

# Applicant Submission



January 16, 2023

The City of Calgary  
P.O. Box 2100 Stn. M  
Calgary, AB T2P 2M5

**Attn.: Colleen Renee-Grivell**

Dear Ms. Colleen Renne-Grivell:

**Re: West Village Phase 3 / Tower C  
NCCA22-0192  
Applicant Submission Statement**

On behalf of our client Cidex Developments NORR is pleased to submit a revised DC Land Use for the West Village site located between 8<sup>th</sup> and 9<sup>th</sup> Avenue SW and 10<sup>th</sup> and 11<sup>th</sup> Street SW. The previous Land Use DC 115D2014 did not include incentive bonus provisions for this site. The new modified DC land use would add these bonusing provisions to bring the existing site up to par with other comparable developments in the west end of downtown and align the site with the bonus incentive criteria of the adjacent CR20-C20/R20 District.

The primary purpose of adding these bonusing incentives would be to enhance the public realm along the 8<sup>th</sup> Avenue pedestrian corridor and recognize the existing qualities of the development in the final phase and third tower.

Proposed enhancements to the public realm include the following:

- NE corner (8<sup>th</sup> avenue and 10<sup>th</sup> Street) public arrival plaza with artwork/sculpture, seating/gathering areas and enhanced night lighting.
- Pedestrian enhancements including an interior pedestrian arcade/market along the 8<sup>th</sup> avenue pedestrian corridor.
- "Foothills elevational motif" along 8<sup>th</sup> Avenue creating a strong base for the mountain themed architecture and enhancing the pedestrian experience.
- Activating the 8<sup>th</sup> Avenue corridor with retail and plaza offerings.

In addition to these enhancements the project also would recognize for the following:

- Recognition of three-bedroom corner units in all tower phases.
- Accordingly, an increase of parking to a maximum of 2 stalls per 3-bedroom unit.
- Recognition of distinct building crown lighting.
- Recognition of high quality distinct "gateway" Architectural expression.

For details of these enhancements please refer to the conceptual design package and proposed land use amendments, included with this submission. Utilizing all the above-mentioned enhancements and improvements the DC zoning would then allow for an additional 1.5 FAR bringing the third tower in line with the height of the first two towers. We believe the additional density in this location makes infinite good sense and trust that Council will agree and support our new DC Land Use.

**NORR Architects Engineers Planners**

A Partnership of Corporations  
Poon McKenzie Architects (AB) Inc. Poon McKenzie Holdings Inc.

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Rationale why a stock Land Use doesn't work for this site

The existing DC Land Use forms a good base for the proposed revised DC. It is much simpler to simply edit the existing DC rather than try to fit within a stock land use district. The overall DC allows for less density than the adjacent CR20-C20/R20 district which is appropriate in this location. Shadowing of the existing Millennial Park to the west is protected under this bylaw as well.

Sincerely,

Bruce McKenzie, M.Arch., Architect, AAA, SAA, AIBC, FRAIC, LEED®-AP  
Strategic Advisor, Residential

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