

Applicant Submission

O2

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On behalf of ICM Property Developments Ltd., O2 (formerly referred to as O2 Planning & Design Inc.) is proposing to amend the Land Use Bylaw (LUB) for parcels located at 2121 and 2127 35 Avenue SW and 2116, 2120, and 2124 36 Avenue SW to enable a vibrant, multi-residential development in the inner-city neighbourhood of Marda Loop. The subject site shares a lane with a 3.5 storey Marda Link apartment complex to the west, with recently re-developed duplex housing to the east along 36th Avenue and a fourplex with sunken garage on 35th Avenue. Across the site along both Avenues are a variety of 2-3 storey multi-residential buildings with two single-detached buildings at the west end of 36 Avenue. A variety of community amenities are located north of the site on 34 Avenue SW and 33 Avenue SW to support everyday needs of residents and visitors.

The proposed redesignation unlocks development potential of several of parcels of land, providing multi-residential housing at different price points in an area centrally located to transportation infrastructure, community amenities and institutional uses. Increasing density on the subject site will further support retail and commercial businesses located along designated Main Streets, contributing to walkable, complete communities. The proposed land use redesignation will enable a contextually responsive development to support the changing needs of the Marda Loop community, diversifying the housing stock to enable a high quality dynamic multi-residential development.

The subject site fronts 36 Avenue SW and is located approximately 200 metres from 33 Avenue and 140 metres from 34 Avenue SW, both identified 'Neighbourhood Main Streets'. 33 Avenue is part of the 'Primary Transit Network' within Calgary's Municipal Development Plan. The subject site is located within 120 metres to bus routes (No. 22, 66 & 304) and within 600 metres (10-minute walk) to the Max BRT Marda Loop Station located east of Crowchild Trail SW, enabling convenient connections to public transportation and providing modal choice to residents and visitors. Active transportation options are located along 20 Street SW and 34 Avenue SW, providing non-motorized options to access daily amenities and travel to various destinations within the neighbourhood and broader community.

Generally described, the development vision would enable a high quality multi-residential development, increasing housing choice within the Marda Loop community in a location well served by public transit, active travel routes and community amenities. A Land Use Amendment is required to implement the multi-residential vision for the site to enable increased density on the subject site.

The subject site is designated Multi-Residential - Contextual Low Profile (MC-1). The original application proposed a Direct Control District (based on MH-1) with a maximum building height of 20 metres and a maximum density of 3.5 floor area ratio (FAR). Through feedback from Administration and the community, the original application was amended to the stock district of Multi-Residential - Contextual Medium Profile (M-C2) with a maximum building height of 16 metres and a maximum density of 2.5 FAR. The proposed land use amendment will implement the required stock district setbacks and stepbacks including limiting the fifth storey of the building to only 40% of the maximum cross section to create a sensitive interface for lands to the east.

Development of the subject site is regulated by the South Calgary/ Altadore Area Redevelopment Plan. The subject site is designated 'Residential Medium Density', enabling a variety of residential housing types to support individuals at varying stages of life. The application proposes an amendment to the Area Redevelopment Plan to support a 5 storey building on the subject site. The development is in keeping with the surrounding context by maintaining a similar height that exists on the two multi-residential developments to the west in Garrison Woods.

In addition, the proposed development aligns with the objectives of the ARP to support redevelopment catered to a range of individuals from young couples, seniors, young families, and older adults increasing housing choice for all. Given proximity to public transit and existing amenities, the medium density land use remains the appropriate policy context to enable future multi-residential use on the subject site.

Planning Rationale

The subject site is characterized by several features which make it an appropriate location for a Land Use Amendment and will directly facilitate a contextually sensitive multi-residential complex within the inner city of Calgary.

Along an MDP identified Primary Transit Network: The subject site is located in close proximity to 33 Avenue and 14 St NW, both identified on the 'Primary Transit Network' planned to support connectivity between higher intensity residential and employment development. The Primary Transit Network is intended to increase connectivity throughout the city, encouraging transit ridership and access to public transportation.

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Proximity to Transit and Active Modes: The subject site is located within a 2-minute walk of bus route No. 7 and within a 10-minute walk to the Max BRT Marda Loop Station with several routes (No. 22, 66 & 304) providing convenient access to key destinations and landmarks throughout the city. Active transportation routes are located along 20 Street SW and 34 Avenue SW, enabling on street cycling to support active travel and passive recreation.

Diversify Housing: Increased housing options will contribute to diversifying the housing stock, enabling housing choice supported by public transit and community amenities, ultimately contributing to a complete, connected community. Multi-residential development will support a range of individuals with varying incomes, creating an affordable opportunity for all individuals at different stages of life compared to existing semi-detached and single detached infill developments in the area.

Conclusion

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

- Increase housing supply to support a range of individuals located in proximity to an identified Primary Transit Network and existing public transit routes.
- Opportunity to intensify inner city parcels through a multi-residential development in proximity to Neighbourhood Main Streets.
- Provide valuable multi-residential housing to support housing affordability and lifestyle needs of the community

For these reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.