

Applicant's Submission

March 16, 2020

On behalf of the landowner, please accept this application to redesignate a +/-0.14 acre (+/-0.056 hectare) site from R-C2 to R-CG to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 202 12th Ave NE, is a corner lot located in the community of Crescent Heights along 12 Ave NE- a collector road as identified in the Calgary Transportation Plan (CPT), and also in very close distance to Centre Street, Edmonton Tr and 16 Ave, three main city primary transit road. Cross the road of 1st Street are Multi-Residential - Contextual Low Profile (M-C 1) District site. Immediately to the east of the site is a single detached dwelling, with single detached dwelling also located to the north and south of the site.

The site is approximately 0.056 hectares in size with approximate dimensions of 15 by 36 meters. A rear lane exists to the north of the site. The property is currently developed with a one-storey single detached dwelling.

Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the closet bus stop along 12 Ave serving route 17 and 7 45, roughly 150 meters way. Northbound and southbound route 4 along centre street is approximate 240 meter away. Additionally, the parcel is located around 650 meters from Max Orange BRT Primary Transit Stop located at the intersection of 16 Ave NW and Centre Street NW. The site is also in walking distance to three major urban corridors, being Centre Street, Edmonton Trail and 16 Ave, where many business and services are located.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MOP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

Crescent Heights Area Redevelopment Plan (ARP) states that the site to be of Low Density Residential use. The ARP also made clear that the intent of the policy is to permit redevelopment that maintains the existing low density neighbourhood quality and character and is compatible with the surrounding streetscape. In addition, the character of the existing low density residential areas should be maintained while appropriate new development is encouraged. The R-CG district was designed to be compatible with existing single detached development in the area.

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We ask the city to support our application based on the reasons listed above. In addition, even though the proposed R-CG is low density district, the site also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop
- on a collector or higher standard roadway on at least one frontage
- direct lane access
- along or in close proximity to and existing or planned corridor or activity centres
- adjacent to existing or planned non-residential development or multi-unit development.
- On a corner parcel