

# Applicant Submission



April 28, 2021

MTA Urban Design Architecture Interior Design (MTA) is Pleased to submit for a Development Permit Application and Land Use Redesignation on behalf of Closer to Home (CTH), for a new mixed-use development at the corner of Bow Trail and Spruce Drive SW. The proposed project will have a three-story podium containing a mix of commercial uses, a three-story residential tower containing +18 units of affordable housing and one level of underground parking generally below grade. This results in a proposed development of six stories with a mechanical penthouse and one level of underground parking.

The site located at 3404 Bow Trail SW affords a high degree of exposure both from vehicular traffic along Bow Trail and Spruce Drive. The Architectural design and landscaping of the development has been carefully considered in response to the pre-application comments, UDPF comments in addressing the onsite restrictions.

The parcel is currently zoned as C-N2 and therefore requires a land use redesignation to accommodate the building proposed in this development permit application. During the previous discussions with City Planning officials a designation of MU-1 was identified as appropriate for this location. While there is no statutory local Area Redevelopment Plan, we understand that administration is currently working on the Westbrook Communities Local Area Plan that includes Spruce Cliff and surrounding communities. We generally understand that this document will pursue greater densities in the communities within its scope including Spruce Cliff. As the City rushes toward more sustainable initiatives it will focus on providing public transit solutions that are backed by intense development. With the development of the Westbrook LRT line we feel the added density of this rezoning application is in alignment with this initiative.

The future development will include a variety of uses, including, office space, commercial (financial institution, café), Indigenous cultural spaces (social organization), a community hub and potentially a childcare centre (daycare/preschool). These tenants and spaces are important to support families and children and to the long-term sustainability of Closer to Home's success at this location as well as providing additional community focuses amenities for the existing adjacent residents.

The Municipal Development Plan (MDP) identifies the subject parcel as within the 'Community Activity Centres.' The MDP indicates that these zones should provide for a broad mix of uses and a concentration of jobs and population where they are well served by public transit. The MDP also requests

these areas present a broad range of uses that are ground oriented with medium to high density apartment housing.

CMHC has strongly encouraged Closer to Home to submit an application for this project. Therefore, the project would likely enjoy significant support from CMHC alleviating much of the financial burden that may otherwise be requested of the provincial or municipal governments. Local elders from our indigenous community have endorsed the project and are prepared to continue offering their support. We also understand that the inclusion of the residential affordable housing program is welcomed by the City of Calgary.

Regards,



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Bryan Gartner  
Architect AAA

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