Applicant Submission

B&A Planning Group has been retained by Arlington Street Investments to pursue a land use amendment for 821, 823, 825 and 829 17 Avenue SW. The property's current land use is designated Commercial – Corridor 1 (C-COR1f3.0h23) District. The site presently accommodates Buon Giorno's Restaurant and three houses converted to commercial retail and services. A lane at the back of the properties serves a series of surface parking lots managed by Indigo Parking for the commercial uses in the area. The site is located directly south of Tomkins Park, a unique public space and considered the jewel of 17th Avenue that runs between 7th and 8th Streets SW.

This redesignation application provides the opportunity to comprehensively redevelop this site and to appropriately frame Tomkins Park with a project that delivers a quality mixed-use development that revitalizes and invigorates the area. The application integrates a mid-rise form with moderate intensity into the neighbourhood and along the neighbourhood main street, while implementing the City's Municipal Development Plan for strategic and sensitive intensification in established areas.

Our proposal is for a Direct Control District based on the Commercial – Corridor 1 District with a maximum 5 FAR and maximum height of 27 metres. Future development of the site anticipates fine grained active uses at grade and potential landscaped terraces including an outdoor café/patio to provide eyes on both the street and Tomkins Park; while ensuring sun on the north sidewalk. In recognition of the character homes presently located on site we are providing a contribution to the Heritage Fund that we hope will go to preservation in the immediate area.

Our proposed land use amendment will support the transit-oriented neighbourhood corridor and provide an active and ample pedestrian realm with parking provided underground, accessed from the lane.

We look forward to Administration, Calgary Planning Commission and Council support of our application.