

Applicant's Submission

DC-Innovation Centre

The intent of writing the new use, Innovation Centre, is to reflect the unique nature of *Platform*. This term Innovation Centre is used to describe a suite of uses that will be hosted inside of *Platform* including:

- Incubator—Incubators specialize in growing new and early-stage businesses. Typically they offer expert membership and resources like office space, legal counsel and seed money in exchange for businesses.
- Accelerator—Accelerators focus on growing new businesses but focus on rapid growth. Accelerators guide entrepreneurs from 'adolescence to adulthood and predominately operate during core business hours with the option of 24/7 access.
- Co-Working Space—Co-working spaces offer cost-effective working space for small companies and offer rental of various areas like a single desk or a common area. The intent is to house like-minded community and provide access to some benefits (e/g. networking events, connection with industry leaders, etc). Most spaces like this are open 24/7.
- Makerspace—Makerspaces are essentially co-working spaces targeted at light industry and may include production of arts, sewing, fashion, food production, light tech production, prototyping, welding, and woodworking. Makerspaces tend to be used outside core business hours (evenings and weekends).
- Academy—An instructional facility offers classroom style spaces used for short courses of varying length. Times of use are broad and range from evenings, weekends and business hours.

In addition to this, the new use modifies the parking ratio to zero. CMLC, with the help of WSP and Calgary Parking Authority, completed a parking study to identify if additional stalls, on top of the 510 stalls provided in the parkade, would be demanded. A copy of the Parking Study has been included with the Direct Control recirculation package.

DC- Landscaping and Building Separation Rules

The proposed DC includes amended landscaping rules (S. 1229) and building separation rules (S. 1223) to enable development and vehicle access on the narrow remnant parcels (Site 1 and 3).

Site 1 retains a 6 metre Enmax access easement along west property line. To optimize this non developable parcel, vehicle access is extended over the easement. The remaining developable land therefore is greatly reduced. Applying a typical office footprint to the site renders 15% landscaping area. Site 3 retains similar development challenges; Enmax, currently working with CMLC, is in the process of retaining a 5.0 metre ROW access easement agreement from the east property line. Applying a typical office footprint to Site 3 results in attaining 12% landscaping. For these reasons, The Direct Control includes reduced landscaping rules for Site 1 and Site 3.

The Parkade may be modified to enable vehicle access to Site 1 and Site 3, should there be a desire at future development stages to provide parkade access. For this reason, the Direct Control identifies a zero setback from the property line.

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Figure 1

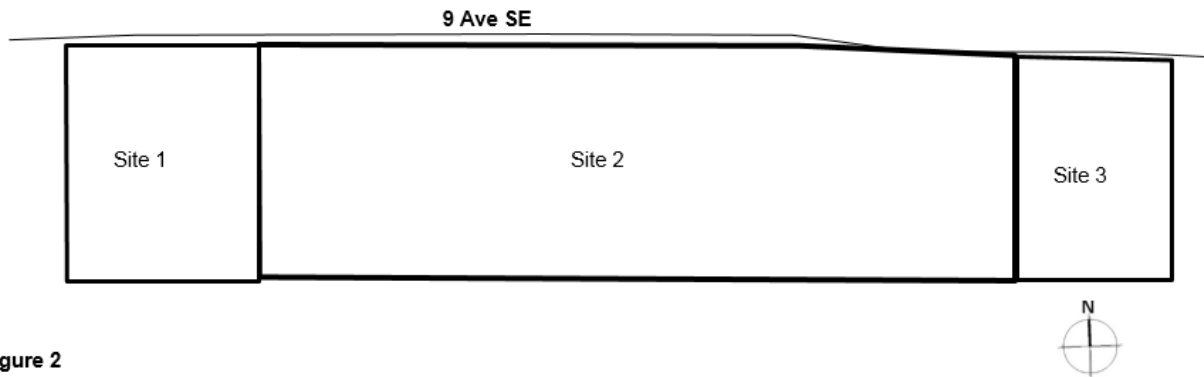
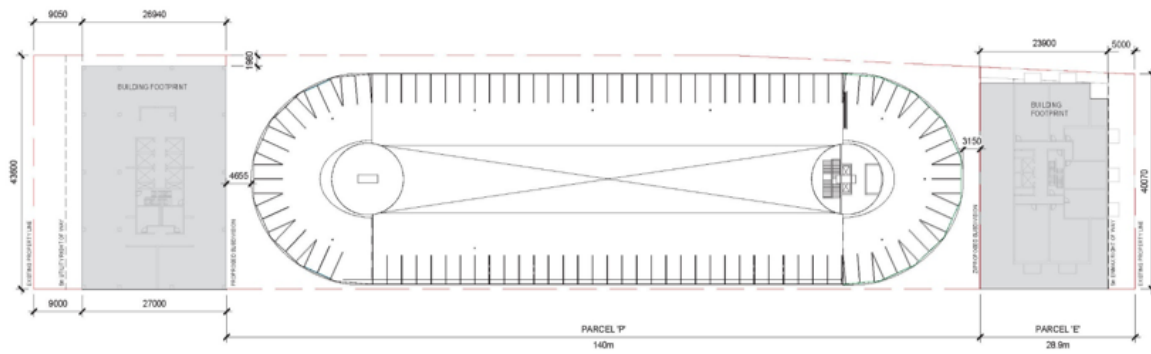


Figure 2



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APPLICANT PROPOSED DC

Purpose

- 1 This Direct Control District is intended to:
- (a) accommodate the **use** of **Innovation Centre**;
 - (b) provide specific rules for landscaping;
 - (c) provide specific rules for building separation; and

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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,
- (a) **"Innovation Centre"** means a **use**:
 - (i) where entrepreneurs, artists, teachers, professionals, food service, and administrative staff work on premise;
 - (ii) where food is prepared and sold for consumption on premise and make include the sale of prepared food for consumption off premise;
 - (iii) where the manufacturing, fabricating, processing, assembly or disassembly, repair, service or refurbishment of materials, semi-finished goods, finished goods, food, beverages, products or equipment may occur;
 - (iv) where instruction, training or certification of a specific trade, service or skill are provided, that includes, but is not limited to, trades, dance, music, martial arts, cooking, computers;
 - (v) does not require **motor vehicle parking stalls**;
 - (vi) requires a minimum of 1.0 bicycle parking stalls – class 1 per 1000.0 square metres of gross usable floor area; and
 - (vii) requires a minimum of 1.0 bicycle parking stalls – class 2 per 1000.0 square metre of gross usable floor area.

Permitted Uses

- 5 The **permitted uses** of the Centre City East Village District (CC-ET) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Centre City East Village District (CC-ET) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of the following **use**:

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(a) Innovation Centre.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City East Village (CC-ET) District of Bylaw 1P2007 apply in this Direct Control District.

Development Authority – Power and Duties for Relaxations

- 8 The Development Authority may relax the rules in Sections 9 and 11 in this Direct Control District provided the test for relaxations as set out in Bylaw 1P2007 is met.

Site 1 (+- 0.156 ha) and Site 3 (+- 0.117 ha)

Application

- 9 The provisions in section 10 through 11 apply only to Site 1 and Site 3.

Building Separation

- 10 The façade of a **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of 0.0 metres from a property line shared with another **parcel**.

Landscaped Area Rules

- 11 A minimum of 12.0 per cent of the area of the **parcel** must be **landscaped area**.

Site 2 (+- 0.6087 ha)

Building Separation

- 12 The façade of a **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of 0.0 metres from a property line shared with another **parcel**.