

Applicant's Submission

O2 Planning + Design is submitting this application to redesignate the parcels located at **729, 725 and 721 20 Ave NW** from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential Contextual Medium Profile (M-C2). The proposed redesignation will allow for the development of a contextually sensitive multi-residential development that takes advantage of the subject site's strategic location in the community of Mount Pleasant.

The subject site is approximately 1,950 square metres and is less than a 400-metre walk from the shops and services of 16 Avenue NW and 800m from SAIT. Immediately to west of the site is the Scandinavian Centre and to the east are single detached dwellings. Single detached homes sit across the lane to the south and across 20th Avenue to the north.

The proposed land use amendment will facilitate a multi-residential building. The land use district is contextually sensitive to adjacent low-density residential development and provides a building form that is medium in height and density. The site size is generous and will allow an architectural response that that reflects the immediate context through setbacks and stepbacks.

As per the intent statement of the Multi-Residential Contextual Medium Profile (M-C2) district the subject property is well serviced by transit with immediate access to the 404 and convenient (under 400m) access to the 4 and 5 routes on 10th Street, the 2 on 4th Street and the 19 on 16th Avenue. Importantly the site is also within 600m of the 4th street and 16th Avenue BRT station.

Fundamentally this application is about the future of 20th Avenue. Right now, 20th Avenue does not have a consistent built form nor is it meaningfully contributing to MDP intensification goals. Unabated, continued duplex and townhouse development will undermine the opportunity for 20th Avenue to emerge as a great Calgary street and community attribute. Communities such as Mount Pleasant lack a Main Street. 16th Avenue is too busy with vehicular traffic and the south side of the avenue is compromised by residential sound walls to function as a truly desirable Main Street for Mount Pleasant. Recent redesignations along 20th Avenue to M-C1 are a positive start and this application will build upon that momentum to help realize a contextually appropriate multi-residential built form along 20th Avenue.

Throughout the application process O2 Planning + Design will work collaboratively with administration at the City of Calgary, representatives from the local Councillor's office and residents of Mount Pleasant. In advance of this application O2 has met with the Community Association Planning Committee. Anticipated public engagement activities include an information mail out to adjacent neighbours, a project website and a public open house.