

# Applicant Submission

O2

## Applicant Submission

On behalf of Macro Realty & Management Ltd., O2 is proposing to redesignate four parcels of land adjacent to Glenmore Trail SW in the community of Kingsland. The site is divided into north and south portions by a laneway that extends into 7 St NW. The north site, identified as 'A' on the enclosed site plan, is proposed to be redesignated to the MU-1 (Mixed Use – General) District with a maximum height of 95 metres and maximum Floor Area Ratio (FAR) of 15.0. The south site, labelled 'B, C, D,' is also proposed to be redesignated to MU-1 with a maximum height of 95 metres and maximum FAR of 11.0.

This redesignation will enable a mixed-use development up to 26 storeys in height, in line with the direction of the Heritage Communities Local Area Plan (LAP). The application will offer new housing supply and commercial uses in a redeveloping area in proximity to exceptional retail amenities, transit and regional transportation corridors.

### Site Context

The subject site comprises four parcels addressed as 907 Glenmore Trail SW and 902, 910, 914/916 and 920 67 Ave SW. The parcels are bounded by Glenmore Trail to the north, Elbow Trail to the west, 7 St SW to the east and 67 Ave SW to the south. The site has excellent vehicular access on all sides and is currently served by an internal laneway as well. The site is also well-served by local and regional transit. The #3 and #9 bus route provides regular service along Elbow Drive and Glenmore Trail respectively. The #9 route and other local routes serve as collectors to the Chinook LRT Station just 1.2 km to the northeast. The Chinook Shopping Centre is just 450 metres to the northwest.

The surrounding area is characterized by an evolving mix of uses. To the west of Elbow Trail is mixed-use development including multi-residential and ground floor retail / professional office. To the south and east is the community of Kingsland, which includes a range of low to medium density residential uses. To the east are four-storey apartments graduating to ten-storey apartments further east.

These four parcels have been consolidated with the intent of providing comprehensive mixed-use development on the block. The developer has also engaged in preliminary discussion with City of Calgary Corporate Properties to purchase the two remaining City-owned parcels on the block, which were previously acquired by the City for the expansion of the Glenmore Trail transportation and utility corridor.

### Policy Framework

The site is within the Heritage Communities Local Area Plan (LAP). This site is indicated as Neighbourhood Flex, High Building Scale (up to 26 storeys). These categories outline the site as appropriate for a range of commercial and residential land uses including mixed-use, at up to 26 storeys in height.

The proposed land use aligns with the intent of the LAP including the use of a mixed-use district that promotes at-grade activation and pedestrian realm facing the public street.

### Proposed Land Use Amendment

The land use amendment application proposes Mixed-Use General (MU-1), which will allow for a variety of built forms up to 26 storeys in height. The FARs of 15.0 and 11.0, respectively, will allow for a variety of building designs including multiple towers with or without podium design. This will also provide flexibility for more comprehensive block design if the City-owned parcels are obtained in future.

# O2

## Conclusion

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

- Aligns the vision and policies of the LAP
- Directly supports the objectives and goals outlined of the MDP and the City's Affordable Housing Strategy by allowing for new housing in proximity to transit, employment and amenities.