

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2018-1012

Development Permit in Beltline (Ward 11) at Multiple Properties, DP2017-4075

EXECUTIVE SUMMARY

This development permit application was submitted by NORR Architects Engineers Planners Ltd on 2017 September 06, on behalf of Cidex (Elbow River) Developments Ltd and Albari Holdings Ltd. The application proposes a multi-residential development with a total of 1,252 dwelling units, including a podium and three towers with retail, consumer service and restaurant uses on the main level. The development includes bonus density earning items consisting of publicly accessible private open space adjacent to the Elbow River, as well as 22 affordable housing units. This development will be the first in Calgary to implement a bonus earning item for the provision of affordable housing units.

The development is also notable for:

- having one of the largest dwelling unit counts for a multi-residential development under a single development permit in Calgary;
- a unique podium design of nine levels and 36 metres in height, to accommodate parkade levels above grade to mitigate for flood protection;
- significant improvements to the riverbank for the protection from erosion and infrastructure including the proposed amenity pathway;
- a south facing plaza that takes advantage of the solar gain, Elbow River frontage and regional pathway access, providing excellent activation of the river and pathway frontage; and
- providing extensive areas of outdoor amenity space on the rooftop levels of the podium including a running track, dog park, outdoor seating, outdoor exercise and yoga corner and a barbeque area.

The proposal is consistent with the applicable policies including those of the *Municipal Development Plan*, the *Beltline Area Redevelopment Plan* and the *Centre City Plan*. The proposal aligns with the intent of Land Use Bylaw 1P2007, including the rules under the Centre City Mixed Use District (CC-X), and Administration supports the relaxations noted within the report.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed Development Permit application DP2017-4075 of a New: Multi-Residential Development, Retail and Consumer Service at 1818 – 1 Street SE, 1825 Park Road SE and 1919 MacLeod Trail SE (Plan 8311892, Block 2, Lot 26; Plan 8311893, Block 2, Lot 27; Plan 8210888, Block 2, Lot 24), with conditions (Attachment 2).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

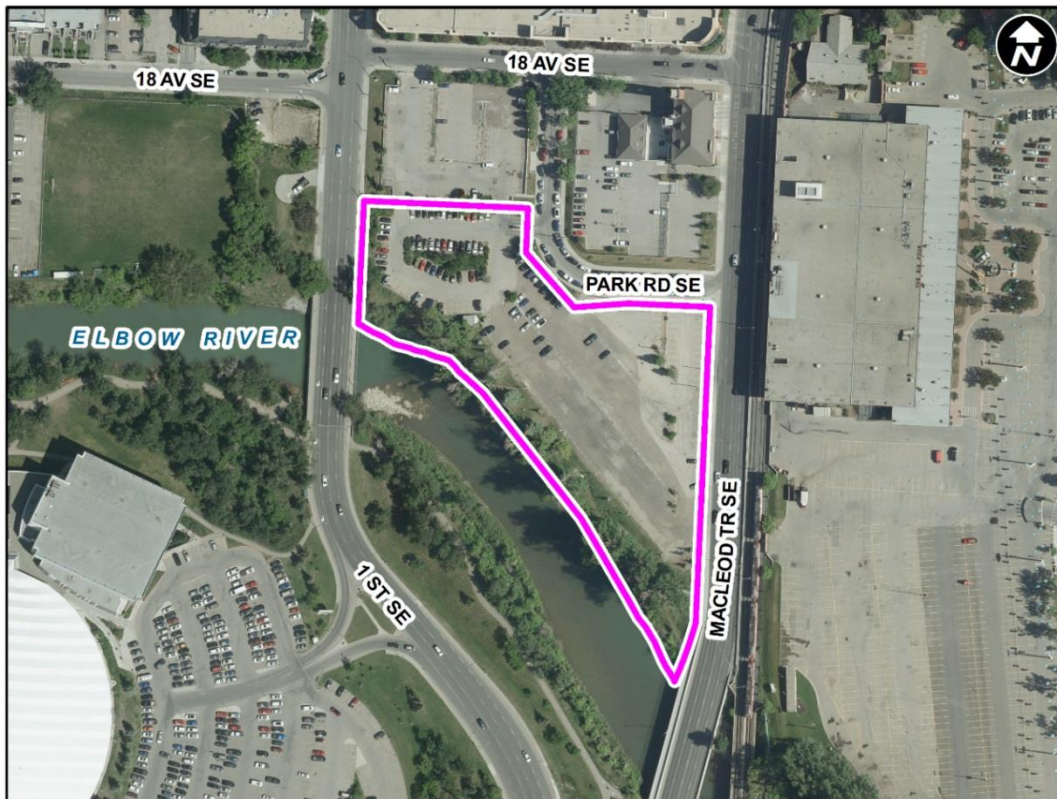
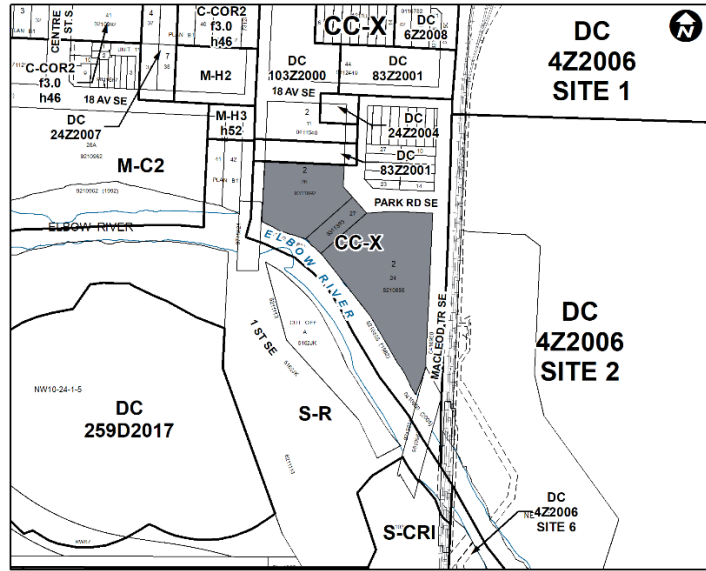
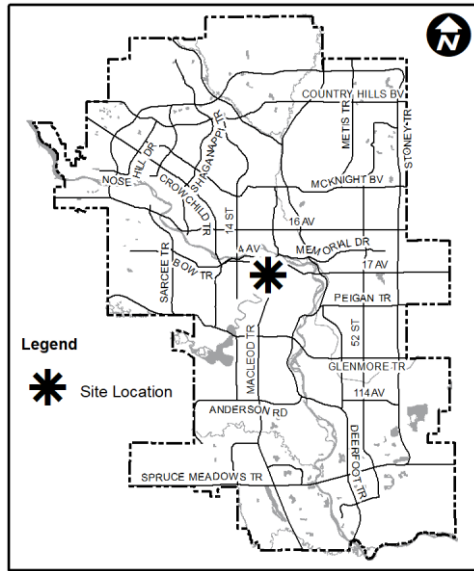
The subject site was the original location of the old Elbow River Casino until the casino was demolished and relocated to a new building one block to the north in 2005-2006. The site has operated as a surface parking lot since that time.

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Location Maps



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Site Context

The subject site is a gateway to the Centre City and is located in the Beltline community, extending an entire block from 1 Street SE to MacLeod Trail SE. Designated as Centre City Mixed Use District (CC-X), the site is bordered on the south side by the Elbow River and on the north side by a surface parking lot at the northwest corner and Park Road SE along the remainder of the northern boundary.

Nearby and adjacent amenities include:

- a City-owned public park as well as St. Mary's High School across 1 Street SE to the west;
- an EMS station within the old Fire Station No.2 (heritage building) north of Park Road SE;
- the Elbow River Casino one block to the north on the north side of 18 Avenue SE;
- the Victoria Park / Stampede LRT Station which is located 250 metres to the north along MacLeod Trail SE;
- the Calgary Stampede grounds across MacLeod Trail SE to the east;
- the Repsol Sports Centre across the Elbow River to the southwest; and
- the Elbow River pathway system across the river to the south and southeast.

The northern two-thirds of the site is flat and is currently a surface parking lot, operated by West Park that is available for public parking. Approximately 30 percent of the southern portion of the parcel is within the Elbow River Floodway and 6.0 metre Floodway setback. On average, there is an approximate two metre drop in elevation from the higher northern portion of the site to the Elbow River edge. The riverbank within the floodway consists of sloped grassy areas, shrubs and vegetation, mature poplar trees that are mostly in poor health, and very old retaining walls from the 1950s and 60s. There is also an existing closed pathway that extends from the site near MacLeod Trail SE under the MacLeod Trail bridge and over to the Stampede grounds. The pathway has been closed for many years due to safety and security reasons.

As identified in Table 1 below, the Beltline community continues to see steady growth in population, as 2018 is the peak population year.

Table 1. Community Peak Population

Beltline	
Peak Population Year	2018
Peak Population	24,887
2018 Current Population	24,887
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Beltline](#) community profile.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Land Use

The site is designated as Centre City Mixed Use District (CC-X) and allows for high density mixed commercial and residential uses with the option to achieve density bonusing.

Application Review

On 2017 September 13, 2018 January 29 and 2018 June 20, Administration sent initial and detailed team reviews to the applicant that identified concerns with the proposed development including the following key items:

- there was a significant lack of active uses at grade that interface with the public realm (as required in section 4.3.2 of the ARP);
- the design of the parking podium façade did not achieve the ARP policy 4.3.3 for above grade parking which should either be “screened with active uses” or have “architectural treatments that make the parking levels indistinguishable from the rest of the building façade”;
- the podium exceeded the maximum allowable height of 36 metres identified in the ARP and Land Use Bylaw 1P2007;
- there was a large oversupply of parking stalls proposed, particularly with the site being 250 metres from the Stampede LRT Station;
- there was a lack of bonus amenity items provided to achieve the proposed 3.5 bonus Floor Area Ratio (FAR);
- there were proposed structures and extensive infilling along the river bank within the floodway; and
- there was an insufficient quality of landscaping between the building and the Elbow River.

Administration and the applicant collaborated extensively following the initial reviews. The original and subsequent submissions have been revised to address comments as a result of Administration’s review including, but not limited to, the following key changes where there was:

- addition of a substantial amount of retail space on the ground level to create a better active interface with the public realm;
- substantial enhancements to the design and articulation of the façade across the podium at the above grade parking levels two through six as well as the entire façade of the triangle portion of the podium in the southeast corner (gateway feature);
- a reduction in the height of the podium from 39.5 metres to 36.0 metres;
- a reduction in the number of parking stalls from 1,265 (0.92 residential stalls per unit) to 1,180 (0.84 residential stalls per unit) for a total reduction of 85 stalls;

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- substantial enhancements to the design of the riverfront plaza landscaping to meet both bonusing requirements for publicly accessible private open space and also to satisfy river engineering requirements;
- provision of 22 affordable housing units as a bonus earning item;
- shifting of the building out of the 5.182 metre 1 Street SE right-of-way setback; and
- enhancement of the mechanical penthouse (tower top) articulation that includes the addition of a night lighting architectural enhancement feature on each of the three towers.

The amendments to this application noted above address Administration's comments, align with relevant policy documents and the development permit is now supported.

City Wide Urban Design

The proposed development was reviewed by the City Wide Urban Design team throughout the Corporate Planning Applications Group (CPAG) review process. Due to its prominent location, the development will act as a landmark gateway to the Centre City. Considering that this location presents an opportunity to create distinct architecture and contribute to the place-making of Calgary's Beltline and Centre City, the applicant was asked to explore and consider many changes, including those outlined above. The Urban Design team deems the development to now satisfy urban design expectations for buildings of this scale and context with regard to street edge, frontage, massing, and materiality.

Urban Design Review Panel

The Urban Design Review Panel (UDRP) reviewed the application on 2017 November 01 and 2018 May 02. At the initial meeting, the panel recommended further review based on but not limited to the following reasons:

- improvements to the architectural design, language and massing of the podium required;
- improvements to the grade level interface by introducing more active uses on the ground level required; and
- better north-south pedestrian connectivity through the site was encouraged.

The applicant provided design updates to address the panel's commentary, which resulted in an endorsement, with comments at the UDRP meeting on 2018 May 02. Administration has determined that the application has addressed the panel's comments. The panel's comments along with the applicant's response to UDRP's comments can be found in Attachment 3 and Attachment 4.

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Site and Building Design

The development permit proposes 1,252 residential units including a nine-storey podium and three residential towers. The project will be developed over three phases.

Podium and Towers

The main floor of the podium has a height of 9.0 metres and includes two mezzanine parking levels and Retail and Consumer Services and Restaurant uses that line the public realm along the entire riverfront plaza edge and at least half of the 1 Street SE and MacLeod Trail SE edges. Residential lobby areas, vehicular access and bicycle storage areas are also proposed on the main floor. In addition to two levels of underground parking, there are five levels (levels 2 to 6) and two mezzanine levels of above grade parking. Levels 7 to 9 contain residential units.

The composition of the three residential towers atop the podium are outlined in Table 2 below.

Table 2. Tower Details

	Tower A	Tower B	Tower C
Number of Units	425	302	365
Levels (containing units)	10 to 55	10 to 43	10 to 49
Height (including podium but excluding 2 mechanical penthouse levels)	170 metres	135 metres	153 metres
Phase	1	2	3

A combination of one and two bedroom units are proposed throughout the podium and towers and a breakdown is shown in Table 3 below.

Table 3. Unit Details

	One Bedroom Units	Two Bedroom Units
Average size	~55 square metres (592 sq.ft.)	~75 square metres (807 sq.ft.)
Number of Units	780	472
% Unit mix	~62%	~38%

Although not required to be shown on the plans, the applicant has designed the units in the towers in such a way as to allow for the merging of one and two bedroom units to create three bedroom units at some point in the future depending on market demand.

Materials

The exterior of the towers is composed of light and dark blue tinted glazing and vision glass. The podium is clad in clear storefront glazing, light and dark blue tinted glazing and vision glass and a charcoal/gray metal panel system. Refer to Attachment 1, Attachment 5 and Table 4 below for tower and podium exterior materiality.

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Table 4. Materials

Tower	Podium	Triangle portion of Podium
	Storefront glazing (clear glass) - c/w dark gray aluminum mullions	Storefront glazing (clear glass) - c/w dark gray aluminum mullions
Window wall system - c/w dark gray aluminum mullions <ul style="list-style-type: none"> Light & dark blue tinted glazing/glass (vision glass / spandrel) Dark gray metal spandrel 	Window wall system - c/w dark gray aluminum mullions <ul style="list-style-type: none"> Light & dark blue tinted glazing/glass (vision glass / spandrel) Dark gray metal spandrel 	Wood composite panel system - loft brown satin finish - c/w light blue tinted glass inserts
Metal panel system (mid to dark gray top mech. ph screening)	Metal panel system (charcoal & mid-dark gray parkade screening, exterior columns, frames & beams)	
Balcony slab - sandblasted painted light gray	Balcony slab - sandblasted painted light gray	
Balcony glass railings - aluminum light gray with clear glass panels	Balcony glass railings - aluminum light gray with clear glass panels	
	Entry canopies - fluoropolymer painted aluminum light gray	

Affordable Housing Units

The applicant has chosen to bonus for 2.45 FAR (32,716 square metres of bonus floor area) through the provision of 22 affordable housing units that have an aggregate gross floor area of 1,931 square metres. This project will be the first in Calgary to provide bonus density using this method. The affordable housing units will be located entirely within Tower A, interspersed throughout the building with a similar mix of unit types as the rest of the development. The tenants of the affordable units will have full access to all of the amenities.

Community Planning and Calgary Housing have been involved in the discussions and parameters of the affordable housing units as a bonus density item and are in support of Cidex being an affordable housing provider, subject to the execution of a housing agreement with Calgary Housing prior to release of the development permit. See Attachment 7 for a letter from the Director of Calgary Housing indicating the mutual understanding between Calgary Housing and Cidex regarding the provision of affordable housing units as part of this development.

Indoor Amenity Space

The development proposes a significant amount of indoor amenity space with amenities such as a meeting and gathering spaces, lounge, gym spaces, game areas and a potential indoor pool.

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Landscaping

Publicly Accessible Private Open Space

The applicant has chosen to bonus for 1.2 FAR (16,239 square metres of bonus floor area) through the provision of Publicly Accessible Private Open Space along the riverfront between the building and the river's edge, as shown on Plans DP-109-PAPOS and DP-L1-00 of Attachment 1. The open space proposes:

- a walkway promenade and plaza with decorative pavers and LED in-ground strip lighting along the building's edge;
- an art mural along the MacLeod Trail SE frontage;
- a 4.0 metre wide regional pathway with decorative pavers across the site that connects to the Stampede grounds via the existing MacLeod Trail bridge underpass;
- extensive amounts of native shrubs and trees between the pathway and riparian area;
- vegetated rock riprap along the river's edge and riparian area; and
- native rock seating and steps that lead down to three 'touch-the-water' features.

The signature open space provides an opportunity for a new, high quality public realm destination along the south facing Elbow River riverfront area. The design and value of the proposed public space was reviewed by Administration and found to meet the design and financial value requirements outlined in the Land Use Bylaw 1P2007 and *Beltline ARP*.

It is noted that the legal title of the property extends into the bed and shore of the river and that public access to the river edge will be provided through a public access easement as a condition of approval.

Riverbank Improvements

The development site is within the "Floodway" flood risk area (as per Council approved Land Use Bylaw flood maps). Notwithstanding the minor relaxations which are supported by The City as outlined in the Land Use Bylaw section of this report, the development permit proposal is compliant with Land Use Bylaw 1P2007, Part 3, Division 3 Floodway Regulations. The developer was not required to build or pay for the proposed flood protection improvements on their property, however, has chosen to do so for erosion and flood protection purposes and in order to enhance the quality of the open space for public benefit along the riverbank.

Outdoor Amenity Space

On levels 7 and 10, which are rooftop levels to the podium, extensive areas of outdoor amenity have been proposed, including a running track, dog park, outdoor seating, outdoor exercise and yoga corner, and a BBQ area.

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Public Realm Improvement

To enhance the streetscape, seven proposed boulevard trees will be planted along Macleod Trail SE within the public sidewalk and three boulevard trees will be planted along 1 Street SE within the development's property. In addition, multiple planter boxes that include shrubs and flower beds are proposed within the site adjacent to the 1 Street SE and Park Road SE public right-of-way. However, due to utility conflicts, no new boulevard trees can be planted along Park Road SE.

Transportation

Site Access

Vehicular access to the parkade is located on Park Road SE. Loading and waste and recycling access are also taken from Park Road SE.

A Traffic Impact Assessment was required, reviewed and accepted by Administration, and has resulted in the requirement to signalize the intersections of 1 Street SE and 18 Avenue SE and Macleod Trail SE and Park Road SE, at the developer's cost, as a condition of approval.

Utilities and Servicing

Water, storm sewer and sanitary mains are available to service the site. As a condition of approval, existing onsite sanitary and water mains will be relocated at the developer's expense. Development servicing shall be to the satisfaction of Water Resources at the development site servicing plan stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The decision made by Calgary Planning Commission will be advertised in accordance with the *Municipal Government Act*. As this development permit is for a discretionary use, an appeal may be filed based on the decision on the entire permit, the decision to grant a relaxation, or any of the conditions placed on an approval.

The Beltline Community Association reviewed the application and provided comments on 2018 September 03 (see Attachment 5). In the letter the Association indicated their general support for the development, including remarks of how the project has improved since the initial submission. They did however express concerns with the mass and treatment of the podium.

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Engagement

The applicant met with representatives from the Beltline Community Association on 2018 January 30. Administration did not attend the meeting, however the applicant indicated the feedback was generally positive. There were comments from the Association related to the form and design of the podium which were in line with Administration's review comments.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed development builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Centre City area as identified on Map 1: Urban Structure in the MDP. The proposed development supports key objectives of the MDP and CTP by fostering distinctive, mixed use development with a strong sense of place, and promoting site and building design that contributes to high quality living environments.

Beltline Area Redevelopment Plan (Statutory – 2006)

The site is located within the Urban Mixed-Use Area of the *Beltline Area Redevelopment Plan* (ARP) and the intent of this policy area is to allow for a wide range and mix of uses in many possible configurations, both within buildings and within the local context resulting in vibrant, pedestrian-friendly streets. Administration finds the proposed development meets the objectives and policies for Urban Mixed-Use Areas, in particular the following:

- creation of vibrant pedestrian-friendly streets and a public realm that provide activity throughout the daytime and evening hours;
- creation of a streetscape that responds to the context of the particular area, has buildings that are built to and frame the sidewalk, and that have a high degree of permeability between interior and exterior space through the use of transparent windows and doors; and
- significant portion of the parking structure above grade level is screened from public streets with architectural treatments that make the parking levels indistinguishable from the rest of the building façade.

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According to the ARP, the maximum floor plate size for floors above 36 metres from grade is 750 square metres. In addition, the minimum building separation for floors above 36 metres from grade is 24 metres.

The typical tower floor plate size proposed in the development is 798 square metres. Further, the separation proposed between Towers A and B at the narrowest point is 17.6 m and the separation between Towers B and C at the narrowest point is 14.0 m. Although these specific requirements of the policy have not been met, Administration finds these variances acceptable given that:

- Tower B is positioned on a 45 degree angle which means that the majority of the separation between the buildings (building mid-point to mid-point) exceeds 24 metres;
- at the point of narrowest separation between Towers B and C (14.0 metres), Tower B has an uninterrupted horizontal view plane angle of 63 degrees for an indefinite distance, which exceeds the ARP minimum requirement of 50 degrees; and
- policy 6.3.7 allows the Development Authority to relax the requirements in order to exercise greater design control in the case of developments with multiple towers as part of a comprehensive development, provided the intent of the section is addressed, which Administration believes is the case.

The tower tops contribute to the skyline profile by having an identifiable, iconic architectural design that skillfully incorporates all elevator cores and mechanical rooms within the tower tops.

The proposed development incorporates an extension of the Elbow River Regional Pathway through the site as shown on Map 6: Transportation Concept.

Centre City Plan (Non-statutory - 2007)

Section 7.2 Centre City Design – Skyline seeks to ensure towers are sited and designed to have a positive contribution to the Calgary skyline. Administration believes that the placement, massing, shape and materials of the towers contribute positively to Calgary's skyline character.

The proposed development incorporates an extension of the Elbow River Regional Pathway through the site as shown on Concept 20: Riverfront and Concept 21: Pedestrian Network.

The development meets policy 7.7.1.5 Linkages regarding the public realm as it complements the street wall with streetscape elements such as a single row of trees, a denser rhythm of pedestrian scaled street lighting (including in-ground LED strip lighting), as well as other special features that enhance the sense of human scale including a fine articulation of the building base at street level with attractive canopies, overhangs and transparent openings into the retail and restaurant uses.

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Land Use Bylaw 1P2007

The subject parcel is designated Centre-City Mixed-Use District (CC-X) and the proposed development permit application aligns with the overall purpose of the district, as the development provides:

- a mix of residential and commercial uses;
- a building form that is street oriented at grade; and
- acceptable public benefit and amenities on-site in exchange for bonus density.

The proposed FAR for the development is 11.5. In accordance with Part 11, Division 7 of the Land Use Bylaw, bonusing is required for density above 8.0 FAR. As such, 3.5 FAR is proposed to be bonused through the provision of Publicly Accessible Private Open Space (achieves 1.2 FAR) and 22 affordable housing units (achieves 2.3 FAR). The financial value of the open space was substantiated through a third-party quantity surveyor and deemed to be in-line with current market rates.

Table 6. Floor Area Ratio Summary

Land Use Bylaw Section	Land Use Bylaw Provisions	Proposed Floor Area Ratio
1166(1)(c)(i)	5.0 FAR maximum	5.0 FAR
1166(1)(c)(ii)	Additional 3.0 FAR maximum for Multi-Residential Development	3.0 FAR
1166(3) & Part 11, Division 7 (1200(b))	Bonus above 8.0 FAR up to maximum of 12.0 FAR	3.5 FAR
Total Proposed FAR:		11.5 FAR

Administration identified the following relaxations to the Land Use Bylaw 1P2007 and after review Administration considers each relaxation acceptable. A response to each relaxation is contained in Table 7 below.

Table 7. Bylaw Relaxations

Regulation	Standard	Provided
58 Alterations to the Floodway and Riverbanks	On those areas of land within the floodway that are subject to municipal jurisdiction, no alterations shall be made to a floodway and no structures including, but not limited to, berms, decks, docks, fences, gates, patios, rip-rap or walls shall be constructed on, in or under a floodway unless those structures are being constructed by, or on behalf of, the City for	Plans indicate proposed vegetated rock rip-rap and alterations to the grade within the floodway. RELAXATION SUPPORTED by River Engineering given that the alteration of the bank by placement of vegetated riprap is for the purpose of erosion protection, and will protect infrastructure including the amenity pathway. It is understood that this work will be completed in accordance with The City's Design Guidelines for Erosion and Flood

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Regulation	Standard	Provided
	the purpose of erosion control, where the primary purpose is to protect public infrastructure.	Control: Streambank and Riparian Stability Restoration . In addition, the relaxation is supported given that the grade alterations are required to allow for the construction of an amenity pathway (required by the Beltline ARP) to minimum City pathway standards, and the alterations are minimal enough that they are anticipated to meet the intent of the bylaw and not pose any significant incremental water level change in the Elbow River.
61 Overland Flow	(1) All buildings in the overland flow area must be designed in the following manner: (d) a sewer back up valve must be installed in every building.	Plans do not indicate a sewer back-up valve is provided. RELAXATION SUPPORTED as this will be resolved through the Development Site Servicing Plan (DSSP)
1169 Front Setback Area	Where the parcel shares a property line with a street, the front setback area must have minimum and maximum depth as noted. (2) The front setback area must have a minimum depth of 1.5 metres and a maximum depth of 6.0 metres for parcels located on the following streets: (a) 1 Street SE; (d) Macleod Trail SE.	Plans indicate the minimum setback provided from the property line shared with 1 Street SE is 0.04m (-1.46m). RELAXATION SUPPORTED as the 5.182 m road right of way setback is provided which gives sufficient depth.
		Plans indicate the maximum setback provided from the property line shared with 1 Street SE is 6.76m (+0.76m). RELAXATION SUPPORTED as the building is predominantly set back from the PL at 5.18 m
1168 Building Orientation	The main public entrance to a building must face the property line shared with a commercial street.	Plans indicate the main public entrance is provided off Park Road SE. RELAXATION SUPPORTED There is no other logical place for the main entrance along 1 Street SE or Macleod Trail SE.
1172 Floor Plate Restrictions	(2) In all other locations, each floor of a building located partially or wholly above 36.0 metres above grade, and containing Dwelling Units, Hotel suites or Live Work Units, has a maximum:	Plans indicate the area of Tower A 36.0m above grade is 799.49m ² (+149.49m ²). RELAXATION SUPPORTED See comments under Beltline ARP for rationale

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Regulation	Standard	Provided
	(a) floor plate area of 650.0 square metres; and	Plans indicate the area of Tower B 36.0m above grade is 666.48m ² (+16.48m ²). RELAXATION SUPPORTED See comments under Beltline ARP for rationale
		Plans indicate the area of Tower C 36.0m above grade is 795.55m ² (+145.55m ²). RELAXATION SUPPORTED See comments under Beltline ARP for rationale
1151 Amenity Space	(7) Private amenity space must: (b) have no min. dimensions of less than 2.0 m..	Plans indicate multiple private amenity spaces provided have a dimension less than 2.0m. RELAXATION SUPPORTED given the extensive amount of proposed outdoor amenity space on the podium roof and riverfront plaza area.
1150 Additional Landscaping Requirements	(1) Unless otherwise referenced in a District, all setback areas on a parcel, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the Development Authority, must be a landscaped area.	Plans indicate the building is located within the East, North and West setback area. RELAXATION SUPPORTED as it is only a minimal amount of building area that is located within the setback areas.
1174 Landscaping In Setback Areas	(1) Where a setback area shares a property line with a street, the setback area must be a landscaped area.	

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Social, Environmental, Economic (External)

Crime Prevention Through Environmental Design (CPTED)

This development permit aligns with CPTED principles by:

- providing new public access to the riverfront area which has had a history of social disorder in this location;
- activating the public realm along the riverfront plaza by providing transparent glazing for the windows and doors that lead to the lobby spaces and multiple stores; and
- providing significant in ground lighting in the riverfront plaza area as well as adequate fascia and soffit lighting for residents and visitors around the building's edge at grade.

There are no contamination related concerns associated with the subject lands and/or proposed development scope.

The proposed development will increase the density of the site considerably, providing a larger base of residents to use surrounding services, amenities and surrounding retail locations.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed development does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

A risk associated with this application is that should the required housing agreement for the affordable housing units not be entered into, there will be no affordable units provided within the development but the increased density based on the provision of those units will have been approved. This risk will be mitigated by requiring the applicant under such a scenario to make a significant financial contribution to the Beltline Community Investment Fund (BCIF) instead. Details of these requirements are outlined in Attachment 2.

There are no other significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

Subject to the conditions listed, and considering the relaxations noted, the application is in alignment with relevant statutory and non-statutory planning policy contained in the *Municipal Development Plan, Beltline Area Redevelopment Plan, Centre City Plan* and Land Use Bylaw 1P2007. The application is on a major gateway site to the Centre City and proposes exciting enhancements that will benefit the surrounding community, including a riverfront plaza, river-facing restaurant and retail uses, and 22 affordable housing units.

This development permit is recommended for approval.

ATTACHMENTS

1. Development Permit Plans
2. Conditions of Approval
3. Urban Design Review Panel Comments & Applicant Response (Review #1)
4. Urban Design Review Panel Comments & Applicant Response (Review #2)
5. Beltline Neighbourhood Association Comments
6. Hat @ Elbow River CPC Presentation
7. Letter of Understanding – Affordable Housing