

Development Permit (DP2016-5076) Summary

The public hearing and first reading of Bylaw 25D2018 (land use amendment for Oakridge Crossing – Calgary Co-op) was held on 2018 January 22. As directed by Council, Administration worked with the applicant and the area Councillor, on potential development permit amendments and potential amendments to Bylaw 25D2018. The results of these discussions were: the reduction in the building height for one of the multi-residential buildings (from seven to six storeys), the reduction in total number of residential units (270 to 249) and the development of a long-term concept plan to illustrate potential future development on the site (see Figure 2). The long-term concept plan includes densification on the east and south portions of the site. Further, the concept plan shows the additions of buildings, the enhancement of the public realm with public plazas, improved pedestrian connections, and the removal of surface parking (which is intended to be below the buildings as they are constructed). No amendments to the proposed land use bylaw 25D2018 were deemed necessary.

Administration's Reason(s) for Recommendation

This application is for a comprehensive mixed-use development on an existing commercial site in an established community. It presents a tremendous opportunity to realize the goals and policies of the Municipal Development Plan (MDP) for building complete communities, supporting intensification, providing greater housing and employment choices, creating high quality urban environments and providing primary transit services within Neighbourhood Activity Centres. The application underwent an extensive four-phase public engagement program consisting of online surveys, workshops, open houses and other various other engagement methods. The final development permit drawings represent a collaborative process of design between the applicant, The City of Calgary and the community.

Calgary Planning Commission Comments and Decision

Calgary Planning Commission conditionally approved the development permit, subject Council giving second and third reading of Bylaw 20D2018, at their meeting on 2018 April 19. Discussion on the development permit focused on issues relating to: pedestrian safety, site layout, and landscaping. Commissioners voted unanimously to support the proposed development permit; however, they did add several conditions to the permit that would have to be met prior to its release. The additional conditions pertain to the following:

- improving pedestrian access along Oakmoor Drive SW and 24 Street SW intersection in a manner similar to the NW portion of the site;
- executing and registering on title a Public Access Easement Agreement with The City of Calgary to ensure that the public access to the site is maintained and will not be obstructed;
- exploring the relocation of a pedestrian access along the west property with a neighbouring condo association; and
- the developer removing the porkchop island at the intersection of 24 Street SW and Oakmoor Drive SW to facilitate improved vehicular movement around the site.

All the amendments noted above received unanimous consent from Commission members.

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Figure 1: Development Permit Rendering

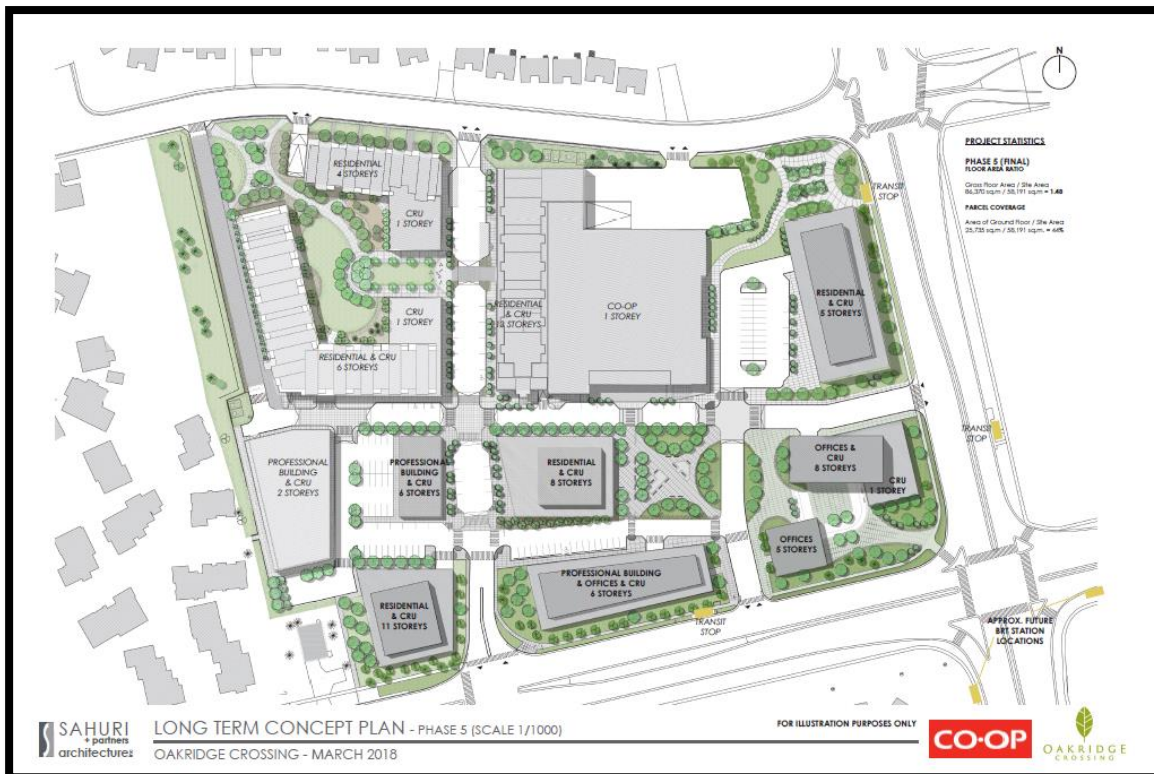


Figure 2: Long Term Concept Plan