

# Applicant Submission

*RE: Land Use Redesignation Application*

*1215 9 Ave NW*

On behalf of Mancal Property Holdings Inc, O2 is submitting this application to redesignate the parcel located at 1215 9 Ave NW in the Downtown West community. The proposed redesignation will facilitate the redevelopment of the current low-density auto-oriented commercial development on site into a mixed-use multi-residential development that takes advantage of the site's location at the western gateway to downtown Calgary. The vision for the site is of a transit-oriented development with a mix of residential and commercial uses, integrating with the emerging character of the Downtown West area.

The site is currently designated Direct Control (DC53Z95) which allows for a range of low-intensity commercial, light industrial and residential uses. This application is to redesignate the site to Direct Control District based on the Centre City Mixed Use (CC-X) District.

## **Site Context**

The subject site is approximately 0.735 hectares (1.81 acres) in size and is currently occupied by the Staples building and parking lot. The site is located adjacent to the Canadian Pacific Rail right-of-way and the surrounding area is characterized by a mixture of low-density commercial and industrial uses. In recent years, the addition of multiple nearby high-rise buildings has initiated the area's transition to a unique mixed-use neighbourhood. East of the site, the Metro Ford site was recently approved for multi-residential mixed-use development with a maximum 12 FAR (LOC2019-0040). Northeast of the site, lands have been approved for high density residential development with a maximum density of 7.5 FAR (LOC2014-0052).

The site is well served by transit, with the West Kerby LRT Station located 350 metres to the north and the Sunalta LRT Station located one kilometre to the southwest. The site's position at the west gateway to downtown offers ready access to numerous amenities, including Shaw Millennium Park and the Bow River Pathway just north of the site. Future development on the subject site will benefit from convenient access to everyday services and connections to wider destinations for work or leisure.

## **Policy Context**

The subject site is designated "Special Study Area" within the West Village Area Redevelopment Plan (ARP). The West Village ARP provides broad direction on appropriate development uses, however does not provide guidance on building height and site density for this site due to its proximity to the CP Railway. Since the approval of the ARP (2010), more relevant policy on development near railway corridors has been released. Guidelines for New Development in Proximity to Railway Operations (2013) provides clear direction for residential development in proximity to railway infrastructure. Additionally, the City of Calgary's Development Next to Freight Rail Corridors Policy (2018) provides supplementary policy guidance to ensure lands achieve full development potential near freight railways within acceptable risk levels. Per the City's policy, high-density residential and commercial buildings may be located within the 30m rail proximity

envelope without further studies required. Given the updated guidelines, the proposed development does not require an amendment to the ARP, as the 2013 and 2018 rail proximity guidelines inform appropriate development on the site.

Although residential and commercial uses may locate within the rail proximity envelope as defined by the City's rail corridor policy, residential uses in horizontal and vertical proximity to the rail corridor may experience negative noise impacts. These may be mitigated through approaches including building materials, setbacks, and buffering by other uses. The proposed development may consider the provision of an above-grade parking structure adjacent to the railway to mitigate noise impacts on uses within the building. Regulations have been written into the proposed Direct Control District to allow additional residential FAR to be shifted upward within the building envelope if parking is provided as a buffer.

The West Village ARP also provides policy regulation related to shadowing of Shaw Millennium Park, the Mewata Armory site, and the river pathways. Through extensive discussion with Administration, the applicant has proposed specific regulations within the DC Land Use and an ARP amendment which clearly define where the site may and may not cast shadows into Millennium Park at specific dates and times. At the Development Permit stage, additional work will be completed to demonstrate the site does not shadow these areas at the relevant time periods.

Because of the limitations to height and massing imposed by shadowing restrictions, the applicant worked with the Urban Design team to propose revisions to the standard floorplate requirements and add design regulations with the intent of supporting a range of aesthetically pleasing and contextually appropriate design outcomes for this prominent gateway location.

The subject site is designated part of 'Greater Downtown' in the Municipal Development Plan, envisioned as the hub of business, employment, living, entertainment, and recreation (Policy 3.2.1). The MDP intends to support residential development in proximity to the highest concentration of employment, encouraging intensification in areas supported by the Primary Transit Network (14 Street SW) and designated commuter rail network (9 Ave SW). Relevant municipal policy should take precedent over general guidelines in the ARP, encouraging density in locations most appropriate to achieve the objectives of the MDP.

In summary, the proposed land use district will facilitate a mixed-use development with the following key attributes:

- **Transit Oriented Development:** The proposed development will contribute to the continued evolution of Downtown West as a transit oriented complete community.
- **Reduced Car Dependency:** In addition to its proximity to West Kerby LRT, the site is well connected to downtown through the Bow River Pathway and cycling connections.
- **Mixed Use:** The addition of ground level retail along 9 Ave SW will activate the street, add vibrancy to the neighbourhood and increase the walkability of the community.
- **Gateway to Downtown:** The subject site is strategically located at the western gateway to Downtown. Future high-density mixed-use development will serve as a landmark for those approaching downtown from the west.

- **Residential and Employment Growth:** The proposed development will contribute to the objective of locating the highest concentration of residents and jobs in Calgary's Greater Downtown.
- **Housing Supply:** Increase housing supply to support a range of individuals located in proximity to an identified Primary Transit Network and existing public transit routes.