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21.05.2019

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Adam Sheahan, Planner II
Centre West
Community Planning
Planning & Development
The City of Calgary
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

ATTN: Adam Sheahan, Planner II | Centre West, Community Planning
RE: Land Use Redesignation from M-C1 to M-C2
1823, 1831, 1835 28 AV SW | Lots 23-30, Block 24, Plan 4479P
Pre-Application Reference: PE2019-00039

APPLICATION SUBMISSION PACKAGE CONTENTS:

1. Completed Application Form [x1]
2. Current copies of Certificate(s) of Title (searched within 30 days) [x1]
3. Copies of Restrictive Covenants, Utility Rights-of-Way, Easements, or Caveats [x1]
4. Letters of Authorization [x1]
5. Fee: Cheque in the amount of \$10,626 [x1]
6. Colour Site Photographs Sheet [x1]
7. Completed Site Contamination Statement [x1]
8. Completed Abandoned Well Declaration Form & Map [x1]
9. Applicant Submission Statement [x1]
10. Site Plan [x15]
11. Transportation Impact Statement & Parking Study [x4]
12. Geotechnical Report [x4]
13. Phase I Environmental Site Assessment [x4]
14. Pre-Application Preliminary Assessment Form (PE2019-00039) [x4]
15. Application Vision Brief [x6]
16. USB Digital Submission Package [x1]



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The subject site is located in the inner-city community of South Calgary and consists of a 3-parcel (0.227ha / 0.562ac) land assembly. The site is situated among an eclectic and evolving built form context, made up of a mix of single detached homes, duplexes, townhomes and numerous multi-residential developments of various vintages.

DEVELOPMENT VISION: The project team's concurrent Land Use Redesignation and Development Permit applications will facilitate the construction of RNDSQR LIFE – a slope-adaptive five-storey Multi-Residential Building, with individual street-oriented unit entrances along 28 AV SW. RNDSQR LIFE is envisioned as new dynamic and architecturally unique rental lifestyle development comprised of a diverse mix of 84 rental dwelling units with a maximum FAR of 2.5 and height of 16m, along with 55 underground parking stalls, and integrated bike and car-share facilities for residents. RNDSQR LIFE has been designed to focus on providing a new and innovative rental lifestyle model that fosters an inner-city urban culture, embracing all of the great amenities and destinations in the surrounding area. The proposed use and associated development vision is well-suited to the site and will set a strong standard of building excellence for the continued evolution of this vibrant inner-city community. The Vision Brief submitted as part of this application provides additional information about the development vision and the RNDSQR LIFE rental lifestyle model.

PROPOSED CHANGE: The current M-C1 (Multi-Residential - Contextual Low Profile) District allows for multi-residential development in a variety of forms and allows a maximum of 33 dwelling units on-site, with a maximum building height of 14m. In support of the proposed development vision, this application seeks to amend the existing M-C1 (Multi-Residential - Contextual Low Profile) District to a M-C2 (Multi-Residential - Contextual Medium Profile) District which would allow for a maximum building height of 16m and a maximum FAR of 2.5. In order to facilitate the proposed land use change and development vision, a supporting minor Local Area Plan Amendment to the South Calgary / Altadore Area Redevelopment Plan (ARP) will also be required. The Vision Brief further expands on the proposed change, associated planning rationale and concurrent application process.

COMMUNITY ENGAGEMENT: The RNDSQR project team is committed to being good neighbours and engaging with the communities where we build. The project team's community engagement process is designed to provide opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation across a variety of in-person and online opportunities. Stakeholders like the Marda Loop Communities Association and Ward Councillor's office are also actively invited to participate in our process, which focuses on informative and fact-based engagement and communications. The Vision Brief provides additional information about the team's engagement strategies, including a Public Information Session to be held on May 28, from 6-8pm at cSPACE King Edward (RGO Treehouse - 4th floor).