

Applicant Submission



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RE: Land Use Redesignation: R-C1 to MU-1f4.0h22
1904 Georgia ST SW, 4611 17 AV SW, 1903 & 1907 45 ST SW | Plan 774HI, Block 1, Lots 1-3

Planning & Development
The City of Calgary
PO Box 2100 Station M
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APPLICANT STATEMENT

Skyview Properties Inc. has retained CivicWorks to undertake a Land Use Redesignation at 1904 Georgia ST SW, 4611 17 AV SW, 1903 & 1907 45 ST SW in the community of Glendale. The assembly includes 4 parcels totaling ± 0.62 ac (0.25ha). The proposed development vision will realize a 6-storey transit-oriented multi-residential building with street-oriented unit entries.

To support the proposed development vision, a Land Use Redesignation is required to transition the land use from the existing *Residential - Contextual One Dwelling* to the *Mixed Use - General (MU-1) District* with appropriate building height and Floor Area Ratio (FAR) modifiers. The proposed MU-1 modifiers would allow for an FAR of 4.0 and a maximum building height of 22m (± 6 storeys). The proposed change acknowledges the unique location of the subject lands at a key community node, with significant recent public investments in Light Rail Transit (LRT) infrastructure. An *Application Brief*, submitted under separate cover, provides supplementary information about the proposed development vision and associated planning rationale.

PLANNING RATIONALE

The proposed use is well-suited to the site, given its strategic location, surrounding context, and land assembly characteristics. The development vision will contribute to the continued vibrancy and vitality of Glendale, adding to the diversity of housing in Calgary's Established Areas, while supporting the planned and evolving development pattern along the 17 AV SW corridor. The following characteristics make the subject site especially appropriate for the proposed change:

Proximity to Main Street: The subject site fronts directly onto 17 AV SW and is within a ± 10 minute walk of the intersection of 17 AV SW and 37 ST SW Main Street corridors. Calgary's vibrant Main Streets provide local area residents with easy access to local goods and services.

Higher Order Street Frontage: The subject site is located along an Arterial Street (17 AV SW) designed to handle higher traffic volumes.

Transit-Oriented Development: The subject site has direct adjacency to 45 ST SW LRT station across 17 AV SW, as well as convenient access to local and high frequency transit via Routes 2, 9, 93 and MAX Teal BRT.

Direct Lane Access: The subject site has direct and full block lane access, facilitating redevelopment that orients vehicle access towards the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 37 ST SW. The rear lane also acts as a key buffer to the low density residential development directly south of the subject site.

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1

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Corner Lots: The unique site configuration contains two corner lots that face Georgia ST SW and 45 ST SW and forms a full block face.

Proximity To Parks, Open Space & Community/Commercial Amenities: The subject site is close to existing parks, open space and community amenities, including everyday commercial destinations along 17 AV SW and 37 ST SW.

CITY-WIDE POLICY ALIGNMENT

Through contemporary city-wide plans, The City of Calgary has placed policy priority on building complete and resilient communities that make sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal funding capital. These contemporary realities and their implications are directly reflected in the city-wide policies of the *Municipal Development Plan (MDP)*, the *Calgary Transportation Plan (CTP)* and associated implementation plans like the non-statutory *Guide for Local Area Planning*. This proposed change is consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied 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.

LOCAL POLICY ALIGNMENT

The subject site does not currently have any existing local area policy, however the proposal recognizes the current stage of the *Westbrook Communities Local Area Plan (First Reading in January 2023)*, which currently applies the Neighbourhood Flex Urban Form Category and Low (up to 6 storeys) Scale policies to the subject site – policy direction that is fully aligned with the proposed change. The *Westbrook Communities Local Area Plan* further identifies the sites within the 45 ST SW Transit Station Area Core Zone, which promotes growth and intensification of land uses that are close to Primary Transit Network corridors to provide accessible transportation options for all residents. The *Westbrook Communities Local Area Plan* has been referred to the Calgary Metropolitan Region Board (CMRB) and if approved, is anticipated to go forward to Council for Second and Third Readings mid-2023.

APPLICANT-LED OUTREACH

CivicWorks and Skyview Properties Inc. are committed to being good neighbours and working with community members throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all involved. A full summary of our Applicant-led outreach process is provided in a supporting *Application Brief* (submitted under separate cover with the Land Use Redesignation application), which includes, but is not limited to:

Digital Notices: Digital notices to the Glendale, Glendale Meadows, Rosscarrock, and Westgate Community Associations and Ward 6 Councillor's Office, providing project information, contact details, offers to meet, and ways to share feedback.

Custom On-site Signage: To supplement required City of Calgary notice posting(s), the project team deploys additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage also directs interested parties to get in touch with the project team via an outreach email inbox and phone line.

Neighbour Letters: Paired with on-site signage, neighbour letters are hand-delivered to area neighbours and adjacent property owners to outline the proposed change and ultimate development vision for the subject sites and direct interested parties to get in touch with the project team via an outreach phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



Information Session: Project team presentation and live Q&A held digitally and / or in-person to provide information and offer direct feedback opportunities for all participants.

Outreach Summary: Outlines the Applicant-led outreach undertaken, key themes heard, and project team responses to each key theme in a succinct report at the end of the outreach process prior to Calgary Planning Commission.

CONCLUSION

The proposed Land Use Redesignation will help deliver more diverse housing options for Calgarians of all ages, wages and stages looking to live in amenity-rich communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, as well as the emerging local area policies within the *Westbrook Communities Local Area Plan* (October 2022). For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission, and Calgary City Council support this application.