

Applicant Submission

LOC2024-0286 Detail Review - 10 FROBISHER BV SE

Ace Architecture

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This application proposes to re-designate a property located at 10-50 Frobisher Blvd SE, in the community of Fairview. The proposed change is from DC (Direct Control) to M-H1f3.25h24 (Multi-Residential - High Density Low Rise, FAR 3.25, Height 24.0m), to allow for the development of a multi-unit residential building. The selected modifiers that limit the development capacity of the property are in response to feedback from the community and have been selected to enable the future development vision of a 6-storey apartment building in an appropriate and respectful manner.

The 1.43-hectare (3.53 Acre) site is on the northeast corner of Heritage Drive SE and Flint Road SE, along Frobisher Boulevard SE, which runs parallel to Heritage Drive. The site is approximately 250m from Macleod Trail and 475m from the Heritage LRT Station. Surrounding the parcel is a mix of high-density multi-residential apartment buildings to the south and northeast, a commercial shopping center to the west, and single-family homes to the north and east. The site currently holds 5 multi-residential apartment buildings, 2 on the west side of the site and 3 on the east side, with an undeveloped stretch in between. The future intention is to complete the site by developing a new 6-storey apartment building on the undeveloped stretch, fronting Frobisher Blvd SE, with below-grade parking accessed from the rear lane. This Land Use Amendment for the parcel will enable the 6-storey building to be built at a height and density that appropriately integrates with the community, the adjacent developments, and the other buildings on the site. There are no secondary suites associated with the proposal.

The parcel is classified in the Heritage Communities Local Area Plan (LAP) under the "Neighborhood Connector" urban form category and "Low (up to 6 Stories)" building scale. Neighborhood Connector is a higher-density urban form intended to incorporate primarily residential uses and support a broad range and mix of housing types, unit structures, and forms. Based upon our policy review, this is supportive of the proposed land use change to M-H1f3.25h24 and a 6-storey multi-residential apartment building. Heritage Drive, which the building faces, is also identified in the Municipal Development Plan (MDP) as an Arterial Street, which further supports intensification at the site.

The parcel is proximate to the LRT and major roads, and the proposed M-H1f3.25h24 district is supported by the Heritage Communities Local Area Plan on the basis of urban category and building scale. This proposal and future development vision are consistent with city-wide goals as identified in the MDP, which encourage the development of varied housing options in established communities, more efficient use of infrastructure, and more compact and walkable building forms. The proposal intends to join and compliment the community, not replace it or impose upon it. The future development vision will facilitate that intention in an appropriate and respectful manner. For the reasons outlined in this submission, we respectfully seek the support of Administration and the community for this proposal.