

Applicant's Submission



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19.05.2020

RE: Land Use Redesignation: 818, 822, 826 - 16 ST NW (LOC2020-0003)

APPLICATION UPDATE

The current economic and health crisis has resulted in concerns over market readiness and tenure for an M-CG development vision as designed, which was tailored to home ownership in a higher-income market. In light of this, Riverview Custom Homes and the project team have reevaluated the proposed development vision and have taken additional time for further review with Administration, additional stakeholder outreach, and the preparation of a revised land use redesignation application to the R-CG District to accommodate a street-oriented rowhouse outcome, with potential for secondary suites in some dwelling units.

While Secondary Suites are Permitted Uses in M-CG, a Rowhouse Building is not a listed use. As such, rowhouse forms in M-CG are approved as a Multi-Residential Development. A Secondary Suite cannot be approved within a Multi-Residential Development, therefore in M-CG a Secondary Suite would not be allowed in a building with three or more units (whether it looks like a rowhouse or not). A Secondary Suite would only be allowed in a Single Detached Dwelling or Semi-detached Dwelling in M-CG. As a result, an application revision to R-CG is required to accommodate the opportunity to integrate secondary suites as part of the unit mix. The same planning considerations and rationale hold for this revised approach, though an ARP amendment would no longer be required as the 75uph maximum density of the R-CG District aligns with local area policy and would yield a maximum of 12 units on the subject site. A revised Applicant statement and planning rationale summary are below:

APPLICANT STATEMENT

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 rowhomes, with front doors facing both 16 ST and 8 AV NW, and the opportunity for secondary suites in some of the proposed dwelling units. The proposed land use redesignation would transition the remaining two (2) R-C2 lots to the R-CG (Residential - Grade-Oriented Infill) District to realize the proposed development vision. Like R-C2, the R-CG District is a low density district intended to facilitate contextually sensitive 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 R-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.

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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.

LOCAL AREA POLICY ALIGNMENT

The R-CG District was specifically designed to facilitate a wide range of low density ground-oriented housing, including rowhouses, semi-detached dwellings, single-family dwellings and secondary suites within Calgary's developed areas. The rules of the District are responsive to typical infill conditions and were designed to support new and innovative site configurations within existing low density neighbourhoods. The subject site falls within Part 1 of the Hillhurst/ Sunnyside Area Redevelopment Plan (ARP). A land use policy map does not exist in Part I of the ARP. Area policy indicates a "low density" designation for the subject site, with the suitability of multi-unit projects to be measured by their contextual design response to surrounding area development, with a maximum density of 75 units per hectare. These goals are achievable with the proposed land use district and supporting Development Permit.

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

The project team initially met with the Ward 7 Councillor's Office to introduce and receive feedback on the proposed land use change and associated development vision. The project team has also worked to update and seek feedback from the Ward 7 Councillor's Office on key application changes and the emergent development vision.

Hillhurst / Sunnyside Community Association Planning Committee Meeting

The project team met with the HSCA Planning Committee to introduce and receive feedback on the proposed land use change and associated development vision. The project team has also worked to update and seek feedback from the HSCA on key application changes and the emergent development vision.

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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. To ensure a transparent application process, the project team will update the existing on-site signage to reflect the revised land use redesignation application and development vision.

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. To ensure a transparent application process, the project team will distribute updated neighbour postcards that reflect the revised land use redesignation application and development vision.

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 the Ward 7 Councillor's Office, Hillhurst / Sunnyside Community Association, Administration, Calgary Planning Commission and Council support this application.

Sincerely,

Boris Karn BHSc, MPlan, RPP, MCIP
Urban Planner