

Applicant's Submission

To Members of Calgary Planning Commission:

Rationale for Land-use Redesignation

Introduction

The subject site is located at 720, 724 and 728 55th Avenue SW (3 lots). The site is separated from Elbow Drive by an existing church and parking lot.

Currently there is no ARP to reference, however this area is undergoing a significant revitalization with many new side by side dwelling units being constructed. The Municipal Development Plan (MDP) encourages redevelopment in established areas. This is supported by two higher density projects that have recently been approved at the intersection of Elbow Drive and 50th Avenue. One building is primarily office with retail at grade and the second project is a 6-storey mixed use with residential, office and retail. There are several other projects being developed on the Elbow Drive corridor.

The Site is currently zoned R-C2 Contextual One/Two Dwelling Residential. Under bylaw 1P2007 and we propose with this submission to change the zoning to **M-C2 Contextual Medium Profile District (M-C2) as a base district and providing a maximum height on 16M.**

The subject site does not fall into a TOD district with the closest station being Chinook Centre located on 61st Avenue. There is transit service located within 110M of the subject site.

Site context

The area surrounding this site has a diverse mix of uses and built form. As noted there are several new developments located to the north of the project including mixed use, office, commercial, seniors housing and religious facilities. There are several new side by side dwelling units located in the immediate proximity and within a four-block radius of the planned development. To the south of the subject site there are many older multi-residential structures ranging in height from 3 to 5 stories and densities that reflect M-C2 zoning. The Chinook shopping centre is also within walking distance of the subject site.

Urban Design

From an urban design perspective, the proposed development will provide an increased residential density by introducing a mid rise concept. The proposed building will be stepped east to west to with the higher portion of the building backing onto the existing church site. Vehicular access and servicing will be provided at the rear of the site mitigating conflict with the existing sidewalk located on 55th Avenue. The design of the project has also respected the mature trees which currently exist along 55th Avenue.

The proposed design reflects sensitivity in terms of massing and scale. We believe the built form and increased density can be achieved while mitigating the impact of height on the community.

As noted above, transportation impact will be minimal on 55th Avenue with the emphasis to provide access from the existing rear lane. Provisions have also been made for on site visitors

Applicant's Submission

parking. Consideration has also been given to waste and recycling storage and a full underground parkade for resident parking.

Increasing the density of residential development on the subject site should be supported given the location and relationship to the Elbow Drive corridor, 50th Avenue upgrades and medium and higher densities located to the south. We propose to step the building from 2 stories to a maximum of 16 metres bordering the adjacent church site. This cascading approach has been envisioned to reflect the sensitivity of adjacent home owners to the east and north. The design respects the pedestrian flow and mature trees located along 55th Avenue.

As the program is developed, our team will present additional material to support the proposed design. The planned medium density building will also compliment the adjacent developments to the west and south of this site by providing a transition to the existing zoning in this general area.

If you have any questions regarding our proposal for the site, please do not hesitate to contact any one of our team members to discuss further.

Stakeholder Engagement, Research and Communication

Engagement Undertaken by the Applicant:

December 19, 2017:

- Meet with Councillor Farkas to present LOC documents

March 7, 2018 - Community Association Meeting #1

- First meeting to inform Community Associations of the upcoming project.
- Windsor Park Community Association representatives present.
- Presented preliminary concepts.

May 11, 2016 - Community Association Meeting #2

- Memo sent to President of Windsor Park Community Association to request 2nd meeting
- The applicant spoke to the President of the WPCA and he urged we conduct an open house to present material for the proposed Land Use Redesignation.

May 27 and 28 - Door to door canvas of primary neighbourhood (500M radius):

- THS Consulting Calgary conducted a door to door canvas of the immediate neighborhood to present the proposed Land Use Redesignation of the property. Approximately 160 residences were approached.
- Although many residents were not home on the weekend, many of the residents (approximately 35) we met were supportive of the project.
- Only 3 residents were opposed.

The concerns of the residents we spoke to were the same 3 issues:

- Parking on the street; Britannia and Windsor Park are already very congested, people were worried about losing even more street parking to mainly the Visitors to the new development. Those fears were allayed with the assurance that parking will be underground.
- Increased Traffic to the side streets surrounding the development; people are very concerned about more traffic, especially concentrated around the park and existing

Applicant's Submission

playground zones. I addressed this with the traffic study and provided a copy to those whom asked for it.

- Price of the units in the development and concerns about the type of buyer or renter; people are wanting higher-end developments to bring in a higher standard of living to the area and more professional families. Concerns over more renters in the area.



Gerry Garvin | Senior Associate

Member CSC

Kasian Architecture Interior Design and Planning Ltd

1011 Ninth Avenue SE, Suite 450

Calgary, AB, Canada | T2G 0H7

T 403.290.8835 | C 403.540.1634

www.kasian.com