

# ***Erlton Community Association***

Planning and Development Committee

65 – 31 Avenue SW

Calgary, Alberta

T2S 2Y7

To: Giyan Brenkman (403-268-2678)  
File Manager  
City of Calgary

From: Bill Fischer (403-266-2842)  
Chairman, Planning and Development Committee  
Erlton Community Association

Date: June 27th, 2012

LOC2012-0040  
Amendment to the Erlton ARP  
(Anthem property)

Our community has reviewed this application and supports these amendments to our ARP.

In conjunction with the change proposed by Anthem, we would also like to make a minor amendment to Section 2.1.2.1 of our ARP.

It states in directive language form (should be):

2.1.2.1 Reaffirm the policy of conservation for south Erlton.  
Infill development is encouraged: this **should be** compatible with the scale of surrounding development and the local streetscape. Infill development **should be** sensitive to and complement the natural features associated with the riverbank and escarpment.

We would like it amended to mandatory language form (must be) as follows:

2.1.2.1 Reaffirm the policy of conservation for south Erlton.  
Infill development is encouraged: this **must be** compatible with the scale of surrounding development and the local streetscape. Infill development **must be** sensitive to and complement the natural features associated with the riverbank and escarpment.

We have discussed adding these amendments with Ben Lee, who via IBI Group represents Anthem. He advises that he, his firm, and Anthem support this request.

Please do not hesitate to call or email should you have any concerns or require further information.



# The City of Calgary

LAND USE PLANNING & POLICY (LUPP) #8117

## REQUEST FOR COMMENT ON APPLICATION

Date: June 11, 2012

To: Erlton Community Association  
Bill Fischer  
65 31 Ave SW  
Calgary, Alberta  
T2S 2Y7

Return To: **Circulation Control**  
Development and Building Approvals #8201  
P.O. Box 2100 Station M  
Calgary AB T2P 2M5  
email: CPAG.Circ@calgary.ca

*NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Subdivision Secretary at the address to the right.*

### File Number: LOC2012-0040

2327 MACLEOD TR SW      0813116;3;38

See plans for all addresses.

**Community:** ERLTON  
**Alderman:** Gian-Carlo Carra

**Ward:** 09      **Map:** 10C

**Applicant:** Patrick Wetter

**Contact:** Ben Lee (403) 270-5600

**Parcel Owner:** ANTHEM LEVEL ERLTON LTD..  
SUITE 300 5 550 BURRARD ST  
VANCOUVER BC CANADA V6C 2K2  
(See title for additional owners.)

**Application:** Land Use Amendment - to accommodate a mixed use development

**Site Area:** 2.186 ha

**Existing Use:**  
DC Direct Control District

**Proposed Use:**  
DC Direct Control District to accommodate a mixed use development

Attached are the plans and application material for this proposal. Please submit your response to the above sender by;

**DUE DATE**

Monday July 2, 2012

If you want to discuss this application further, please call the File Manager:

**Giyan Brenkman (403) 268-2678      <mailto:giyan.brenkman@calgary.ca>**

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

No Objection

See Accompanying Letter

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Agency: \_\_\_\_\_

Agency: \_\_\_\_\_



# The City of Calgary

LAND USE PLANNING & POLICY (LUPP) #8117

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## REQUEST FOR COMMENT ON APPLICATION

This Application has been circulated to the following parties:

Bill Fischer, Erlton Community Association, 65 31 Ave SW

Cathy Martin, Shaw Cablesystems Company; Planning Department, 2400 32 Av NE

Chris Brard, Telus Communications (15E) #66, 715 41 Avenue NE

Christina Chow, Atco Gas, 5th Floor, 909 11 Av SW

Development & Building Approvals, Lisa Kahn

Development & Building Approvals, Darryl Bens

Development & Building Approvals, Jane Baldwin

Ed Moffat, EMS Facilities & Infrastructure, Emergency Medical Services, 100, 3705 35 St NE

Gian-Carlo Carra, Ward 9 Alderman, #8001

Kathy O'Neill, Enmax Power Services Corporation ,

Rod Neumann, Calgary Board of Education, 3610 9 St SE, Highfield Bldg

Steve Stewart, Calgary Roman Catholic Separate School District, 1000 5 Av SW

Vicki Wearmouth , Alberta Health Services , 10101 Southport Rd SW

CPC EnterReportDate	EnterLocNo	APPENDIX I	Page 1
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### Applicant's Submission

On behalf of Anthem Properties, IBI Group is submitting a land use amendment application for the 2300 and 2400 blocks in between Erlton Road SW on the west side and Macleod Trail SW on the east side. The subject site is bounded on the north by 22<sup>nd</sup> Avenue SW and on the south by 25<sup>th</sup> Avenue SW. This land is legally described as Plan: 0813116, Block 3, Lot 37, 38 & 39 and Block 8, Lot 37 & 38, NW ¼ 10-24-1-W5M.

The proposed application seeks to re-designate 2.186 ha (5.402 ac) of land from Direct Control (DC 118Z2007) to Direct Control to accommodate the same mixed-use development as previously approved, but with minor modifications to the minimum use content and use area provisions within the DC bylaw. In addition, this amendment also serves to align this DC district with the provisions, definitions and format under 1P2007 versus 2P80.

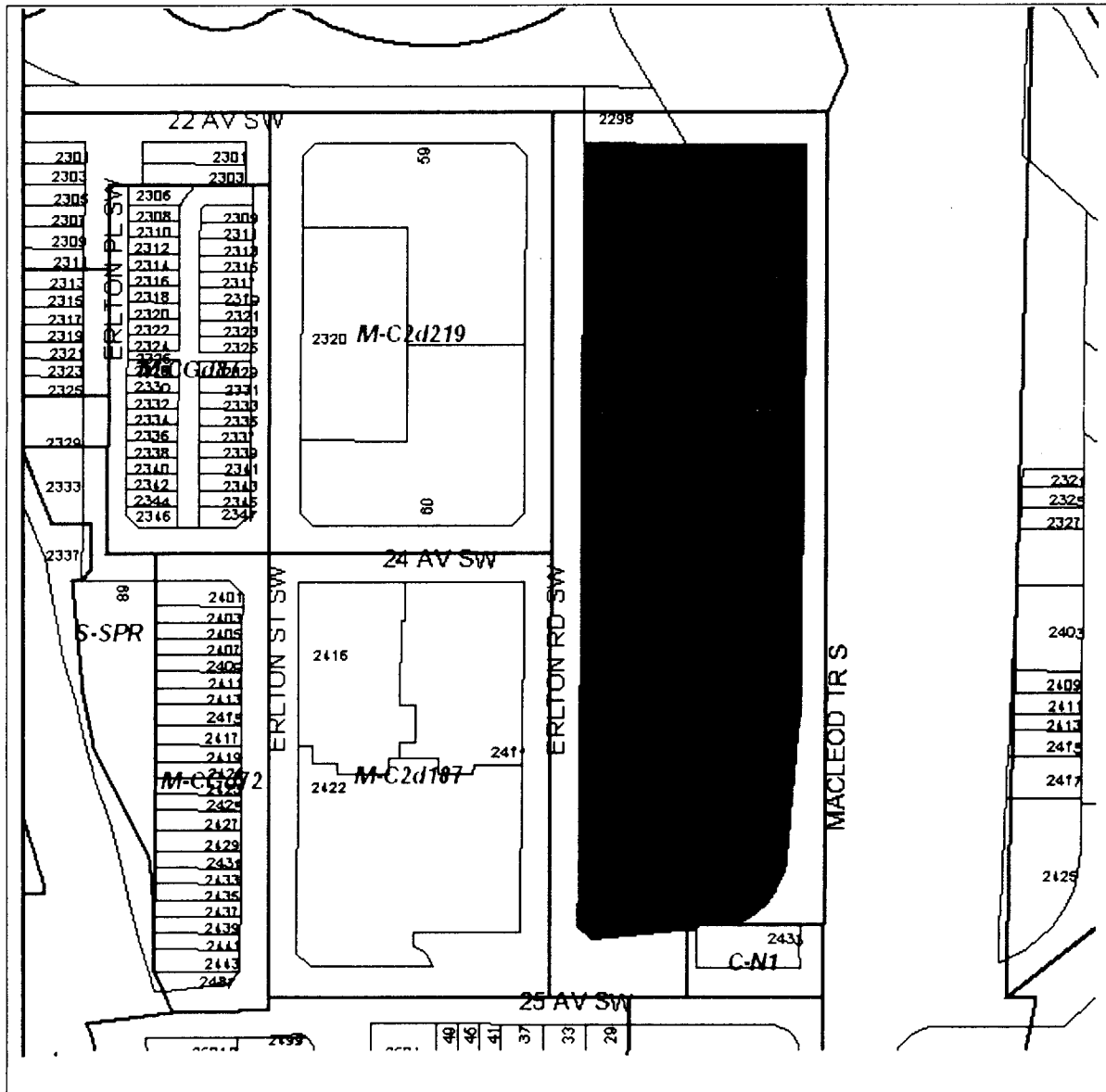
Given the unique nature and context of the site, the proposed DC district is a custom district based largely on the Centre City districts, with special provisions to reflect the spirit of the original DC, accommodate greater flexibility in minimum use allocations and use area thresholds more in keeping with current market trends, all while not undermining the primary intent and character desired in this community.

The proposed re-designation is consistent and remains loyal to the general goals of the Erlton Area Redevelopment Plan (ARP). However, a few specific language references that aligned with the previous DC district will need to be amended. The lands are identified as part of the "Erlton Station Area".

The proposed amendment respects the original intent of the previous DC. Built form considerations and integration with the surrounding community has been maintained. Overall, this DC supports the desired, positive transformation taking place within this increasingly vibrant area of the City, and is consistent with the objectives embodied in the City of Calgary Municipal Development Plan; and will further enhance the Erlton Station Area.

File: LOC2012-0040

Description: From: DC  
To: DC



## DC DIRECT CONTROL DISTRICT

### Proposed Direct Control XX D 2012 to replace DC 118Z2007

#### Purpose

1 This Direct Control District is intended to:

- (a) provide for mixed use development in an urban setting adjacent to a LRT Station;
- (b) provide opportunities for residential, retail and office uses to be in the same **building**;
- (c) offer pedestrian connections from public sidewalks to a pedestrian bridge linking to the Erlton LRT station;
- (d) address **building** location, **setback areas**, and **landscaping** that create sensitive interface treatment with adjacent **residential district**.

#### Compliance with Bylaw 1P2007

- 2 (1) Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.
- (2) Unless otherwise specified, the general rules for Commercial Land Use Districts (Part 7, Division 1 of 1P2007) shall apply in 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.

#### Rules

- 4 (1) For the purposes of this Direct Control District, the **building height** will be measured from the required main floor elevation, as stipulated in the City's Floodway and Flood Fringe mapping for this site, minus 0.6m, to the top of the building, not including ancillary structures.

#### Permitted Uses

- 5 (1) The following **uses** are **permitted uses** in this Direct Control district:
  - (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**;
  - (e) **Special Function Tent – Recreational**; and
  - (f) **Utilities**.
- (2) The following **uses** are **permitted uses** in this district if they are located within approved **buildings**:
  - (a) **Accessory Food Service**;
  - (b) **Catering Service – Minor**;
  - (c) **Child Care Service**;
  - (d) **Convenience Food Store**;
  - (e) **Counselling Service**;
  - (f) **Drinking Establishment – Medium**;
  - (g) **Drinking Establishment – Small**;

## DC DIRECT CONTROL DISTRICT

- (h) Dwelling Unit;
- (i) Financial Institution;
- (j) Fitness Centre;
- (k) Health Services Laboratory – With Clients;
- (l) Home Based Child Care – Class 1;
- (m) Home Occupation – Class 1;
- (n) Information and Service Provider;
- (o) Library;
- (p) Medical Clinic;
- (q) Museum;
- (r) Office;
- (s) Outdoor Café;
- (t) Pet Care Service;
- (u) Power Generation Facility – Small;
- (v) Print Centre;
- (w) Protective and Emergency Services;
- (x) Radio and Television Studio;
- (y) Restaurant: Food Service Only - Large;
- (z) Restaurant: Food Service Only - Medium;
- (aa) Restaurant: Food Service Only - Small;
- (bb) Restaurants Licensed – Large;
- (cc) Restaurants Licensed – Medium;
- (dd) Restaurants Licensed – Large;
- (ee) Retail and Consumer Service;
- (ff) Service Organization;
- (gg) Specialty Food Store;
- (hh) Supermarket;
- (ii) Take Out Food service;
- (jj) Temporary Residential Sales Centre; and
- (kk) Veterinary Clinic.

### Discretionary Uses

- 6 (1) **Uses** listed in subsection 5(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control district.
- (2) **Uses** listed in subsection 5(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** listed in this district that has been approved after the **parcel** was designated this Direct Control district.
- (3) The following **uses** are **discretionary uses** in this Direct Control district:
- (a) Accessory Liquor Service;
  - (b) Artist's Studio;
  - (c) Billiard Parlour;
  - (d) Cinema;
  - (e) Computer Games Facility;
  - (f) Conference and Event Facility;
  - (g) Custodial Care;

## DC DIRECT CONTROL DISTRICT

- (h) **Drinking Establishment – Large;**
- (i) **Home Occupation – Class 2;**
- (j) **Hotel;**
- (k) **Indoor Recreation Facility;**
- (l) **Instructional Facility;**
- (m) **Liquor Store;**
- (n) **Live Work Unit;**
- (o) **Parking Lot – Grade (temporary);**
- (p) **Parking Lot – Structure;**
- (q) **Post-secondary Learning Institution;**
- (r) **Residential Care;**
- (s) **Seasonal Sales Area;**
- (t) **Sign – Class C;**
- (u) **Sign – Class E;**
- (v) **Sign – Class F;**
- (w) **Special Function Tent – Commercial; and**
- (x) **Utility Building.**

### Floor Area Ratio

**7** The maximum ***floor area ratio*** is 5.0;

- (1) In addition, the following shall apply:
  - (a) The maximum ***floor area ratio*** for the Residential group of uses shall not exceed 3.50;
  - (b) The maximum ***floor area ratio*** for the Office group of uses shall not exceed 1.00;
  - (c) The minimum ***floor area ratio*** for ***Retail and Consumer Service uses*** is 0.22, but shall not exceed 0.50; and
  - (d) There are no minimum ***floor area ratio*** requirement for all other uses.

### Building Height

**8** The maximum ***building height*** is 90.0 metres unless otherwise specified below:

- (1) The maximum ***building height*** for ***buildings*** within 10.0 metres of Erlton Road property line is 24.0 metres;
- (2) The maximum ***building height*** for ***buildings*** within 10.0 to 24.0 metres of Erlton Road property line is 48.0 metres

### Use Area

- 9**
- (1) Unless otherwise referenced in subsection (3), (4) and (5), the maximum ***use area*** for ***uses*** on the ground floor of ***buildings*** in this district is 955.0 square metres.
  - (2) Unless otherwise referenced in subsection (3), (4) and (5) there is no maximum ***use area*** requirement for ***uses*** located on upper floors in this district.



## DC DIRECT CONTROL DISTRICT

- (3) The maximum *use area* of a:
  - (a) **Supermarket**; or a **supermarket** combined with any other *use*, is 3550.0 square metres;
  - (b) A **supermarket** shall not be developed as a stand-alone use on the site, but shall form part of a comprehensively designed development.
- (4) One (1) **retail and consumer service use** can have a maximum *use area* on the ground floor of 1115.0 square metres.
- (5) The following *uses* do not have a *use area* restriction:
  - (a) **Hotel**.

### Location of Uses within Buildings

- 10 (1) No retail, office or commercial uses are to be located above any residential uses and shall have its own separate entrance from any residential component of the **building**.
- (2) **Retail and Consumer Service uses** shall primarily be oriented towards 24 and 25 Avenue frontages and then towards 22 Avenue and Macleod Trail;
- (3) Only **Retail and Consumer Service uses** that are intended to serve the local North Erlton community may be partially oriented to the Erlton Road frontage at the intersections of Erlton Road with 24 and 25 Avenues with a maximum of 20.0 metres retail **building** façade on Erlton Road at each of the intersections.

### Setback Area

- 11 (1) Residential development along Erlton Road SW shall have a minimum **building** setback of 2.0 metres;
- (2) There is no minimum setback requirement in all other cases.

### Building Design

- 12 (1) Pedestrian connections from the North Erlton Community and Lindsay Park/Talisman Sports Centre shall be provided through the development to the Erlton LRT Station;
- (2) Pedestrian connections shall provide for both vertical and horizontal connections;
- (3) The separation distance between buildings above the podium shall be a minimum of 24.0 metres;
- (4) All structures shall have exterior finish materials that require minimal maintenance during the life of the building; and
- (5) Where roof areas of more than 700 square metres occur on at grade retail buildings, the building shall contain a green roof covering at least 75% of the roof area. For the purpose of this bylaw, a green roof is a system of hard and soft landscaping which may include: plants, growing medium and root/waterproof

## DC DIRECT CONTROL DISTRICT

membranes that act as a whole to maximize the available environmental benefits of the roof of any building that improves air temperature, air pollution, storm water quality, and provides open green space.

### Floor Plate Restrictions

- 13 (1) Development above the podium for residential group **uses** shall have a maximum floor plate size of 700.0 square metres **gross floor area**, which may be increased to 750.0 square metres subject to the policies in Section 2.1.3.2 (f) of the amended Eriton Area Redevelopment Plan and with the approval of the Approving Authority;

### Landscaping

- 14 (1) The following areas, except for vehicle access ways from public thoroughfares, shall be landscaped:
- (a) All yards where they are not used for vehicle circulation;
  - (b) All on-site horizontal surfaces at grade and above, greater than 5.6 square metres in area, including rooftop amenity spaces and common decks; and
  - (c) All City boulevards.
- (2) A detailed landscape plan shall be submitted and approved in conjunction with all Development Permits.

### Surface Parking

- 15 (1) **Parking Lot – Grade (temporary)** on the site shall only be provided along the alignments of 22, 24 and 25 Avenues and adjacent to Macleod Trail. No surface parking is allowed on the site adjacent to Eriton Road except for loading and unloading.

### Minimum Required Motor Vehicle Parking Stalls

- 16 (1) Unless otherwise referenced in sub-section (2), the minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
    - (i) 0.75 **stalls** per **unit** for resident parking; and
    - (ii) 0.1 **visitor parking stalls**;
  - (b) for each **Live Work Unit** is:
    - (i) 1.0 **stalls** per **unit** for resident parking; and
    - (ii) 0.5 **visitor parking stalls**;
  - (c) for an **Office**, when located on floors above the ground floor is:
    - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
    - (ii) the cumulative number of stalls referenced in subsection (i) are

## DC DIRECT CONTROL DISTRICT

reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;

- (d) for a **Retail and Consumer Service** is:
    - (i) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
    - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
    - (iii) where **Retail and Consumer Service uses** are located on or below the ground floor, the cumulative number of stalls referenced in subsection (ii) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum of 3.0 stalls; and
  - (e) for a **Child Care Service, Cinema, Conference and Event Facility, Drinking Establishment – Large, Drinking Establishment – Medium, Home Occupation – Class 1, Home Occupation Class – 2, Hotel, Library, Museum, Restaurant: Food Service Only – Large, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Large, Restaurant: Licensed – Medium, and Seasonal Sales Area** is the minimum requirement referenced in Part 4;
  - (f) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small, and Restaurant: Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**; and
  - (g) for all other **uses** is 3.0 stalls per 100.0 square metres of **gross usable floor area**.
- (2) For a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Liquor Store, Outdoor Café, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small or Retail and Consumer Service**, located on the ground floor of a **building**, the minimum number of **motor vehicle parking stalls** is:
- (a) 0.0 stalls where a **building** contains a **Dwelling Unit** above the ground floor;
  - (b) 0.0 stalls where the **use area** is less than or equal to 465.0 square metres, provided the **building** is only one **storey**;
  - (c) 1.0 stalls per 100.0 square metres of **gross usable floor area** where the **use area** is greater than 465.0 square metres and where the **building** is only one **storey**;
  - (d) in all other cases the minimum requirement referenced in subsections (1).

### Required Bicycle Parking Stalls

- 17 (1) The minimum number of **bicycle parking stalls – class 1** for:

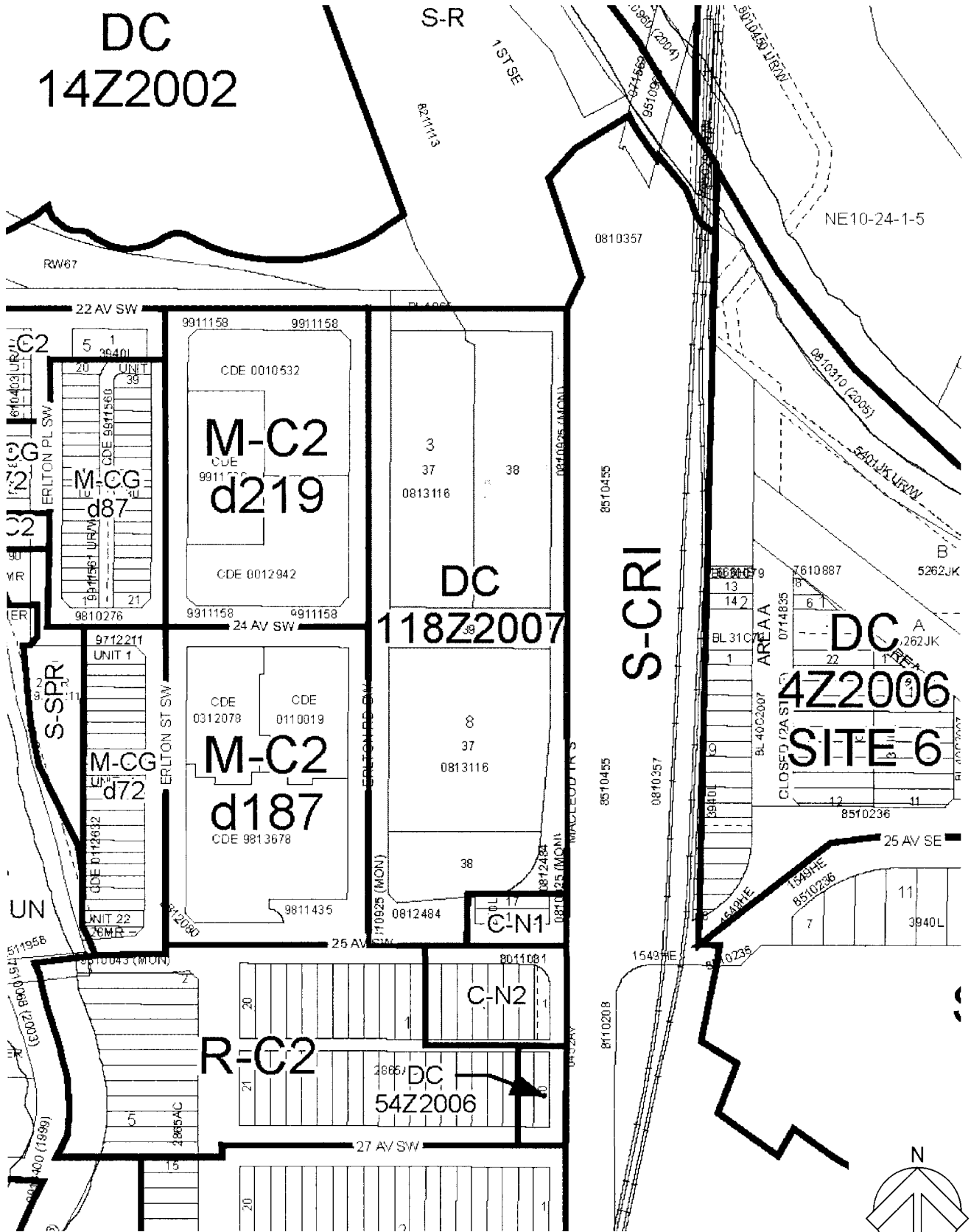
## DC DIRECT CONTROL DISTRICT

- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of **units** is less than 20; and
    - (ii) 0.5 stalls per **unit** when the total number of **units** equals or exceeds 20; and
  - (b) all other **uses** is the minimum requirement referenced in Part 4.
- (2) The minimum number of **bicycle parking stalls – class 2** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) 2.0 stalls for **developments** of 20 **units** or less; and
    - (ii) 0.1 stalls per **unit** for **developments** of more than 20 **units**; and
  - (b) all other **uses** is 5.0 per cent of the minimum number of **motor vehicle parking stalls**.

Anticipated Changes required to the Erlton ASP)

<b>Section</b>	<b>Existing Language</b>	<b>Proposed Language Amendments</b>
2.1.3.1 - Subsection 4.a	Maximum/Minimum Office Floor Area: The maximum used for office purposes over the total site shall not exceed 0.92 FAR and shall be no less than 0.46 FAR.	<i>Maximum Office Floor Area: The maximum used for office purposes over the total site shall not exceed 1.0 FAR.</i>
2.1.3.1 - Subsection 4.b	Maximum/Minimum Retail and Consumer Service Floor Area: The maximum used for retail and consumer service purposes shall not exceed 0.46 FAR, and shall be no less than 0.22 FAR.	<i>Maximum/Minimum Retail and Consumer Service Floor Area: The maximum used for retail and consumer service purposes shall not exceed 0.50 FAR, and shall be no less than 0.22 FAR.</i>
2.1.3.1 - Subsection 4.c	Maximum Size of Grocery Store (included in retail floor area specified above): 2,800 square metres.	<i>Maximum Size of Supermarket (included in retail floor area specified above): 3,550 square metres.</i>
2.1.3.1 - Subsection 5	The maximum area used for residential purposes shall not exceed 3.44 FAR.	<i>The maximum area used for the residential group of uses shall not exceed 3.50 FAR</i>

DC  
14Z2002



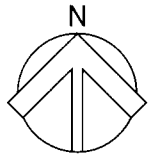
DC 118Z2007 to DC (C-COR1) - ±2.186ha (±5.402ac)

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IBI Group  
400 - Kensington House  
1167 Kensington Crescent NW  
Calgary AB T2N 1X7 Canada  
tel 403 270 5600  
fax 403 270 5610

Exhibit 2.0  
May 2012  
2328 / 2418 Erlton Rd SW &  
2399 / 2327 / 2425 Macleod Trail



NTS