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2020.05.04

APPLICANT STATEMENT

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

PE2020-00254: Land Use Redesignation **from** Residential - Contextual One/Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill (R-CG) District
2840 - 14 Avenue SE | Lots 19-20, Block D, Plan 7680AM | 0.069ha

The subject parcel is located in the community of Albert Park / Radisson Heights and consists of 0.069ha of privately owned land. CivicWorks has been retained to undertake a land use redesignation process to facilitate the construction a five (5) unit Rowhouse Building with secondary suites. 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. 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. A supporting Minor ARP Amendment to the Albert Park / Radisson Heights ARP may also be required.

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 site features a unique condition of having a street (13 Avenue SE) to the rear of the property rather than a lane. Currently 13 Avenue SE has a “back lane” condition on its south side, with existing garages and unpaved driveways connecting to the street. The property located directly north of the subject site faces 28 Street SE.

PLANNING RATIONALE

The proposed development vision will introduce new, innovative and more affordable housing options to the inner city, where single and semi-detached homes are increasingly out of reach. 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 28 Street and 14 Avenue SE with grade-oriented unit entrances.

Applicant's Submission



Direct Lane Access: The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating a pedestrian-friendly streetscape interface along 28 Street and 15 Avenue SE.

Collector Road: The subject site is located along 28 Street SE, a collector standard road, ensuring both ease of access and traffic capacity for future residents.

Proximity To Transit: The subject site is within ~50m walking distance to local bus Route 155 on 28 Street SE and ~300m to a primary transit stop (Route 1 and 307) along 17 Avenue SE.

Proximity To A Main Street Corridor: The subject site is within ~350m walking distance of the 17 Avenue SE Neighbourhood Main Street.

Proximity To An Existing Open Space / Community Amenity: The subject site is immediately adjacent to Bishop Kidd School and ~600m walking distance to a large greenspace connecting to the Bow River area and associated regional trail network.

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.

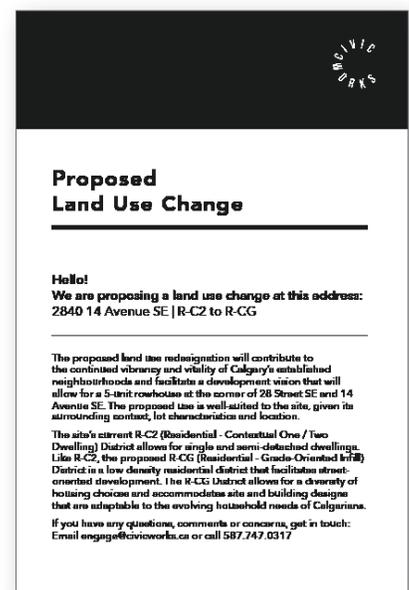
STAKEHOLDER OUTREACH

The project team has undertaken a stakeholder outreach process in support of this application to ensure a clear and transparent process for all stakeholders. In addition to the community outreach below, stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications.

On-site Signage: *To be installed on-site at time of submission*

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, the project team installs its own on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line. All inquires, questions and comments are received, compiled, and responded to by the project team in a timely manner.

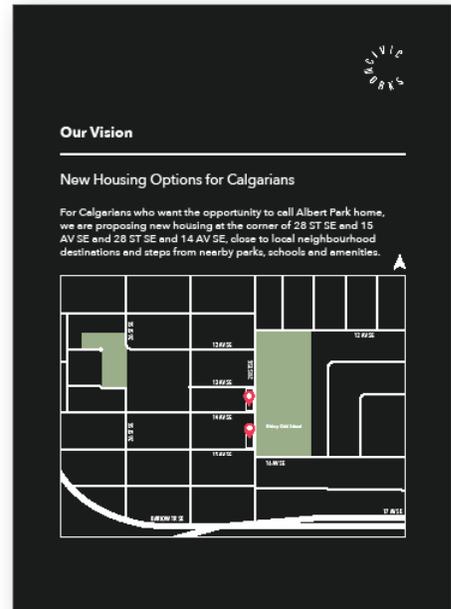
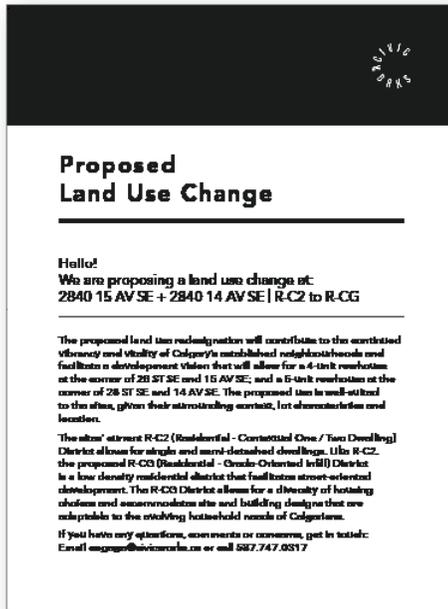


Applicant's Submission



Surrounding Area Postcard Drop: ~200m surrounding area neighbours

Paired with on-site signage, postcard deliveries 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 land use change 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 land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and 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 Administration, Calgary Planning Commission and Council support this application.

We have had a pre-application meeting with Christine Leung for this application and would like to request continuity in File Manager. We are also submitting a second LOC application for a site located at 2840 - 15 AV SE which proposes a similar development only one block south of the subject site. Given the nature of the applications, proximity and combined stakeholder outreach efforts, we would also like to request that the 15 AV site is assigned to Ms. Leung. Should you have any questions, comments, or concerns, please contact me at 587.392.6184 or darlene@civicworks.ca.

Sincerely,

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