

# Applicant Submission

# O2

March 30, 2021

O2 Planning + Design (O2) proposes to redesignate the parcel located at 1408 33 Street SW to a Direct Control (DC) based on Mixed Use – General (MU-1). Key elements being sought in the DC include:

- Maximum building height of 26 metres;
- Maximum density of 5.0 FAR; and
- Removal of minimum parking requirements.

A development permit for this project has been submitted. The Development Permit provides additional details related to the design and vision for this site, including the following key features land use:

- 7-storey building;
- 45 small residential dwelling units (less than 375 ft<sup>2</sup>) with high-quality design and built-in furniture features;
- Zero permanent residential parking stalls;
- Greater than 1:1 residential bicycle parking; and
- 5 visitor parking stalls (including 1 accessible stall)

The proposed land use will enable a multi-residential development that increases affordable and rental housing options for residents of Shaganappi, showcases best practices in transit-oriented development, and builds upon the vision established in the Westbrook Village Area Redevelopment Plan (ARP) for redevelopment and reinvestment in the community.

Approximately 520 square metres in size and currently occupied by a single-detached dwelling, the site fronts 33 Street SW to the west and is bound by public lanes to the north and east, and by single detached dwellings to the south. The site is located within 50 metres of the Westbrook LRT station and the Nicholls Family Library, is within 350 metres of an MDP-identified Main Street (17 Ave SW), and is in proximity to the Westbrook Mall, which is envisioned in the MDP as a Community Activity Centre.

The site represents an excellent opportunity to increase residential density and showcase best practices in transit-oriented development. The project has the opportunity to act as a catalyst for the desired redevelopment defined within the Westbrook Village ARP, which the market, thus far, has been slow to adopt.

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

- Increase housing supply and diversity within 50 metres of the existing Westbrook LRT, an identified Primary Transit Hub.
- Provide context-appropriate height and density within an area that is planned for significant redevelopment.
- Be a catalyst for redevelopment within the Westbrook Village ARP.
- Set an early benchmark for high-quality design, diverse and affordable housing types, and active living in the redevelopment of the area.
- Support the activation and vibrancy of the planned Community Activity Centre, 17th Ave SW Main Street, and local streets and businesses.