

Applicant Submission

2024 March 18



APPLICANT'S SUBMISSION – FOR LAND USE REDESIGNATION

City of Calgary
Planning & Development
800 Macleod Trail SE
Calgary, AB T2P 2M5

RE: 35 11A ST NE, Calgary, AB | PE2023-01586 | Plan 273JK, Block C, Lot 1

Background:

The subject parcel is in the community of Bridgeland/ Riverside fronting Mcdougall Road NE & 11A Street NE. The site consists of a 1.4 ac (~0.567 ha) parcel. The property has no lane and has minor grade change. The adjacent south parcel is zoned S-SPR (M-R).

Land Use Application & Site Concept

This proposed MU-1 f4.6 h52 District is intended to provide for:

- (a) Multi-Residential Development and integrated townhouse form activating the streets and adjacent park with mobility connections;
- (b) Attracting new street-oriented businesses along Mcdougall Road per the Bridgeland-Riverside Area Redevelopment Plan;
- (c) outdoor spaces for social interaction.

Amendment to the current MU-1 zoning will allow for buildings with a maximum 52m height. Proposed increased height beyond the current 50m maximum will allow for building efficiency utilizing a smaller podium level and increasing open space at grade. This land use application includes a Floor Area Ratio modifier of 4.6, a minor increase to the existing FAR 4.0. The concept being contemplated is to house ±378 residential units and ±3 commercial units. Parking for the development will be accommodated in an underground parkade and surface loading. This application will be followed by a Development Permit (in progress).

Policy Alignment

The subject parcel is in the Bridgeland-Riverside Area Redevelopment Plan. The parcel is identified in this ARP as Urban Neighbourhood. The proposed site concept includes ground oriented housing adjacent to sites with higher density towers / mixed use facilitating neighbourhood housing diversity and tenures per the Municipal Development Plan.

The proposed Land Use Redesignation facilitates a development that will create a sustainable range of housing opportunities within the City of Calgary. Per above rationale, we respectfully request support of this application.

Sincerely,

A handwritten signature in blue ink that reads 'Lauren MacKenzie'.

Lauren MacKenzie
M.Arch, BECxP, Architect AAA