

Applicant's Submission

February 19, 2020

O2

Applicant Submission

On behalf of Minto Communities, O2 Planning + Design submitted this outline plan and land use amendment application to redesignate the subject site, comprised of the parcels located at the southeast corner of 17th Avenue and 84th Street SE, to enable the development of a comprehensively designed mixed-use community. Once complete, this new community will be a compact, human-scaled, Transit Oriented Development that serves as a critical response to traditional suburban development. Residents of the development and the surrounding area will benefit from a network of parks and open spaces, a collection of commercial uses, and a variety of housing options with direct access to the MAX Purple BRT.

The proposed development has been guided by the new 84th Street SE, a modified Arterial Road with Urban Boulevard characteristics along its western edge. This modified cross-section enables an attractive interface between the development and the street, promotes active modes along separated multi-use pathways, and allows for on-street parking to support commercial uses. Two new east-west collector roads provides access to the community and enables a high degree of connectivity for all modes.

The proposed allocation of land uses is the result of careful analysis and consideration for the surrounding context and the City's growth and development goals. The northern portion of the site is proposed to be designated Mixed Use – General (MU-1 f3.0h20). This is intended to accommodate 4- to 6-storey multi-residential development with opportunities for commercial uses at-grade. Commercial uses will be concentrated at the northeast of the site, closest to the BRT, and organized around a large public plaza. The proposed Multi-Residential Low Profile (M-1) district to the south enables grade-oriented townhomes with active frontages, and an attractive, walkable streetscape. Further south, the Low Density Mixed Housing (R-G) district enables detached dwellings or townhomes and serves as a transition to the rural residential character of properties to the south.

The open space vision for the proposed development is focused on a large neighbourhood park. This park will function as the social heart of the community. It has been designed specifically to create opportunities for social interaction, active lifestyles, and a strong sense of place.

In summary, below are the key attributes of the proposed development:

Transit Oriented Development: Located adjacent to the MAX Purple BRT, the proposal aligns with the City's Transit Oriented Development Guidelines.

Compact Form: This new community is a critical response to traditional suburban development and will feature a human-scaled, compact urban form.

Housing Diversity: Featuring a variety of multi-residential options from townhomes to apartments, the proposed development will introduce housing variety in East Calgary.

Employment: The proposed development will introduce new employment opportunities at the edge of the City, in the form of both retail and home-based jobs.

Throughout the application process, O2 and Minto worked collaboratively with administration in the preparation of an outline plan that fulfills the development vision and aligns with the objectives of the City. Nearby property owners and residents of Belvedere were consulted with on an ongoing basis. An open house was held on February 4, 2020 and was attended by approximately 25 people. Feedback gathered was used to inform the application throughout the process and has been summarized in a What We Heard Report.