

Applicant's Submission

January 20, 2020

RE: Land Use Redesignation - 3711 15 ST SW - ENSEMBLE
FROM: Multi Residential - Contextual Low Profile (M-C1) District
TO: Multi Residential - Contextual Medium Profile (M-C2) District

The proposed Land Use Redesignation (LOC) subject site and project, Ensemble, is situated midblock on 15 ST SW between 36 AV SW and 37 AV SW in the community of Altadore. The land assembly is composed of one parcel, with a site area of 0.12 hectares. The project team has undertaken a concurrent application process, with a Development Permit (DP) submission for Ensemble that shortly followed the LOC submission. The concurrent process ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change. To facilitate the proposed LOC, it has been determined in partnership with Administration that a minor, map-based ARP Amendment will be required.

Ensemble is a multi-residential building designed with 31 dwelling units in a mix of one, two and three bedroom units across two buildings. Two buildings are being introduced as a creative solution to a Utility Right of Way that bisects the site and cannot be developed upon. The main building will be five storeys while a second building will measure two storeys. Site FAR will not exceed 2.5 per M-C2 Bylaw rules, while building height of the five storey building at 17m will require a minor relaxation of the maximum 16m M-C2 bylaw height (CPAG has supported this proposed relaxation through DTR). The South Calgary / Altadore ARP (1986) places the subject site within its medium density residential policy area. In the 34 years since this plan was approved, City-wide objectives have changed and as a result, the project team is looking to higher order policies such as the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG) to provide primary development guidance for the Ensemble site in its Inner City location.

The MDP and DAG encourage the growth of Complete Communities where Calgarians can live, work, dine, and shop, directing intensification to Inner City communities like Altadore, especially in proximity to its Main Streets (33/34AV SW and 14 ST SW). Within a ten minute (800m) walkshed of the subject site, there are numerous community amenities including parks, pathways and open spaces, South Calgary Pool, sports courts and fields, Giuffre Family Library, cSPACE, small commercial nodes, and Marda Loop's commercial core. Further supporting the proposed modest increase to neighbourhood density is Ensemble's proximity to the Primary Transit Network along Altadore's Main Streets and the high frequency service that will connect residents to nearby MAX Yellow service, the greater city and Calgary's downtown.

The Ensemble project team has undertaken a best practice stakeholder outreach process in Altadore. The outreach process commenced upon submission of LOC and provided opportunities across a variety of in-person and online platforms for stakeholders to learn about the vision and to share their comments and questions. The Application Brief forming part of the DTR response submission includes a What We Heard Report, summarizing the project team's outreach program that formally concluded on May 15, 2020. It details outreach strategies and timeline, logs feedback, and responds to common feedback themes from stakeholders. A condensed version of this What We Heard Report has been shared with CPAG for incorporation into CPC and Council Reports.