

Applicant's Submission

April 16, 2018

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B&A Planning Group has been retained by Arlington Street Investment to pursue a land use amendment for 1434 – 1448A 17th Avenue SW, 1511 – 1531 16th Avenue SW and 1609 14th Street SW. The property's current land use designation is split. The 17th Avenue and 14th Street frontage is designated a narrow band of Commercial – Corridor 1 (C-COR1f3.0h23) District. The 16th Avenue frontage is designated Multi – Residential – Contextual Medium Profile (MC-2) District. The site currently accommodates a series of single storey restaurants and retailers along the 17th Avenue frontage and a 3 storey building with retail at grade and office above. 16th Avenue frontage serves as a surface parking lot for the commercial uses in the area.

This redesignation application provides the opportunity to comprehensively redevelop this prominent location with a project that delivers a quality mixed use development deserving of a site at the entrance to the Centre City and located at the intersection of two important Main Street transit corridors - 17th Avenue and 14th Street SW. The site consists of almost ¾ of the block and has the critical depth and area to construct a significant transit oriented mixed use development at this key nodal location implementing policy direction of the Municipal Development Plan.

Our proposal is for a Direct Control District based on the Centre City Mixed Use (CC-X) District. This land use designation will provide an appropriate bookend to the 14th Street and 17th Avenue corridors. Both of these corridors currently have a similar CC-X designations or Direct Control Districts of similar height and density proposed at their intersections with other Main Street corridors at 10th Street SW and Macleod Trail SE.

Our proposed land use amendment is intended to accommodate transit oriented development that will provide an active and ample pedestrian realm, a podium to provide human scale and landmark residential tower(s). Parking will be provided underground and accessed from 16th Avenue SW.

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