

Applicant's Submission



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LOC2020-0052 **From R-CG to DC**
1718 and 1722 - 17 AV NW | Plan 2864AF, Block 18, Lots 8 - 11 and a Portion of Lot 12 | 0.13 ha

The subject site is an assembly of two midblock properties located in the northwest community of Capital Hill totaling 0.13 ha (0.32 ac). A staggered concurrent Land Use Redesignation, Development Permit and Minor ARP Amendment application was submitted in support of Eagle Crest Construction's development vision for ten Rowhouse-style units and ten associated Basement Secondary Suites. The proposed development is laid out around a central courtyard with six units fronting onto 17 AV NW and four units accessed from the courtyard.

The subject site and surrounding block was designated in 2017 as Residential - Grade-Oriented Infill (R-CG) through a City-led rezoning effort. The R-CG District is designed to accommodate a range of low density building forms to sensitively intensify and contribute to the City-wide goal of supporting 50% of new development within the established area. However, the R-CG District's policies requiring street-fronting units pose challenges for midblock property development. Because of these limitations, midblock properties that have been designated R-CG have rarely been developed and the vast majority of successful R-CG developments have been located on corner properties.

HYBRID DIRECT CONTROL DISTRICT POLICIES

A Direct Control (DC) District is proposed as a means to address these midblock development challenges. The proposed DC policies form a hybrid district that draw on policies from the existing R-CG District as well as the Multi-Residential - Contextual Grade-Oriented (M-CG) District:

R-CG Style Policies:

- Grade-oriented Rowhouse-style Units and Basement Secondary Suites
- 11m max. building height
- 60% max. parcel coverage
- Low density requirements for amenity space and landscaping
- Transit-oriented parking reductions for Basement Secondary Suites (<45m²)

M-CG Style Policies

- Courtyard-style layout
- 78 uph max. density modifier
- Street-oriented building setbacks
- Low density-compatible Permitted/Discretionary uses

MULTI-RESIDENTIAL INFILL

The current R-CG District's maximum density of 75 units per hectare (uph) allows 9.8 units on this site, however, the Land Use Bylaw policies round this number down to nine units. The proposed ten unit application is considered multi-residential because it requires a maximum density of 78 uph.

The subject site is meeting a number of the City's Location Criteria for Multi-Residential Infill. The development is located in a well-connected area within a five minute (±400m) walking distance of frequent and primary transit routes (BRT/ LRT) as well as a number of community parks, regional destinations and commercial amenities (including a grocery store). This site is also uniquely positioned to provide rental housing options for post-secondary students because of its location between U of C, SAIT and AUArts - offering a ± ten minute commute to all institutions.

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CONCURRENT DEVELOPMENT PERMIT APPLICATION

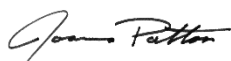
The chart below demonstrates the bricks and mortar Development Permit outcome of the proposed Direct Control District, as compared to the site's current R-CG District policies.

	CURRENT R-CG DISTRICT	PROPOSED DIRECT CONTROL DISTRICT	DEVELOPMENT PERMIT APPLICATION
Density	75 Units per Hectare	78 Units per Hectare	10 Rowhouse-Style Units
	9.8 Units Total (Rounded down to 9 Units)	10 Units Total	
Secondary Suites	1 Suite per Unit	1 Suite per Unit, only allowed within basements	10 Basement Secondary Suites (less than 45m ²)
Residential Buildings	1 Main residential building per parcel	More than 1 main residential building per parcel allowed	2 Rowhouse-Style Buildings
Street Orientation	All Units face the street frontage	More than 50% of Units must face the street frontage	6 Units along street frontage, 4 Units accessed through an internal courtyard
Parcel Coverage	Max. 60% Parcel Coverage	Max. 60% Parcel Coverage	60% Parcel Coverage
Setbacks	4.5m front, 1.2m side, 7.5m rear	3m front, 1.2m side, 1.5m rear	3m front, 1.2m side, 1.5m rear - backyard area shifted to a ± 7.5m deep internal courtyard
Building Height	Max. 11m	Max. 11m	± 8m - 11m
	Max. 3 Storeys	Max. 3 Storeys	2 Storeys
Amenity Space	20m ² per Unit	20m ² per Unit	20m ² per Unit
	7.5m ² per Secondary Suite	7.5m ² per Basement Secondary Suite	7.5m ² per Basement Secondary Suite
Tree Planting	Min. 2 Trees per Unit	Min. 2 Trees per Unit	20 Trees (2 per Unit)
Parking	1 Parking Stall per Unit	1 Parking Stall per Unit	10 Parking Stalls (1 per Unit)
	No requirement for Secondary Suite Stalls when meeting specific criteria	No requirement for Secondary Suite Stalls when meeting specific criteria	No Secondary Suite stalls, providing additional storage space for bikes/strollers etc.

CONCLUSION

The proposed application is consistent with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that will introduce new and innovative rental options for Calgarians looking to live in established communities that enjoy direct and easy access to transit, shopping, schools and other community services. For the reasons outlined above, we respectfully request the support of the Calgary Planning Commission and Council for this application.

Sincerely,
CivicWorks



Joanna Patton | Urban Planner
B.F.A., MPlan, RPP, MCIP