

Applicant's Submission

The Live27 project and rezoning background

- Location: 1704 27 ST SW, Calgary

- Project Details: Located at the junction of 14th Ave and 27 St SW, the Live27 project is proposed to combine thoughtful design with a transit-oriented location steps away from Shaganappi Point C-Train station. Live27 is composed of 4 rental row house units and 4 detached garages. It also comes with on-site irrigation, scheduled landscaping and snow removal service. The development of this inner-city corner land will connect new residents to affordable leased-living in an urban row house development. The goal of Live27 is to provide exceptional and affordable homes for people who desire to live in the vibrant community of Shaganappi.

- Rezoning/Land use change: To achieve the project's goal and make more efficient use of the land, the Live27 team is dedicated to change the land use designation from R-C2 to R-CG.

Prior to the rezoning application: the project team has engaged with the community in multiple ways:

- Initial reach out to the Shaganappi planning committee since Aug. 2019.
- Live27.ca website with blog posts was launched in early Sept. 2019 to inform the residents with the project scope, timeline and rezoning details.
- The Live27 team consulted with the Shaganappi planning committee to finalize the area of the adjacent neighbors and open house date.
- A total of 36 invitation postcards were dropped at the adjacent neighbors on Sept. 23, 2019
- More than 20 residents, all 5 members of the Shaganappi planning committee and one planner from the City of Calgary attended the project open house on Sept. 30, 2019

The following topics were discussed at the project open house and specific answers were prepared by our team:

- Why rezoning: The RC-G zoning was created by Council to add a gentle form of density to our older, grid-style established neighbourhoods. Our team has been involved in the building and review of nearby complete rowhouse projects and believes that many of these buildings have successfully integrated into existing structures.
- Parking: Four new off-street garage stalls will be built. The existing legacy curb cut at the north end will be restored, which will create an additional street parking space that can be used by any community member with a residential parking permit. The location of the property includes 125 ft of available avenue parking and 50 ft of street parking
- Rental housing: The newly built rowhouse attracts an excellent type of individual, couple, or family to access inner-city living in a great community like Shaganappi. Expect the professionals who move in close to you to be friendly and respectful, just like us. Give new renters a chance and you may find them to be great neighbours.
- Traffic: At this time we do not view increased traffic as a serious planning issue to prevent the land use redesignation to RCG. Our residents will own cars, but they will also ride the train, use bicycles, car shares and new transport options as they become available.
- Recycles and waste storage: A reasonable plan for managing bin volume was proposed (the bins are tucked away in between the garage and the row house, they will only be taken out to the back alley on the waste collection day). We also plan to put in place a policy to have the residents return the bins to the storage location when not in use.

Applicant's Submission

- Shadowing and massing: We are not intending to add either a third floor to the building or raised balconies. Located at the north end of a block, shadowing over a neighbour's garden is not a factor here.

- Finalized design: We have not committed to hiring a design firm until the land-use change is complete and we have more certainty to proceed with the investment in a new design that will enhance the community for many years to come. We will welcome community feedback once we have a draft ready to circulate.

Summary

Live27 is a proposed rental rowhouse development that will require a land-use change to the R-CG designation. If approved, it would provide affordable leased-living in the desirable community of Shaganappi. So far, initial concerns from the community were responded to and addressed by the team. The Live27 team has started to engage with the community prior to the rezoning application being submitted and will continue to do so during the application process.