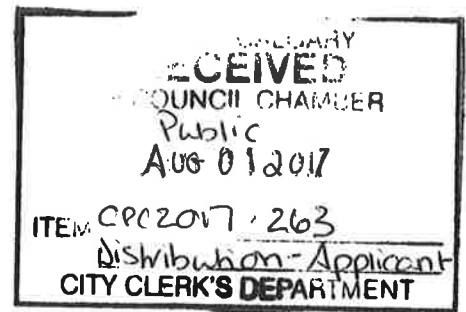


201 10TH AVE N.E
LAND USE CHANGE R-C2 TO R-CG (CORNER PARCEL)



The proposed land use amendment allows the building form to be compatible with the developed characteristics of Crescent Heights. The proposal is in line with the relevant policies of the Municipal Development Plan (MDP) and the Crescent Heights Area Redevelopment Plan .

The proposed re-designation allows to increase the density through a land use district that is contextually sensitive. The subject site is located on a corner parcel, has a rear lane, and is in close proximity to the primary transit network. The lot is also in close proximity of Centre Street N and Edmonton Trail NE which contain a broad range of employment, commercial, and retail uses.

SITE CONTEXT

The subject parcel is located in the community of Crescent Heights. The site has old single detached dwelling with a rear detached garage which is accessible from the lane. Due to the site's location at the corner of 10 Avenue NE and 1 Street NE, it can be easily accessible by foot, or vehicle.

The subject site is adjacent to single detached dwellings to the north, south, east and west. Multi-residential development is located to the northwest. Currently, Crescent Heights has various housing types and the proposed land use will help to further diversify the community.

The community of Crescent Heights peaked in population in 2015 at 6,380 and declined in 2016 to 6,097. The proposed land use amendment could result in a population increase if the subject parcel is developed as a row house.

LAND USE DISTRICTS

The proposed land use amendment is to re designate the subject parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for the development of row housing.

PROPOSED DEVELOPMENT MEET THE LOCATION CRITERIA AS FOLLOWS -

LOCATION CRITERIA

MEETS CRITERIA?

- | | |
|---|-----|
| 1. On a corner parcel | Yes |
| 2. Within 400 metres of a transit stop | Yes |
| 3. Within 600 metres of an existing planned primary transit stop | Yes |
| 4. On a collector or higher standard roadway on at least one frontage | No |

5. Adjacent to existing or planned non-residential development or multi-unit development	Yes
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	Yes
8. Direct Lane Access	Yes

The subject site is located approximately 250 metres walking distance from nearby primary transit stops on Centre Street N.

UTILITIES & SERVICING

Water, sanitary sewer and storm sewer are available to service this parcel.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment or growth management concerns according to the planning department.

PUBLIC ENGAGEMENT

I did my presentation to the community association members on June 6th 2017 at 7.00p.m. I discussed the concept design and received the comments. I sent emails, PDF drawings and received feedback from the community a number of times. See attached email for the correspondences.

Main comments was about increasing the density in the community, and concerns about the walkable neighbourhood. The sunlight effect for the next door neighbour house. The community needs to see the garages at the rear lane access.

Revised design repose to the community concern as follows

- (1) The subject site is located approximately 250 metres walking distance from nearby primary transit stops on Centre Street N.
The community of Crescent Heights peaked in population in 2015 at 6,380 and declined in 2016 to 6,097. This R-CG land re designation will increase the population at different locations within Crescent Heights. It will not create large new units at one location in the context. There has been numerous developments in the area over the past 15 years with a great number of infills and townhouse row housing creating a more upmarket and trendy area where younger families are able to afford given the type of construction.
- (2) Mobility –
The units of the proposed development (4 row house) face 1st street N.E.
Fronting unit's at-grade help to increase activity at the sidewalk along the west property line.
The garage door includes glass panels, which will increase the softness of the building (more penetration). The transparent glass with large window provides the building users with a sense of time, weather and location. Balconies facing 1st street and the large glass areas help to connect the inside of the building with the

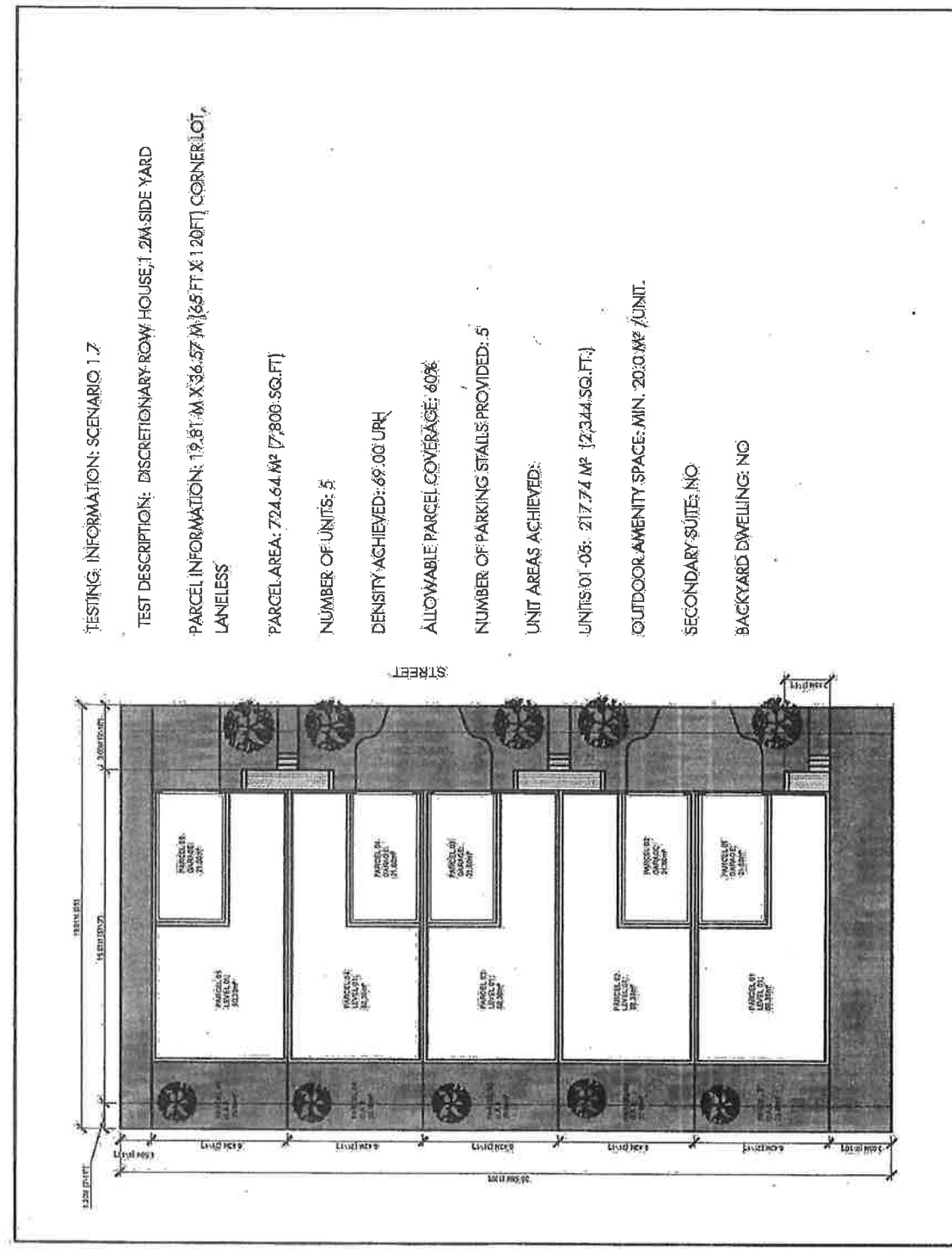
outside. It will create a setting for more "Eyes on the street" thus providing safe environment for pedestrians.

- (3) The Two storey house on the East side of the property. East side of the property will not lose the sunlight.
- (4) The building form, balconies with planters, and entrance enhance the existing character of the context, and provide an aesthetically pleasing view for the neighbouring residence.
- (5) The manipulated building heights, building mass and material composition of the building are interconnected and interdependent to maintain clarity and consistency. Thus, the project will provide a positive visual impact and will comfortably relate to its surrounding building environment.
- (6) The proposed building form strengthens the sense of place, and livability of the area,
- (7) The rendering shows wood finish materials that create a warmer feel and break up the flatter and monochromatic stucco.
- (8) Community association received the DP drawings. I received one comment from the community association on July 19th 2017 (see attached pdf). The Community prefers the garage access from the lane. Community has no comments on the building form or the building style. Client is willing to revised the DP drawings details with the file manager and arrange the garage access from the lane.

CALGARY PLANNING COMMISSION APPROVAL

CPC All the members approved the project.

MISCELLANEOUS – AMENDMENTS TO LAND USE BYLAW
1P2007
CITY WIDE
24P2014



AJITH KARUNASENA

From: Dennis Marr <planning@crescentheightsyyc.ca>
Sent: June-05-17 9:49 PM
To: AJITH KARUNASENA
Subject: Re: LOC2017-0061 201 10 Avenue NE

Hello Ajith,

I am sorry for the confusion but I rechecked my email to ensure that I had said Tuesday June 6 in the email. The meeting is tomorrow, Tuesday, June 6. Hopefully we'll see you then at 7 pm.

Dennis

Sent from my iPhone

On Jun 5, 2017, at 8:13 PM, AJITH KARUNASENA <ajith.karu@seikaarchitecture.com> wrote:

Hi Dennis,

I was at Crescent Heights Community Association (1101 2 St NW, Calgary, AB T2M 2V7) today at 7.00p.m. There was no meeting, only a Yoga class. I had a chat with the yoga class instructor. He give this phone number 403-992-4142 to get the information. I called a number of times. No one answered.

Please let me know the Location and next meeting date.

I would appreciate your early response.

Sincerely,

Ajith Karunasena

Architect AAA & Urban Designer

B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban)),RIBA, AIA,(SL),MRAIC, LEED AP

Seika Architecture Ltd

651 Macewan Drive N.W.

Calgary, AB, T3K 3R1

Tele-403-210-5085

ajith.karu@seikaarchitecture.com

<http://www.seikaarchitecture.com>

From: Dennis Marr [<mailto:planning@crescentheightsyyc.ca>]

Sent: June-02-17 12:24 PM

To: AJITH KARUNASENA <ajith.karu@seikaarchitecture.com>

Subject: Re: LOC2017-0061 201 10 Avenue NE

Looking forward to seeing you then Ajith.

Dennis

Sent from my iPhone

On Jun 1, 2017, at 9:27 PM, AJITH KARUNASENA <ajith.karu@seikaarchitecture.com> wrote:

AJITH KARUNASENA

From: Dennis Marr <planning@crescentheightsyyc.ca>
Sent: July-19-17 8:41 AM
To: AJITH KARUNASENA
Subject: Re: 201 10th ave N.E.- Development permit drawings

Hello Ajith,

Thank you for sending the plans.

At this time we prefer to review plans once they are tied to a DP. In this case the LOC rezoning has not yet been approved so there is no DP.

At our meeting with you we indicated that we encourage a walkable neighbourhood & do not like curb cuts & will ask that vehicles enter the property from the lane way (alley). That is still our opinion & always has been.

Dennis

Sent from my iPhone

On Jul 17, 2017, at 7:43 AM, AJITH KARUNASENA <ajith.karu@seikaarchitecture.com> wrote:

Hello Dennis,

See email below.

See attached PDF- DP drawings for the above project. Please kindly send your comments.

Sincerely,

Ajith Karunasena

Architect AAA & Urban Designer

B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban)), RIBA, AIA, (SL), MRAIC, LEED AP

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Tele-403-210-5085

ajith.karu@seikaarchitecture.com

<http://www.seikaarchitecture.com>

From: AJITH KARUNASENA [<mailto:ajith.karu@seikaarchitecture.com>]

Sent: July-14-17 1:15 AM

To: 'Dennis Marr' <planning@crescentheightsyyc.ca>; 'de Jong, Joshua A.' <Joshua.deJong@calgary.ca>;

'Communications & Community Liaison Ward 7' <caward7@calgary.ca>

Cc: 'ajith.karu@seikaarchitecture.com' <ajith.karu@seikaarchitecture.com>

Subject: 201 10th ave N.E.- Development permit drawings

Hello Dennis,

See attached PDF- DP drawings for the above project. Please kindly send your comments.

AJITH KARUNASENA

From: Dennis Marr <planning@crescentheightsyyc.ca>
Sent: July-20-17 8:25 PM
To: AJITH KARUNASENA
Subject: Re: 201 10th ave N.E.- Development permit drawings

Thank you Ajith.
We have the DP plans now.
Dennis

Sent from my iPhone

On Jul 17, 2017, at 7:43 AM, AJITH KARUNASENA <ajith.karu@seikaarchitecture.com> wrote:

Hello Dennis,
See email below.
See attached PDF- DP drawings for the above project. Please kindly send your comments.
Sincerely,

Ajith Karunasena
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Calgary, AB, T3K 3R1
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ajith.karu@seikaarchitecture.com
<http://www.seikaarchitecture.com>

From: AJITH KARUNASENA [<mailto:ajith.karu@seikaarchitecture.com>]
Sent: July-14-17 1:15 AM
To: 'Dennis Marr' <planning@crescentheightsyyc.ca>; 'de Jong, Joshua A.' <Joshua.deJong@calgary.ca>;
'Communications & Community Liaison Ward 7' <caward7@calgary.ca>
Cc: 'ajith.karu@seikaarchitecture.com' <ajith.karu@seikaarchitecture.com>
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See attached PDF- DP drawings for the above project. Please kindly send your comments.
Sincerely,

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PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
3E-140	A-02	01

1	16/11/05	ISSUED FOR DEVELOPMENT PERMIT			AK		AK			
I/R	YY/MM/DD	ISSUE/REVISION DESCRIPTION			DRN	CHK	DES	ENG	IDR	APP

Design by- **Seika Architecture Ltd**
651 MACEWAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TE-403-210 5085

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	SK01	01



1	17/06/26	ISSUED FOR DEVELOPMENT PERMIT					AK		AK				
I/R	YY/MM/DD	ISSUE/REVISION DESCRIPTION					DRN	CHK	DES	ENG	IDR	AP	

Design by- **Seika Architecture Ltd**
651 MACEWAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TE-403-210 5085

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	A-02	01