

Applicant's Submission

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

March 18th 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 3rd 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 18th 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 735.9m²(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 14th 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 14th street SW, and 19th 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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