

02

27 Street

Land Use Application - LOC2022-0180

Public Hearing Presentation - 09/19/2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

SEP 19 2023

ITEM: 7.7.24 - C2023-067
Distinction-Resolution?
CITY CLERK'S DEPARTMENT

About Birchcliff Development (BDL)

- Construction Management company with over \$706 million dollars in multi-family apartments across Canada.
- Built up a strong reputation for producing high quality residential buildings over 30 years.
- Partnered with **Advent Development Corporation** - a locally owned and operated commercial real estate firm in Calgary to implement the 27 Street Project.

BDL Project highlights:

- Strive to create a positive working relationship with communities.
- Increase housing stock and diversity.
- Incorporate CMHC Funding for Affordable Housing.



**The Peaks - 1451 Palliser Trail
Canmore, Alberta**

Number of Buildings: 2
Number of Units: 148



**Vista II - 20 Skyview Ranch
Landing NE. Calgary, Alberta**

Number of Buildings: 2
Number of Units: 158



**Vista I - 40 Skyview Ranch Landing
NE. Calgary, Alberta**

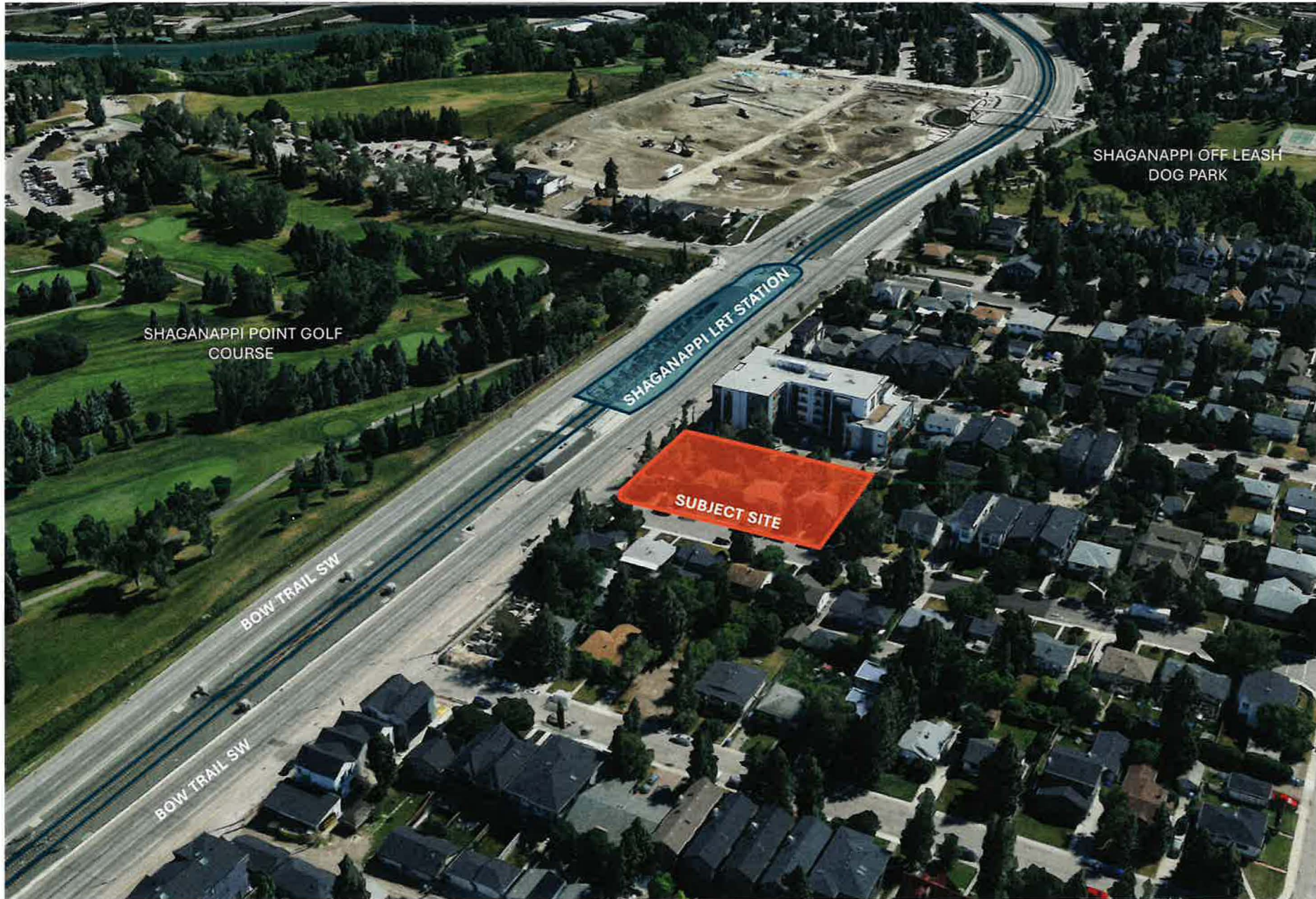
Number of Buildings: 3
Number of Units: 261



**Cobble Hill- 6 Kingsview Rd. SE.
Airdrie, Alberta**

Number of Buildings: 2
Number of Units: 142

Site Location



Development Vision

- Proposing a 6 storey multi-residential development
- Provide **transit-oriented development** steps from an LRT Station
- Respond to the **urgent housing crisis** in an area well serviced by transit and infrastructure
- Diversify housing opportunities, including providing **affordable housing** units through CMHC Funding



LAP Alignment

Westbrook Local Area Plan Map 3: Urban Form

- Proposed development aligns with the 'Neighbourhood Flex' and 'Neighbourhood Local' urban form categories of the 4 parcel site.

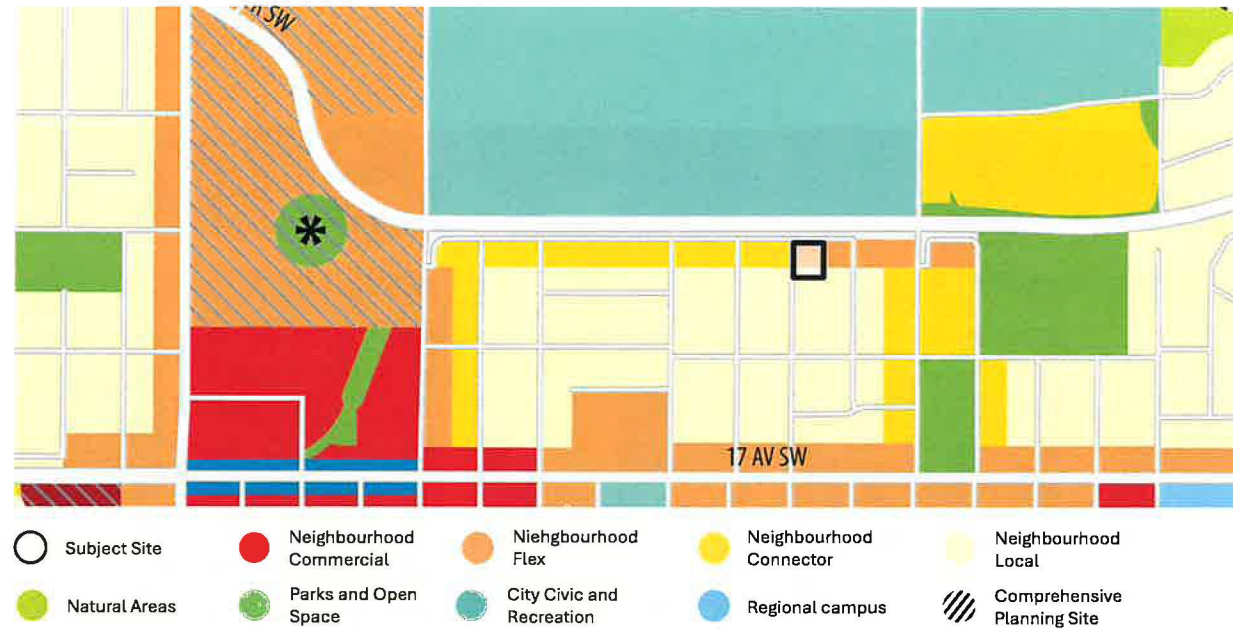
Map 4: Building Scale

- The site is designated 'Low' building scale, supporting up to 6 storeys of development.

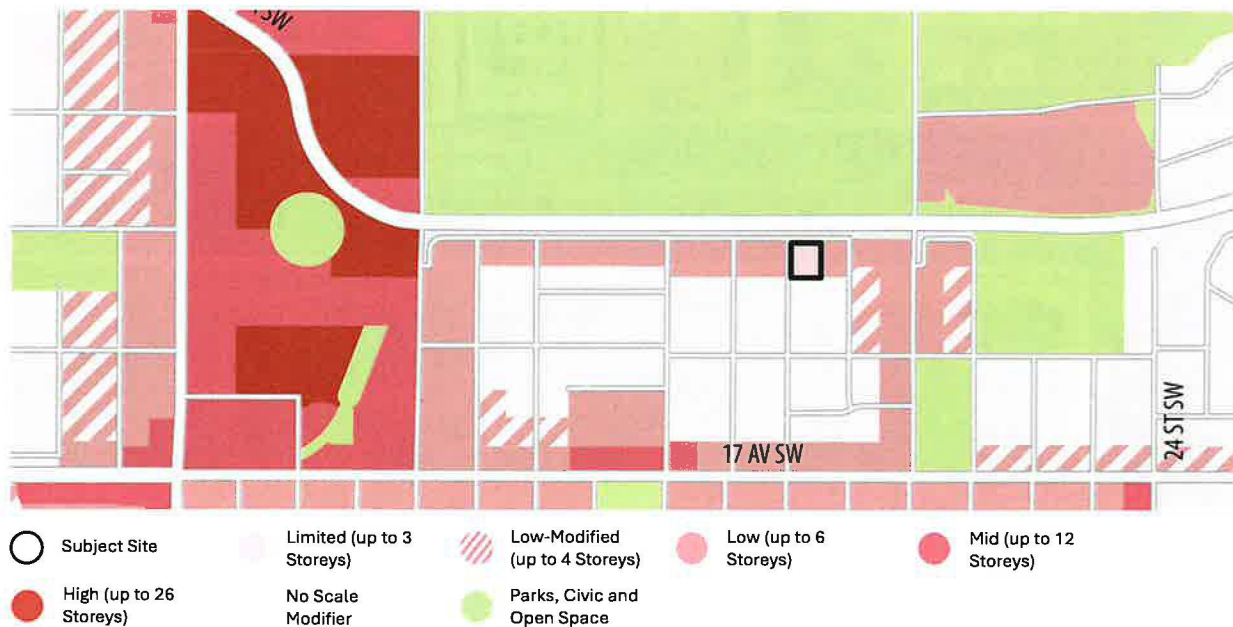
LAP Justification

- Urban form categories support density near transit stations.
- Site located in the **Core Zone** of the LRT, **envisioned to support the highest building scale** and concentration of pedestrian activity.
- Encourage street-oriented design** and mentions commercial development would be appropriate in 'Neighbourhood Flex' categories **but is not required**.
- Supports multi-residential development near existing transit infrastructure to promote walking and wheeling.
- Encourages a well-defined pedestrian pathway to existing pedestrian and transit routes.

Map 3: Urban Form



Map 4: Building Scale



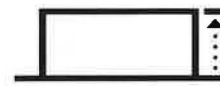
Proposed Land Use Amendment

Mixed Use - General (MU-1f3.5h21)

- May accommodate a mix of residential and commercial uses in the same building.
- MU-1 district is **designed to be adjacent to low density residential** development.
- Enables a **street-oriented** development appropriate near transit stations.
- **Most appropriate** district to implement the development vision and required the fewest relaxations.



DENSITY:
3.5 FAR



HEIGHT:
21 Metres



Outreach Activities

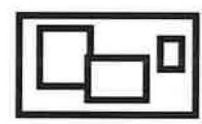
Timeline

Fall 2022	●	Land use application submitted
February 15, 2023	●	Postcard drop
February 16, 2023	●	Introductory meeting with community association & area resident rep
March 1, 2023	●	In-person public information session with Shaganappi residents & CA
March 20, 2023	●	Submit development permit application
March 24, 2023	●	In-person meeting with CA - development permit and land use discussed
March 29, 2023	●	Email communication with CA summarizing feedback received
April 25, 2023	●	Urban Design Review Panel (UDRP) Meeting - received UDRP support
May 8, 2023	●	Meeting with Councillor Walcott
May 11, 2023	●	UDRP and Detailed Team Review (DTR) comments received
May 25, 2023	●	Meeting with Administration - review DTR, UDRP and CA comments
May 30, 2023	●	Meeting with CA to review proposed responses to comments
June 7, 2023	●	Emailed landscape plan, massing comparison & location marker drawing to CA & resident rep.
June 8, 2023	●	On-site meeting with CA and area resident rep. to discuss building setback
August 3, 2023	●	BDL met with area resident to provide a project update on the future construction strategy
September 6, 2023	●	Site visit with BDL, CA, resident rep and transportation engineer to review improvements to 12 Avenue

Tactics



Postcard



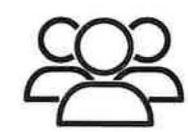
Notice Posting



Meetings with CA



In-Person Open House



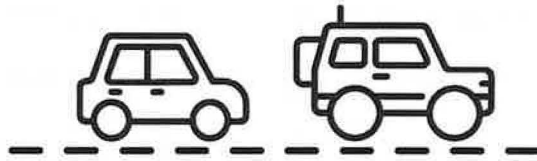
Stakeholder Discussions

What we Heard

Feedback from the Shaganappi Community Association, Area Residents and Administration



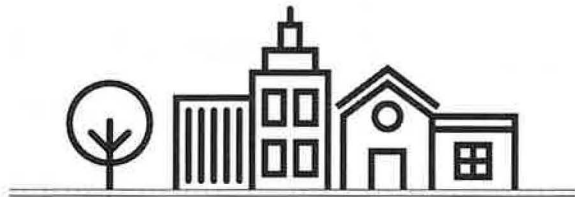
Prepare & Submit a Development Permit to address design concerns



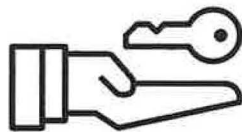
Investigate Traffic & Safety Impact



Reduce Proposed Building Height

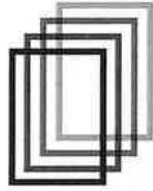


Reduce Building Massing

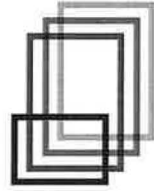


Commit to no short term rentals (airbnb) on the property

What Changed: Land Use



DENSITY:
4.0 FAR



DENSITY:
3.5 FAR

Reduced Density from 4.0 FAR to 3.5 FAR



HEIGHT:
24 Metres



HEIGHT:
21 Metres

Reduced Building Height from 24 metres to 21 metres



Submitted Semi-Concurrent DP



Committed to professional building management (no airbnb)

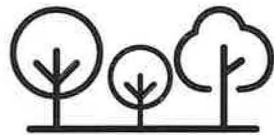
Detailed Design Revisions: Development Permit



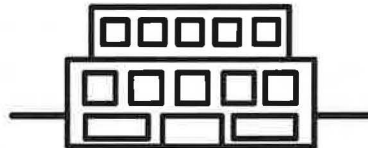
Commissioned a TIA to evaluate transportation impact



Increased pedestrian sidewalks from 1.2 metres to 2.0 metres



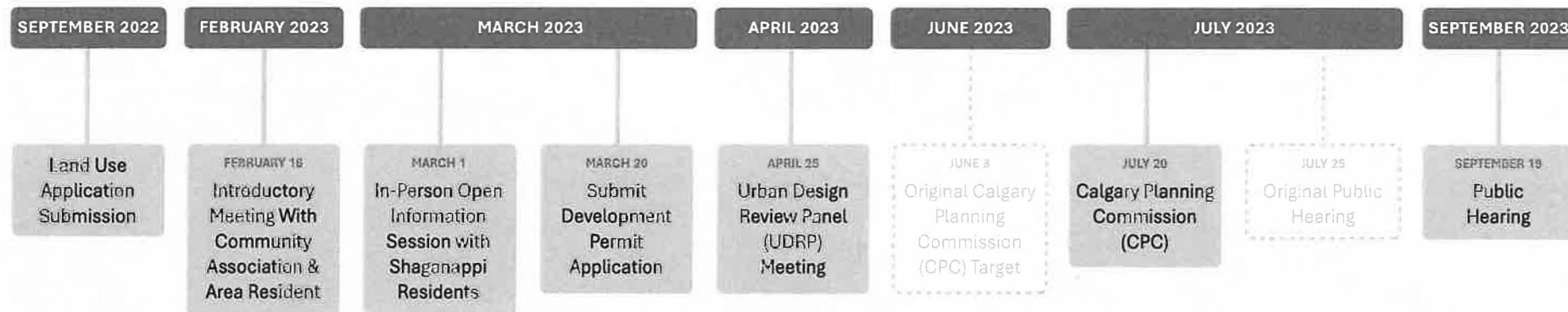
Enhanced landscaping to increase the tree canopy



Added a stepback at the sixth, fifth and fourth storey to reduce massing impact

Application Timeline

Various Stakeholder Discussions



Application Summary

- Providing 99 homes within a 2-minute walk of an LRT Station
- Compliant with the Westbrook Local Area Plan
- Diversify the housing stock including CMHC affordable units
- Contribute to addressing the housing crisis
- Semi-concurrent development permit to address site design concerns



Revised Concept

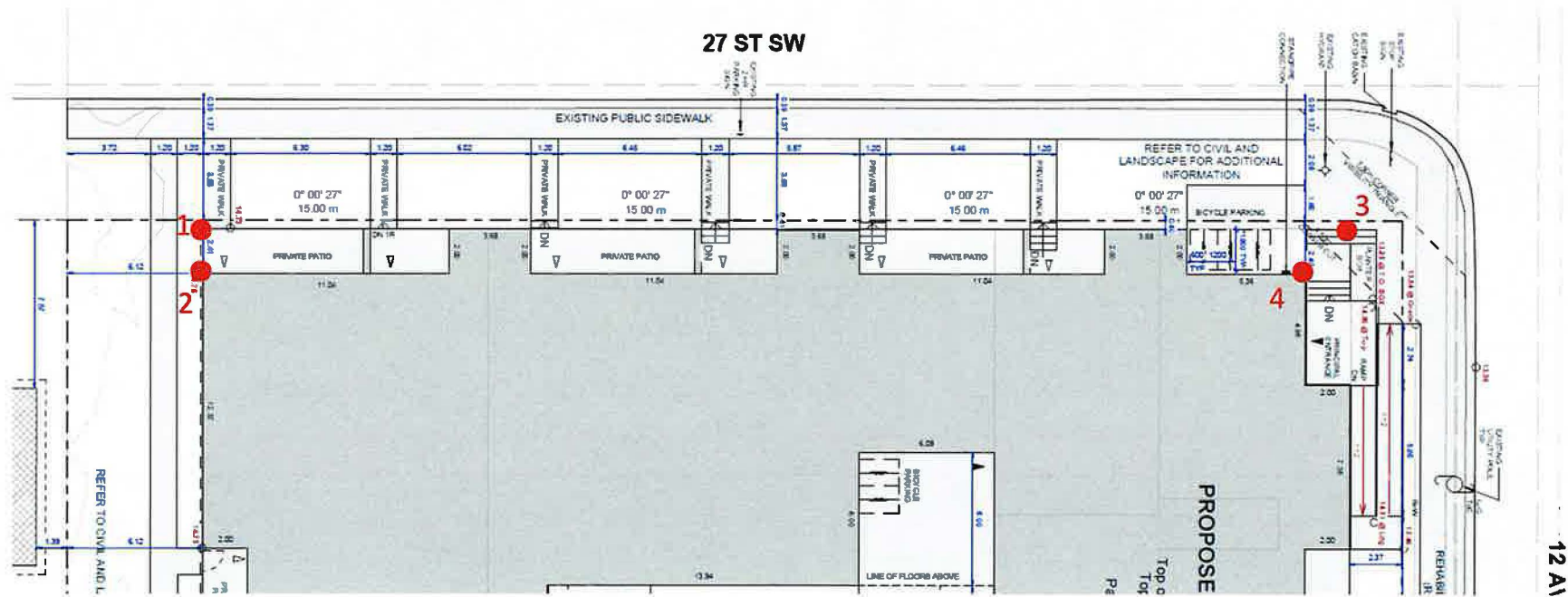
Thank you!

Building Site Plan

- Setback from sidewalk to southwest building corner at ground level: approx. 5.5 metres
- Setback from sidewalk to property line: 3 metres

Building Location Markers

- 1. Extent of the Southwest building corner at the second floor
- 2. Extent of the Southwest building corner at the ground floor
- 3. Extent of the Northwest building corner at the second floor
- 4. Extent of the Northwest building corner at the ground floor



Stepbacks on 27 Street



Development Permit Elevations - West



Development Permit Elevations - North



Community Request: 3 metre setback on 27 Street

Proposed massing on 27 Street compared to potential adjacent development to the south

Looking north with current existing house



Looking south towards potential R-CG developed lot



Looking north passed potential R-CG developed lot



Birds eye view of potential R-CG developed lot



Original Design



Revised Design

Increase setback on the fourth, fifth & sixth storeys

