

Applicant Submission

June 2, 2022

Applicant's Submission

B&A Planning Group has been retained by Arlington Street Investments to pursue a land use amendment for 615 17th Avenue SW and 1714, 1716, 1718 5A Street SW. The properties' current land use is designated Commercial – Corridor 1 (C-COR1f3.0h23) and Multi-Residential – Contextual Medium Profile (M-C2) Districts respectively. The site presently accommodates Fishman's Dry Cleaners and Thai Tai Restaurant, an existing City laneway, two houses and an apartment complex. The tree lined 5A Street and the Carolina Apartment adjacent to our site are included in the City of Calgary inventory of historic resources.

This redesignation application provides the opportunity to comprehensively redevelop this site and to appropriately frame and contextually activate 17th Avenue SW and 5A Street SW. While implementing the City's Municipal Development Plan for strategic and sensitive intensification in established areas, the application integrates a mid-rise form with moderate intensity into the Cliff Bungalow Community and along the 17th Avenue main street.

Our proposal is for a Direct Control District based on the C – COR1 District to allow for a height of 50m and a density 6 FAR with fine grained active uses at grade along the 17th Avenue frontage and well defined residential uses with amenity space at grade to frame the tree-lined 5A Street. Sensitive setbacks and building design are intended to ensure the Carolina Apartment is appropriately honoured. The future building will be designed to allow sunlight access on the north sidewalk on 17th Avenue.

Our proposed land use amendment is in alignment with the Municipal Development Plan and the 17th Avenue Urban Design Strategy as it sensitively provides Main Street intensification creating both an active commercial and complementary residential interface at grade.

We look forward to Administration, Calgary Planning Commission and Council support of our application.