

Applicant Submission

Received 2020 August 05

RE: Land Use Redesignation

From R-C2 to R-CG: 428 34 Avenue NW | Lot 15, 16, 17, Block 9, Plan 3674s

The subject parcel is located in the community of Highland Park and consists of 0.086 ha of privately owned land. Riverview Custom Homes has retained CivicWorks and Jackson McCormick Design Group to undertake a concurrent Land Use Redesignation and Development Permit process to facilitate the construction of a four unit rowhome development with front doors facing 34 AV NW, private backyard-style amenity spaces for each unit, and 6 total parking stalls (4 enclosed within a garage structure and 2 outdoor). The proposed use is well-suited to the site, given its unique lot characteristics, surrounding area context, and location.

The site's current R-2 Residential Low Density District allows for residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings. In support of the proposed development, this application seeks to amend the existing R-C2 District to a R-CG (Residential – Grade-Oriented Infill) District. Like R-2, 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.

PLANNING RATIONALE

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:

Lot Size + Width: The subject site features a lot frontage that is approximately 33% longer than typical 50ft / 15.24m wide lots. The proposed R-CG District and associated rowhouse development vision take advantage of this generous lot width to create traditional street-oriented rowhouse forms that are highly compatible with existing low density residential buildings along 34 AV NW.

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 34 AV NW.

Proximity To Transit: The subject site is located $\pm 125\text{m}$ from the Route 2 bus stop along 4 ST NW and $\pm 500\text{m}$ 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 $\pm 325\text{m}$ walk of the 4 Street NW Neighbourhood Main Street and $\pm 500\text{m}$ from 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 allows residents direct and easy access to a variety of destinations and community resources. The property is located $\pm 150\text{m}$ from Queens Park Cemetery / Confederation Park and less than 600m (± 10 minute walk) from the Highwood Plaza Commercial Centre and James Fowler High School.

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 Local Urban Form and Limited Scale of the emergent North Hill Communities Plan. The proposed change is aligned with the intent of these policies, which envision buildings of three storeys or less that generally have small building footprints and include a broad range of ground-oriented forms like single- detached, semi-detached, rowhouses, and townhomes.

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STAKEHOLDER OUTREACH

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.