

Applicant Submission

O2

Revised Applicant Statement

On behalf of Advent Development Corporation, O2 is proposing to amend the Land Use Bylaw (LUB) for parcels located at 1404, 1408, 1410 and 1414 - 27 Street SW from Multi-Residential – Contextual Medium Profile District (M-C2 f2.5) and Residential – Contextual One/Two Dwelling District (R-C2) to Mixed Use – General District (MU-1f3.5h21).

The original application proposed the Mixed Use – General (MU-1) district with a maximum building height of 24 metres and a maximum density of 4.0 FAR (floor area ratio). Through community engagement and completing the detailed design process, the application has been revised to a building height to 21 metres and density of 3.5 FAR.

The MU-1 district was chosen as the most appropriate land use district, requiring the fewest number of relaxations for the proposed development, after consideration of other land use districts in the Land Use Bylaw. M-C2 was not used because the maximum height and density doesn't align with the intent of the Westbrook Local Area Plan (LAP) that envisions higher intensification near the transit station areas. M-H1 was not used because it requires a step back of the building at 10 metres within four metres of the property line along the streets. Due to the site context along 12 Avenue SW, this restriction is unnecessary and further restricts the ability to locate density in proximity to the LRT station. A Direct Control (DC) District was considered however, Section 20 of the Land Use Bylaw states DC Districts should not be used if there is a land use district in the Bylaw that could achieve the same result. After careful consideration, the MU-1 district was chosen and a Development Permit (DP) has been submitted demonstrating that the building can be designed to mitigate shadow and overlooking impacts. The DP also confirms that there is no commercial proposed in the building. The use of the MU-1 district achieves the vision of the Westbrook LAP proposing multi-residential development well suited in proximity to an LRT station and active travel networks.

The Westbrook LAP designates the subject site 'Neighbourhood Flex' and 'Neighbourhood Local' with a building scale modifier of 'Low' allowing up to 6 storeys. 'Neighbourhood Flex' areas allow for a range of uses on the ground floor and supports buildings oriented towards the street. The 'Neighbourhood Local' designation allows primarily residential uses in a range of housing types, structure and form. The site is also located in the Core Zone of the Shaganappi Point LRT Station. The Westbrook LAP "identifies areas in immediate proximity to a station as Core Zones in the transit station areas, where pedestrian activity and building scale are envisioned to be the highest" (Section 2.5.2). In alignment with policy 2.5.2h, the proposed development will step back on portions of the fourth, fifth and sixth storeys to reduce the impacts of the overall height of the building to adjacent properties. The proposed development will also be setback approximately 3.5m from the back of the sidewalk on 27 Street and new boulevard trees will be added. The proposed 6 storey development is therefore consistent with the LAP direction, proposing intensification in proximity to the LRT network while considering the local context and through appropriate design considerations.

In summary, the proposed land use enables a development that will:

- Increase residential units with a lower price point within the Shaganappi Community in proximity to an LRT station and the Downtown.
- Increase density while mitigating against GHG emissions due to the availability mobility infrastructure.
- Provide contextually sensitive development in a low-rise form.
- Provide increased density to support the activation and vibrancy of the planned Community Activity Centre, 17th Ave SW Main Street, and local streets and businesses.