



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

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06.01.2020

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The City of Calgary
Planning & Development
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

RE: Land Use Redesignation + Supporting Minor ARP Amendment: 818, 822, 826 - 16 ST NW
(PE2019-01823)

Civic Address: 818, 822, 826 - 16 ST NW
Legal Address: Plan 6219L, Block 6, Lots 39-41
Landowner/Developer-Builder: Riverview Custom Homes
Land Use Redesignation Applicant: CivicWorks
Development Permit Applicant: Jackson | McCormick Design Group

APPLICATION SUBMISSION PACKAGE CONTENTS:

- Land Use Redesignation Application Requirement List [x1]
- Land Use Redesignation Application Form [x1]
- Certificates of Title (searched within 30 days) [x3]
- Registered Documents [x2]
- Letters of Authorization [x3]
- 2019 Fee Schedule + Fee: \$10,626 [x1]
- Colour Site Photograph Sheet [x1]
- Site Contamination Statement [x1]
- Abandoned Well Declaration [x1]
- Absence of Abandoned Wells Map [x1]
- Applicant's Submission Statement [x1]
- Concurrent Submission Declaration [x1]
- Site Plans [x15]

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The subject site is located in the inner city community of Hillhurst and comprises a three (3) lot assembly totaling 0.41ac (0.17ha), currently designated as a mix of R-C2 and R-CG Districts. Riverview Custom Homes has retained CivicWorks to undertake a land use redesignation process to facilitate the construction of twelve (12) high quality, grade-oriented townhomes, with front doors facing both 16 ST and 8 AV NW. The proposed land use redesignation would transition the lands to a Multi-Residential – Contextual Grade Oriented (M-CG) District to realize the proposed development vision. Like both R-C2 and R-CG, the M-CG District is a low density district intended to facilitate grade-oriented development. The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics.

MULTI-RESIDENTIAL INFILL CRITERIA

The subject site features numerous characteristics that make it especially appropriate for the proposed M-CG land use change. These lands meet six (6) out of eight (8) Multi-Residential Infill Criteria and are strategically located close to transit, local destinations and community amenities. A summary of applicable Multi-Residential Infill Criteria is below:

Corner Lot (826 16 ST NW): The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 16 ST and 8 AV NW with grade-oriented unit entrances.

Direct Lane Access: The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 16 ST and 8 AV NW.

Proximity To Local & Primary Transit: The subject site is directly adjacent to a local transit stop (Route 404) along 8 AV NW, is within 250m of another local transit stop along 6 AV NW (Route 104), and is also within ~250m walking distance from the 14 ST NW Primary Transit corridor (Routes 65,404,414).

Collector Road: The subject site is located along 8 AV NW – a Collector standard road – ensuring both ease of access and traffic capacity for future residents.

Adjacent To A Multi-unit Development: The subject site is directly adjacent to the Cedarbrae Gardens multi-residential site across 8 AV NW.

Proximity To An Existing Open Space / Community Amenity: The subject site is within ~150m walking distance of the Hounsfield Heights / Briar Hill Off-leash Area.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.



MINOR LOCAL AREA PLAN AMENDMENT

The subject lands are located within the boundaries of the *Hillhurst/Sunnyside Area Redevelopment Plan (ARP)*. A supporting minor local area plan amendment is proposed as part of this application, with the following policy statement to be included in Section 2.3.2 (pg. 12) of the *Hillhurst/Sunnyside ARP*:

"Parcels located at 818, 822, 826 - 16 ST NW are appropriate for ground-oriented multi-unit development that is of low height and low density, allows for a greater flexibility of unit configurations and is compatible with the scale of existing adjacent development."

STAKEHOLDER OUTREACH

Riverview Custom Homes is committed to being a good neighbour and working with surrounding area stakeholders throughout the application process. The project team have undertaken a comprehensive and appropriately scaled outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Key elements of our process include:

Ward 7 Councillor's Office Meeting: Dec. 19, 2019

The project team met with the Ward 7 Councillor's Office to introduce and receive feedback on the proposed land use change and associated development vision.

Hillhurst / Sunnyside Community Association Planning Committee Meeting: Jan. 14, 2020

The project team met with the HSCA Planning Committee to introduce and receive feedback on the proposed land use change and associated development vision.

On-site Signage: Installed on-site at application submission

To supplement required City of Calgary notice signage, the project team deploys additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the proposed change and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line.

Neighbour Postcards: Delivered to ~100 surrounding area residents at application submission

Paired with on-site signage, hand delivered neighbour postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated development vision. The postcards outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

CONCLUSION

The proposed development vision will introduce new and innovative housing options for Calgarians looking to live in amenity-rich inner city communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is also in keeping with the general goals and policies of the Hillhurst / Sunnyside ARP and city-wide goals and policies of the Municipal Development Plan. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Sincerely,

Boris Karn | Urban Planner
BHSc, MPlan