



The City of Calgary

LAND USE PLANNING & POLICY (LUPP) #8117

REQUEST FOR COMMENT ON APPLICATION

Date: March 20, 2014

To: Ward 9 Councillor
Gian-Carlo Carra
#8001A
Calgary, Alberta
T2P 2M5

Return To: **Circulation Control**
Development and Building Approvals #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5
email: CPAG.Circ@calgary.ca

File Number: LOC2014-0033

10 FROBISHER BV SE 2832HQ;2;A

Community: FAIRVIEW

Ward: 09 Map: 27S

Alderman: Gian-Carlo Carra

Applicant: MANU CHUGH ARCHITECT

Contact: Manu Chugh (403) 910-4260

Parcel Owner: 729608 ALBERTA LTD..
1400 520 5 AVE SW
CALGARY AB CANADA T2P 3R7
(See title for additional owners.)

Application: Land Use Amendment

Site Area: 1.43 ha

Existing Use:

Proposed Use:

Multi - Residential - Contextual Medium Profile (M-C2)
District

Multi - Residential - High Density Low Rise (M-H1)
(M-H1f2.5h24) District

Attached are the plans and application material for this proposal. Please submit your response to the above sender by;

DUE DATE

Thursday April 10, 2014

If you want to discuss this application further, please call the File Manager:

Gary Wilson (403) 268-5416 <mailto:gary.wilson@calgary.ca>

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

No Objection

See Accompanying Letter

Signed: _____

Signed: _____

Date: _____

Date: _____

Agency: _____

Agency: _____



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LAND USE PLANNING & POLICY (LUPP) #8117

REQUEST FOR COMMENT ON APPLICATION

This Application has been circulated to the following parties:

Dave Eisenbart, Fairview Community Association, Box 78053, 383 Heritage Dr SE

Gian-Carlo Carra, Ward 9 Councillor, #8001A

APPLICANT'S SUBMISSION

The subject application being submitted on behalf of Coastal properties Ltd., seeks to re-designate a parcel of land (described below) located in the community of Fairview in the South East quadrant of the city from its current M-C2 (multi-residential – contextual medium profile) land use district to M-H1 *f2.5h24* (multi-residential high density low rise) land use district to **allow an increase in building height** for the site to be developed to its potential.

The subject property is located at 30, Frobisher Blvd. S.E.

Lot: A
Block: 2
Plan: 2832HQ

The subject property is located close to the north east corner of the intersection of Macleod Trail and Heritage Drive S.E. and is within the 500 m radius of the L.R.T. (Heritage) station. Both Macleod Trail south and Heritage Drive SE are classified "commercial corridors". The proposal calls for additional two (2) storeys to the existing five (5) four (4) storey (non combustible) buildings and to develop a new six (6) storey residential building (with small support retail on the main floor) on the vacant (unused) portion of the land. The site area is 1.43 ha (3.53 ac) and the current F.A.R. (2.5) allows a total development area of 384,417 sq ft (or roughly 425 apartment units with average size of 900 sq ft). The site is currently developed with a total of 146,000 sq ft (150 units only) thus allowing a potential of adding approximately 238,000 sq ft (275 units) within the existing F.A.R.

The existing five (5) buildings are developed with 30 units each with a total of 150 units only. The proposal calls for adding approximately fifteen (15) to twenty (20) units to each building and constructing a new six (6) storey development with approximately sixty (60) to seventy (70) units only and bringing the total (not to exceed) three hundred and twenty (320) units.

The proposed addition (approximately 170 units) with maximum 1000 sq ft per unit (including all circulation and common areas) would bring the total developed area to (146,000 sq ft + 170,000 sq ft) 316,000 sq ft (2.05 F.A.R) and still below the maximum allowed F.A.R. (2.5).

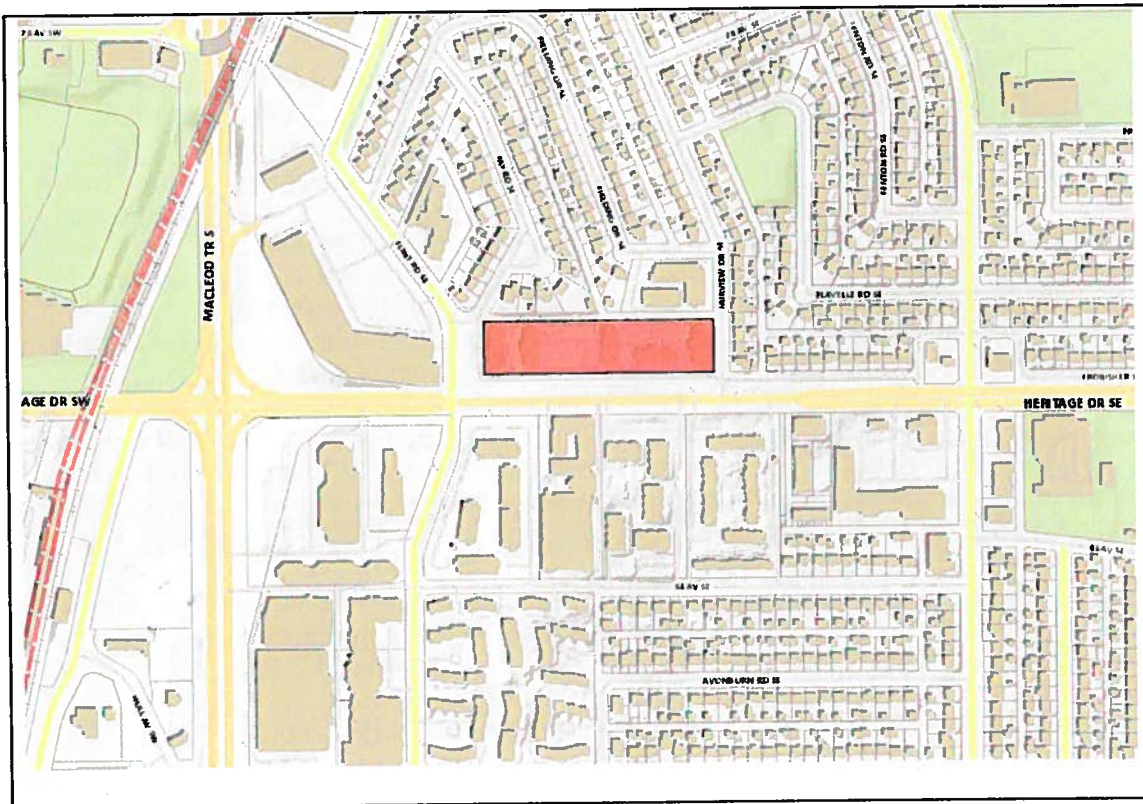
It is also envisioned that in addition to some retail stores, services and public facilities that meet day to day needs within walking distance for most residents, most of the main floor residential units in the new development and the existing five (5) buildings will be redesigned to have an individual, separate and direct access to grade in accordance with the objectives of the Municipal Development Plan.

The proposal, is in line with and reinforces the goals and objectives of the MDP.

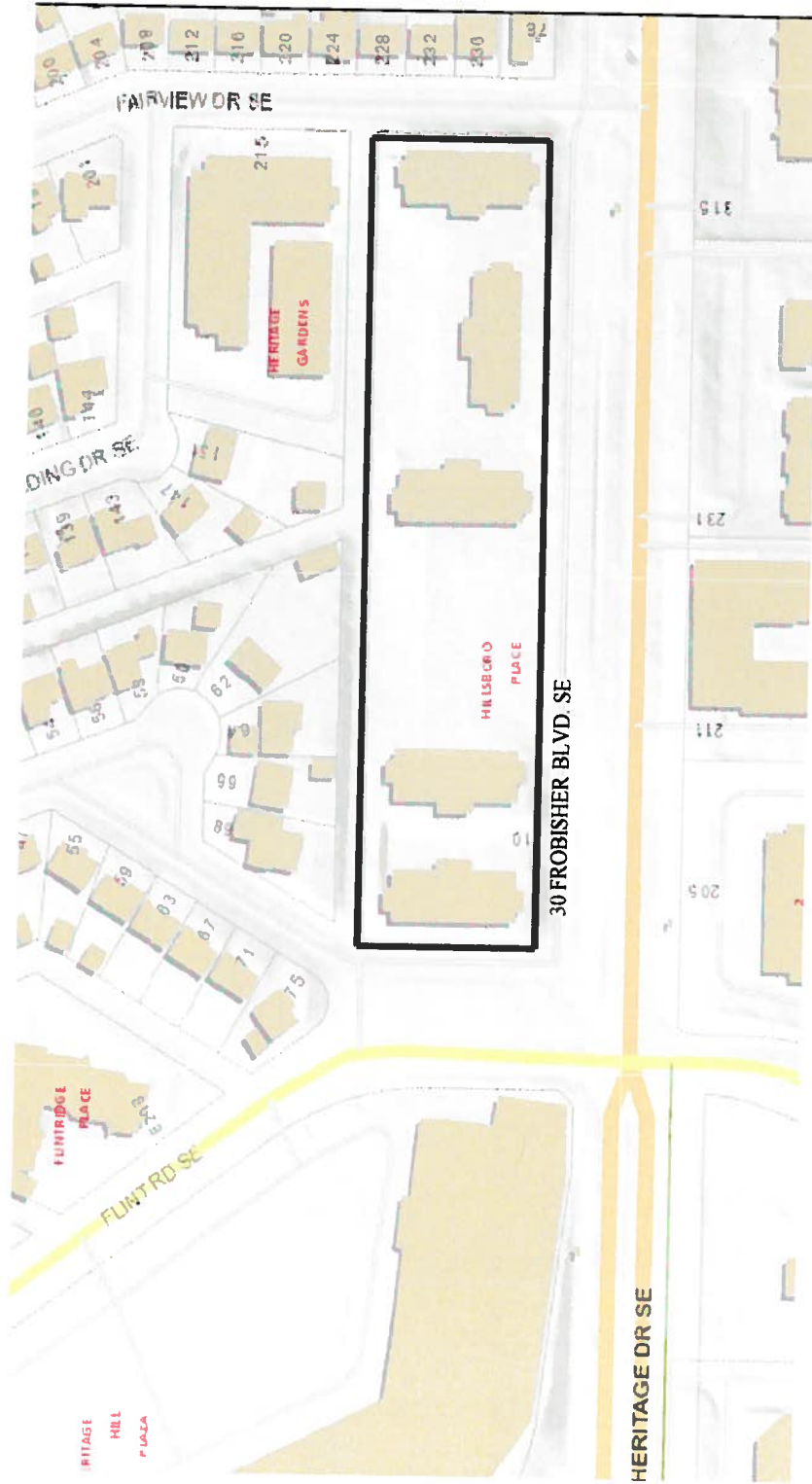
In conclusion and based on the above, we respectfully request corporate planning application group's and the council's support and approval for the subject Land Use Amendment.

File: LOC2014-0033

Description: From: M-C2
To: M-H1f2.5h24







30 FROBISHER BLVD. SE

