

Applicant's Submission

2020 April 27

O2

Applicant Submission

On behalf of Canadian Rocky Mountain Resorts, O2 Planning + Design proposes to redesignate the five (5) parcels located at 1409-1411 4th Street SW and 508-514 15th Avenue SW to a Direct Control (DC) based on the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX). The proposed land use will enable a landmark, mixed-use multi-residential development with a substantial affordable housing component within excellent access to the 17th Avenue SW and 4th Street SW Main Streets, the Primary Transit Network, and the Downtown Core.

The site, approximately 2,200 m² in size is currently occupied by Red's Diner, a 2-storey commercial building, two low-rise apartment buildings, and a vacant lot. It is bound to the east by 4th Street SW, to the south by 15th Avenue SW, to the north by a public lane, and to the west by residential properties designated Centre City Multi-Residential High Rise (CC-MH). The Victoria Park / Stampede LRT Station is less than 1km to the east and cyclists have convenient access to bike routes on 15th Avenue SW, 5th Street SW, 2nd Street SW, and 12th Avenue SW. The Downtown Core is a comfortable 15-minute walk north.

The proposed land use is the result of careful analysis and consideration of the surrounding context, the Beltline Area Redevelopment Plan's (ARP) vision, and the City of Calgary's broader growth and development goals. Once built, the proposed development will increase residential density and affordable housing supply in the Centre City and place residents in close proximity to jobs, transit, services, and amenities.

An amendment to the Beltline ARP is required to support the proposed land use. The site is located within the ARP's Density Area B, which assigns a maximum base density of 5.0 FAR, with opportunities to achieve a maximum of 9.0 FAR with bonus incentives. This proposal seeks to enable an additional tier of bonus density, where the development between 9.0 FAR to 11.0 FAR can be achieved by providing affordable housing. In addition, we propose a modified formula for calculating bonus density in exchange for affordable housing, where the output of affordable housing is doubled. In doing so, the proposed development seeks to make a substantial contribution to Calgary's affordable housing supply in a central, walkable, and vibrant location.

In summary, the proposed land use will enable a development that:

- Makes a substantial **affordable housing** contribution
- Increases **housing supply** in the Centre City
- Supports the **Primary Transit Network** by placing density close to transit
- Reflects the intention of the **Main Streets**
- Supports **active modes** and best practice in **sustainable development**

Throughout the application process, Canadian Rocky Mountain Resorts and O2 Planning + Design will work collaboratively with officials at the City of Calgary, representatives from Councillor Woolley's office, and residents of the Beltline. Anticipated engagement events include focused meetings with the Beltline Neighbourhoods Association and a project website. Feedback gathered will be summarized in a What We Heard Report and incorporated into the application process.