

Applicant's Submission

Re: Land Use Re-designation from M-C1 to M-U2: 407 27th Ave NE: - Plan 3430JK, Block 7A, Lots 1&2

The parcel is located in the community of Winston Heights/Mountview (Land area = 0.1616ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a mixed-use development consisting of Retail units at grade, Commercial units on second floor level and affordable condo units above. We believe our proposal will be a great asset to the Winston Heights/Mountview community's revitalization program.

RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate to request that it be rezoned to M-U2 land use, which will help facilitate the development of new compact, sustainable and affordable homes along with the support of new small businesses in the area.

Corner Lot: The site occupies a prominent corner lot, which allows the proposed development to enhance the neighbourhood's streetscape by addressing both 27th Avenue and Edmonton Trail NE with grade-orientated Retail unit entrances as well as the entrances to the Commercial spaces and apartments on the levels above.

Urban Corridor: Edmonton Trail is designated as an Urban Corridor, which provides good access and traffic capacity for future residents and businesses.

Proximity to Transit: There is a primary bus stop within 50m of the subject property on Edmonton Trail and within 100m across the road from another primary bus stop. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency of every 10minutes.

Adjacent to new Commercial Development: The subject site is directly adjacent to a new commercial development, which makes it all the more natural to allow the proposed land use re-designation be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric.

Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

COMMUNITY ENGAGEMENT

Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction (AHJ), we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (Legal Description: Plan: 3430JK – Block: 7A – Lot: 1&2).

Winston Heights/Mountview Community Association

KHA has already reached out to the Winston Heights/Mountview Community Association Team to introduce the vision for the above-mentioned property. We have submitted a copy of our rationale document, which has provided a detailed outline of the plans. This was followed up with a meeting with the WHMVCA Team on the 26 June 2018, where we presented our plans as a slide presentation format and tabled questions and concerns relating to the development. After the presentation and the response to questions, it was evident that the WHMVCA Team had not major issues with the proposal and confirmed support for the land rezoning to accommodate retail on the main floor of the development, commercial on the second floor level and condo units above as per our proposal for the community.

Ward 7 Councilor Office

KHA reached out to Cllr Farrell's Office in order to introduce the rationale concerning the land rezoning for the subject property. We submitted both the Rationale document and the slide presentation for review and comments. Through emails and telephone conversations, the feedback was supportive towards rezoning the land to be M-U2. On this premise, KHA wishes to pursue on behalf of the Landowner the land use designation M-U2.

Immediate Neighbours to the Property

KHA was able to meet with the immediate neighbours to the proposed development and discussed the innovative ways that the proposed design would deal with their concerns of intensification of vehicle parking in the area, as well as the difference in building height. The neighbours were satisfied with the solutions presented to mitigate their concerns.

Conclusion

The proposed plan to re-designate the land use at 407 27th Ave NE provides many benefits to the community as well as the city at large. These benefits includes:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards more choice in the community
- Removing the pressure to encroach on open space in order to provide more affordable housing
- The proposed rezoning will be within 400m of a transit stop, which allows for greater transit use, providing more mobility options
- The land is adjacent to new M-C1 development(s), which helps to create an appropriate transition between low density and more intensive land use.
- The proposed development has direct access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Therefore, based on these factors, we recommend that the AHJ support our plan to apply for Land Use re-designation from M-C1 to M-U2.