

Applicant Submission

Elliston Village Phase 4 Land Use Application Package

2025.0116



**ELLISTON VILLAGE- PHASE 4
LAND USE APPLICATION PACKAGE**

F A A S

1 OF 6

APPLICANT BRIEF

PROPOSED LAND USE CHANGE – C-COR1 TO MU-2; M-CG D60 TO MU-2

Project Location: 901 68 ST SE, CALGARY AB ("Elliston Village")

Legal Description: Condominium Plan 2010033, Unit B

Existing Land Use: Commercial - Corridor 1 District, (C-COR1 F3.0H16)

Proposed Land Use: Mixed Use - General District, (MU-12F4.0H24)

RENDERING OF BUILDING 2 ELEVATION



APPLICATION SUMMARY

On behalf of the landowners, FAAS is applying for a land use amendment (rezoning) to transition a portion of the property at 901 68 Street SE from the existing C-COR1 and M-CG land uses to an M-U2 land use. The proposed zoning is necessary to achieve the developer's vision for a purpose built rental village at this key entry point into the Elliston Village master planned area. Elliston Village Phase 4 will provide much needed purpose-built rentals, live-work housing, commercial retail units, resident amenities, and community amenities. This development will provide much needed housing for the City of Calgary near transit routes and near the International Ave Purple Rapid Transit Route.

PROGRAM

This proposed phase consists of a multi-residential development and connected building with underground parking and two 6-storey mid-rise buildings above.

Building 2 proposes a main floor with commercial retail units along 68th Street, and resident amenities including a gym and a social/community room. These amenities are situated nearby a main floor patio space. Building 2 proposes as well four live-work townhouse style units along 68 Street SE, and 5 storeys of purpose-built rentals above the first storey. Rooftop patios are provided on the 4th floor and 6th floor.

Building 1 contains two commercial retail bays along 68th Street in alignment with the LAP and is comprised of 6 storeys of purpose-built rentals. Rooftop patios are provided on the 4th floor and 6th floor.

POLICY ALIGNMENT

- **Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP):** This site is located near a primary transit corridor. The MDP and CTP encourages intensification of land along these key infrastructure corridors.
- **Greater Forest Lawn Local Area Plan (LAP):** The City has recently brought forward the final local area plan for the community to Council and is expected to be in effect soon. These parcels have been identified as Neighbourhood Commercial as well as Neighbourhood Activity Centre. MU-2 land use is in alignment with this higher order zones.

CONCURRENT DEVELOPMENT PERMIT

A concurrent Development Permit (DP) was submitted in July 2021. A Master Plan and Servicing Plan has been submitted for the entire Elliston Village Area to supplement both the land use and DP application.



RATIONALE FOR MU-2 REZONING

A land use is required to support the developer's proposed vision for the building form as described above.

MAXIMUM BUILDING HEIGHT INCREASE REQUIRED

The existing C-COR1 FAR3 h16 restricts the development envelope to only four storeys if the ideal 4.3m main floor heights are incorporated. A proposed FAR4 and h24 height modifier allows for a 4.3m in height main floor podiums with 5 storeys of residential above and solar panels on the roof. This project is being designed as solar ready and would like the opportunity to adapt the rooftop to an amenity space in the future .

MU-2 WITH A RESIDENTIAL FOCUS AND COMMERCIAL ALONG THE COMMERCIAL CORRIDOR

The existing C-COR1 requires 20% commercial gross floor area, while M-U2 is a flexible land use that permits the proposed residential and live-work units and smaller commercial uses along the commercial corridor.

A planning analysis and land use rationale was conducted by B&A Studios and determines that the walkable, mixed-use development previously proposed by LOC2015-0085 can still be achieved through the provision of live-work units and CRUs along the commercial corridor that are street-oriented and serve to activate the public realm at the entrance to Elliston Village. The analysis conducted a brief review of commercial space within 1km, 3km and 5km of the subject site, which suggests that the area is served by existing commercial development across 68th St SE, approximately 60m from the site, as well as nearby commercial development along 17th Ave SE, less than 2km from the site. East Hills shopping centre, located less than 3km east of the subject site also provides regional level commercial and retail amenities that can be easily accessed by residents via a direct bus route along 17th Ave SE. Less than 3km to the west, the restaurants, retail, and service oriented establishments along 17th Ave that comprise the commercially focused area known as International Ave are easily accessible from the subject site and are also on a direct bus route. Marlborough Mall, another significant regional commercial centre, is located within 5km of the subject site, and Sunridge Mall is located approximately 7km to the northwest. Both provide a variety of commercial offerings at various scales.

In addition to this memo, a confidential appraisal report was completed by CBRE for Lansdowne that identified that medium density residential development is the highest and best use for the site, noting retail and restaurant amenities are already in close proximity to the subject's location.



URBAN DESIGN ELEMENTS

- **Place:** Phase 4 of Elliston Village is the primary entry point component of the Elliston Village Master Plan, which overall will be a +/- 1000-unit development with proximity to the primary transit network and a City of Calgary park.
- **Scale:** The proposed buildings are 6-storeys designed to provide community amenities and purpose-built rentals along the area's main entrance forming the beginning of a main street.
- **Amenity:** In addition to private patios provided for each resident, the development will provide +2 200 sqft of rooftop patio space, a gym for the community, a social/community lounge, a bike and dog wash, as well as commercial amenities and amenities provided in the live work spaces.
- **Vibrancy:** Increased density provided through this project will increase the diversity of residents that animate a community. Through front community entryway articulation, signage and landscaping, the street interface and park interface will add to the vibrancy of the area.
- **Legibility:** Main entrances to the residential portions of the buildings will be clearly articulated with glazing and canopies. The building 2 main floor podium will be designed with ample window wall glazing and storefronts to increase visual and physical permeability into these common amenity spaces.
- **Resilience:** This project proposed increases density, live-work and common amenity space at a location near a primary transit route, acting as the anchor to the neighbourhood commercial hub, helping to attain compact development in an appropriate location.

APPLICANT OUTREACH

In addition to the City required notice posting, the developer planned a virtual open house to discuss the future of the area. Postcards were delivered to the adjacent residents and an open line of communication was provided to resident for any questions / feedback they may have. Please find attached an updated Applicant Outreach Summary.

CONTEXT DIAGRAMS

SITE PLAN - N.T.S



CALGARY - RED CARPET





CONTEXT





TRANSIT PROXIMITY

-  MAX City Centre/East Hills Bus Stop (*Bus Route 68*)
-  Bus Stop ID at Site: 2311 NB / 2340 SB
Frequency: every 40 minutes

-  Forest Lawn Cricket Ground
-  James Short Memorial School
-  GW Skene School
-  Applewood Community Playground