

# Applicant Submission

2022 May 6

This proposed Land Use Redesignation would incorporate three (3) land parcels, 5, 6,7 Parkdale Crescent NW. Two of the Parcels, #5 and #6 are designated Multi-residential-Contextual Medium profile (M-C2); The third, #7 is within the Commercial-neighbourhood 1 (C-N1) District.

The Property owners are planning to make a land use redesignation to incorporate the (3) parcels into a single land use that would enable ground floor commercial units with residential dwelling units above to a planned height of 16m.

A conceptual scheme has been proposed that identifies a total of (60) dwelling units (1 & 2 bedroom apartments), designed over (3) floors: A (2) level underground parkade and (8) commercial retail units providing approximately (14,000 sq.ft).

Architectural concept drawing (A1) indicates the proposed site level plan and shows the (8) CRU units, Linked by a pedestrian landscaped green meeting node/plaza that provides seasonal out door seating.

Architectural concept drawing (A2) depicts the planned underground parking levels (2), which are served by (2) car elevators, and provided with (3) elevators that give access to the commercial and apartment levels above. A total of (108) underground stalls are planned, along with (9) at grade stalls.

Architectural concept drawing (A3) depicts the typical apartment level floor plan which applies to the (3) residential floors above the commercial level. All apartment units are serviced by three elevators to grade level and the two parking levels below grade. Outdoor amenity space will be provided for all apartment units.

The design concept presented is strongly influenced by the Area Redevelopment Plan (ARP) of 2013, recommendations such as:

- Provision of seasonal outdoor seating areas
- Create a new sense of 'place' within Parkdale
- Provision of ground floor retail and commercial rental space
- Residential units above grade
- Zoning revised to M-X2 Multi-residential Medium Profile Support
- High quality and durable materials used at grade
- Not more than (4) stories (16m) in height
- New development should provide the minimum required parking on site, either on surface or in a structure below grade, with access from the rear lane
- The development concept presented would favour 90 degree parking stalls on Parkdale Crescent with a mid point cross walk (Scenario 2/ARP plan)
- Finding a balance between a pedestrian friendly experience while addressing parking needs - both for commercial and local businesses as well as the anticipated parking impact from the Foothills Medical Centre (FMC).

The proposed development would allow new activities and services as:

- A bank or credit union
- More restaurants
- A grocery store
- Passive community space
- Farmers market, indoor outdoor sales area
- Better lighting and public seating
- Provide a pedestrian friendly space
- Better landscaping and street furniture

We are not new developers/owners on Parkdale Crescent.  
Our development group presently owns (4) buildings on the crescent which are currently operating successful and profitable businesses. Of particular note, our property ownership goes back to the year 2004 (18 years) on this crescent.

Parkdale Crescent is a popular and friendly environment which enjoys commercial success. We feel that the Development project we are proposing will enhance this success by providing needed commercial services, and residential units which will bring added life to the Crescent.