

## Applicant's Submission

**Seika Architecture Ltd**

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

March 18<sup>th</sup> 2019  
Planning department  
City of Calgary.

**Land use Re-Designation – 2107, 14 street SW, 1437 19 avenue SW, 2103 14 Street SW, Calgary, Alberta**

**Original submission – March 3<sup>rd</sup> 2018**

The subject three sites are seeking to re-designate parcels of lands currently designed as Multi-Residential – Contextual Medium Profile (M-C2) to Mixed Use – General (MU-1 f5h21) to accommodate development of the site.

**New submission on March 18<sup>th</sup> 2019**

We had 3 meetings with the community association regarding the above project. We have discussed with the Community association about their concerns of height/ setback / FAR & uses. Based on those discussions, we have revised our land use to MU-1 f3.8 h20.8

**Site context based on land use designation.**

The area adjacent and close to the subject site consists of lands that are zoned commercial, Multi residential- high density medium rise (M-H1), Urban Market, Multi- Residential – Contextual Medium Profile (M-C2), Residential –one / two dwelling (R-2) District

**Site Context-**

The total land area is 735.9m<sup>2</sup>(0.18ac). The North side of the land faces 19 Avenue S.W.. South side of the land faces a Multi residential development. East side of the land faces 14<sup>th</sup> Street SW & West side of the land faces an avenue.

The corner of 14 street SW & 19Ave SW offers special exposure to the proposed development and increases opportunity for commercial uses.

**Site Access & Traffic**

The Parkade access will be on a lane. The retail / consumer service units will face 14<sup>th</sup> street SW, and 19<sup>th</sup> Avenue SW.

**Parking**

All of the residence and business owners parking is underground with surface parking for retail uses.

**Site servicing for utilities**

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time. Adjustments to on-site servicing may be required and will be determined at the development permit stage.

The six story mixed development design is based on following key considerations:  
Ground floor small commercial units, 2nd floor furnish office spaces for rent, 3rd floor small scale condo units (450 square feet), 4th floor 2 bedroom condo units, and penthouse 4 units (two level units at 5th & 6th floor). Hence, creating a 6 storey mixed development building.

Based on restricting the building to six stories; capping the height at 20.8 metres; matches with new development at the opposite side of 19th Ave SW (Multi residential- high-density medium rise (M-H1)). Proposed building form enhances the existing character of the context.

Resident's perception and/or desire for a new development to bring economic benefit to the community. "Increased options for housing; the presence of more residents will also support diversification of commercial options." Furthermore, "Retail opportunities, corner store or other community businesses would be great on main level."

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