

Applicant Submission

December 3, 2019

Application Summary

This proposal is to re-designate the lot located at 1867 17 Ave SW from R-C2 to MU-1f1.5h13 which would allow for the eventual development of row townhome style units, including:

- The potential for Office units to provide additional services to the community
- A maximum FAR of 1.5 and height of 13.0m

Revisions to Application

From earlier engagement with neighbours, the CA and Councillor, coupled with market demand, we intend to develop an office product on the site, away from earlier Live/Work intentions.

We have considered the C-C2F#H# zoning, however the site would not be economically viable under that zoning, and we feel the MU-1 zoning meets both our intentions and the desires of those engaged.

Developing a 3 storey office product faces insurmountable barriers through the Building Code as an elevator and two fully enclosed stairs per unit are required.

Thus, we are pursuing a 2 storey product, which would not be economically viable at the footprint the CC2F#H# zoning's setbacks dictate.

This proposed redesignation meets several criteria of the Multi-Residential Infill Guidelines. It is a corner parcel, within 400m of transit stops (including the 2 and 698 regular routes), on a major collector and has direct lane access. It is not adjacent to, but within reasonable walking distance of numerous schools, the community hall, and green spaces including Nimmons Park. This redesignation appeals to the opportunity for moderate density townhomes on 17 Ave SW as provided for within the Bankview ARP.

Supporting Policy Framework

There are several planning documents that help guide the direction of new developments in established Calgary neighbourhoods, including the Municipal Development Plan (MDP) and the Calgary Transportation Plan. The MDP is the City of Calgary's main policy guide for land use and development and was put in place to help guide Calgary's growth over the next 60 years. This plan has 7 integrated goals:

- A prosperous economy
- A compact City
- Great communities
- Good urban design
- Connecting the City
- Greening the City
- Managing growth and change

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This land use redesignation integrates many of the intended outcomes of the MDP including building vibrant, transit supportive activity centers and corridors, and managing outward growth by creating a more compact city.

As part of the Smart Growth Initiative, the City also aims to accommodate 33% of Calgary's future population growth within Developed Residential Areas by 2039. This number is intended to reach 50% by 2059, which is a Smart Growth target projects like this can help the City of Calgary achieve. Developments such as this one are instrumental in encouraging population growth within our established residential areas.

This proposed project also meets 6 of the location criteria outlined in the Multi-Residential Infill Guidelines:

Criteria	1867 17 Ave SW Site Condition
On a corner	Located on the corner of 17 Ave SW and 17a St SW
Within 400m of a transit stop	Stops for the 2 and 698 routes within 400m of the site.
On a collector or higher standard roadway	Located directly on 17 Ave SW
Adjacent to or across from existing or planned open space, park or community amenity	Not directly adjacent to but within 450m of five open greenspaces (four additional open green spaces within 750m)
Along or in close proximity to a corridor or activity center	Located directly on 17 Ave SW
Direct lane access	Existing lane along the west property line of the site

Local Area Context

The site is located directly along the 17 Ave SW corridor in the community of Bankview. The site is located in close proximity to parks and open green space (5 within 450m and 4 more within 750m), many commercial/retail amenities (found on 17 Ave SW) and public transit (6 routes with stops within 750m).

The surrounding neighbourhood is largely comprised of one, two and three storey, single family and duplex dwellings and light commercial.

Conclusion

The goal of this redesignation is to add modest density to a desirable, established community that is well supported by transit access. This added density will add to the community vibrancy and will help to achieve many of the targets outlined in Calgary's MDP.

Through thoughtful design, comprehensive community engagement and a consistent planning approach, we believe that this project will be able to deliver the greatest benefit to the community

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and will serve as a prime example of conscious re-development and densification in our ever evolving City. Yours Sincerely,

A handwritten signature in black ink, consisting of a stylized 'M' and 'P' followed by a horizontal line.

Max Parish

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