

Applicant Submission

2023 January 1

On behalf of Round Hill Consulting Limited Ltd. and the Western Canadian District of the Christian and Missionary Alliance, O2 proposes to redesignate the parcel located at 7755 17th Avenue SW from Direct Control to Mixed Use – General District with a maximum density of 4.0 FAR and a maximum building height of 42 metres (MU-1f4.0h42). The proposed land use will enable a comprehensively designed mixed-use development that will support residential, retail/commercial, and community uses. The proposed development will remain on one titled parcel. As subdivision is not being pursued, an Outline Plan is not being submitted as part of this application and Municipal Reserve dedication will not be provided at this time. The site's constraints and development vision do not provide sufficient space to provide a municipal reserve location on site acceptable to Administration, therefore in the event the site is subdivided in the future, the landowner would pursue cash in lieu if required.

The site, approximately 2 hectares in size, is currently undeveloped and slopes significantly from the east to west and from north to south. The site is bound to the east by Rundle College and to the west by 77th Street SW. To the north is 17th Avenue SW and to the south is a recently approved land use application with active development permit applications (DP2021-6337 and DP2022-07101) to enable mid-rise and low-rise apartments and townhomes. West of 77th Street SW, lands have been re-designated to mixed use and commercial development with varying heights from 20 metres to 50 metres, enabling a mixed-use complete community.

Furthermore, lands south of 17th Avenue are currently experiencing significant residential and commercial development, increasing density and activity at the intersection of 17th Avenue and 77th Street. Proposed higher density near this intersection will strengthen the fabric between residential and commercial land uses, increasing walkability and activity to community amenities. Future development on this site will compliment the surrounding context, increasing opportunities to optimize local neighbourhood commercial and community uses, strengthening the connection between residential and commercial uses proposed to the west and southwest to create a complete community.

The proposed land use has considered the vision of the Springbank Hill Area Structure Plan (ASP) and the City's broader growth and development goals outlined in the Municipal Development Plan and the Calgary Transportation Plan. Future development on the subject site will leverage existing and planned infrastructure in proximity to 17th Avenue and offer substantial community amenities to create a transit oriented development for Springbank Hill residents. Future population will have access to higher order transit, utilizing 69 Street West LRT Station, approximately 600 metres east of the site to support convenient travel for work and leisure. Intensification of the subject site is highly appropriate given access to higher order transportation and redevelopment of the immediate area creating uniformity for lands fronting 17th Avenue.

An amendment to the Springbank Hill ASP is required to enable the proposed land use redesignation. The site is designated 'Standard Suburban Area' intended to accommodate low density development between 7-17 units per hectare. This application proposes to amend the ASP to 'Mixed Use', creating consistency for land directly west of 77th Street between 17th Avenue and 19th Avenue. The requested ASP amendment will create symmetry between the subject site and lands further west, enabling intensification to front 17 Avenue and contribute transit oriented development in proximity to 69 Street West LRT Station.

The proposed land use and ASP amendment will achieve the following:

- **Mixed use Development:** Mixed use development in this location will integrate this underutilized parcel with surrounding development, enhance the 17th Avenue corridor and improve opportunities to live, work and play in area with direct connections to the transit network.
- **Housing Diversity:** Diversify housing opportunities to support a range of households in an expanding and thriving area of Springbank Hill.

- **Transit Supportive Development:** Increasing density in this location will optimize the City's transit investment, increasing connections to the West LRT Line and supporting the existing and planned public transit network.
- **Amenity Rich, Complete Community:** The proposed development supports the creation of a complete community, proposing community uses to diversify local offerings and enhance amenities in proximity to transportation infrastructure and planned mixed use communities