

Applicant's Submission

2020 April 27

Since the Land Use (LOC2018-0201) and Development Permit (DP2018-4442) approvals to build a five unit Rowhouse in March and September 2019 respectively, this property has undergone a change in ownership. The site was purchased by Eagle Crest Construction, who has retained the initial design and services of the original project team in order to maintain continuity. As a result of differing developer priorities and changing housing market conditions, the vision for this development has shifted to support an outcome that is more feasible in today's housing market.

Secondary Suites

This Land Use (LOC) application seeks to remove the "ex" modifier from the existing R-CG (Residential – Grade-Oriented Infill) Land Use District, to allow Secondary Suites. The exterior of the Rowhouse building will remain unchanged from the initially approved design, with only the interior changing to accommodate four Secondary Suites in the basement, accessed from the backyard. A Revised Plan application will be reviewed concurrently with the LOC Application in order to update the site's Development Permit.

Parking

No additional stalls are being proposed within this application. With narrow infill lots it is often challenging to provide parking stalls for each unit. The R-CG bylaw includes policies that address this common constraint by allowing parking exemptions for smaller and more affordable Secondary Suites when located close to transit. These policies exist because residents that seek these kinds of Secondary Suites typically demonstrate lower rates of car ownership. Each of the proposed Secondary Suites are meeting the R-CG District's three criteria for parking stall exemptions:

- 1) the site is located within 150m of frequent transit;
- 2) Secondary Suites are less than 45m² in area; and
- 3) Secondary Suites include 2.5m² of storage space for alternative modes of transportation.

Housing Options

Eagle Crest Construction is also proposing a change in tenure and intends to develop the proposed Rowhouse as rental units. The project team believes that this change will support additional housing options for Calgarians in an ideal location. The site is meeting the majority of the City's Multi-Residential Infill Criteria - a guideline which is used to determine whether a property is appropriate for a multi-residential outcome – typically of a much higher intensity than is being proposed. The property is a corner lot with direct lane access, located along a Collector standard road, within 400m of transit and 600m of a BRT station, and across the street from a commercial node. The site is also within a ±5 minute walkshed of a variety of community resources including the Renfrew Community Association, Stanley Jones School, Children's Village School, St. Alphonsus School, Renfrew Boys and Girls Club, Renfrew Athletic Park, Renfrew Aquatic and Recreation Centre, and the Stew Hendry / Henry Viny Arena.

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.

Should you have any questions, comments or concerns, please contact me at 403-852-8921 or david@civicworks.ca.

Sincerely,
CivicWorks

David White | Principal
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