

Applicant Submission

January 8, 2021

On behalf of Jemm Properties, O2 Planning + Design (O2) proposes to redesignate the parcels located at 1404, 1408, 1410, 1414 and 1418 - 27 Street SW from Multi-Residential – Contextual Medium Profile District (M-C2 f2.5) with an FAR of 2.5 and Residential – Contextual One/Two Dwelling District (R-C2) to a Direct Control (DC) based on Multi-Residential - Contextual Medium Profile District (M-C2).

The subject sites currently contain 5 single-detached residential dwellings on approximately 1,440.95 square metres. The proposed land use is to accommodate a 6 storey multi-residential development up to 22.5 metres with a maximum density of 3.2 FAR. The site is also immediately adjacent to a recently constructed 5 storey multi-residential development across the lane.

A DC district is being proposed to accommodate specific building height and setback rules to accommodate a high density development in close proximity to the LRT that respects the adjacent low density residential context. The proposed DC district will include a height transition from 6 storeys for the northern portion of the building down to 5 storeys within 16m to 10m of the south property line and an additional step down to 3 storeys within 10m of the south property line. The proposed DC will include a front setback of 4m from 27 Street SW for the building and 3m setbacks from 12 Avenue and the adjacent low density parcel. The proposed DC District will also include lower residential parking requirements and higher class 1 bicycle parking requirements of:

- (i) 0.5 parking stalls for each Dwelling Unit;
- (ii) 0.15 visitor parking stalls per unit; and
- (iii) 0.75 bicycle stalls – class 1 per unit.

The proposed transit-oriented development will take advantage of the significant infrastructure investment made by The City of Calgary in the West LRT and is immediately adjacent to active modes connections to the downtown, 17 Avenue SW, Nicholls Family Library and Westbrook Mall. The subject site is currently within the Shaganappi Point Area Redevelopment Plan and the future Westbrook Communities Local Area Plan. The current ARP designates the land Medium Density Residential and Low Density Residential. The proposed development aligns to existing policies calling for density to be focused along corridors and TOD areas.

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

- Increase residential growth within the established area in proximity to significant capital investment by The City of Calgary.
- Increase density while mitigating against GHG emissions due to the location of the development.
- Provide contextually sensitive development in a low rise form.
- Provide increased density to support the activation and vibrancy of the planned Community Activity Centre, 17th Ave SW Main Street, and local streets and businesses.

A variety of platforms for residents to learn about the project, share feedback, and ask questions will be provided. COVID-19 has provided the opportunity to re-think engagement and shift away from traditional methods. In addition to focused virtual meetings with the Shaganappi Community Association and Councillor Evan Woolley's office, we will create a project website where residents can learn about the proposal, provide feedback and reachout directly to the applicant team. On-site signage will provide an overview of the project and direct traffic to the website. Feedback gathered throughout the process will be summarized in an Outreach Summary Report.