

Applicant Submission

March 26, 2019

O2 Planning + Design Inc.
810 255 17th Ave SW T2S 2T8
Calgary | Alberta | Canada

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



Applicant Submission

On behalf of One Properties, O2 Planning + Design is submitting this application to redesignate the parcels located at 1009D and 1111 9 AV SW in the community of Downtown West. Currently, 1009D 9 AV SW is designated Direct Control (DC 53Z95) and 1111 9 AV SW is designated Direct Control (DC 79D2015). The intention is to redesignate both parcels to a new DC, based on the Centre City Mixed Use District (CC-X). The proposed redesignation will facilitate a multi-residential mixed-use development that takes advantage of the site's location at the western gateway to Downtown.

The subject site is approximately 16,000 square metres and currently occupied by the Metro Ford automobile dealership. Given its location adjacent to the Canadian Pacific Rail right-of-way, the surrounding area is characterized by low density commercial and light industrial uses. In recent years, the addition of high rise multi-residential buildings nearby has initiated the area's transition to a unique mixed-use neighbourhood. North of the site lies an ongoing development project anticipated to accommodate approximately 550 residential units and 90,000 square feet of retail and office space. The development will feature 3 high-rise towers ranging from 100 to 150 metres in height. Shaw Millenium Park is located to the northwest of the site, in addition to the Bow River Pathway system located 400m to the north. The site is also well served by transit, with the West Kerby LRT Station located 350m to the north.

The community of Downtown West is located within the Centre City district, envisioned in the Municipal Development Plan (MDP) to accommodate the highest density of residents and jobs in Calgary. The MDP intends to support the development of distinct, vibrant, mixed-use neighbourhoods in the Centre City, well connected and easily accessible to the Downtown and to one another. The proposed development will contribute to this objective in Downtown West.

In summary, the proposed land use district will facilitate a mixed-use development with the following key attributes:

- **Density Bonusing:** The proposed land use district includes density bonusing provisions to achieve public benefit and amenities.
- **Transit Oriented Development:** The proposed development will contribute to Downtown West's ongoing evolution into a transit oriented complete community.
- **Reduced Car Dependency:** In addition to its proximity to the LRT, the site is also well connected to downtown by the Bow River Pathway system as well as bicycle routes located on 8 AV SW, 7 ST SW, and 5 ST SW.
- **Mixed Use:** The addition of ground level retail along 9 AV SW will activate the street, add vibrancy to the neighbourhood, and lead to a more walkable community.
- **Gateway to Downtown:** The subject site lies at the western gateway to downtown. A high-quality mixed-use development at this location will serve as a landmark to those approaching downtown from the west.
- **Residential and Employment Growth:** The proposed development will contribute to the objective of accommodating the highest density of residents and jobs in Calgary's Centre City.

Throughout the application process, One Properties, 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 Downtown West.