

## Development Permit (DP2018-2769/CPC2018-1093) Summary

The development permit application (DP2018-2769) was submitted by Perkins + Will Architecture on 2018 June 8 on behalf of El Condor Lands. This development permit along with the associated amendment to the Chinatown Area Redevelopment Plan (Bylaw 38P2015) and land use amendment (Bylaw 179D2015) application is intended to accommodate redevelopment of ten parcels in the community of Chinatown for a mixed-use tower and podium development. More specifically, the proposed development contains commercial uses at grade, a hotel, and multi-residential uses.

### Administration’s Reason(s) for Recommendation

The proposal is highlighted by: mixed-use development including multi-residential, hotel, and commercial uses; active frontages at grade; pedestrian permeability via walkways through the site, lined with commercial units; small tenancies and building articulation that is reflective of Chinatown; and a design which incorporates Chinese architectural elements. Overall, the proposed design is highly sensitive to its context through the distribution of its massing, the use of relevant external materials and the composition of its street-facing and internal networks.

The proposal is consistent with applicable City policies including those of the Municipal Development Plan (MDP), proposed amendments to the Chinatown Area Redevelopment Plan (ARP) and with the Council-endorsed Guiding Principles (approved 2016) for development in Chinatown. More specifically, the proposal generally aligns with the pending Direct Control land use designation.

Of note, the development permit requires four relaxations, the rationale for which is included in the chart below:

<b>Bylaw Relaxations</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
12 Building Setbacks	The front setback area must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres.	Plans indicate a 0m (-1.50m) minimum and 5.52m (+2.52m) maximum west setback. <i>Rationale: 5.5m setback is only for a door inset. Bulk of building on west side is at 3.45m in an arcade form, fulfilling the intent of the rule.</i>
14 Required Motor Vehicle Parking Stalls	393 residential stalls required.	340 Provided = 67 stall relaxation. <i>Rationale: supported by the TIA.</i>
	53 visitor stalls required.	42 provided = 11 stall relaxation. <i>Rationale: supported by the TIA</i>
15 Sunlight Protection		Sien Lok Park is shadowed (see shadow studies). <i>Rationale: Amount of additional shadowing is very minor (69 m<sup>2</sup>) and no more than development on adjacent sites would cause.</i>

**Calgary Planning Commission Comments and Decision**

On 2018 October 4, Calgary Planning Commission recommended “that the Development Authority, without having to return to Calgary Planning Commission, approve Development Permit DP2018-2769 of a New: Retail and Consumer Service, Restaurant: Licensed – Medium (3), Hotel and Dwelling Units, at 117, 121, 123, 125, and 129 2 Avenue SW and 116, 120, 124, 130, 134 3 Avenue SW (Plan C; Block 8; Lots 6 to 12 and 28 to 40) with conditions, as amended, subject to the approval of the bylaw amendment associated with LOC2012-0101 by Council.”

Discussion on the development permit focused on issues relating to: public engagement, pedestrian amenity, architectural style and site layout. Commissioners voted unanimously to recommend approval of the proposed development permit.



Figure 1: Development Permit Site Plan



Figure 2: Development Permit Rendering



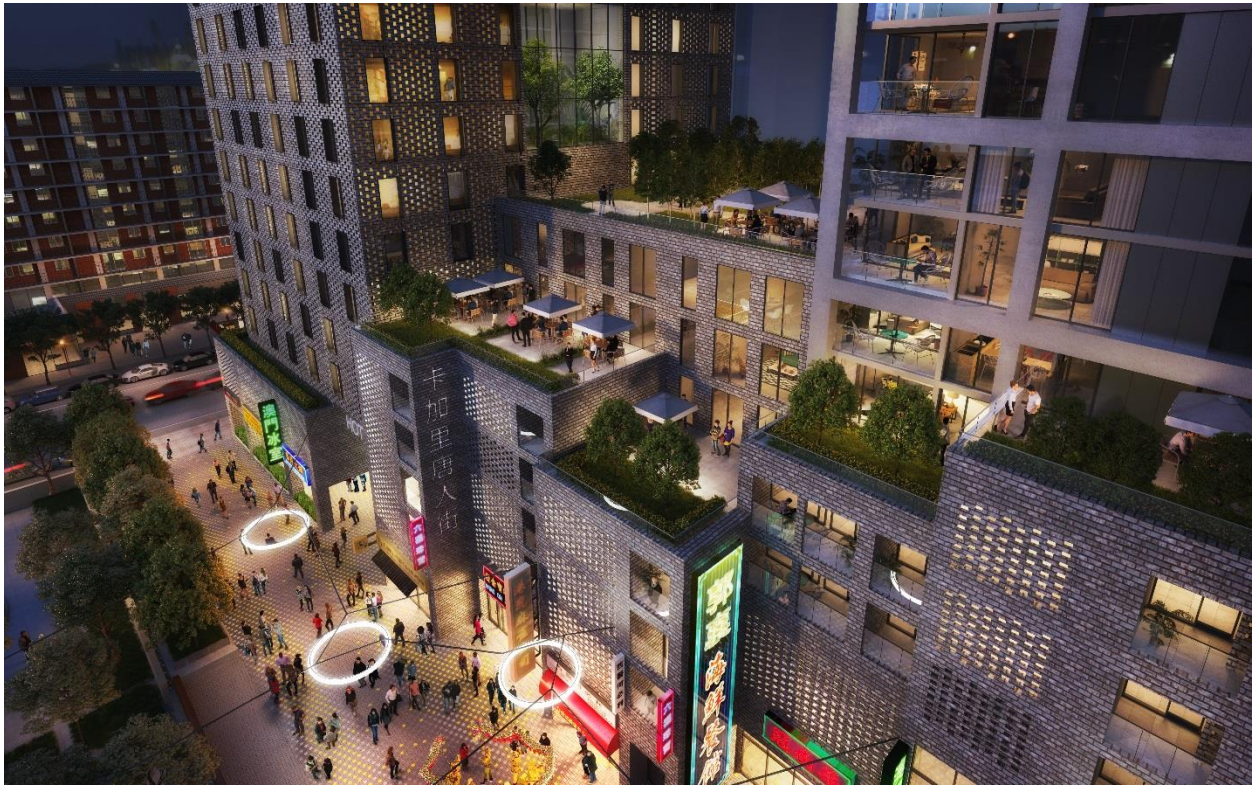


Figure 3: Development Permit Rendering