

Applicants Submission

On behalf of Landstar Development Corporation, and property owner of 1240725 Alberta Ltd., QuantumPlace Developments is pleased to submit this application to redesignate 800-838 Crowfoot Crescent NW, a 1.86 acre property in Crowfoot Centre. Retail shops and services are currently located on the site in a low-density format. The landowner would like to redesignate the property to facilitate a mixed-use building development with retail uses on the ground floor and residential uses above. The landowner envisions the possibility of seniors' housing for the residential portion, with a likely mix of independent and assisted living units. This would provide much-needed housing options for the aging population in that quadrant of the city. The site is located approximately 500 metres from the existing Crowfoot LRT station, making it a prime candidate for transit-oriented development. The site is also located within a Major Activity Centre (MAC), as identified in the 2009 Municipal Development Plan (MDP).

Existing Land Use District: Development on the site is currently governed by a Direct Control (DC) land use district that dates back to 1983. This DC district (DC105Z83) allows for a 12-storey building with office, retail or service commercial purposes and/or residential dwelling units, with a maximum FAR of 2.0. Although the existing DC district does allow for residential development, it is based on the Land Use Bylaw from 1980 and it does not conform to today's current city policies and nor does it allow for the type of mixed-use development (i.e., residential and commercial uses mixed within a single building) projected for this site. Furthermore, the existing 1983 DC district does not allow nor recognize the use of "Assisted Living," which is a key part of the future development envisioned for the site. Given the proximity of the site to the Crowfoot LRT station and The City's desire to provide more housing near major transit amenities, the site is perfectly suited to accommodate mid-rise development that is sensitive to the surrounding context. Much has changed since the existing DC bylaw came into effect in 1983, including the introduction of an LRT station at Crowfoot. A land use redesignation is a necessity for the site to bring the land use district into conformity with present day policies and to allow for a new development that meets contemporary planning objectives and recognizes the future context of the Crowfoot as a MAC.

New Land Use District: The landowner is seeking a redesignation to a new DC district based on the Mixed Use-Active Frontage (MU-2) district. The MU-2 district is intended to facilitate a mixed use building with active commercial uses at grade and is ideal to facilitate transit-oriented development in a MAC. The landowner is seeking a new DC district because of the unique context of the site. Situated on a commercial street (Crowfoot Crescent NW), the site is adjacent to low density residential housing to the west in the community of Arbour Lake. However, the adjacent housing is buffered from the site by a regional pathway, and the topography is such that the houses sit far above the site. It is recognized by the landowner that respecting community context is important, and as such it is intended that the DC district will allow for the creation of site-specific rules intended to ensure context-appropriate development that is friendly, graduated, and through its design achieves maximal natural integration into the area's landscape while also minimizing shadowing impacts on adjacent development. It is important to note that no change to the maximum height allowed on the site is sought as part of this application. The existing DC district allows for a maximum of 12 storeys (46 metres), and the landowner is seeking to maintain the existing allowed height limit at 46 metres. However, the landowner is seeking to increase the density allowed on the site to 4.5 FAR. The existing DC district allows for a maximum of 2.0 FAR, which will not allow for a commercially viable mixed-use seniors' housing development, as a minimum scale is required for it to be economically viable. An FAR of 4.5 and a maximum height of 46 metres will ensure that future development is feasible and takes full advantage of the site's location.

Applicants Submission

Major Activity Centre: Crowfoot Centre is identified as a Major Activity Centre (MAC) in the Municipal Development Plan (MDP). MACs are intended to incorporate the highest densities and levels of activity outside of the centre city. As per the MDP, Crowfoot is envisioned to incorporate high density development with a mix of residential and commercial land uses. The proposed land use redesignation is appropriate to facilitate the type of development envisioned for MACs and would be the first higher density proposal for the Crowfoot area in 35 years.

Transit-Oriented Development: The site is located within 500 metres of the Crowfoot LRT Station and is an approximately 10 minute walk from the station. Pedestrian connections to the station are direct and convenient via a legible route with crossing lights and marked crosswalks. The proposed land use designation is appropriate to facilitate a building form that is transit-supportive.

Mixed Use Development: The proposed DC district would facilitate mixed-use development, allowing for residential uses in Crowfoot. This is in alignment with both the MDP and the Transit Oriented Development Policy Guidelines, which identify mixed use as being a desirable building for within MACs and TODs respectively.

Need for Seniors' Housing and Opportunity for Aging in Place: A variety of demographic projections and forecasts indicate that Calgary's population is aging and seniors' housing is needed in all parts of the city. This need will persist into the future and Crowfoot is an ideal location for seniors' housing. This development will allow residents of Arbour Lake and other surrounding neighbourhoods to stay within the area when their housing requirements change (i.e., aging in place), and would allow for greater diversity of housing options for those that wish to remain within the area they are familiar with. The mix of independent and assisted living would also allow for seniors to stay within the building if the level of care they require changes over time.

Sensitive Building Design: The use of a DC district will allow for the inclusion of rules specifically intended to ensure a sensitive interface with the adjacent low-density residential housing, and that any future development is well harmonized into the existing landscape. These rules include the use of stepbacks to transition the height downward towards the rear property line and sensitively interface with the community, and vertical articulation to minimize shadowing impacts to the extent possible, while also balancing other key objectives for the site including maximizing density and activating the commercial frontages.

Improved Pedestrian Connectivity: The site is adjacent to a regional pathway to the west that serves the community of Arbour Lake. Currently, there is no formal connection from the Arbour Lake community to the site. However, pedestrians have been informally using the site to access Crowfoot Crescent and destinations beyond. There is a clear "desire line" through the site, as evidenced by cuts made in the fence surrounding the property and pedestrian activity observed through the site throughout the day. This application presents an opportunity to provide a formalized well-designed pedestrian/cycling connection through the site, greatly enhancing the connectivity between Arbour Lake and Crowfoot. It would also improve those pedestrian connections to the LRT and bus service.

Amenities: The site is an ideal location for residential and commercial development due to its proximity to primary transit and to amenities. Within 700 metres of the site, the following amenities are provided: two grocery stores; three pharmacies; a recreation centre; a high school; a library; medical offices; restaurants; coffee shops; a movie theatre complex; a variety of retail stores; and personal services. The site is also located adjacent to a bus stop with direct

Applicants Submission

access to Routes 76 and 130. Within a ten minute walk (500 metres) of the site there is access to an additional seven bus routes, including Routes 40, 97, 113, 120, 134, 199 and 299.

Community Engagement: Prior to submitting a formal application, the landowner and applicant undertook engagement to learn about opportunities for the site and potential concerns of area users and interested residents. Meetings were held with the Arbour Lake Community Association and the Arbour Lake Residents' Association in August and September 2018. These meetings were positive in nature and comments were made about welcoming good and responsible development in the Crowfoot area. Members of these associations indicated their desire to be involved throughout the land use redesignation process, and suggested that an open house may be helpful to seek input from the wider community. As such, a public open house was held on October 10, 2018, prior to submitting a formal application, to introduce the notion of the application to the community and to gather early feedback. Furthermore, the applicant met with the Community Association on an ongoing basis for the duration of the project.

Approximately 35 people attended the open house. Comments received were generally positive regarding the notion of redeveloping the site. Attendees were generally very supportive of seniors' housing in this location and several attendees commented that Crowfoot has "everything but housing." There were also positive comments received about the idea of a pedestrian connection through the site.

Attendees shared their concerns about the building height that is currently allowed as per the existing DC and about the potential loss or turnover of some of the businesses currently located on the site. There were also concerns expressed by some individuals about pedestrian safety and traffic along Crowfoot Crescent.

Summary: This application proposes to allow for a mixed-use building in a designated Major Activity Centre on a site located within 500 metres of an LRT station. The use of a DC district will allow for site-specific rules to be created to ensure a sensitive interface with the adjacent residential area. It will also allow for the development of seniors' housing on the site, providing a much needed housing option for our aging population. On behalf of the landowner / applicant, it is hoped that The City would welcome the opportunity and real interest to intensify and densify the Crowfoot site along the lines of the policies The City's planning department have been espousing in the past decade, and that this application for land use redesignation would be fully supported through the various stages of approval.