

Applicant's Submission

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Company: ground cubed planning for Brookfield Residential

Contact: Jill Sonogo

On behalf of Brookfield Residential, ground cubed planning is pleased to submit this Land Use Amendment / Outline Plan application for the Jacques Lodge site. Brookfield Residential has a compelling new vision for the site, consisting of a comprehensively planned residential community that celebrates the site's unique topography and views and is centered around thoughtfully designed open spaces. Featuring a context-sensitive design, this development will add new housing choices to the Shaganappi community (including "missing middle" housing forms) and will provide new connections for active mobility and new park spaces in the area.

Formerly home to the Jacques Lodge seniors housing development, the site was redesignated in 2014 to allow for high density development. The current market cannot support the intensity of development or the mix of uses facilitated by the existing land use districts. Therefore, a land use amendment is required to allow for development that will be transit-supportive and can be realized in the near-term, adding to The City's tax base and providing new housing units near an established LRT station.

Despite the ongoing COVID-19 pandemic, a comprehensive stakeholder engagement process was undertaken prior to submission of this application. We engaged the Shaganappi Community Association at the outset of the design process to learn how best to engage the broader community and to identify initial opportunities and concerns. Our initial development concept was shared with the broader community via a Live Online Open House and supplementary online materials. Many phone calls and emails were exchanged with area residents and several meetings with stakeholders were held to better understand ideas and concerns. We also gathered additional feedback through an online survey. In addition, we launched a website to provide additional information (visit www.cultivateideas.ca/jacqueslodge).

The new vision for the Jacques Lodge site will result in a unique development within Calgary's inner city, providing new housing choices in transit-supportive forms and new active mobility connections and parks. Knitted into the dramatic topography of Calgary's inner southwest, this development will facilitate an unparalleled living experience.