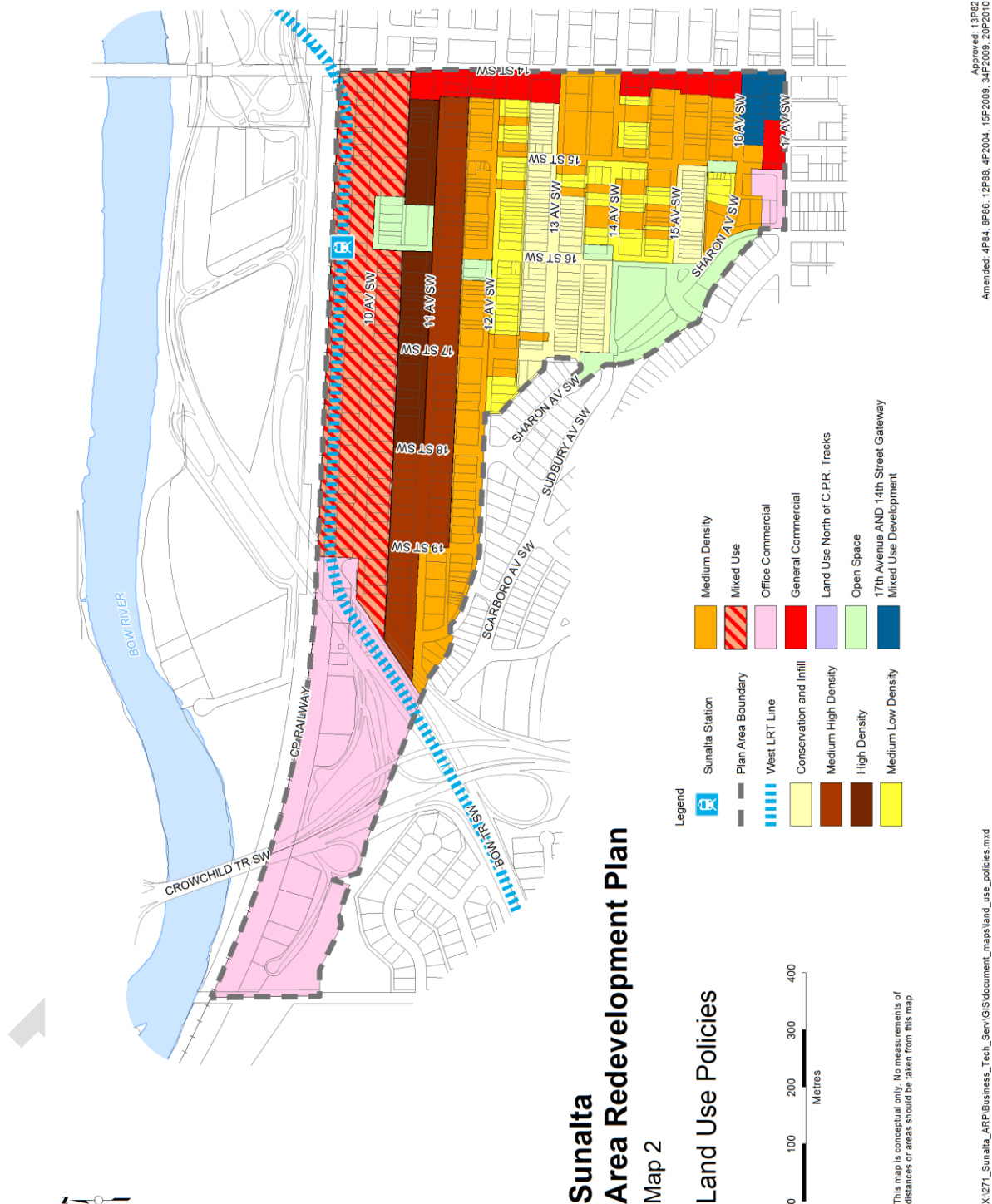


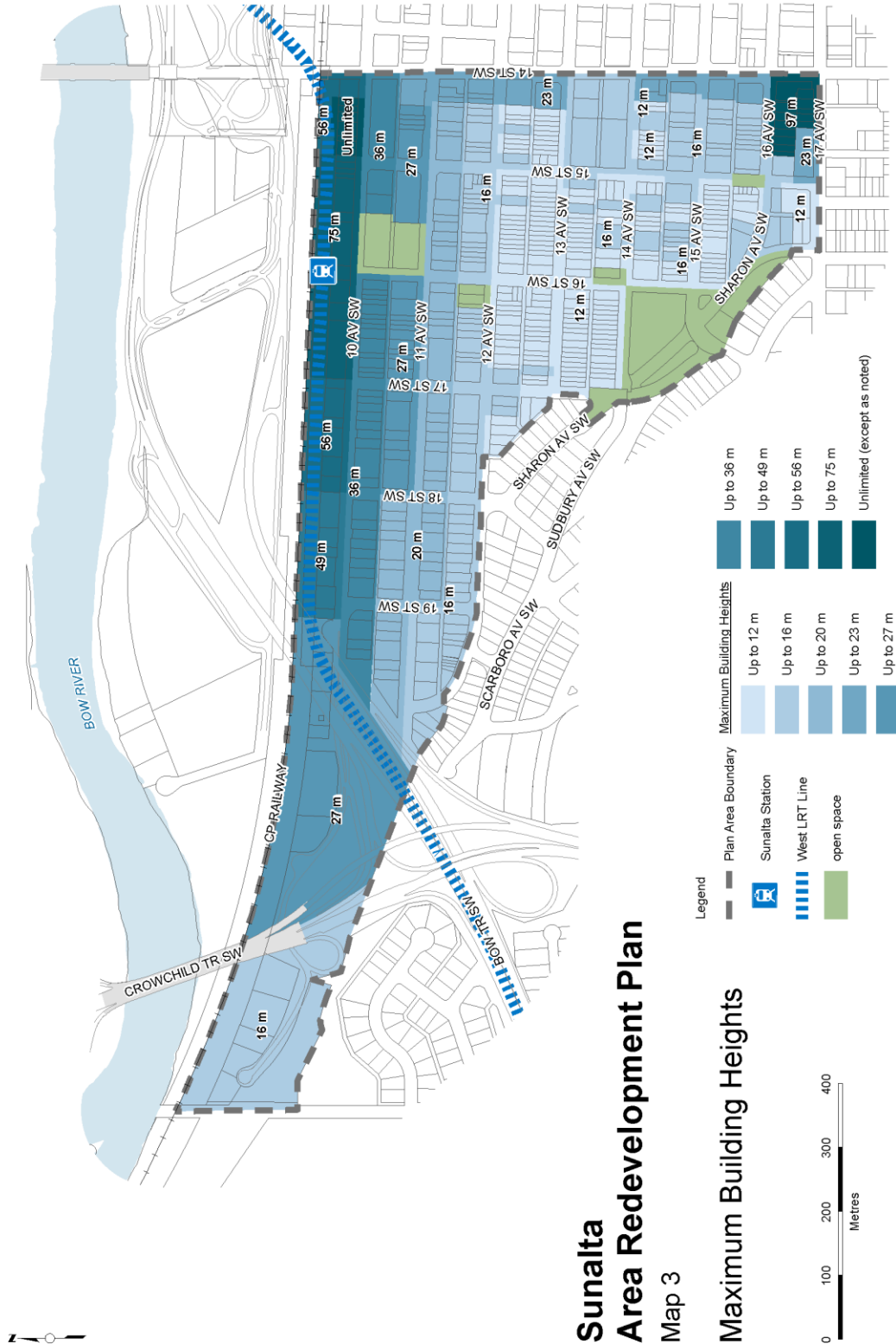
Proposed Amendments to the Sunalta Area Redevelopment Plan

1. The Sunalta Area Redevelopment Plan attached to and forming part of Bylaw 13P82, as amended, is hereby further amended as follows:
 - (a) Delete Map 2 entitled "Land Use Policies" and replace with the revised Map 2 entitled "Land Use Policies", as follows;



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- (b) Delete Map 3 entitled “Maximum Building Heights” and replace with revised Map 3 entitled “Maximum Building Heights”, as follows;



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- (c) Add a new Section 3.3 with the following text and renumber any subsequent sections accordingly:

***“3.3 17th Avenue and 14th Street Gateway Mixed Use Development*”**

3.3.1 Objectives

To encourage high quality mixed use development at landmark gateway locations and allow for higher density in exchange for community benefit.

3.3.2 Land Use Policies

Context

The intersection of 17th Avenue and 14th Street is a gateway to both the Centre City and to the vibrant commercial destination of 17 Avenue SW. The parcel located on the northwest corner of this intersection is a landmark site in the community of Sunalta. Development is comprised of a mix of uses including retail, personal service, residential and commercial uses. The intersection is also the site of the Condon Building, valued in part for its association to the original building owner, Jimmie Condon, who was well known for his entrepreneurship, sports promotion and philanthropy throughout Calgary. It is also valued for its distinctive Modern style and for its prominent location at the intersection of the Sunalta, Beltline, Bankview and Lower Mount Royal neighbourhoods.

Policies

Development at the intersection of 14th Street and 17th Avenue SW should reflect its landmark location and be developed as a prominent gateway site. The vision for this location embraces the opportunity to provide increased residential density within a comprehensive mixed use development. A tower podium form may be appropriate. However, consideration must still be given to maximize sunlight and privacy in the neighbourhood as well as ensure a transition in building mass to residential areas. The proposed "gateway mixed use" development should achieve high standards in relation to design, sustainability, amenity and positive development impacts on the surrounding built environment.

3.3.3 Land Use District

A Direct Control District modeled on the CC-X District reflects the general intent of the policies for this landmark site. The land use should provide for a mix of residential and non-residential uses at the intersection of 14th Street and 17th Avenue SW. The district should provide for a mix of uses that is sensitive to adjacent residential districts, a building form that is street oriented at grade, and where the intensity of development is measured by floor area ratio. It should also require a maximum base density, with the provision for the opportunity for a density bonus over and above base density to achieve public benefit and amenities on the site.

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3.3.4 Implementation

To reflect the intent of the land use policies, the following guidelines are to be considered by the Approving Authority in reviewing the merits of discretionary development applications:

1) Density

- a. Development shall not exceed the maximum density of 5.0 FAR on the site located at Plan 5380V, Block 201, Lots 5-30 unless in accordance with the density bonusing provisions set out in the Land Use for this site.

2) Density Bonusing

- a. Density bonuses should only be established for items or features that provide a perpetual benefit or enduring benefit to the community in which the density is being accommodated .
- b. Density bonuses should not be granted for elements of building or site design that can be achieved or required through other means.

3) Building Height

- a. New development should be a maximum of 97 metres.

4) Building Massing and Design

- a. Building and site design should mitigate adverse impacts on adjacent properties and the community. New developments should consider impacts associated with use, noise, shadowing, privacy, wind and snow accumulation.
- b. A transition in building height, scale and massing should be created between higher and lower intensity development by:
 - i. Decreasing building heights from the corner of 17 Avenue SW and 14 Street SW westward through the block.
 - ii. Using building step backs and stepping down heights within individual buildings.
 - iii. Incorporating slim tower development where towers are proposed. Residential floor plates above 36 metres should not exceed 850 square metres.
 - iv. Encouraging a podium-tower format for large tower developments. Building podiums should be proportionate to width of the road- right-of-way and podiums should

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reduce the perception of bulk through greater facade articulation on all frontages.

- v. Providing horizontal separation for multiple tower developments. The minimum horizontal separation between a portion of a building above 36 metres in height and any other building should be 18 metres. Lesser separations can be considered if it can be demonstrated to the Approving Authority that any negative impacts relating to sunlight access to the public realm, views from residential units and the privacy of residential units can be mitigated.
- vi. Setting back floors located above the podium from the façade of the floors below. On residential frontages, this should be a minimum of 1.5 metres. On other frontages, the step back should be included to clearly emphasize the transition from podium to tower as part of an overall pedestrian-scaled, well-articulated design. Creative architectural forms and treatments which highlight the landmark southwest corner by reducing the step back may be considered.

5) Building Frontages and Interface

The site is the location of high pedestrian and vehicular traffic. Building frontages should integrate into the public realm in a way which greatly enhance the pedestrian experience. Features should include:

- a. Buildings with highly-articulated facades that create a rhythm of narrower, vertically oriented frontages.
- b. Multiple at-grade, active uses such as retail, with narrow business frontages. Uses which typically have wider frontages (such as supermarkets) should present a narrower frontage to the street and have the remainder of their internal space lined by other narrower frontage uses on the street, or provide an alternate design which activates the street frontage.
- c. Ground floor uses that are accessible and well-integrated with the sidewalk or public pathway.
- d. Ample space for outdoor patios on commercial frontages.
- e. Residential frontages that face a street should have individual entrances that face the street.
- f. Design features such as raised terraces, porches, steps, alcoves, forecourts or landscaping to provide transition from the public realm to at-grade residences.”