

Applicant Submission

2024 February 27

Property address: 407 - 27 Avenue NE

Site area: 2163 m²; 0.22 ha

Current land use: M-C1 – Multi-Residential Contextual Low Profile

Proposed land use: MU-1, f3.6, h23 – Mixed-Use

The subject property is at the southeast corner of the intersection of 27th Avenue and Edmonton Trail NE in the community of Winston Heights-Mountview. It had been occupied by two single family houses since 1948. In accordance with the approved policies of the North Hill Communities Local Area Plan, we are requesting a land use redesignation in order to achieve a higher density mixed-use development. This redesignation will allow for a 6 storey building with commercial uses on the main floor and multi-residential above. This development will:

- increase residential density and include an urban main street commercial frontage fronting Edmonton Trail.
- contribute to a ‘missing middle’ of units types within the neighbourhood – studio, one and two bedroom apartments.
- create a pedestrian-oriented commercial (retail) frontage the public realm setback on Edmonton Trail to the west; and to 27th avenue to the north.
- provide greater intensity of use, especially residential, in proximity to the Edmonton Trail transit corridor immediately west of the property, and within the 600 m TOD limit of the future 28 Avenue Green Line station on Centre Street.
- respect the existing low density, single family residential to the east by stepping the massing on the upper levels in accordance with the Calgary Land-Use Bylaw.
- shadow studies establish that shadowing from a 6 storey building will have minor impact on residences to the north, and some impact on residences to the east.
- provide a corner focal point as entry gateway to the neighbourhood.
- anticipated commercial uses include a daycare which is an amenity beneficial to the community.
- required parking and daycare drop-off will be provided underground and therefore will not impact the neighbouring properties.

A preliminary building design has been included in this application for illustration purposes. Detailed site and building design will be proposed for review as part of the Development Permit application and will comply with the requirements of the Multi-Residential section of the Land Use Bylaw-1P-2007.



Figure 1: Conceptual Illustration of Future Development (View to Southeast)



Figure 2: Conceptual Illustration of Future Development (View to Northeast)



Figure 3: Conceptual Illustration of Future Development (View to Southwest)



Figure 4: Conceptual Illustration of Future Development (View to Northeast)