

Applicant's Submission

February 20, 2020

APPLICANT STATEMENT

The subject site is located in the northwest community of Mount Pleasant and consists of 0.045 ha (0.11 ac) of privately owned land. Eagle Crest Construction has retained CivicWorks to undertake a land use redesignation process of the property to facilitate the construction a three-unit Rowhouse Building with three secondary suites and an attached five-bay garage structure. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location. The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits each of the subject parcels to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District. Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade oriented development. The intent of the R-CG District is to; accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allow Secondary Suites and Backyard Suites with new and existing residential development; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs. The subject lands falls within the boundaries of the North Hill Area Redevelopment Plan (ARP) approved by Council in 2000. The application is seeking a minor amendment to the existing ARP policies to support the proposed development vision. The site is also within the boundaries of the draft North Hill Communities Local Area Plan, and the development vision aligns with the proposed policies as identified for this site.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians: Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 20 AV NW and 5 ST NW with grade-oriented unit entrances.

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients most vehicle access to the rear lane. Two parking bays are proposed with direct access from 5 ST NW, which aligns with the current access to the property.

Major Road: The subject site is located along 20 AV NW – identified as a Collector Road by the Calgary Transportation Plan– ensuring both ease of access and traffic capacity for future residents.

Proximity To Commercial: The subject site is located only ±350m from 16 AV NW and ±325m from a commercial node on 4 ST NW.

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Proximity To Multi-Unit Development: The subject site is located at an intersection that has seen similar rowhouse development in recent years - the properties both directly East and directly North are designated as R-CG.

Proximity To Transit: The subject site is located within $\pm 400\text{m}$ of a transit stop (Route 2 and 404), and less than 600m from a BRT Station (MAX Orange). These routes provide access to destinations across all quadrants of the City including the City Centre, Sunridge Mall, SAIT and the University of Calgary.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site allows residents direct and easy access to a variety of community resources. The property is located less than 15m from a dog park and less than 400m (a \pm five minute walk) from the Mount Pleasant Park, Community Association building and Sportsplex.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable 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.

CONCLUSION

The proposed land use redesignation will facilitate a development vision that will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that the Calgary Planning Commission and Council support this application. Sincerely,

Joanna Patton | Planner RPP, MCIP, BFA, MPlan