

Applicant Submission

October 14, 2020

On behalf of ICM Group, O2 Planning + Design proposes to redesignate the parcel located at 120 17 Avenue NW to Mixed Use – General with a maximum density of 4.5 FAR and a maximum building height of 24 metres and (MU-1 f4.5h24). The proposed land use will enable the development of a mid-rise multi-residential development with excellent access to transit, Main Streets, and the many services and amenities offered by the North Hill Communities. A development permit for a six-storey residential building is forthcoming and will allow administration and the community to review the proposed land use with a clear sense of the intended built form outcome.

The subject site is approximately 2,900 square metres and currently vacant. Located within steps of two MDP-identified Main Streets and within 120 metres of both an existing BRT Station and a future Green Line LRT Station, the site provides an excellent opportunity to increase residential density and showcase best practices in transit-oriented development.

The existing land use (C-COR1 f2.3h17.5) is primarily for commercial development at-grade with opportunities for residential uses on upper floors. Given ICM's vision for a mid-rise multi-residential building in this location, a land use redesignation is required. The proposed MU-1 f4.5h24 land use accommodates a six-storey building that will both increase and diversify the North Hill communities' housing stock. Consideration will be made during the design of the building to mitigate shadowing and overlooking impacts.

The City of Calgary is in the process of preparing the North Hill Communities Local Area Plan (LAP) to determine where and how growth and development should occur. The Draft LAP identifies the subject site for Neighbourhood Commercial Minor development with a building scale modifier of up to 12 storeys. The proposed land use is well aligned with the draft LAP as it will increase residential density and accommodate pedestrian movement in proximity to Main Streets and the Primary Transit Network, but until the LAP is approved, the existing North Hill Area Redevelopment Plan (ARP) applies. The existing ARP identifies the western half of the subject site as Low Density Multi Dwelling. Development in this area is intended to be characterized by townhouses. The eastern half of the site is designated for Medium Density, envisioned as townhouses or apartments up to four storeys in height. To achieve the development vision for this site and reflect its transit-oriented development potential, an amendment to the ARP is required. However, if the new LAP has been approved, an amendment will not be required.

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

- Increase **housing supply and diversity** within 120 metres of the **Primary Transit Network**.

- Contribute to the **vibrancy** of the 16 Avenue NW and Centre Street N **Main Streets** and support local businesses.
- **Activate streets and laneways**, improving the streetscape and encourage pedestrian activity in the LRT/BRT station area.

O2 is committed to meaningful stakeholder consultation and providing a variety of platforms for residents to learn about the project, share feedback, and ask questions. COVID-19 has provided the opportunity to re-think engagement and shift away from traditional methods. In addition to focused virtual meetings with the Tuxedo Park Community Association and Councillor Farrell's office, we will create a project website where residents can learn about the proposal, provide feedback, and reach out directly to the applicant team. Feedback gathered throughout the process will be summarized in an Outreach Summary report.