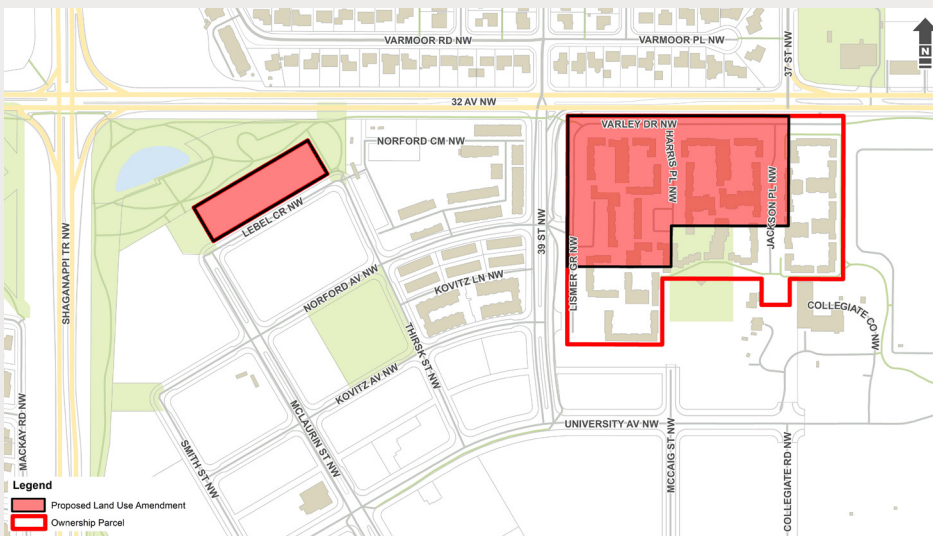


LAND-USE AMENDMENT

ISSUED MARCH 26, 2020

Please find this communication as notification that West Campus Development Trust (the Trust) has submitted an application to the City of Calgary for a Land-Use Amendment for the community of University District. The below information is intended to provide you with a summary of the application along with contact information for the Trust should you have any questions. Additionally, you are also able to provide feedback directly to the City via their website at www.calgary.ca/development and refer to LOC2020-0034.



The purpose of the Land-Use Amendment application is to provide the ability for more flexibility in the design options for the identified development parcels while maintaining the interface and transition in height towards Varsity so there is no impact to adjacent residents. The Land-Use is being proposed to go from M-G (current land-use designation) to M-1 (proposed land-use designation).

Please find a summary below of the changes identified by the City along with some additional clarity provided by the Trust:

M-G requires each unit to have a separate and direct pedestrian access at grade; the proposed M-1 does not require this

Part of the design flexibility the Trust is looking for is the ability to offer a variety of housing forms. The M-1 district allows for the addition and integration of smaller or larger units to be incorporated into a building form that utilizes a common entrance for units above the ground floor. The Trust is still planning to have all ground floor units with direct pedestrian access; M-1 will provide flexibility to above grade units.

Childcare service is a discretionary use in the M-1 District, but not listed in M-G
The Trust currently has no plans to incorporate a childcare service as part of these sites.

A maximum height of 14 metres (an increase of 1 metre from the current maximum)

The Trust is looking to maintain the interface and transition in height towards Varsity so there is no impact to adjacent residents.

A density range from 50–148 units per hectare (uph) – a change from 35–80 uph

The shift in density will be determined through the site layout and will vary depending on unit sizes and market conditions.

Contact Travis Oberg – Senior Development Manager at the Trust with any questions you may have.

FOR QUESTIONS CONTACT:

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