

Applicant Submission

Received 2020 August 05

RE: Land Use Redesignation

From M-CGd75 to R-CG: 204 40 Avenue NW | Lot 11, Block 3, Plan 5422GK

The subject parcel is located in the community of Highland Park and consists of 0.056 ha of privately owned land. Riverview Custom Homes has retained CivicWorks and Andison Design to undertake a concurrent Land Use Redesignation and Development Permit process to facilitate a street-oriented rowhouse outcome, with potential for secondary suites in some dwelling units. The associated development vision features 4 rowhouse units with front doors facing 40 AV NW and 1 ST NW, private amenity spaces, and a total of 4 enclosed parking stalls.

The proposed land use redesignation would transition the subject lands from the existing M-CGd75 (Multi-Residential - Contextual Ground Oriented) District to the R-CG (Residential – Grade-Oriented Infill) District to realize the proposed development vision. Like M-CGd75, 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 unique lot characteristics, surrounding area context, and location.

The current economic and health crisis has resulted in concerns over the market readiness for a M-CG development vision on the subject lands. While Secondary Suites are Permitted Uses in the M-CG District, 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, the proposed redesignation is required to accommodate the opportunity to integrate secondary suites as part of the unit mix.

PLANNING RATIONALE

As evidenced by the existing M-CGd75 land use designation, the subject site features numerous characteristics that make it especially appropriate for the proposed change, which will directly facilitate the development of new and innovative 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 1 ST and 40 AV NW with grade-oriented unit entrances.

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 1 ST and 40 AV NW.

Collector Road: The subject site is located along 40 AV NW – a Collector standard road – ensuring both ease of access and traffic capacity for future residents.

Proximity To Transit: The subject site is located $\pm 125\text{m}$ from the Route 38 bus stop along 40 AV NW and $\pm 175\text{m}$ from the Primary Transit Network along Centre Street N, with existing BRT service (Route 3, 300, 301) and planned future Green Line LRT service.

Proximity To Main Street Corridor: The subject site is within a $\pm 125\text{m}$ walk of the Centre Street N Urban Main Street. Calgary's vibrant Main Streets provide local area residents with easy access to local goods and services.

Proximity To Parks, Open Space & Community Amenities: The subject site is located within $\pm 400\text{m}$ of the Highland Park Community Association, Buchanan School and James Fowler High School, allowing residents direct and easy access to a variety of community resources.

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 subject site is not governed by a Local Area Plan, but falls within the Neighbourhood Housing Minor Urban Form and Low Scale of the emergent North Hill Communities Plan. The proposed change is generally aligned with the intent of these policies, which envision a variety of residential and mixed-use building forms of six storeys or less.

STAKEHOLDER OUTREACH

CPC2020-1034 - Attach 1
ISC: UNRESTRICTED

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

Custom 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, neighbour postcards are hand delivered to area neighbours and adjacent property owners to 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 in keeping with the general goals and policies of the emergent North Hill Communities Plan 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.