

Applicant's Submission

Applicants Name: The Carlisle Group

Attn: Jim Mackey

Applicants Address: #230, 2891 Sunridge Way NE
Calgary, AB T1Y 7K7

Applicants Contact Information:

Telephone: (403) 571-8431

Cell: (403) 651-2604

Email: jm@carlislegroup.ca

Description of Proposal

- 5 lots - 4919, 4923, 4927, 4931, 4935 17 Ave SW approximately 0.323ha
- To rezone the site to M-C2 Multi-Residential – Contextual Medium Profile. No changes to the listed uses within M-C2 are being proposed.
- M-C2 has an FAR of 2.5 which will allow for a maximum of 86999sqft.
- Using the allowable M-C2 building envelope we estimate that 85451sqft is what we can achieve.
- Using the estimated areas, we anticipate a maximum of 92 units made up with:
 - 1st Floor 20 units
 - 2nd Floor 22 units
 - 3rd Floor 22 units
 - 4th Floor 18 units
 - 5th Floor 10 units
- We have not started the DP design but parking will be a major factor in the final unit count as will the unit mix and suite designs. As we address the specific needs of The City and the neighboring community a range of 85 to 92 units should be achievable.
- We are not seeking any density or height modifiers to the M-C2 zoning.
- The West LRT Land Use Study has identified this site as “Medium Density- Stacked Townhouse / Low Rise (4-6 story’s)”.
- The site is within 50 meters of the exiting 45th Street LRT Station.
- The site is on the north edge of the community so shadows cast by the new development will fall on 17th Avenue SW. Using a maximum of 16m height there will be no time in the year where the shadows impact the north side of the existing sound fence along the LRT tracks. There will be some impact to the side yard and front yard on the first lots on the west and east side of the project in the morning and late afternoon. The step backs in the M-C2 zoning will minimize this impact and we can better detail this on the DP application.
- The rear lane to the south has a well-established canopy of trees and each of the adjacent properties has a rear garage which provides screening of their views to the north.
- There are 4 lanes of 17ave, the LRT right of way and the back lane separating the site from the residential properties to the north.

Applicant's Submission

This location meets several the criteria detailed in PUD2016-0405 for Multi-Residential Infill.

- **Location Criteria #1:** While the site is not located on the corner parcel there is sufficient area on both the east and west sides to allow for future development of similar scale.
- **Location Criteria #2 & #3:** The site has both bus and LRT stops within 200 meters.
- **Location Criteria #4:** The site fronts on to 17th Avenue SW providing a collector or higher standard roadway on one frontage.
- **Location Criteria #5:** The West LRT Land Use Study has highlighted this section of 17th Avenue SW for potential increase in density with townhomes or 4-6 story apartments. While a formal plan on the section of 17 Avenue is not yet in place we see this as logical step in completing the West LRT Corridor.
- **Location Criteria #6:** There is a portion of the site across from the public open space formed by the fork on 17 Avenue SW.
- **Location Criteria #7:** There is no current planning for a corridor-or activity center on this section of 17 Avenue SW, but we do see that this will be a logical extension of the work currently in progress along 17 Avenue SW to the east of this site.
- **Location Criteria #8:** The site has direct lane access.

We request the support of the City of Calgary Administration, Calgary Planning Commission and Calgary City Council on the rezoning of this site. We believe it aligns with the City's vision and policies for development along the City's LRT corridors and increasing density adjacent to the LRT stations. The sites location is on the North edge of the community and fronting 17 Avenue SW, which will lessen the influence on the existing properties.