

Applicant's Submission

O2 Planning + Design Inc.
510 255 17th Ave SW T2B 2T8
Calgary | Alberta | Canada

T 403 228 1336
E info@o2design.com
W o2design.com



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On behalf of Western Securities, O2 Planning + Design is submitting this application to redesignate the parcel located at 829 Royal Avenue SW from Multi-Residential Contextual Medium Profile (MC-2) to a Direct Control District (DC) to accommodate a 6-storey residential building.

The subject site is approximately 1,653 square metres and is less than a 350-metre walk from the shops and services of 17 Avenue SW. The site contains a three-storey residential apartment building which was constructed in 1952. Immediately north and east of the site are two 5-storey residential buildings. Single family homes are to the south and west of the site.

The proposed land use amendment will facilitate a 6-storey, 56-unit residential building that offers a combination of one and two bedroom units.

The proposed designation is based on MC-2 to maintain the same range of permitted and discretionary uses but with modifications to height, building setbacks, parking rates and Floor Area Ratio. The redesignation allows a modest increase in height of 6m and 0.2 FAR to accommodate an additional storey from the current MC-2 land use, while establishing more onerous and directed setbacks to ensure the building is sited away from the single detached residential to the west and south. Custom parking rates have been established to recognize the walkable, transit and active modes nature of the community, and the sites proximity to one of Calgary's most successful and vibrant main streets – 17th Avenue. The proposed land use and development complies with the Lower Mount Royal ARP which designates the site as ***Low Rise, Medium Density Residential***.

Within the ARP, Lower Mount Royal should continue to function as a low-rise, multi-dwelling district which permits a variety of housing types in the medium density range e.g. townhousing, stacked townhousing and apartments. The ARP further suggests that new developments should complement the character of the community.

Throughout the application process, Western Securities, along with O2 Planning + Design, will work collaboratively with officials at the City of Calgary, representatives from the local Councillor's office and residents of Lower Mount Royal and Mount Royal. O2 and Hindle Architects had a preliminary meeting with the Mount Royal Community Association's Planning Committee on November 19 where the project was introduced, and public engagement activities discussed. Anticipated public engagement activities include a focused meeting with the Community Association and adjacent neighbours, and a broader public open house.