

# Birchwood

## Transit Oriented Development Update

4739 Dalton Drive NW

### Background

If you've been following the planning process, you are likely aware that on July 31, 2017, City Council gave final approval for a Land Use Amendment (rezoning) for this 1.4 ha site at the corner of Dalton Dr and Dalhousie Dr, currently home of "The Dells." The landowner/ developer, Birchwood Dalhousie Inc., will be undertaking the most significant redevelopment project in Dalhousie in over 20 years since the construction of Dalhousie Station in 1996. The site has been rezoned with 2 separate land uses; the northern 0.77 ha fronting Dalhousie Dr is zoned **Multi-Residential – High Density Medium Rise M-H2 f5.0 h50 d620** (50M max height), and will be developed as **Phase 1**. The adjacent southern 0.62 ha is zoned Multi-Residential – High Density High Rise M-H3 f6.5 h75 d810 (75M max height), to be developed in the future as Phase 2. When fully built out, both phases will add up to 979 residential units. The new land uses are consistent with Council's Transit Oriented Development Guidelines and other municipal policies. (See [calgary.ca/PDA/pd/Documents/transit-oriented-development/tod-policy-guidelines.pdf](http://calgary.ca/PDA/pd/Documents/transit-oriented-development/tod-policy-guidelines.pdf))

Birchwood presented preliminary concepts for Phase 1 to the Dalhousie community at an Open House on Dec 12, 2017. Feedback was collected and Birchwood indicated they would return with revisions that reflected what they heard from the community. The preliminary concepts were published in the Feb 2018 Dalhousie Digest and some of those concepts are provided again here for reference.

### Current Status

On April 20, 2018, Birchwood submitted *revised* plans to The City for a Development Permit (DP2018-1607). The DCA is hosting an Open House where Birchwood and their design team will present those plans to the community for feedback.

**BIRCHWOOD DEVELOPMENT  
OPEN HOUSE**

**Tuesday, June 12, 2018  
6-8:30 PM**

**Dalhousie Community Center  
5432 Dalhart Road NW**

The DCA has made the plans available in the community center foyer during office hours for viewing and feedback

for residents who are unable to attend the Open House. Please take a few moments to tell us *what you like, what you don't like and what changes you'd like to see* on the feedback forms provided with the plans. Or, you can provide direct feedback to [PD@dalhousiecalgary.ca](mailto:PD@dalhousiecalgary.ca). **Deadline for feedback is June 14, 2018.**

***We urge ALL residents to attend the June 12<sup>th</sup> Open House to review plans, ask questions and provide feedback on this project that will bring change, opportunity and a new buzz to Dalhousie! Let's work together to ensure that this development is the **VERY BEST IT CAN BE** and reflects what we collectively value most in our community.***

The DCA has invited the City Planner and Councillor Sean Chu to attend.

### Next Steps

The DCA will review community feedback and incorporate "what we heard" from you as part of a formal response to the Planner for consideration in their project review. Upon completion of that review, the Planner will provide Birchwood with comments, who will make additional changes to their plans. Further reviews and plan changes, if required, are undertaken until the Planning Department is ready to render a decision on the application. Once they do, the Planner will make a recommendation to the Calgary Planning Commission, the approval authority for large scale and complex developments. As with all development permits, approvals are published in local newspapers and on [calgary.ca](http://calgary.ca), and can be appealed by the community association and/or residents prior to release. Information about the Development Permit process can also be found on The City's website.

Additional info about the Birchwood TOD development can be found under the Development tab on [www.calgarydalhousie.ca](http://www.calgarydalhousie.ca). Questions regarding the Development Permit application can be forwarded to Peter Schryvers, Planning File Manager at [Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca) or by phone at 403.300.3058.

### Birchwood Phase 1 ... At a Glance

#### **Density**

Zoning allows 477 residential units max  
Proposal is for 451 residential units

#### **Floor Area**

Zoning permits Gross Floor Area of 38,635.9 M<sup>2</sup> max  
Proposal is for Gross Floor Area of 36,155 M<sup>2</sup>

#### **Building Height**

Zoning allows 50M + Mechanical Penthouse  
Proposal is for 48M (15 Storeys)

#### **Parking**

296 Underground resident/visitor stalls  
12 Surface retail/commercial stalls

The following are a selection of conceptual drawings presented at Birchwood's Dec 2017 Open House for Phase 1, reprinted from the Feb 2018 Dalhousie Digest (and annotated here for clarity). Full size images can be found on [dalhousiecalgary.ca](http://dalhousiecalgary.ca).

### TRANSIT ORIENTED DEVELOPMENT

**Phase 1 (Current Proposal)**

- Site Area: 6.77 hectares
- Density: 138 units/hectare
- FAR: 3.2
- Height: 15m maximum

**Phase 2**

- Site Area: 6.62 hectares
- Density: 138 units/hectare
- FAR: 3.2
- Height: 15m maximum

DALHOUSIE MIXED USE RESIDENTIAL

### BUILDING MASS AND POSITIONING

Reviewed by Dalhousie and City

**Phase 1A**  
275 Units & density

**Phase 1B**  
250 Units & density

DALHOUSIE MIXED USE RESIDENTIAL

### CONCEPTUAL IMAGES

Perspective Views

STREET LEVEL VIEW FROM DALTON DRIVE & DALHOUSIE DRIVE

VIEW FROM ADJACENT PARK

AERIAL VIEW FROM DALTON DRIVE

VIEW FROM DALTON DRIVE

**PHASE 1B**  
15 STOREYS

**PHASE 1A**  
12 STOREYS + ROOFTOP PATIO

**PHASE 1A**  
15 STOREYS

DALHOUSIE MIXED USE RESIDENTIAL

### LANDSCAPE CONCEPT

FUNCTIONAL PLAN & PROGRAMMING

DALHOUSIE MIXED USE RESIDENTIAL

### LANDSCAPE CONCEPT

BEST-FIT PLAN

DALHOUSIE MIXED USE RESIDENTIAL