

Applicant's Submission

Planning Analysis

Address: 3604 Parkhill Street SW, Calgary, Alberta Lots 1-3, Block C, Plan 1742S

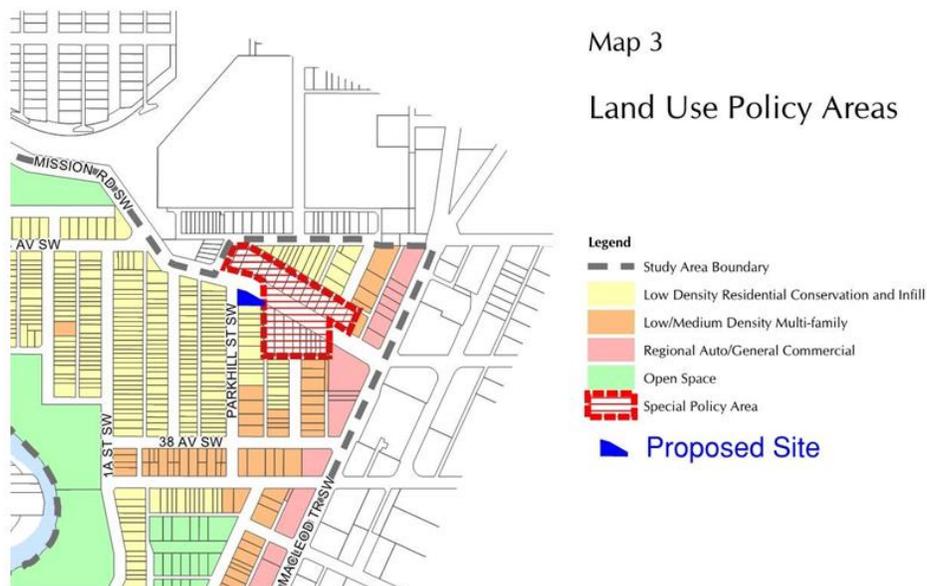
Applicant: Kyle Letby

Current Land Use: R-C2

Proposed Land Use: M-C2, f2.5

Location

The subject site is located at 3604 (Lots 1-3, Block C, Plan 1742S) on the corner of Parkhill Street and Mission Road. It comprises approximately 0.0678 hectares (0.17 acres) and is owned by the Letby family who are also the applicants for this land use designation. The site is situated on a corner lot that hosts a steep grade and currently has one single family residence with a driveway off Parkhill Street. Currently the site does not provide much in terms of streetscape to Mission Road other than a retaining wall and some landscaping. The steep grading on the site, combined with the retaining wall effectively produce a barrier wall between the site and Mission Road. This property has been owned by the applicant for many years and they are currently looking to develop it by removing the house and constructing a mixed use apartment building in its place.



Map 3 Stanley Park / Parkhill ARP, Consolidated Office Version 2017 May

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Surrounding context

The existing house currently forms part of a low density residential streetscape along Parkhill Street consisting of a variety of 1-2 storey houses ranging from renovated craftsmen style homes over 100 years old to recently constructed modern infill housing. The adjacent properties directly to the south and across Parkhill street to the west are renovated 2-storey single family properties. To the north is a very recently constructed apartment building marketed by the developer as Mission 34 which houses approximately 47 residential units and has commercial space for lease on the main floor.

Current and Proposed Land Use Designation

Current

The current land use designation of the subject site is RC-2 Contextual One & Two Dwelling Residential district. This is also the current land use of properties to the south and west while properties to the north and east have been zoned as Direct Control districts. The Direct Control Districts are intended to facilitate current and future development as part of the 2011 Mission Road Main Street Innovation Project which encourages these lots to be redeveloped as multi-residential developments with some mixed uses. In the Stanley Park / Parkhill ARP there is a description of this Innovation Project and a map that indicates the intended location of the project along Mission Road (Refer Figure 6 on the next page). Both sides of Mission Road are designated from Macleod Trail to Parkhill Street as part of this special policy except for the Letbys' site.

Proposed

In order to allow the Letbys' project to become part of the mixed use fabric developing along Mission Street, they are proposing to re-designate the land use of their site from RC-2 to MC-2. This change will allow for the construction of a building up to 16m high but with an 11m restriction of the height adjacent to residential lots and 10m along the street. Further restrictions on building area and height that the MC-2 land use provides includes a maximum FAR of 2.5. Based on preliminary building and site designs and a planning analysis, the proposed land use on this particular site will support 3 stories of residential apartments on a one storey parkade accessing Mission Road.

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Figure 6 Stanley Park / Parkhill ARP, Consolidated Office Version 2017 May

ARP Amendment

In order to proceed with an application for land use re-designation, an application to amend the Stanley Park / Parkhill ARP is also being submitted. The amendment would consist of modifying only the subject site indicated on maps in the ARP to indicate the proposed land use. Based on the fact that the subject site is located along Mission Road and is a corner lot with only one low-rise adjacency and is directly across the road from an existing multifamily condo complex, the

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amendment to the ARP is deemed to have a minimal impact on the surrounding residential community.

Project Vision

It has long been the Letby family's dream to redevelop their property at 3604 Parkhill Street SW with a project that would not only provide them with some investment opportunity but to also transform the site and streets it faces into a highly engaging, interactive place with an exciting development. The subject site on the corner of Parkhill Street and Mission Road is next to an area which has been undergoing a slow but steady process of revitalization and densification as part of the Parkhill Area Redevelopment Plan (ARP). The development is seeking to preserve the pedestrian oriented streetscape and scale of Parkhill Street while opening up the north portion of the site to Mission Road as an interactive façade including the common apartment entry, parkade access, suite balconies. The steep grade along the site can be utilized to conceal most of the parkade and keep the building height lower along Parkhill Street while it opens up along Mission Road. This innovative approach to the building grade allows the development to provide at-grade access at both the higher Parkside Street grade line and at the lower Mission Road parkade level. The intent is to provide a unique apartment development that provides high quality spaces and encourages interaction and neighbourhood values.