

Applicant Submission

2019 September 18

To Whom It May Concern,

The parcels for the proposed land use re-designation are located at 1404/1406/1408 22nd Avenue NW in the community of Capitol Hill.

Riverview Custom Homes is the current Owner of 1404/1406 22nd Avenue NW, which was purchased from the City of Calgary on August 31st, 2019. This property will be transferred to the development company for the project, UF3 Construction Ltd. The current owner of the land located at 1408 22nd Avenue NW is Jack Johnson and Laura Young. The current owners have provided written consent for the change in land use designation. Riverview Custom Homes/UF3 Construction along with Jack Johnson and Laura Young wish to pursue a land use re-designation to facilitate a multi-residential development consisting of a maximum of 11 townhouse units.

Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction, we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (1404/1406/1406 22 Avenue NW).

Rationale

The site in question demonstrates several characteristics as to why it is appropriate to request that it be rezoned to an M-CG land use designation, which will help facilitate the development of new, compact homes, close to amenities and existing businesses. The purpose for this will be to construct 11, modern style, row-house units on the property with six to seven units facing the park and the remaining units facing 22nd Avenue NW

Corner Lot: The site occupies on odd-shaped corner lot, which allows the proposed development to enhance the neighborhood's streetscape by addressing both 13th Street and 22nd Avenue NW with grade-oriented dwelling unit entrances.

Main Street: 13th Street NW is adjacent to Confederation Park.

Proximity to Transit: There are three bus stops located within one and a half blocks of this site, including a southbound bus stop (bus# 414, 791, 792, 832) on 14th Street NW within 225m of the site and a North bound bus stop within 200m of the site.

Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the city-wide plan, which supports the development for more affordable new housing in established communities. The proposed intensification leads to the efficient use of infrastructure through the implementation of more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

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“Medium Density Low-Rise

The Medium Density Low-Rise area is intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area.”

Why not R-CG?

R-CG is a useful and well thought out designation, particularly for corner parcels and particularly for standard, rectilinear ones. Unfortunately, the configuration of this site has challenges due to both site grades as well as access to the laneway for parking and waste/recycling. These challenges are better suited to the MC-Gd111 designation.

The width of the lot across the alley (20.87m along the north property line) isn't enough to accommodate individual unit garages, waste and recycling, and a reconfigured Enmax power line. The solution to the narrow North access is to place each unit's garage at the main floor level, with two and a half levels of living space above the garage level. The maximum building height in 541(3) in the R-CG zoning proves to be too restrictive for this.

M-CG solves this by allowing changing the cutting plane height to 10.5m from the 8.6m in RC-G. The proposed development for this site anticipates the main massing of the townhouses to face east towards Confederation Park, as far away from the neighboring RC-1 to the west as possible.

Fortunately, the grade along the East PL is substantially lower than the neighboring RC-1 site to the west. (in the order of 4m+). This will allow the development to sit lower with respect to the rest of the residential block face.

The M-CG will allow for site vehicular access off the alley to garages located at grade at each unit. This keeps traffic access orderly to and from the site, via the alley.

Height and Scale

Due to the existing grades of the lot and the existing geodetic height of the neighboring main floor above the subject site, maintaining the scale along 22nd Avenue NW becomes relatively easy to achieve. Additionally, the neighboring three lots to the west along 22nd Avenue NW each have a width of 7.62m or 25 feet. The width of the proposed townhouses along 22nd will be more consistent with that 17-foot building width of the existing neighbors to the west than that of new single-family dwelling.

Proposed ARP Amendment

The amendment to the North Hill ARP reflects our early meetings with Capitol Hill Community Planning representative and the desire to allow for increased density along the south side of Confederation Park. The increased density immediately adjacent to the park allows for more future residents to enjoy this incredible amenity than a low-density zoning would. The increase in density M-CG is also consistent with recent developments in the area (1424 to 1440 23rd Ave NW).

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Community Engagement

Capitol Hill Community Association

Our Architect, Todd Jackson with Jackson McCormick Design Group had a preliminary meeting with the CA representative, Erin Shilliday, regarding our initial proposed 6 units and the increase in density was supported in principal. The revised plan for 11 units was not an option when we originally met with Mr. Shilliday however we have met with him since acquiring interest in the 1408 22 Avenue NW property and his commitment of support remains the same. On July 4th we met with Counsellor Druh Farrell regarding the proposal of 11 units.

We have contacted the community association to arrange a social with the community members and are hoping to have this completed in September. The CA has not had a formal meeting since June and the next planned meeting is not until October 3rd, which happens to be the same day as the CPC presentation. We are diligently attempting to meet with the members of the community and have had an open dialogue with those whom have reached out to us.

Conclusion

The proposed plan to re-designate the land use at 1404/1406/1408 22 Avenue NW provides many benefits to the community as well as the city at large. These benefits include:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards diverse choice in the community
- The proposed rezoning will be within close proximity to transit stops, which allows for greater transit use, providing more mobility options
- The proposed development has direct access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.