

## Applicant's Submission

2020 April 15

Graywood is proposing a land use amendment to the +/- 2.82-hectare Southeast Site (SE Site) in Fish Creek Exchange (FCE), located north of James McKeivitt Road S.W. and within a 600m radius of the Fish Creek–Lacombe LRT Station. The SE Site is currently designated DC(MX-2) through Bylaw 54D2012. Graywood is proposing to subdivide the Site into three (3) smaller parcels to provide:

- +/-0.93 ha for Purpose-Built Rentals - DC(M-C2) Site 1
- +/-1.08 ha for Seniors / Mid-Market condominiums - DC(M-C2) Site 2
- +/-0.81 ha for Standalone Commercial - DC (C-N2)

The proposed land use amendment will retain the essence of the existing Bylaw in terms of setback from the existing development, tree protection, height and FAR. The amendment will result in redistribution of density which, in keeping with the City's Transit-Oriented Development (TOD) Guidelines, locates the highest densities closest to the LRT Station. The higher density, mid-rise residential will transition to lower density, low-rise residential towards the existing single detached development to the west. For DC(M-C2) Site 2, minor adjustments to the underground parking requirements will allow Graywood to manage higher construction costs related to shallow bedrock.

The DC(C-N2) site is proposed to include local commercial amenities including a gas station and convenience store for the residents of Fish Creek Exchange and immediate vicinity. The visual exposure of the proposed site on James McKeivitt provides greater viability for commercial. The proposed amendment is intended to support sales absorptions and advance construction completion of the project in these unprecedented times which have further exacerbated an already challenged Calgary market. Graywood's recent discussions with commercial developers and brokers have indicated that the gas station is essential to the viability of the commercial site. This is reinforced by the Commercial Demand study by Colliers which concluded that *'retail performance within the Subject Site relies on the inclusion of a gas station, exposure along James McKeivitt Road SW, and convenient parking options'*.

Graywood is respectful of the City position in adhering to the TOD Guidelines, however, we respectfully note that these are guidelines only. The C-N2 site is located at the periphery of the 600m radius from the LRT station. The concept of 600m radius is based on 5 to 10 minute walking distance. The actual walking distance in this instance, is over 700m and is challenged by a significant grade difference of over 30 metres between the subject site and the LRT station and a large LRT parking area which does not support a pedestrian-friendly environment, all important considerations.

Graywood has held meetings and maintained open communication with Shawnee Evergreen Community Association representatives, and hosted a public open house for community residents. Graywood is committed to work with concerned community residents to ensure that Commercial development is required to adhere to high-quality architectural and landscape guidelines and to address the public realm along James McKeivitt Road and Shawnee Street. The site will be designed to create an enhanced pedestrian experience and provide convenience retail amenity for local residents.

The proposed amendment is in compliance with the policies of the Revised Midnapore Phase 2 Area Structure Plan and the overarching direction of the Calgary Municipal Development Plan for *Housing Diversity and Choice*.

## **Applicant's Submission**

We respectfully request the City's support for the proposed land use amendment which will:

- Create a greater variety of housing types, including purpose-built rentals and potential seniors / mid-market condominiums in more affordable ranges, in alignment with the policy direction
- Provide an opportunity for neighbourhood commercial amenities along James McKeivitt that will render larger community benefits
- Respond to the changes in market conditions since the original designation in 2012 and help advance absorption
- Create smaller parcels to align with Graywood's internal investment funds