

Applicant Submission



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Planning & Development
The City of Calgary
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APPLICANT STATEMENT

Site Location: 527 & 531 17 AV NW, Mount Pleasant (0.11 ha, 0.27 ac)
Land Use Application: From M-C2 to M-H1 h20
Applicant: CivicWorks
Landowner/Developer: Eagle Crest Living

Development vision

The proposed Land Use Redesignation Application enables the future development of a six storey, ±60 unit multi-residential building with underground parking. The ultimate building design, number of units, and parking supply will follow the M-H1 District policies and will be submitted through a future Development Permit Application process.

Land Use Application

The subject site is currently designated as the M-C2 District, which supports multi-residential buildings up to approximately four storeys (16m) in height. The project team initially proposed a change to the MU-1 District, however the application was revised to the M-H1 District in response to Administration's feedback. The M-H1 district aligns best with the residential development vision and includes additional building height stepback rules that result in contextually-sensitive transitions with surrounding neighbours. In this case, the proposed bylaw includes a modifier that would limit maximum building height to less than 20m (±6 storeys).

Context

The subject site features numerous characteristics that make it especially appropriate for the proposed land use change. The site is in close proximity to other multi-residential and commercial developments, has direct lane access, and is only one block from two major roads (16 AV NW and 4 ST NW). Future residents of this development will have easy access to amenities and services including Frequent and Primary Transit options, two City-identified Main Streets (16 AV NW and 4 ST NW), the St Joseph Off Leash Dog Park and Balmoral School - all within a ±5 minute (400m) walk.

Policy Alignment

This proposed Land Use Redesignation (LOC) application is consistent with the North Hill Communities Local Area Plan which identifies this site as a "Neighbourhood Local" Urban Form Category with a "Low (up to 6 storeys)" Building Height. The proposal also aligns with city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

Conclusion

The proposed land use redesignation is in keeping with the city-wide goals and policies, and will facilitate a development vision that will introduce new housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request the support of the Calgary Planning Commission and Council for this application.