

Applicant Submission

November 10, 2020

802 - 16 avenue NE

Site area: 7675 m²

Current land use: C-COR2f1.h12 – Commercial Corridor 2

The subject site is a 0.77 ha (7675 m²) parcel on the southeast edge of the Winston Heights-Mountview community in northeast Calgary. It has been occupied by the Ambassador Motor Inn and a restaurant since 1962. In accordance with the goals of the Winston Heights-Mountview ARP (and proposed Northhill Local Area Plan) and in the spirit of the current rezoning of Midfield Heights immediately adjacent to the site to the east, we are requesting a land use redesignation in order to achieve a higher density mixed-use development.

This redesignation will allow for a 20 storey mixed use building with residential towers over a commercial podium to the south and a single 6 storey multi-residential building to the north. Effectively, this is a modification from the 16th avenue North Urban Corridor Plan of 5- 6 storeys along 17th avenue and 16-17 storeys at nodes along 16th avenue; and the proposed Northhill Local area plan massing of 6 storeys to the north and 12 storeys to the south.

This development will:

- increase residential density and include an urban main street commercial frontage.
- provide a mix of residential unit types to contribute to a transitional neighbourhood with a diversity of housing - possibly containing seniors apartments.
- create a pedestrian-oriented commercial (retail) frontage to 16th avenue to the south and Moncton Road to the east. Limit commercial tenant sizes to encourage local businesses to operate here - neighbourhood restaurant, a small pub, a boutique food market, bakery, coffee shop. Above the main floor could be offices or medical clinics which would tie in to the seniors facilities to the west (Fanning Centre).
- provide greater intensity of use, especially residential, in proximity of the MAX Orange transit stop immediately in front of the property; increased patronage of local business; usage of local schools; and usage of recreation facilities on the south side of 16th avenue.
- respect the existing low density, single family residential to the north by limiting shadow lines to within the front yards (setbacks) on 17th avenue; street-oriented units on main floor; and locating major site access off 16th avenue and Moncton Road.
- shadow studies establish that shadowing from a 20 storey tower at the south limit of the site is not worse than a 6 storey structure at the north limits of the site; in fact a low slab tower of 12 stories (assuming the same density) blocks off more light and sun penetration.
- the suggested height limits can be used to determine the capacity or potential density of the site, then redistribute this density through varying heights of structures to create visual interest.
- taller structures with a smaller footprint allow for more light and sun penetration.
- construction cost and efficiency of a 20 storey building of concrete construction is economically more feasible than a 12 storey building of concrete construction considering that both have to be built under high building guidelines in the building code.
- provide a visual focal point for the neighbourhood and for 16th avenue as a gateway to the Calgary core from the east (vehicles coming from Deerfoot Trail). Structures on the top of the hill garner one's attention, higher structures further reinforce this experience.
- along with a potential 40 m height building to the east, forms a gateway into Midfield Heights and the community beyond.

To these ends, the proposed land use re-designation is DC based on MU-1 (Mixed Use - General District):

Proposed changes for DC:

- building height limit of 18.0 m at the north property line and angled up at 51 degrees from vertical towards the south property line to a maximum height of approximately 89.4 m at the south property line (see section). The 51 degree angle corresponds to sun angles at the March or September equinoxes.
- FAR maximum of 5.0 to limit building mass.
- no limits to density (units per ha).

Unchanged items from MU-1 land-use district:

- discretionary uses – retail, office, multi-residential.
- 0 m setback for the south and east street-oriented frontages; 0 m setback for the west frontage bordering on special purpose district; 6.0 m setback on the north frontage facing single family housing.
- parking requirements as per area 2 parking zone in the City of Calgary Land-use Bylaw.

A sample massing has been included in this application for illustration purposes. The site and building design will be proposed for review as part of the Development Permit process and will comply with the requirements of the Multi-Residential section of the Land Use Bylaw-1P-2007.