



APPLICATION NOTICE LOC2019-0142

September 25, 2019

A new Land Use Amendment to accommodate DC is proposed at the address(es) below. Please contact the file manager directly at any point in the review process if you have any questions or concerns.

Application Details

File Number: LOC2019-0142

File Manager: HUGO HALEY

Phone: (403) 268-2677

eMail: hugo.haley@calgary.ca

Address: 5111 NORTHLAND DR NW

8310144;1;14

Community: BRENTWOOD

Ward: 04

**Map
Section:** 1NW

**Application
Description:** Land Use Amendment to accommodate multi-residential development for a portion of the overall site.

Existing Use: DC

Proposed Use:DC

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

Please return your response to: Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201
eMail: cpag.circ@calgary.ca

Please check the corresponding box below and forward any comments to the above sender.

☐ No Objection

☐ Comments Attached

Name: _____

Date: _____

Organization: _____
(if representing an organization)

Comments Due By: **October 17, 2019**

September 10, 2019

The City of Calgary
Planning and Development
800 Macleod Trail
Calgary, Alberta
T2P 2M5

**Re: Northland Village Mall
Land Use Amendment Direct Control Bylaw LOC2015-0025**

Direct Control Rationale

We are proposing an amendment to the current **Direct Control Bylaw LOC2015-0025** for the following reasons:

1. The current Direct Control Bylaw has a Commercial District as the base, with the ability to have residential development that restricts ground level residential use.
2. The current redevelopment plan for Northland now envisions subdivision or land lease of a portion of the property to allow for a separate developer to integrate low to mid rise residential only development, complete with grade level townhouse units, directly accessing the exterior.
3. To accommodate the proposed residential development, we propose to add a new site (Site 3) to the Direct Control district with a base Land Use District of Mixed-Use General (MU-1).
4. This Land Use District is more comparable with the proposed development of this new parcel while still integrating into the overall Mixed-Use site concept and design.

The proposed residential parcel will form part an early phase of the re-development plan for Northland Mall. The ability to integrate grade accessible residential units will add to the vibrancy and animation of Northland Drive and the internal streets of the development. The increased residential density also provides activity through all hours of the day and increases the sense of Community for Northland Mall and the surrounding neighborhood. is critical for the success of the site and the development of future residential and mixed-use buildings. Residential Units would support the creation of a destination that connects the adjacent communities as well as welcomes the greater Calgary community.

Respectfully,

DIALOG® Alberta Architecture Engineering Interior Design Planning Inc.

Per



Undine MacLaine
Associate

PRINCIPALS

ROB ADAMSON, ARCHITECT, AAA
JIM ANDERSON, ARCHITECT, AAA
CRAIG APPELGATH, ARCHITECT, AAA
NARESH ARORA, P.ENG.
JOOST BAKKER, ARCHITECT, AAA
ALAN BONIFACE, ARCHITECT, AAA
DOUGLAS CARLYLE, AALA
GERALD CARSON, P.ENG.
SUSAN CARTER, LID^{*}
DAVID CERNY

DOUG CINNAMON, ARCHITECT, AAA
ROBERT CLAIBORNE, ARCHITECT, AAA
DONNA CLARE, ARCHITECT, AAA
JEFF DIBATTISTA, P.ENG.
TYLER DIXON, ARCHITECT, AAA
GERRY DOERING, ARCHITECT, AAA
RAUL DOMINGUEZ, P.ENG.
HENRY DOORNBERG, P.ENG.
FADI GHORAYEB, P.ENG.
ANTONIO GÓMEZ-PALACIO, RPP

JIM GOODWIN, ARCHITECT, AAA
DARRELL HALLIWELL, ARCHITECT, AAA
VANCE HARRIS, ARCHITECT, AAA
RALPH HILDENBRANDT, P.ENG.
GEORG JOSI, P.ENG.
DARIA KHACHI, P.ENG.
GRANT KIDD, P.ENG.
ADRIAN LAO, ARCHITECT, AAA^{*}
JANICE LIEBE, ARCHITECT, AAA
RONALD B. MCINTYRE, ARCHITECT, AAA

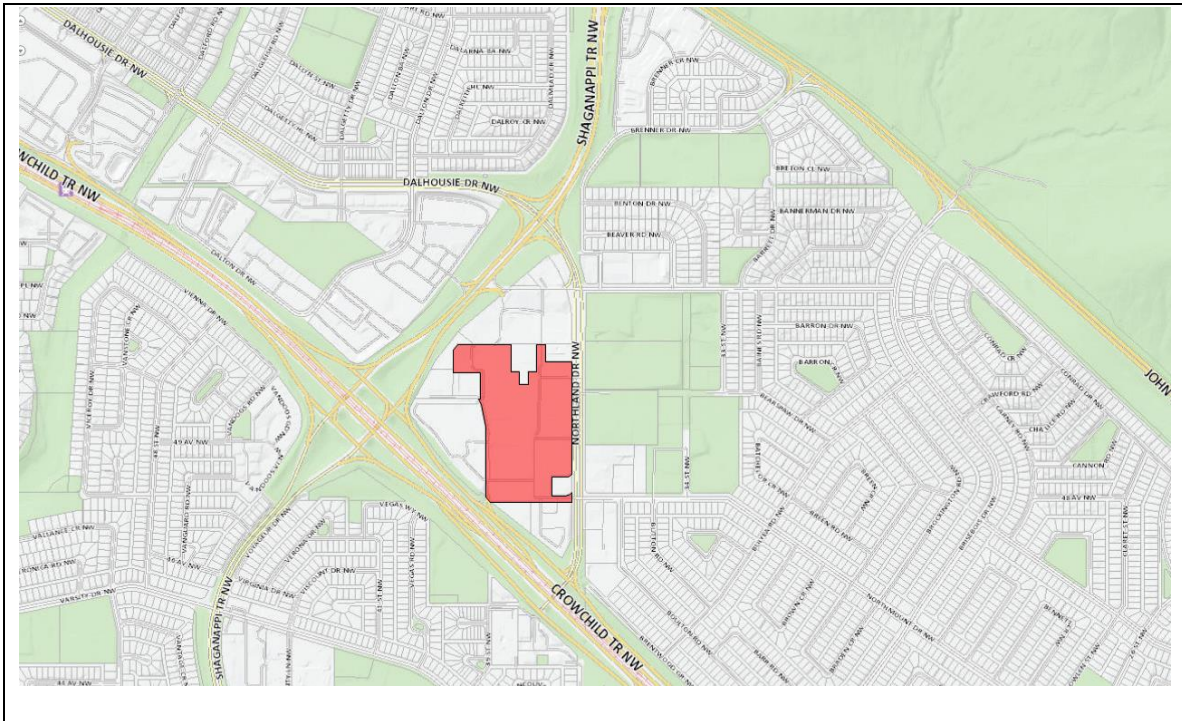
DAVID MINER, ARCHITECT, AAA
JIM MONTGOMERY, P.ENG.
DIEGO MORETTIN, ARCHITECT, AAA
MATTHEW PARKS, ARCHITECT, AAA
JILL ROBERTSON, AALA
NEIL ROBSON, P.ENG.
JOHN SOULELES, ARCHITECT, AAA
ROBERT SWART, ARCHITECT, AAA
CAMERON VERES, ARCHITECT, AAA
LYNN WEBSTER, ARCHITECT, AAA

THOMAS WU, P.ENG.
ROD YEON, P.ENG.
TAI ZIOLA, ARCHITECT, AAA

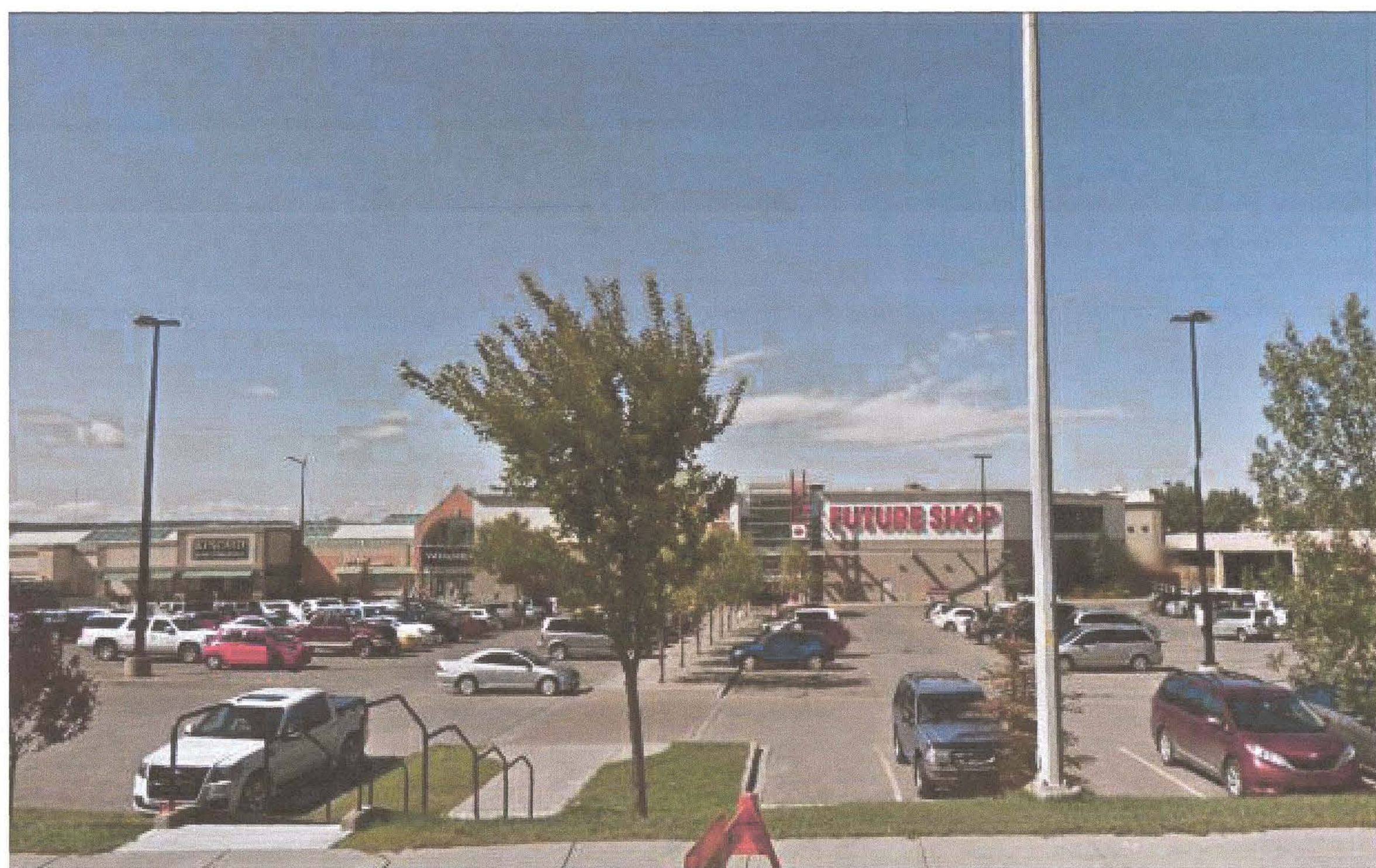
^{*} DENOTES "LICENSED INTERIOR DESIGNER, AAA"

File: LOC2019-0142

Description: From: DC
To: DC



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➔ 1 SITE PHOTOS
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ARCHITECT & PRIME CONSULTANT
DIALOG
300 - 134 11th AVENUE S.E.
CALGARY, AB, CANADA T2G 0X5
Tel: 403.245.5501

STRUCTURAL ENGINEER
DIALOG
300 - 134 11th AVENUE S.E.
CALGARY, AB, CANADA T2G 0X5
Tel: 403.245.5501

MECHANICAL ENGINEER
TMP CONSULTING ENGINEERS
100 - 3804 BURNSLAND ROAD S.E.
CALGARY, AB, CANADA T2G 3Z2
Tel: 403.259.9707

ELECTRICAL ENGINEER
DESIGNCORE
100 - 4723 1st STREET S.W.
CALGARY, AB, CANADA T2G 4Y8
Tel: 403.265.2125

LANDSCAPING ARCHITECT
DIALOG
300 - 134 11th AVENUE S.E.
CALGARY, AB, CANADA T2G 0X5
Tel: 403.245.5501

CIVIL CONSULTANT
APLIN & MARTIN
2611 37th AVENUE N.E.
CALGARY, AB, CANADA T1Y 5V7
Tel: 403.250.8199

KEYPLAN

SEAL

NORTHLAND REDEVELOPMENT
5111 NORTHLAND DRIVE NW, CALGARY

SITE PHOTOS

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DIALOG
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Tel: 403.245.5501

STRUCTURAL ENGINEER
DIALOG
300 - 134 11th AVENUE S.E.
CALGARY, AB, CANADA T2G 0X5
Tel: 403.245.5501

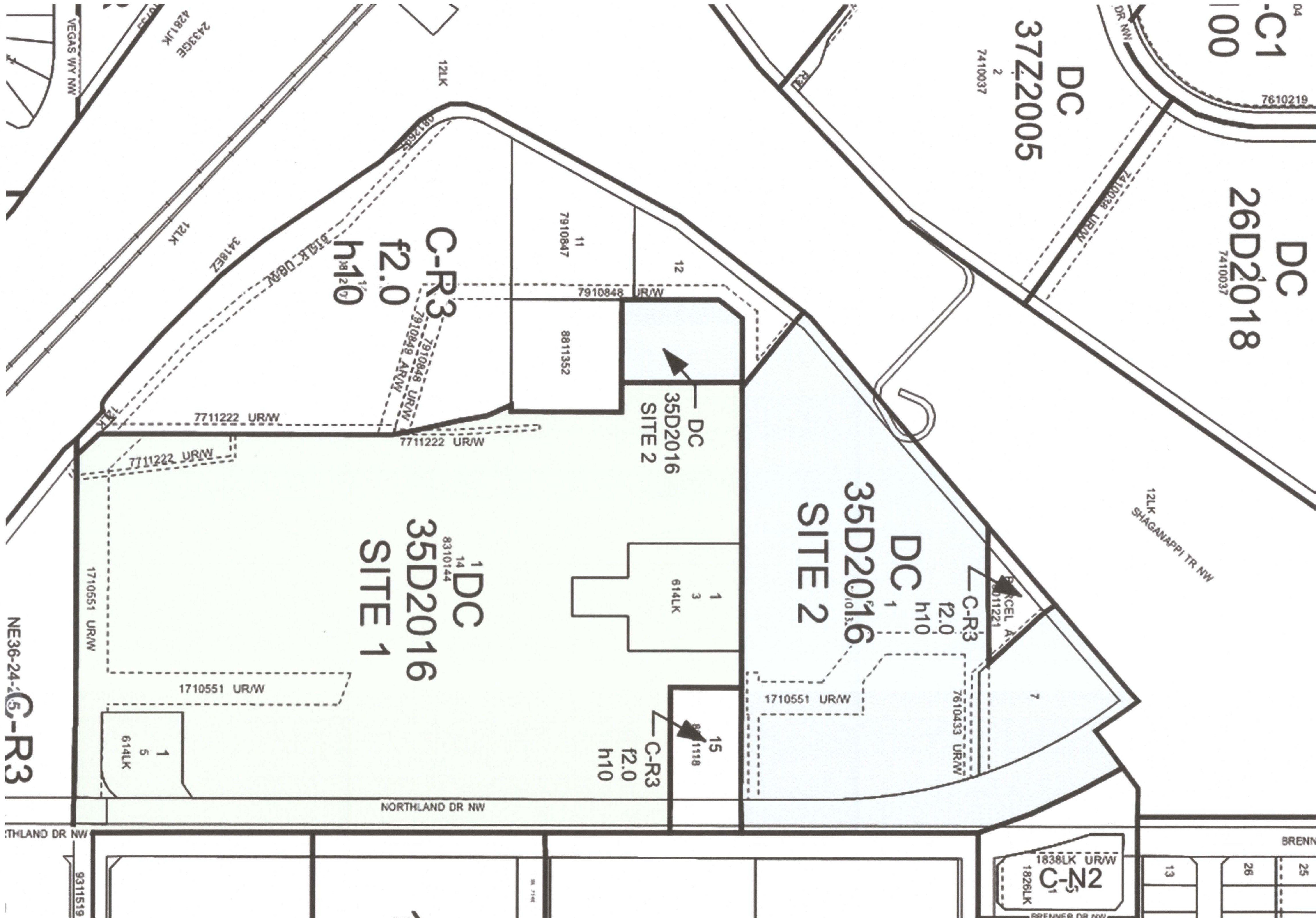
MECHANICAL ENGINEER
TNP CONSULTING ENGINEERS
100 - 3604 BURNSLAND ROAD S.E.
CALGARY, AB, CANADA T2G 3Z2
Tel: 403.259.6707

ELECTRICAL ENGINEER
DESIGNCORE
100 - 4723 1st STREET S.W.
CALGARY, AB, CANADA T2G 4Y8
Tel: 403.289.2125

LANDSCAPING ARCHITECT
DIALOG
300 - 134 11th AVENUE S.E.
CALGARY, AB, CANADA T2G 0X5
Tel: 403.245.5501

CIVIL CONSULTANT
APLIN & MARTIN
2811 37th AVENUE N.E.
CALGARY, AB, CANADA T1Y 5V7
Tel: 403.250.8199

KEYPLAN



SITE SUMMARY AND LAND USE

LEGAL DESCRIPTION

LOT 3 BLOCK 1 PLAN 614 L.K.
LOT 5 BLOCK 1 PLAN 614 L.K.
LOT 6 BLOCK 1 PLAN 761 0432
LOT 7 BLOCK 1 PLAN 761 0432
LOT 14 BLOCK 1 PLAN 851 0144

MUNICIPAL ADDRESS
5111 NORTHLAND DRIVE NW
CALGARY, AB

OVERALL SITE DEVELOPMENT ANALYSIS - DP2019-4089
APPLICABLE BYLAW
CALGARY LANDUSE BYLAW 1P2007

ZONING
DC 35D2016 SITE 1 AND SITE 2

PERMITTED USES
FINANCIAL INSTITUTION, FITNESS CENTRE, MEDICAL CLINIC, OFFICE, RESTAURANT, RETAIL AND CUSTOMER SERVICE, SPECIALTY FOOD

DISCRETIONARY USES
AUTO SERVICE, DRINKING ESTABLISHMENT, DRIVE THROUGH, OUTDOOR CAFE, PARKING LOT - STRUCTURE, SEASONAL SALES AREA

FLOOR AREA RATIO
2.0

BUILDING HEIGHT
50.0M FOR BUILDINGS THAT DOES NOT CONTAIN DWELLING/HOTEL/LIVE WORK UNITS
70.0M FOR BUILDINGS THAT CONTAINS DWELLING/HOTEL/LIVE WORK UNITS

SETBACKS
FRONT: 3.0M
REAR: NO SETBACK WHERE THE PARCEL SHARES A REAR PROPERTY LINE WITH A COMMERCIAL DISTRICT
SIDE: NO SETBACK WHERE THE PARCEL SHARES A SIDE PROPERTY LINE WITH C-R3
5.0M WHERE THE PARCEL SHARES A SIDE PROPERTY LINE WITH A LANE

EXISTING LAND USE MAP
SCALE: NOT TO SCALE

SEAL

NORTHLAND REDEVELOPMENT

5111 NORTHLAND DRIVE NW, CALGARY

EXISTING LAND USE MAP

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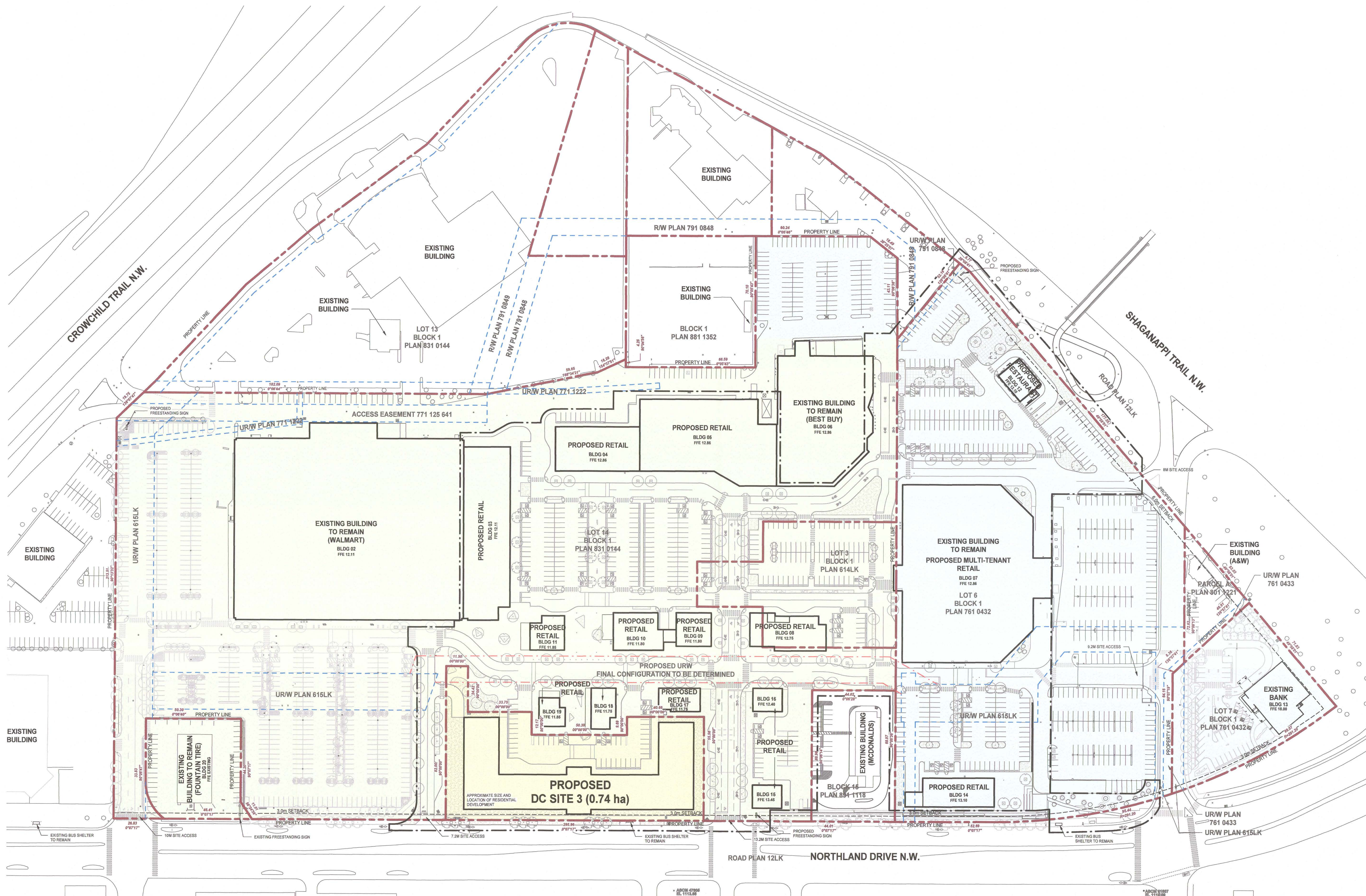
DIRECT CONTROL DISTRICT LEGEND

	DC SITE 1
	DC SITE 2
	DC SITE 3 (PROPOSED)

SITE PLAN LEGEND

	SCOPE LINE/AREA EXTENT OF DP APPLICATION (DP2019-4089)
	PROPERTY LINE
	SETBACK LINE
	EXISTING URW / EASEMENT
	PROPOSED NEW URW / EASEMENT

NOTE: REFER TO DP2019-4089 FOR PROPOSED BUILDINGS AND SITE PLAN



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100 - 3004 BURNSLAND ROAD S.E.
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Tel: 403.259.8707

ELECTRICAL ENGINEER
DESIGNCORE
100 - 4723 1st STREET S.W.
CALGARY, AB, CANADA T2G 4Y8
Tel: 403.269.2125

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DIALOG
300 - 134 11th AVENUE S.E.
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KEYPLAN

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NORTHLAND REDEVELOPMENT

5111 NORTHLAND DRIVE NW, CALGARY

PROPOSED LAND USE REDESIGNATION

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