

Applicant's Submission

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Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

Re: Land Use Redesignation from R-C2 to R-CG: 202 – 32 Ave NE I Lot 19 & 20; block 4; Plan 5942 AD

The subject parcel is a corner lot located in the community of Highland Park North of 32 Avenue NE and East of 1 Street NE (hereafter referred to as "the Site"). The Site is approximately 0.0533 hectares in size with approximate dimensions of 15 by 35 metres. A rear lane exists to the North of the Site.

Iredale Architecture has been retained to undertake a land use redesignation and development permit application process to facilitate the construction of a four-unit Rowhouse Building with front doors facing 1 Street NE and 32 Avenue NE. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The property is currently developed with a single detached building with a detached garage that is accessed from 1 Street NE. The Site's surrounding development consists predominately of a mix of single and semi-detached housing to the North, West and South. There are multi-residential developments one block East of the site on 32 Avenue NE.

The Site is currently zoned as R-C2 (Residential – Contextual One/Two Dwelling) District, which is a residential designation in developed areas that are primarily for single detached, semi-detached and duplex homes. Single detached homes may include a Secondary Suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units per lot. In support of the proposed development, this application seeks to amend the existing R-C2 District to a R-CG (Residential – Grade-Oriented Infill) District.

The proposed R-CG District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four (4) dwelling units on the Site. R-CG District also allows Secondary Suites within new and existing residential developments, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time and better accommodates the housing needs of different age groups, lifestyles and demographics.

Planning Rationale

Policy Alignment

The subject parcel is located within the Residential - Developed - Inner City area of the Municipal Development Plan (MDP). The applicable policies encourage redevelopment of inner-city communities that are similar in scale and built form to existing developments, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighborhoods through the addition of a diverse mix of ground-oriented housing options.

Location Criteria

The following site characters make it especially appropriate for the proposed R-CG land use redesignation, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

- corner parcel;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned Primary Transit stop station;

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- on a collector or higher standard roadway on at least one frontage;
- direct lane access; and
- along or in close proximity to an existing or planned corridor or activity centre.

Community Engagement

The project team commits to be a good neighbor and work with surrounding community members and stakeholders throughout the application process. The project team has reached out to Highland Park Community Association to gain their support for the land use redesignation.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

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