

Applicant Submission

2025 January 21

O2 Planning & Design (O2) proposes to redesignate the parcel located at 1408 33 Street SW to a Mixed Use – General (MU-1f4.0h24) land use district to enable a 6-storey multi-residential development near transit in the community of Shaganappi. Future development of the site will increase housing diversity and provide transit-oriented development in proximity to the Westbrook transit station area and increase housing options in a dynamic and thriving neighbourhood.

A previous land use application was submitted in 2020 (LOC2020-0147) which proposed a land use amendment to enable a 7-storey multi-residential development. At the time, the detailed design required custom rules through a Direct Control to enable a reduction in parking. Since that time, the application scope has changed slightly proposing the use of a stock district to achieve a 6-storey multi-residential development with the understanding zero parking will be provided and a development permit will be submitted to demonstrate detailed design.

The subject site is currently occupied by a single detached dwelling and bound by a private lane directly north and south with 33 Street directly west. The broader area is characterized by single detached dwellings south and east of the site, vacant parcels that have received redesignations directly south, Bow Trail located north and the Westbrook Transit Station Area and the Nicholls Family Library directly west of the site. The subject site is located within 50 metres of the Westbrook Transit Station Area, the Westbrook Mall and other everyday amenities required to support everyday living. On-street cycling routes are provided along Bow Trail and 12 Avenue SW to connect to the LRT Station, with additional routes provided on 14 Avenue SW to support everyday travel to access amenities, employment and broader community destinations. Walking pathways are provided along 33 Street to access commercial/retail shops located south on 17 Avenue SW, the Killarney Aquatic & Recreation Centre or the crosswalk to access the Westbrook Mall. A variety of amenities are located in proximity to the site to support the needs of existing and future residents.

The subject site is regulated by the Westbrook Local Area Plan (LAP) identified under the “Neighbourhood Flex” urban form category. The site is further identified as “Low” building scale modifier, supporting up to 6 storeys of development. Neighbourhood Flex areas are designed to support pedestrian interaction with the buildings and a moderate to high volume of pedestrian movement along the street. Future multi-residential development in this area will benefit from proximity to the Westbrook transit station area, providing access to transit to support everyday needs. Future redevelopment of the subject site complies with the Westbrook LAP and does not require a policy amendment.

The subject site is designated Multi-Residential-Contextual Medium Profile (M-C2) in the Land Use Bylaw, enabling multi-residential development with a maximum building height of 16.0 metres and a density of 2.5 floor area ratio (FAR). To achieve the desired transit-oriented development in alignment with the Neighbourhood Flex designation of the Westbrook LAP, a land use amendment is required. The stock district of Mixed Use – General (MU-1) was selected as the most appropriate district with a maximum building height of 24 metres and a maximum density of 4.0 FAR. The proposed land use will enable a transit-oriented multi-residential development that will diversify available housing options and provide housing choice for those interested to live near transit areas. Given the transit-oriented nature of the site, zero parking will be provided on site. A semi-concurrent development permit will be submitted to demonstrate the future design of the site and how the MU-1 rules can be applied to achieve the desired 6-storey built form.

In summary, the proposed land use enables a development that will:

- Increase housing supply and diversity within 50 metres of the Westbrook LRT, an identified Primary Transit Hub.
- Provide multi-residential development that complies with the vision and building scale of the Westbrook Local Area Plan.
- Activate the Westbrook transit station area by providing increased housing options near transit.