

Applicant's Submission

B&A Planning Group has been authorized by CANHUSK Real Estate ULC and retained by 2017052 Alberta Ltd. to pursue a land use amendment for 740 – 19 Street SE. The vacant site is located in eastern part of the community of Inglewood near the intersection of 17 Avenue SE / Blackfoot Trail and 19 Street SE. The property's current Land Use designation is an auto-oriented Commercial – Corridor 3 (C-COR3f2.8h12) District, which previously accommodated a Husky gas station (demolished in 2011). The site has been vacant and is undergoing environmental remediation.

Our proposal is for a Direct Control District based on the Multi-Residential – High Density Medium Rise (M-H2) District that acknowledges the site's unique location and interface. The proposed designation is intended to accommodate a development concept consisting of a residential high rise (16 storey) on the northern portion of the site facing 17 Avenue SE / Blackfoot Trail and residential development that steps down towards the existing single detached residential development. The ground floor of the building will activate the 19th Street SE frontage with small scale commercial uses and interface with 7th Avenue SE and the future Bend in the Bow Park with townhouse development.

Our proposed land use amendment is intended to accommodate transit oriented development as the site is located ~210m away from the future Blackfoot Trail / 9 Avenue BRT station; anticipated to be complete in late 2018. It will have convenient access to this station by way of a multi-use pathway across 19 Street, which will also connect to existing pathways along the Bow River and beyond. Due to the site's proximity to a future BRT Station; our application delivers on the Municipal Development Plan's direction to sensitively intensify sites within 400 metres of the Primary Transit Network. Other MDP direction that support our proposal include "Shaping a more compact urban form," "Complete communities," "Neighbourhood infill and redevelopment," "Creating great communities," and "Housing diversity and choice."

As our site is located within the Airport Vicinity Protection Area (AVPA) which restricts residential development; we are hopeful that ongoing negotiations between the City of Calgary and the Airport Authority will enable the intensification of this strategic site.

We look forward to Administration, Calgary Planning Commission and Council support of our application.