

Applicant's Submission



ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING
URBAN PLANNING

ARUP DATTA ARCHITECT LTD.

July 18, 2018
Project #1663

PROJECT: 2104 – 26TH AVE SW, CALGARY, ALBERTA

RE: BRIEF DESCRIPTION OF THE PROJECT & DESIGN RATIONALE FOR THE PROPOSED DEVELOPMENT REGARDING ITS APPROVAL FOR REZONING & DP APPLICATION

We are pleased to submit this narrative as an important preamble for the combined Re-Zoning and Development Permit application for this project. Our Client's intent for the project is to create a unique Mixed-Use project to have retail use on the main floor and Medical, Dental & Professional offices at the 2nd floor.

The Client's ultimate objective is to create initially a 2-level facility which will consist of a small amount of CRU spaces at main ground level of 183m² and 446m² at the second level for Medical, Dental, & Professional offices. All the parking is at grade with no underground parking.

BACKGROUND:

The site is bounded by 26th avenue SW and 20th street on the south and east side of the property and residential on the west and a lane on the north. The site sits on the transit corridor of the City of Calgary and there are bus stops directly to the east of the property along 26th avenue.

The applicant has already completed a Pre-App #PE-2017-01397 and based on the Pre-Application Assessment Form comments and advisory comments received from planning have been addressed.

The current zoning is R-C2 residential designation and the intent of our client is to rezone the property to MU-2. Under this land use designation, it accommodates a mix of commercial (Medical Clinic and Office as discretionary uses) and residential uses and responds to local area context by establishing maximum building height for individual parcels.

The total site area of the lot is 0.076 HA (760.80m²) approximately. The frontage of the site along 26 Avenue SW is 19.79 meters & along 20th street is 36.72 meters. The pedestrian access to the site is from the south and east side and proposing the vehicular access to the site from the lane.

1. PROJECT OBJECTIVE:

Our client's objective is to develop this parcel with a good quality Mixed-Use retail and professional offices facility which has a great demand in this neighborhood of Calgary. It

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will enhance this community and will draw a fair amount of pedestrian traffic from this neighborhood.

The total overall parking at grade provided is 14 stalls.

We are proposing 2 main entries to the building from 26th avenue & 20th street SW and one can obtain access to the building from the parking area at the rear of the building.

The Architectural design of the building will be good quality complimenting the urban fabric of this area and the current guidelines.

2. **PLANNING ITEMS:**

The proposed development will have a great presence in the Community. It meets the uses which are within permitted & discretionary uses proposed.

3. **DENSITY:**

The maximum floor area ratio is 1.0 and our total density meets the requirement.

4. **SETBACK AREAS:**

The front, rear and east side setbacks are provided as required per the zoning bylaw. The west setback is proposed as a 1.2m setback as indicated on the Pre-Application submission and not identified as a concern.

The justification for the 1.2m setback is that any development on the site under the original RC-2 zoning could have been built to the 1.2m setback up to a 10m height. The proposed new building is within the 10m height and there are no windows on the west side therefore privacy will not be an issue and the 1.2m setback provides the same access as required by transportation per a RC-2 site therefore we respectfully request a variance to permit the 1.2m setback on the west side of the property.

5. **LANDSCAPING:**

The proposal will provide Landscaping with combination of hard and soft landscaping having great connectivity. There are no existing City street trees therefore Four (4) American Elm street trees will be provided as requested by Parks.

6. **BUILDING HEIGHT:**

The proposal meets the requirements for maximum building height of 10.0m.

PROJECT DESIGN FEATURES & ANALYSIS:

This proposal has evolved following extensive reviews of 3 different options with the City of Calgary Planner and it was suggested that we should proceed with rezoning to MU-2 zoning.

We have developed this proposal considering the zoning and keeping in view of the economic impact and cultural social needs of this area.

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- Well sited project in terms of Urban Design, Building Massing along 26th avenue and 20th street SW.
- The design addresses all urban design issues.
- Well connected for pedestrians from around the site and within the site.
- High quality building design & use of materials, Glazing, Brick/Stone/Aluminum & Dryvit exterior cladding materials.
- Good quality landscaping all along the two roads on the east and west sides of the property.
- The parking area is well buffered by means of good landscape design with minimum impact to the neighborhood.
- Development will have a low density compared to the allowable maximum which will not have any negative impact within this area.
- Site lighting will be properly designed to meet all the guidelines.

URBAN DEVELOPMENT:

- All services and guidelines will be dealt with in detail as we move forward with the project.

WASTE RECYCLING:

- Our site plan indicates the location of the Waste Recycling using the Molok system.

TRANSPORTATION:

The access for the parking is from the lane and we are providing more parking stalls than required. Loading is proposed from the lane and parking driveway with designated times that loading requirements can occur.

PARKS/LANDSCAPING:

In general, we shall comply with the overall landscaping guidelines.

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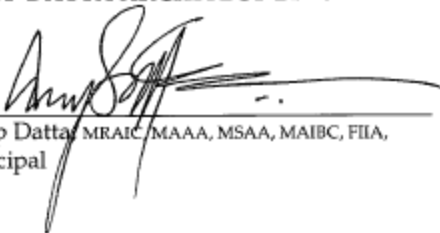
CONCLUSION:

The design and overall size of the project creates an economically viable project for the client. We have optimized the development potential of the property which provides the Client this opportunity to create a good quality project for the area.

Considering the well thought out development and all the positive qualities of the project we are seeking enthusiastic support from the City of Calgary to deal with this application in a favorable manner so that we can move forward with Rezoning and the DP application together.

RESPECTFULLY SUBMITTED:

ARUP DATTA ARCHITECT LTD.



Arup Datta, MRAIC, MAAA, MSAA, MAIBC, FIA,
Principal