

Applicant's Submission

APPLICANT SUBMISSION STATEMENT: LOC2020-0007 (CADENCE)

2020.06.08

RE: Land Use Redesignation - 3511 15A ST SW - CADENCE

FROM: Multi Residential - Contextual Low Profile (M-C1) District

TO: Multi Residential - Contextual Medium Profile (M-C2) District

The proposed Land Use Redesignation (LOC2020-0007) subject site and project, Cadence, is situated midblock on 15A ST SW between 34 AV SW and 36 AV SW in the community of Altadore. The land assembly is composed of one parcel with a site area of 0.11 hectares. The project team has undertaken a concurrent application process, with a Development Permit (DP2020-0702) submission that shortly followed the Land Use Redesignation 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 was determined in partnership with Administration that a minor, map-based ARP Amendment is required.

Cadence is a multi-residential building that will be comprised of 53 dwelling units in a mix of studio, one, and two bedroom units in a five storey built form. The proposed Land Use District has been refined in alignment with feedback from Administration and stakeholders from an initial ask of M-H1f3h16 to the currently proposed M-C2 District. The revised proposal represents a lesser impact to neighbouring forms from a massing, shadowing and overlooking perspective and preserves the canopy of 15A ST SW by retaining a number of mature trees on site.

Cadence falls within the 33/34 AV SW Main Street study area. The proposed M-C2 land use district aligns with municipally-proposed Main Street corridor redesignations in close proximity to the site, including M-H1f3h16 and M-H1f3h18. The only corridor redesignations proposed by the City to be adopted so far along 33/34 AV SW are those that fall within the Marda Loop ARP boundary (2018), however, Administration has indicated that the remainder of the proposed redesignations are intended to be adopted in the near future in City-led Multi-Community Planning work. These forthcoming corridor redesignations pair with a 33/34 AV SW Streetscape Master Plan adopted in 2019 to support growth and intensification in the immediate vicinity of the Cadence site.

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 this Inner City site. 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 (33/34 AV SW and 14 ST SW). Within a ten minute (800m) walk of Cadence, 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 Cadence's proximity to the Primary Transit Network along Altadore's Main Streets and high frequency service that connect residents to nearby MAX Yellow service, the greater city and Calgary's downtown.

The Cadence 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

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Report, summarizing the project team's outreach program that formally concluded on June 4, 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 reporting.