

## Applicant's Submission

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O2 Planning and Design is pleased to submit this land use amendment application for 7603-7619 and 7703 7<sup>th</sup> Street SW. A project summary and land use rationale is provided below and a preliminary drawing package is included with the application.

### Site and Site Context

The subject site, legally described as Lots 1-6, Block 7, Plan 3215HG, sits on the corner of 75<sup>th</sup> avenue and 7<sup>th</sup> street SW (7603-7619 and 7703 7<sup>th</sup> Street SW) in the community of Kingsland and is currently occupied by six single detached houses. The site is approximately 4156sq.m and is currently designated as MC-1.

To the west of the site is Kingsland Plaza, which is a commercial/retail development that includes a Shoppers Drug Mart, a professional medical centre, and various ground level commercial and retail uses. Henry Wise Wood High School sits northwest of the site adjacent to Kelvin Grove Park which has a small playground, tennis courts, playfield, ball diamond, and skate park. Directly north is the Shepherd King Lutheran Church, and located east and south of the subject site are single detached houses.

The subject site is in close proximity to Elbow Drive and is well serviced by Calgary Transit with major bus routes including Route 3, as well as community routes including 776, 777, 778, and 780. Macleod Trail's commercial corridor is also within a 15-minute walk.

### Proposed Development

Connecting Care intends to develop the site into a 94-unit seniors' development with a total gross floor area of 9,970 sq.m (107,316 sq.ft) and an FAR of 2.4. The proposed building height is 16.8m (55.12ft) or 5 storeys and the development will have a total of 64 parking stalls with parkade access off the paved laneway and five surface stalls accessed off the lane. In total, 49 class 1 bike stalls and 10 class 2 stalls are proposed.

Private amenity spaces and communal areas will be provided and will include a spa, gym, community kitchen, outdoor bbq terrace, chapel and theater. Ground level uses of the building will be primarily residential units with street access, along with administrative offices occupying the northeast corner of the building.

A development permit is forthcoming and is excepted to run staggered or 'semi-concurrent' to this application. The DP provides the details of the proposed project to support this land use amendment and provides the City and community additional certainty on the proposed development.

### Proposed Land Use

To facilitate this project a land use redesignation is required as the development height and 5<sup>th</sup> story floorplate are in excess of the MC-1 envelope. A pre-application meeting and subsequent follow up meetings were held with Administration and two land use options considered:

1. MH-1 with height, floor area, and density modifiers; and
2. A DC based on MC-2.

Based on feedback from Administration a Direct Control District based on MC-2 was selected. The intent of the DC is to remove the maximum floor plate area at or above 14.0 metres, and to increase the maximum building height from 16 to 17m. Through sensitive design and

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discretionary authority, concerns of overlooking and massing can and have been addressed, and based on the site's location on the west side of 7<sup>th</sup> Street and adjacency to commercial development, there will be no shadowing impacts from the 1m height increase or increased floorplate. In all other aspects, the project largely conforms with the MC-2 district.

### **Engagement**

In anticipation of this application and the forthcoming development permit, the development team met with the Kingsland Community Association Planning Committee on January 12, 2018. The conversation was extremely productive and cordial, and an engagement strategy was agreed upon which included:

- A February 28<sup>th</sup> meeting with adjacent residents on 7<sup>th</sup> Street to review both applications; and
- A March 14<sup>th</sup> Community Open House to solicit feedback from the broader community.