

Applicant's Submission

Company Name (if applicable):

Homespace

Applicant's Name:

IBI Group

Date:

Aug 6, 2020

LOC Number (office use only):

This application is proposing to amend the existing land use from a S-CRI district (Special Purpose - Community & Regional Infrastructure) to a M-2 district (Multi-Residential - Medium Profile) that allows for minimum density residential up to 3.0 FAR and 16.0m maximum building height.

The subject site is municipally known as 3790 Seton Drive SE and is approximately 0.751 hectares (1.86 acres) in size. The existing site is a vacant lot located at the northeast corner of the intersection of Seton Way and Seton Drive SE. The site is bounded by Seton Way SE to the west, Seton Link SE to the north, the existing Seton Fire Station NO. 41 to the east and Seton Drive SE to the south. The site is located within 10-minute walk of the South Health Campus with an easy access to public transit and the future Green Line that would be located 1 block away. Other local amenities include restaurants, shops, the Seton Library and Recreation Centre. The subject was previously earmarked for a tri-services facility that has since been constructed and thus this site was recently deemed surplus and identified by The City of Calgary for the development of affordable housing.

This proposed land use will facilitate an affordable housing development that will provide approximately 45 - 50 stacked townhouse units with barrier free apartment style units located at grade and two-storey townhouse units above. This approach will allow for approximately 30% of barrier free suites within the entire development. The project will also include a common outdoor central amenity area. The design will include a variety of one-bedroom and two-bedroom barrier free apartments and three-bedroom townhouses. The project will comply with CMHC's universal design standards for the site development/public areas and for all accessible units, as indicated in the National Housing Co-investment fund requirements. Also, the design intent is to meet a 26 - 40% reduction in operating energy consumption and green house emissions with reference to NECB 2015 minimum requirements. The site development will include at grade surface parking providing 1 parking stall per resident unit and required minimum visitor parking.