

Applicant Submission

May 17, 2021

On behalf of Real Estate & Development Services at The City of Calgary, O2 Planning + Design (O2) proposes to redesignate a portion of 3435 Crowchild Trail SW and a portion of 2539 33 Avenue SW, from S-R Special Purpose – Recreation to MU-1h14 Mixed Use – General District and MU-1h22f2.0 Mixed Use – General District located at the southeast corner of 33 Avenue SW and Sarcee Road SW.

The subject site is the west side of Richmond Green Park and is a portion of two larger parcels. The application area is 2.21 hectares. The application is being prepared following direction from Council through report PFC2020-0952. Council directed Administration to prepare land use and subdivision applications for the ±5 acre parcel at 33 Avenue SW and Sarcee Road SW.

The application proposes to remove 2.21 ha of open space from the western edge of Richmond Green Park and add 4.03 ha of open space by adding the OWC site into the open space network. This results in a net gain of 1.82 ha of open space within the Revised CFB West Master Plan and community. This application is therefore in keeping with Policy 12.3.4 of the Revised CFB West Master Plan that indicates there should be no net loss of open space within the plan area.

Mixed Use – General District is appropriate in this high visibility location, it is bounded by an arterial street to the north and a collector street along the west, with a modified residential street along the south allowing for multiple access points. To the north of the site is an existing commercial plaza and to the west is open space. The site is ideally suited for mixed use by being immediately adjacent to multiple transit routes and in close proximity to BRT. The site is also located immediately adjacent to a park and open space, as well as having no immediately adjacent low density parcels bound the site. Multi-residential development in the form of seniors' care facilities exist south of the site as well as a large place of worship.

The intent of the mixed use districts is to be characterized by development that is between four and six storeys, street oriented building design, entries at grade to be directly connected to the street and achieve transition to lower scale residential development. All of these development aspects are anticipated for this site. Multi-residential districts with commercial uses were also considered for this site and determined that they contained too many restrictions for development that would be appropriate in this location and would reduce the flexibility for a future developer. The M-H1 district has limited commercial uses and restricts their location on site and within buildings as well as the size of use. The M-C2 district has some non-residential uses but ultimately does not contain commercial uses. The M-C2 district also contains restrict building design rules that are unnecessary for this site since it does not abut low density residential properties. The M-X2 district has turned out to be a district that doesn't work very well from a practical development perspective due to having the same minimum and maximum commercial use requirement of 300 square metres. A DC district was also considered, and it was determined that a standard district along with policy amendments could provide the appropriate level of direction to guide development on the site.

The application proposes to designate the site Mixed-Use – General with two height modifiers which will allow for a variety of multi-residential building types including townhouses and apartments up to 4 and 6 storeys with the option to include neighbourhood scale commercial. The lower height modifier of 14m along Sarcee Road is intended to be sensitive to the neighbourhood context.

The site is located within the Developed Residential – Inner City designation of the Municipal Development Plan and is within close proximity to Mount Royal University, Currie Barracks and the Marda Loop main street. The site is well served by transit connections adjacent to the site and within the area. A development concept plan has been developed for the site to illustrate a potential development scenario, however the intent is to have a future developer determine the final density and number of units on site working within the height constraints of the proposed policy amendment and land use districts.