

Applicant Submission

Land Use Redesignation: From Commercial- Corridor 1 District (C-COR1 f 4.0 h.22) and Multi-Residential Medium Profile District (M-C2) to a Mixed Use 1 – General District (MU-1): 1011-1029 17 Avenue NW.

On behalf of Landstar Development Corporation, QuantumPlace Developments is pleased to submit this application to redesignate the properties from 1011 to 1029 17 Avenue NW. The subject site consists of seven individual lots with existing single-detached homes, that were built in the 1940's. When amalgamated, the parcels total 0.76 acres. This application seeks to redesignate the property to accommodate a mixed-use building with commercial uses at-grade along 10 Street NW, with residential uses along 17 Avenue.

Existing Land Use District: The subject site currently straddles two land use districts: Multi-Residential Medium Profile District (M-C2) on the east side of the site and Commercial- Corridor 1 District (C-COR1 f 4.0 h.22) on the west side of the site. Due to the subject parcel's close proximity to Primary Transit, SAIT and other amenities such as restaurants and grocery stores, this application is seeking to harmonize the two land use districts.

New Land Use District: The applicant is proposing a Mixed Use 1 – General District (MU-1) with an amendment to the local Area Redevelopment Plan (ARP) to allow for a height of 29-metres and a FAR of 3.5. The MU-1 district is for commercial and residential uses in street-oriented buildings, which requires commercial uses at street level, facing the commercial street.

The applicant is seeking an MU-1 district due to the unique context of the site. Situated along a commercial street (10 Street NW) and a residential street (17 Avenue NW) the site is adjacent to low-density residential housing to the north and to the east and a prominent corridor to the west. It is also within one block of the SAIT campus, and an easy walking distance to the Kensington district and downtown. Respecting the residential feel of the community is important to the landowner and the MU-1 district will not only ensure that the proposed redevelopment provides a sensitive interface with the adjacent parcels, but also allow for the existing C-COR1 district and MC-2 district to be harmonized into a single land use district.

The ARP amendment to increased height to 29-metres is still in alignment with City of Calgary and community goals. This amendment would still provide a transition of height and intensity from a 38-metre maximum height along 16 Avenue N. The existing FAR for the site is 4.0 for C-COR1 and 2.5 for MC-2. The MU-1 district allows for the FAR to be harmonized between the site at an average of 3.5.

Planning Rationale

Municipal Development Plan - The subject parcel is identified as "Inner-City Area" within the Municipal Development Plan (MDP). The MDP specifies that Inner-City Areas focus higher density along main streets. Mixed-use developments with at-grade retail are encouraged to provide active public realms and increased pedestrian activity. Furthermore, the MDP states that the Inner-City areas should have transit stops that are easily accessible to both residential and commercial. Consequently, the proposed land use redesignation aligns with the type of development envisioned for the Inner-City Area.

Primary Transportation Network: The MDP identifies a Primary Transit Network as a permanent network of high-frequency of transit services, regardless of mode. The subject site is in proximity to several types of Primary Transit Networks. Within 660 metres of the site is the SAIT LRT station and is approximately an 11-minute walk to the station. Pedestrian connections to

Applicant Submission

the LRT station are direct through the SAIT campus. The route is convenient, pedestrian-friendly, with limited road crossings. Furthermore, the subject site is located only 300 metres from the new MAX Orange BRT bus stop, which runs in both directions along 16 Avenue NW. In addition, the number 4, 5 and 19 bus routes that run along 10 Street NW, running into downtown.

Along 10 Street is a well-used separated bike lane, which runs into the Kensington and the downtown and connects to the Bow River regional pathway network. The proposed land use redesignation is a higher intensity of use that would likely attract an residential population who are engaged in educational programs at SAIT and would encourage the use of the nearby Primary Transportation Networks.

Area Redevelopment Plan: 16 Avenue North Urban Corridor: The subject parcel is governed by the 16 Avenue North Urban Corridor ARP. There are three main goals of the plan; build the community through supporting mixed-use commercial and celebrate unique features along 16 Avenue, create people-friendly spaces that are comfortable for pedestrians and provide a route for diverse modes of travel by promoting alternatives to personal vehicle travel that are safe and efficient. The ARP also identifies the intersection of 10 Street and 16 Avenue as a major node, with higher intensity of uses and density, that step down into the adjacent neighbourhoods. The proposed land use redesignation helps support these goals by providing a land use transition, maximizing the Primary Transit and improving the pedestrian realm along 10 Street N. The minor amendment to the land use is to allow an increase in height and density, justifiable due to the close proximity to primary transit and the intensity of activity surrounding the parcel. Specifically, the ARP amendment would see an increase to 8 -storeys on the western parcel and 6 -storeys on the eastern parcel.

Improvement and Activation of the Pedestrian Realm: Both the MDP and ARP identify the importance of the public realm as an area that should be improved to encourage pedestrian activity, specifically around at-grade commercial. The adjacent 10 Street NW is a high-frequency pedestrian route that is used by people accessing SAIT and the nearby Kensington BRZ.

Currently, there is an existing sidewalk that runs along the 10 Street portion of the site. The application presents an opportunity to facilitate improvements to the pedestrian realm along 10 Street through landscaping and other design treatments that can activate the street.

Community Engagement: Prior to submitting a formal application, the applicant undertook community engagement to learn about opportunities for the site and potential concerns of stakeholders and interested residents. Meetings were held with the Mount Pleasant Community Association on April 9 and with adjacent neighbours on May 1, 2019.

The applicant conducted a mail drop to adjacent properties to ensure all neighbours are aware of the proposed land use redesignation. Approximately 50 homes and businesses around the subject site received a pamphlet inviting them to a face-to-face meeting regarding the land use redesignation. A total of 4 adjacent residents and business owners attended the Engagement Meeting.

Comments received were generally supportive of the project, noting the high quality of the design shown in the conceptual drawings and responsible nature of the development. Neighbours enquired about the parking that would be provided to new residents and customers. Their concern was that new residents and customers of the proposed development would use 17 Avenue to park, making street parking more difficult for existing residents. The applicant

Applicant Submission

informed attendees that the current practice of the Calgary Parking Authority is to not grant access to Residential Parking permit areas to new multi-residential properties. Additionally, the site plan indicated underground parking for residents and at-grade parking for the commercial accessible off the lane, which seemed to alleviate these concerns. In addition, the landowner representative indicated that the laneway would be repaved as a result of the development, which further pleased those in attendance. A shadow study was shown to attendees and while the impacts were in alignment with the 16 Ave ARP policy, a shadow analysis from December was requested. The applicant indicated that the professional standard is to provide shadow studies from September 21 and March 21, as this represents the average of shadow impacts. Attendees enquired about construction timelines and impacts. Specifically, when construction could possibly begin, and the projects estimated duration for construction.

Residents who wanted updates on the land use process provided their emails to QuantumPlace. For more detailed information on the engagement process and neighbour feedback please refer to the What We Heard Report.

Conclusion: This application for a land use redesignation provides a unique opportunity to add further density at the 10 Street and 16 Avenue NW activity node. Over the past decade, many multi-unit residential developments have been constructed along this corridor and this application is in alignment with the evolution of the community. The unique location of the site, at the intersection of 10 Street and in close proximity to SAIT Campus, provides an ideal opportunity for further density and to activate the pedestrian realm along 10 Street in alignment with existing City investments. The animation of the at-grade commercial uses will provide a catalyst for similar high-quality developments in this central and high visibility node. On behalf of Landstar Developments, it is hoped that The City's Administration will welcome the opportunity to animate this important node consistent with The City's approved policy direction.