

Applicant Submission



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02.26.20

ATTN:

Matt Rockley, File Manager

RE:

Applicant Statement Update re: revision to Land Use Redesignation (LOC2019-0160) application intent from R-C1 to R-C1N to create three (3) single detached dwelling lots, reduced from four (4) lots, at 1922 and 1924 10 AV NW (Hounsfield Heights/Briar Hill), City of Calgary

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

Dear Mr. Rockley,

The above-mentioned Land Use Redesignation (LOC) application was initially submitted to The City of Calgary on 21 October 2019. This included a concurrent Subdivision application to create four (4) lots, from the existing two (2) lots, ultimately allowing a total of four (4) single detached dwelling lots.

As part of the application review process, the project team undertook a stakeholder outreach process which included:

- letters to the Ward 7 Councillor's Office and Hounsfield Heights/Briar Hill Community Association introducing the application;
- door-to-door postcard mailers to nearby residents (within a 1-block radius of the subject property) with application information;
- on-site signage with application information;
- on-going telephone and email correspondence among Applicant (CivicWorks) and inquiring neighbours and area stakeholders; and,
- a public information meeting at the Community Association on 26 November 2020, inclusive of sharing supplemental detailed development concepts and the active participation of the Applicant consulting team urban planners, CivicWorks and architects, FAAS.

There has been significant public interest in this application and we thank all neighbours and area stakeholders for their participation. Through stakeholder dialogue we understand the primary concerns of the proposal as a lack of context fit with existing community character and the approval precedent that this application could set for future change in the community. Additional areas of concern include: increased density; depreciation of property value; parking/traffic impacts; and, existing site maintenance.

Fundamentally, it is our professional understanding and opinion that the proposed R-C1N District is a reasonable Land Use Redesignation application, contextually compatible and supported by both The City's highest-order and local area plan policies. The proposed low-density building-form to allow for single detached dwellings on individual titled lots will provide additional housing opportunities in this developed inner-city community location

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- within close proximity to existing services, infrastructure and amenities. Specifically,
- The application is in alignment with policies of The City's Municipal Development Plan;
 - The application is in general alignment with policies of The City's Hounsfield Heights/Briar Hill Area Redevelopment Plan which encourages sensitive infill development;
 - The proposed building-form and lot type complies with the existing Restrictive Covenant registered on title;
 - The proposed building-form and lot type is contextually compatible and similar to existing development in the general area, including R-C1N District and R-2 District lots within close proximity to the subject property, and is in keeping with the primarily R-C1 District community character of single detached dwelling lots; and,
 - The subject property building-form testing demonstrates that each of the proposed individual lots can support a single detached dwelling gross floor area of $\pm 3,200$ square feet, which is similar to and in some cases large than existing single-family dwellings in the community.

However, as a result and in consideration of the stakeholder feedback received, and as discussed with you on 25 February 2020, we are amending the concurrent Subdivision application to reduce the number of lots and hence single detached dwellings from four (4) units to three (3) units. This aims to mitigate some concerns raised by stakeholders. Fewer lots, as three (3) dwellings and lots, results in increased lot widths (from ± 25 to ± 33 feet) and overall sizes. The larger lots allow for larger dwellings (from $\pm 3,200$ to $\pm 4,800$ square feet) and also allows for attached double car garages for each dwelling and lot. This application intent will still require a Land Use Redesignation from R-C1 District to R-C1N District to accommodate the ± 33 foot lot widths.

We appreciate that not all stakeholders may be satisfied with this amended application; however, we have endeavored to balance multiple interests (The City's strategic growth vision; stakeholder feedback; planning and design principles; and, private economic goals and viability). This letter is being shared as a formal update to the initial Applicant Statement submitted and our intention is to move forward with this amended application to a decision of The City Council.

We thank you for your time and assistance through this process. If you have any questions, or require anything further, please do not hesitate to contact me at darlene@civicworks.ca.

Sincerely,
CivicWorks

A handwritten signature in black ink, appearing to read "Darlene Paranaque".

Darlene Paranaque, BES, MSc, RPP, MCIP, PMP
Urban Planner

Attachments:

1. 4-Unit Conceptual Site Plan (Previous)
2. 3-Unit Conceptual Site Plan (Proposed)
3. Updated Site Test Plan