

Applicant's Submission

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O2 Planning + Design is proposing this land use amendment to redesignate the parcel located at 230 7A Street NE in the community of Bridgeland from Direct Control (273D2017) to Direct Control District tied to plans for a specific project as proposed in a concurrent development permit. This redesignation will allow for the development of a 4-unit family focused townhouse project on the parcel.

The request for a change of land use for this parcel is based on a proposed new building as submitted in a concurrent development permit. The proposed building has been designed as a specific response to the site with careful consideration of the neighbourhood context and character and has been designed to provide the following benefits over a development designed to meet the rules of the existing R-C2 land use district:

- The corner parcel provides an opportunity to orient the building to two streets with two doors facing each street. This represents an improvement over an R-C2 development that would have a side yard facing the avenue, resulting in no street activation.
- The provision of a front patios facing both 7a Street and 2 Avenue provide further activation of the streetscapes by providing outdoor street-level gathering spaces where residents of the units can interact with other neighbourhood residents. The typical relationship between homes on 7a street and the street is the presence of a retaining wall and large front lawn that disconnects the home is from the streetscapes.
- The development has been designed in response to the unique conditions of the site. Specific attention has been made to respect the scale and character of the neighbourhood.
- The design of the development provides a variety of unit sizes which offer choice to potential buyers of various incomes and socio-economic demographics along with inter-generational living opportunities. A typical R-C2 parcel in Bridgeland is redeveloped into one or two luxury homes attainable by a single demographic.
- The parcel's location on the north end of the block results in minimal shadowing impact on adjacent properties.
- The development contributes to meeting the objectives of the Municipal Development Plan goal of intensifying inner-city neighbourhoods. The proposed land use permits a single unit more than the current land use permits.
- Located within walking distance of the shops and services of the 1st Avenue main street, the development will offer the opportunity for its residents to live a more walkable, less auto-reliant lifestyle.