

Applicant Submission



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2019.01.21

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RE: LOC2018-0143/DP2018-3498

Area Redevelopment Plan Amendment, Concurrent Development Permit and Land Use Redesignation Application from M-C2 to Direct Control District based on MU-1 with a floor area ratio modifier of 7.5 and building height modifier of 45.0m: 528 25 AV SW; 2412R 5 ST SW

APPLICANT STATEMENT

A strategic acquisition by Mission Seniors Living Ltd., the subject site is located within the community of Cliff Bungalow along 25 AV SW and is comprised of two (2) parcels to be consolidated into one parcel measuring 0.199 hectares in total area. To be removed prior to redevelopment, the parcels currently contain:

- A four (4) storey multi-residential building with thirty-six (36) condominium units and an underground parking structure, which was inundated and damaged during the 2013 floods; and,
- A single-storey utility structure (a decommissioned ATCO utility gateway).

4 ST SW is one of twenty-four (24) MDP-identified Main Streets described as: active corridors that attract Calgarians to socialize, work, live, and shop, and that are also well-suited for long-term growth and intensification. The assembled lands are located adjacent to 4 ST, on a narrow block between two (2) Neighbourhood Boulevards (4 and 5 ST SW) described in the MDP as streets that are destinations for the local communities surrounding them, providing the highest level of connectivity within this family of streets. These streets support mixed-use retail and residential uses. The site is well-connected by a series of other higher-order Collector streets (25, 26 AV SW, and 4 ST SW south of the Elbow River), and the Elbow DR SW Parkway. The site also has excellent access to alternative transportation modes along the Primary Transit Network (Bus Route 3 along 4 ST SW, Route 17 and 449) and is immediately proximate to the regional pathway system and open space network along the Elbow River.

Generally described, the redevelopment proposal by Mission Seniors Living Ltd. would allow for a mid-rise and amenity-rich continuum of care seniors' rental residence - a residence where Calgarian's can live independently and have the comfort of knowing support is close at hand as their needs change or grow, enabling them to continue to age in place. The proposal includes one-hundred and forty-one (141) dwelling units (including a range of housing from independent supportive living, assisted living to memory / dementia care), multiple shared indoor/outdoor amenity spaces and operational/service facilities for approximately fifty (50) full-time equivalent staff members within a twelve (12) storey built-form. The proposed building will achieve a floor area ratio of no greater than 7.5 and no greater than forty-five (45) meters in height. Although the scale of the proposal is based on a real and ever-growing need for continuum of care facilities, we believe it is contextually appropriate in scale for these two underdeveloped blocks that are primarily comprised of surface parking and single storey medium-to-large format retail buildings. These two blocks are uniquely situated and primed for strategic growth based on a context of tall buildings on the east side of 4 ST, proximity to the Primary Transit Network and the discernible qualities that differentiate these blocks from the more stable and character residential areas of the community. The proposal will set a

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strong standard of design/building excellence for these potential future anchor blocks to the 4 ST SW Main Street.

The site is located within the Cliff Bungalow Area Redevelopment Plan (ARP), approved by Council 25 years ago, with a stated planning horizon of 15 years. A thorough policy review undertaken by the project team demonstrates that the proposal will align with the City's most contemporary and progressive growth goals including the Municipal Development Plan, Developed Area Guidebook and Main Streets Initiative. We are proposing amendments to relevant ARP maps and policies for a Special Study Area that includes the subject site's surrounding two blocks and applies policies from the Developed Area Guidebook.

The applicant recognizes that progressive proposals for redevelopment can include developer-funded investments in the local community. A voluntary investment directed toward three (3) projects is proposed by Mission Seniors Living Ltd. as follows: Construction of a segment of Prospect Trail; Enhancements to the connectivity and accessibility infrastructure of an adjacent Park (Scottish Nursing Home Park); and a permanent public art installation at the corner of 5 ST SW and 25 AV SW along with enhanced private-public pedestrian streetscapes along bounding street edges of the subject site. A Direct Control District has been utilized to achieve these goals as The City of Calgary has few financial tools available and is still exploring Established Areas wide financial mechanisms to realize community amenity contributions.

The application includes a concurrent Development Permit, ensuring a thoughtful and comprehensive built outcome that directly informs the proposed Land Use Redesignation and ARP Amendment.