

Applicant Submission

2020 December 18

Executive Summary

The subject site is a 0.1394 hectare land assembly of two parcels situated midblock at 4724 and 4728 Stanley Road SW in the community of Elboya. The project team is happy to submit a Land Use Redesignation and future Development Permit application to produce a high quality multi-residential development that will integrate well with the surrounding context of the local community.

Development Vision

The proposal is a multi-residential building that will be comprised of approximately 40 dwelling units. The building will be 4 storeys (with a maximum height of 16m) and a FAR that will not exceed 2.5 per M-C2 bylaw regulations.

Site Context

The subject site is in close proximity to the following built form, transit infrastructure and amenities:

- A mixture of both multi and low density residential to the north, west and south of the site. Adjacent to the east, there are numerous commercial developments directly along Macleod Trail SW.
- The development is in walking distance from Elboya elementary and junior high school.
- The proposed development is near the landscape system of the Elboya River Valley. This network of parks and pathways is one of the largest and most unique within the city. Key pillars and drivers of activity within this green area are Britannia Slopes and Stanley Park respectively. Furthermore, community recreation amenities such as Elboya, Windsor Park and the Calgary Golf and Country Club are located within a three kilometre radius of the subject site.
- The site is located within 400 metres of the Primary Transit Network along Macleod Trail SW. Both Bus and LRT service is available and provides connections to adjacent communities and various commercial retail destinations throughout South Calgary. The transit network also provides a direct connection to the Downtown Core.

Planning Policy Review

The Parkhill-Stanley Park Area Redevelopment Plan (1994) is the statutory planning policy that guides development within the community. As identified on Map 3, the Low/Medium Multi-family development has been deemed appropriate for the subject site. As such, the proposed redesignation aligns with the policy objectives the ARP.

Although the proposed project aligns with the existing ARP for the community, due to the age of the policy, the project team will rely on the Municipal Development Plan, 50th Avenue SW Area Redevelopment Plan and Developed Areas Guidebook (DAG) to help guide the vision for this proposed development during the design stages.

All three statutory policies encourage modest redevelopment and intensification within the existing established community of Elboya. The project team will attempt to meet these policy objectives to ensure the development will be a part of making a complete community where future residents can live, work, dine, shop and recreate by their new domains.

Community Outreach

As a part of this land use application, the project team will be undertaking a robust public engagement strategy. This process commences upon submission of the LOC and will provide opportunities across a variety of online platforms for stakeholders to learn about the vision and share their comments and questions. The project team will be submitting a

"what we heard" report at the conclusion of our formal outreach process that will summarize the outreach procedure, feedback and responses to highlighted themes from participating stakeholders. Please refer to our Applicant Outreach Strategy for more details.

Transportation & Environmental Considerations

The development is serviced by public transit bus routes #10 and #81 that provide connections for customers all across the city. The site is located nearby highly connected road networks, 50 Avenue SW which is classified as a Neighbourhood Boulevard and MacLeod Trail SW which is classified as an Urban Boulevard.

According to the 50 Avenue Area Redevelopment Plan, 50 Avenue SW is currently designated as a bicycle connection route. According to the City's Pathways and Bicycle Implementation Plan, there are future plans to implement a dedicated bicycle lane along 50 Avenue SW.

The development will consist of both an underground and surface parking facilities that will comprise a total of 46 parking stalls for all future residents and visitors. Vehicular access to the site will be provided from the adjacent rear laneway.

Water, sanitary and storm water mains are available to service the site. The specific servicing arrangements and stormwater management shall be reviewed and evaluated in detail as part of the future development permit application.

Conclusion

The proposed land use will support new local businesses and introduce innovative housing options for Calgarians looking to live, work and play in an established and well connected community in southwest Calgary. For the reasons outlined above, we respectfully request that CPAG, Planning Commission and Council support this land use application. Thank you for your time and consideration.