

# Applicant Submission

2024 June 18

Company Name (if applicable):

S2 Architecture

LOC Number (office use only):

Applicant's Name:

David Symons

Date:

June 18, 2024

The modified Land Use Amendment is for a Land Use Re-designation at 1919 Sirocco Drive SW, Calgary is for a portion of the site, Lot 1. This application is for a re-designation of a portion of the lands from C-C1 to MU-1, this addresses only Lot 1 of the lands. The original lands have been subdivided into two lots, Lot 1 and Lot 2 of Block 3. Lot 1 is the parcel in question to be re-designated to MU-1, Lot 2 is to remain existing as C-C1. The re-designation would allow for a new six storey mixed use building with retail/residential on the ground floor, five levels of residential above, and underground parking for residents and visitors of the building.

The retail uses on the ground floor will front onto the existing parking lot with residential units behind, an underground parking ramp is located at the west end of the site, Lot 1, to access the parkade below. Loading, waste and recycling are to be located at the south end of the new building.

The new zoning of MU-1 allows greater density, height, and reflective of the requirements of the MDP which supports greater density and height within the proximity of LRT stations responding to enhanced walkability to the station for residential developments. The C-C1 zoning is intended for small to mid-sized commercial developments with an FAR of 1.0 and a maximum height of 10 meters. MU-1 allows for the opportunity to have a greater FAR as well as height to allow for 6-storey developments which is supported by the MDP, as such, this is why the request for the MU-1 zoning for Lot 1.

Project Statistics:

Maximum FAR = 3.0

Building Height = 25 metres

Total Units = 144

Commercial Area = 650sm