

# Applicant Submission



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### 1. Applicant's Contact Information:

#### Applicant:

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### Application Address:

**1711 26 ST SW, CALGARY, AB**

### 2. Introduction

This Land Use Amendment Application is initiated by Savelica Design on behalf of our clients, a development group who are in pursuit of an opportunity to respond to the urgent housing crisis in our City by providing a number of multifamily developments, ranging from higher end to affordable yet competitive by living standards.

The community of Shaganappi was chosen specifically for its advantageous location and proximity to public transportation, recreational amenities, educational institutions, public library, shopping facilities, to name a few.

The people behind the development group have personal attachments to the community, as property owners and residents, who created families and brought up their children, attending the school across the street from the proposed development.

The community aesthetics is personally appreciated and valued by the people of the development group, going at length personally engaging the local residents and the Community Association members.

The proposed Land Use Amendment from Residential Contextual One/Two Dwelling (R-C2) to Housing-Grade Oriented (H-GO) will promote housing variety to support our growing community by expanding long term rental housing inventory.

### **3. Land Use Amendment Considerations**

The design and development team explored different LUA possibilities, including M-C1/M-C2, R-CG and H-GO and arrived at a conclusion that Housing-Grade Oriented is the most suitable to the immediate context. It provides an opportunity to take advantage of the parcel potential to increase the housing inventory to a degree when the development massing maintains the scale of the existing adjacent residences, avoids imposing, yet provides the living style of semi-detached housing. Massive multi-apartment single building type of development was dismissed by the team (despite close proximity to such developments along the 17th AV) due to incompatibility of such developments with the existing immediately adjacent residences, substantial traffic load increase, as well as the overall construction timeline. The proposed development is being designed with the traditional wood frame construction method in mind to reduce the construction timeline, which in part reduces the community discomfort from construction, while responding to the urgency of the housing crisis.

### **4. Description of the proposal**

#### **Land Use:**

Current: R-C2

Proposed: **H-GO**

The proposed development is conveniently located within 100 m from the nearest bus stations and 200 m from Shaganappi LRT station. The property is in minutes walk from Westbrook mall shopping center, public schools, parks, library, sporting and recreational facilities.

It is proposed to amend the current Land Use (R-C2) to Housing-Grade Oriented (H-GO) to reduce the development massing and complement existing single family residences adjacent to the proposed development, as opposed to other multifamily forms of

housing that might impose over the adjacent residences. All proposed units are grade-oriented, with primary units equipped with private outdoor amenity spaces and commonly shared outdoor spaces for all residents.

Primary Units (5) will target (but not to be confined to) families with a competitive square footage of about 1,600 SF, while Secondary Units (5) are Micro Units with a little over 600 SF of living area.

The residential area is distributed across two buildings, with 3 primary plus 3 secondary units in Building 1, and 2 primary plus 2 secondary suites in Building 2.

#### **Access to Units**

All units are proposed to have separate access from 26 Street:

- Units U1, U2, SU1 and SU2 are accessed directly from 26 Street SW (city walkway)
- Units U3 and SU3 are accessed from 26 Street SW via an internal 1.2 m walkway
- Units U4, U5, SU4, SU5 are accessed from 26 Street SW via the internal 1.2 m walkway leading to the inner yard between the two residential buildings

#### **Fire Access**

Fire access to building 1 is provided directly from 26 Street SW (same way as adjacent residences), while Building 2 is accessed via two 1.2 m wide internal walkways along the side property lines on each side of the parcel. Foot access route is measured as 34.11 m from Back-of-curb to the center of the Building 2 via 1.2 m wide internal concrete walkways. Units U1, U2, SU1 and SU2 are proposed to separate from U3 and SU3 by a concrete firewall running from the basement floor to 6" above the roof. Supplementary fire access is provided via a service lane along the rear property line.

#### **Parking**

Vehicular parking is provided in a carport off the rear service lane, while mobility storages are provided at grade inside of all 5 secondary units.

Vehicular Parking: 5 stalls inside the carport.

Alternative Transportation Parking/storage: 5 Class 1 mobility storages inside secondary units (at grade).

#### **Waste Storage and management**

Combined Waste, Recycling and Compost storage is proposed at grade on site in a 2.03 m by 6.02 m waste storage area screened by 1.8 m fence (see Site Plan on the page S2 of the DP submission).

Storage area has the capacity of a total of 7 standard 95 gallon carts which are to be rolled out to a pick up area by residence management (see Site Plan).

The ratio between the Black, Blue and Green carts are proposed to be as follows:

Black cart: **3** (cumulative 285 Gallons)  
Blue cart: **2** (cumulative 190 Gallons)  
Green cart: **2** (cumulative 190 Gallons)

Total carts: **7** (cumulative **665** Gallons)

\*The cart ratio to be adjusted by the residence management to the most appropriate ratio for the needs of the residents.

#### **Amenity Space**

Primary Units: 5 private outdoor amenities with additional access to Common Amenities

Secondary Units: Common amenity space located in the inner yard.

#### **Landscaping**

Parcel Area: **667.66** m<sup>2</sup> (100%)

Total Landscaping Area: **348.14** m<sup>2</sup> (52.14% of total Parcel Area)

Hard Landscaping: 222.67 m<sup>2</sup> (**63.96%** of Landscaping)

Soft Landscaping: 125.47 m<sup>2</sup> (**36.04%** of Landscaping)

Proposed vegetation to plant (see Landscaping Plan on the page S2):

**Trees:** Deciduous **11**  
Coniferous **4**

Total Trees: **15**

**Shrubs:** Deciduous **14**  
Coniferous **16**

Total Shrubs: **30**

All Sodded areas to be planted with drought tolerant grass species and irrigated by an underground irrigation system.

All areas planted with trees and shrubs to be equipped with a drip irrigation system.

Detailed Irrigation design to be provided at BP stage of this project.

**5. Relaxations:**

There are no relaxations required as of the date of the DP application submission and we will strive to maintain a compliant application.