

Applicant's Submission



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Applicant:

Bucci Riverside Projects Ltd.

Revised Land Use Amendment Application (LOC2018-0059)

The original land use amendment application was submitted in March 2018 to redesignate the parcel at 1018 McDougall Road NE from existing DC Direct Control District to MU-1 District to allow for mixed-use development. This letter provides an update on the proposed land use amendment application based on the latest working development permit plans. The concurrent development permit application was submitted on June 27, 2018.

The existing DC allowable FAR is 5.3 and the latest development permit plans in response to the detailed team review by the city also indicates a 5.3 FAR.

1018 McDougall Road NE is in the Bridgeland-Riverside community. It is one of Calgary's last undeveloped park-side properties in this master-planned community and will become an integral hub and landmark that enhances the neighborhood. The project will provide strong retail connections, improved pedestrian spaces, and landmark architecture designed by an international architect that strengthens Calgary's strong natural and urban interface and contributes to a unique sense of place.

The mixed-use project is comprised of three elements: two residential towers and a ground floor podium with commercial, residential and live-work uses. The proposed palette of forms and materials have also been engaged to architecturally express the base and tower elements of the project in a manner that enhances, compliments and responds to the current context of the neighborhood. The restaurants and shops will animate these frontages and will contribute to Bridgeland's livability, character and enjoyability.

There is a strong emphasis on the parks, public realm, pedestrian and resident activities. The portion of Bridgeland, between 1st Avenue, Murdoch and McDougall Parks and 9th Street is of increasing importance and there is a strong focus to create inspired places, strong pedestrian opportunities, and improved commercial connections that becomes a landmark for the community.

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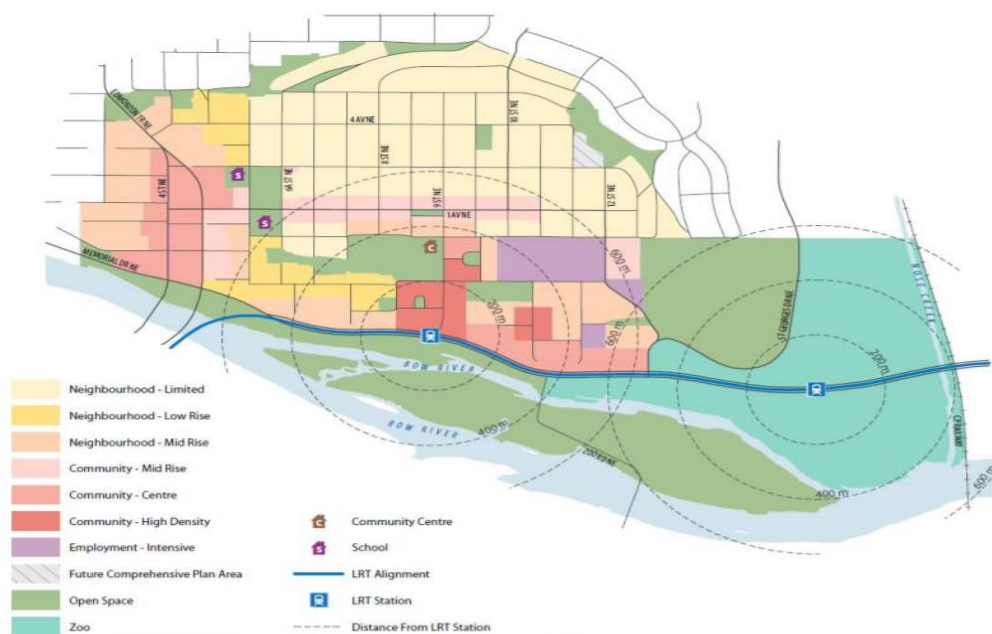
Location and Context:

The subject site is located at 1018 McDougall Rd NE and is approximately 1.02 acres (0.414 hectares) in size. It is located within the community of Bridgeland Riverside and situated within 200m of the Bridgeland LRT station. The City of Calgary started the process of creating a new Area Redevelopment Plan for Bridgeland-Riverside in 2017 to address future development types. The June 2018 draft plan classifies the site as community-high density and is intended to maximize density to support transit, commercial, mixed-use and other growth goals for the community.

Draft Land Use Map:

Bridgeland-Riverside Area Redevelopment Plan | DRAFT | June 23, 2018

Map 3: Land Use Concept



**This map shown is not final. Further changes may be forthcoming.*

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The subject site has no service lanes and is bordered by St. Matthews Square Park to the North East and McDougall Rd and 9 Street NE to the South and West. McDougall Park and the Bridgeland Community Hall are located immediately to the west of the subject site and could use greater support from additional mixed-use activation than what currently exists.

Limits of Current DC Zone (DC171D2015):

The current land use for the subject site (DC171D2015) does not allow for any commercial uses and essentially limits the uses to only those that are residential in nature. The zone limits the height of proposed buildings to 23m or effectively 7 storeys. The neighbouring development of Radius (mirror image to subject site and identical in size) has confirmed that, at this height maximum, the site can only render 4.3 FAR density which misses the maximum allowable residential floor area ratio of 5.3 by almost 20%. This equates to at least 60 additional units of housing that are not being realized for this transit-oriented site. The existing DC District contains other prescriptive requirements such as maximum and minimum setbacks, and massing setbacks above 2-3 storeys.

Proposed Land Use Amendments

- Increase maximum height from current 23m to 50m
- Include commercial uses such as:
 - a) Fitness Centre;
 - b) Retail and Consumer Service;
 - c) Brewery, Winery and Distillery;
 - d) Outdoor Café;
 - e) Restaurant: Food Service Only – Medium;
 - f) Restaurant: Licensed – Medium;
 - g) Supermarket and Live-work; and
 - h) Temporary Residential Sales Centre
- Allow for parking requirements to be reduced due to its proximity to the LRT Station in support of the City's Transit Oriented Development (TOD).

Reasons for proposed land use amendment:

- Allow for ability to achieve allowable floor area ratio closer to what was envisioned for this site (currently unachievable with height maximum of 23m).
- Provide for commercial, retail, and live-work opportunities (The restaurants and shops will animate these frontages and will contribute to Bridgeland's livability, character and enjoyability)
- Allow for greater flexibility of massing options (break up massing into separate forms and phases instead of one large block) than is currently allowed.
- Allow for greater flexibility for planning administration to relax aspects related to built-form, massing, to enable development of unique and extraordinary architecture.
- Allow for commercial uses at grade that will promote greater street activation and pedestrian activity along 9th Street NE and McDougall Rd. NE
- Allow for more appropriate parking requirements considering proximity to LRT station and TOD nature of site.

Engagement Summary:

- Extensive discussions and open houses with the City, Community and Bridgeland Riverside Community Association Board including:
- Meeting with senior planning officials to discuss opportunities for the site. (Feb. 6, 2018)
- Meeting with Bridgeland Riverside Community Association Board (BRCA) (Feb. 20, 2018)

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- Public Open House at Bridgeland Riverside Community Hall (Feb. 28, 2018). Over 12,000 notices were sent by Canada Post to the surrounding neighbourhood. Approximately 17 groups of residents attended and provided feedback on the initial concepts and ideas presented.
- Public Open House at Bridgeland Riverside Community Hall (May 22, 2018). Over 12,000 notices were sent by Canada Post to the surrounding neighborhood. Approximately 60 groups of residents attended and provided feedback on the development permit concept.
- Meeting with Bridgeland Riverside Community Association Board (BRCA) (July 18, 2018)
- Project website: City's website and applicant's website (www.bucci.com/dominion) to provide information on the applications online.