other back-of-house functions within the tower parkade is of great benefit to the Park interface. The sale of the sub-surface rights and redesignation of the westerly 9 metres of the Park has been mutually agreed upon by the City Real Estate and Development Services and Parks, and the transfer of the title, is anticipated in September of 2017.

Development Permit 2015-5341 is a concurrent application associated with this application.

**LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017**

MAP 16C

LAND USE DISTRICTS

Currently under the Special Purpose – Recreation (S-R) land use district, the redesignation to CR20-C20/R20 is consistent with the surrounding land use in place. Century Gardens Park is located within the Central Business District and as such, the change in designation is compatible with existing and future development.

The CR20 – C20/R20 district offers bonus density incentives under the “green building features” which is a category applied in the concurrent Development Permit application (DP2015-5341). Among these features are key initiatives such as *sensitive land protection* and *high priority site status*. *Sensitive land protection* is characterized by locating new development on land previously developed; in this case a former 2 story commercial strip development and adjacent former single family residential buildings. *High priority site status* is also characterized by locating a new project on a brownfield site formerly serviced with utilities and access.

LEGISLATION & POLICY

Municipal Development Plan

The subject parcel resides within the Centre City precinct of the MDP and is guided by policies for the Downtown which reinforce the Centre City as the focus of business, employment, culture and recreation as well as the location of choice for business and the largest employment centre.

No amendments to the MDP are required in support of this application.

Land Use Bylaw 1P2007

Administration finds that this land use amendment complies with Part 13, Division 3 of LUB 2007. The requested CR20-C20/R20 is the corresponding land use district that would apply if Century Gardens Park was not located on this block of the downtown.

TRANSPORTATION NETWORKS

The subject land is required to make the ramp to the underground parking, and vehicle sweeps serviceable for the companion development (DP2015-5341). No above grade servicing is associated with this application.

**LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017**

MAP 16C

UTILITIES & SERVICING

Development servicing will be determined at the Development Permit (DP) and Development Site Servicing Plan (DSSP) circulation stage(s), to the satisfaction of Water Resources.

The applicant shall coordinate with the applicable utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities.

City records suggest that an existing ATCO utility line is located within the subject lands. All of which is contingent to the satisfaction of the affected utility owner(s).

ENVIRONMENTAL CONCERNS

There are no known environmentally related concerns associated with the application.

GROWTH MANAGEMENT

This proposal does not trigger capital infrastructure investment and as such does not raise any concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC report submission date. The companion Development Permit was circulated to the Calgary Downtown Association who returned comments in support.

Citizen Comments

No comments received by CPC report submission date.

Public Meetings

None.

**LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017**

MAP 16C

APPENDIX I

APPLICANT'S SUBMISSION

Gibbs Gage Architects is pleased to provide a Land Use redesignation application for Century Gardens Tower development on behalf of Brown Cottage & Clinic Inc.

This Land Use redesignation is being sought in order to change a portion of the Century Gardens Park, purchased by the owner of adjacent Century Gardens Tower Development, from S-R zoning to CR20-CR20/R20 zoning. This application is concurrent with the Development Permit application for Century Gardens Tower.

The consolidation of this portion of Plan 8050 EJ, Block 46, Lot B, with the rest of the Century Garden Tower site will be submitted to the Southern Alberta Land Titles Office for registration in September 2017.

LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017

MAP 16C

APPENDIX II

LETTERS SUBMITTED



February 4, 2016

The City of Calgary
Development Circulation Controller
Planning, Development Assessment #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Attn: Joseph Yun

Dear Joseph:

Re: DP2015-5341, 827 7 AV SW – Century Gardens Tower

The Calgary Downtown Association's (CDA) Urban Development Committee met with representatives from Centurion Holdings Ltd, ALTA, and Gibbs Gage Architects to review the above-mentioned development permit. We are very supportive of the design as presented.

The following points represent a summary of our discussion:

- 1) Having seen a number of iterations for development on this block, we are pleased to see the proposed structure located on the northwest corner, where it provides a gateway to the park, and increases safety. The design, at the street level is light, with good sightlines to both the park and LRT platform, and a permeable pedestrian environment for walkability.
- 2) The proposed integration with the park is seamless, and improves the planned amphitheatre with a strong pedestrian pathway from 8th Street, and added steps. The proposed retail as the base of the building, with the opportunity for a patio area, is welcomed, and will further add to the vitality in the park, and the block as a whole.
- 3) The CDA is very pleased to know that the building will seek LEED Gold certification.
- 4) Proposed lighting for the project provides both safety and architectural enhancement. Using the integrated pot-lights under both the second and third floors of the building, including the north side, is welcomed. Backlighting the faceted glazing will provide a dramatic feature to the structure. The proposed lighting element on the +15 bridge will add to the safety of the area, and enhance the look of the structure.
- 5) The design of the +15 heading east is very well received for its transparency and integration with both the building on the site, and the LRT station canopy. We believe it is prudent to plan for a future +15 bridge heading west.

SUITE 720, LANCASTER BUILDING
304-8th Avenue SW
Calgary, Alberta T2P 1C2

403-215-1570
info@downtowncalgary.com

WEB downtowncalgary.com
BLOG getdown.ca



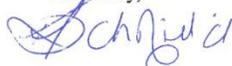
LAND USE AMENDMENT
DOWNTOWN COMMERCIAL CORE (WARD 8)
SOUTH EAST CORNER OF 8 STREET SW AND 7 AVENUE SW
(NORTHWEST CORNER OF CENTURY GARDENS PARK)
BYLAW 320D2017

MAP 16C

- 6) It would be wonderful to see the redevelopment of Century Park coincide with the construction of the building. The CDA supports the subdivision to accommodate the requirements of the underground parking, and the integration of the surface land into the park.
- 7) The replacement of trees along 8th Street following the guidelines of the 8th Street SW Corridor Public Realm Plan will be a significant step in improving the pedestrian experience in the area.
- 8) The CDA would recommend consideration be given to a significant public art installation, worthy of such an outstanding building design.
- 9) The proposed temporary use of the site, for a green space and possible food truck location is supported. We trust that food trucks will work collaboratively with existing restaurants in the immediate vicinity, and that the site will be well maintained.
- 10) During construction, the CDA would recommend that construction hoarding be adorned with artwork, both to beautify the area and deter vandalism in the form of graffiti. Engaging with an organization such as Boardworx is encouraged.
- 11) Maintaining access and safety in the area will be of great importance. 8th Street is one of the most highly used pedestrian corridors in the downtown, especially at 7th Avenue. Keeping the sidewalks open, and accessible, except where safety would be compromised, would be expected. It will also be critical to keep vehicular lane closures on 8th Street to a minimum, as this is an important transit route, and transfer area for the LRT.

I trust our comments will be helpful. Should you require anything further, please call me directly at (403) 215-1565.

Yours truly,



M. A. (Maggie) Schofield
Executive Director

cc: Councillor Druh Farrell, Ward 7, City of Calgary
Councillor Evan Woolley, Ward 8, City of Calgary
Insp. Cliff O'Brien, Calgary Police Service
Ben Barrington, Centre City Implementation Team, City of Calgary
Marc Sardachuk, Centurion Holdings Ltd.
Richard Anderson, Intern Architect, Gibbs Gage Architects
Paul Foster, President, ALTA Project Management Inc.
UDC