

Item 8.1.9: Russet R-CG Public Hearing of Council

LOC2020-0063, CPC2020-1117, DP2020-3946
1101 Russet RD NE

Prepared on Behalf of
SNH Developments Ltd. (Eagle Crest)



CONCURRENT DEVELOPMENT PERMIT VISUALIZATION + CURRENT SITE PHOTOS (NOV 2020)



APPROVALS HISTORY, PROPOSED DEVELOPMENT PERMIT (DP2020-3946) VS. ORIGINAL APPROVAL

APPROVALS TIMELINE

March 2019

• LOC2018-0201 approval for Stone West Homes (R-CGex, 5 dwelling unit rowhouse with 5 parking stalls).

September 2019

• DP2018-4442 approval for Stone West Homes.

Fall/Winter 2019

- DP2018-4442 appealed and upheld by SDAB.
- Eagle Crest purchases 1101 Russet RD NE from Stone West.

May 2020

• Eagle Crest submits concurrent LOC2020-0063 and DP2020-3946 for an R-CG, 5 dwelling unit, 4 suite rowhouse with 5 parking stalls




RETAINED FEEDBACK FROM INITIAL APPROVAL

A Development Permit (DP2020-3946) has been submitted in support of LOC2020-0063. Retained feedback from initial approval (DP2018-4442) includes:

-  Reduction of max building height to 11m;
-  Use of traditional materials (brick and stucco) to fit neighbourhood character;
-  Removal or size reduction, frosting of windows on sideyard elevation to prevent overlooking onto 1105 Russet RD NE;
-  Streetscape interface improved, including entrances/windows onto Russet RD NE frontage and new outdoor amenity space for corner unit;
-  Enhanced planting + landscaping, including tree screen along shared property line; and
-  Larger parking stalls in garage to fit W+R bins.

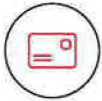
NEW TO DP2020-3946

DP2020-3946 represents minimal change to building envelope and exterior approved in DP2018-4442. Design changes include:

-  Four new subgrade secondary suites;
-  Reorientation of amenity spaces; and
-  Relocation of main floor WCs to allow for at grade suite bicycle/stroller storage.

APPLICANT-LED STAKEHOLDER OUTREACH

How We Engaged



Hand Delivered Mailers



On-Site Signage



Project Voicemail +
Email Address



Ward 9 Office Meetings x2,
Renfrew CA meeting invitations
(unanswered)



Stakeholder Outreach Summary
+ Information Sharing

Mailer

Hello Neighbour!
We are proposing a land use change at:
1101 RUSSET RD NE | from R-CGex to R-CG

Since receiving Land Use and Development Permit approvals to develop a five unit rowhouse on this site last Fall (2019), this property has undergone a change in ownership. As a result of differing developer priorities and changing housing market conditions, the vision for this development has shifted to be more feasible in today's housing market.

This 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 this rowhouse building will remain unchanged from the initially approved design, with only the interior changing to accommodate four Secondary Suites in the basement. A Revised Plan will be reviewed concurrently with this land use application and will address the City Development Plan.

If you have any questions, comments, or concerns, get in touch: email engage@cdvworks.ca or call 587.747.0317

Our Vision

New Housing Options for Calgarians

For those who want the opportunity to call Renfrew home, this development will provide Calgarians with rental housing options that are close to local neighbourhood destinations and steps from nearby parks, schools, transit and amenities.

Site Signage

Proposed Land Use Change

Hello Neighbour!
We are proposing a land use change at this address:
1101 RUSSET RD NE | R-CGex to R-CG

Since receiving Land Use and Development Permit approvals to develop a five unit rowhouse on this site last Fall (2019), this property has undergone a change in ownership. As a result of differing developer priorities and changing housing market conditions, the vision for this development has shifted to be more feasible in today's housing market.

This application seeks to remove the "ex" modifier from the existing R-CG (Residential - Grade-Oriented Infill) Land Use District in order 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 below grade.

For those who want the opportunity to call Renfrew home, this development will provide Calgarians with rental housing options that are close to local neighbourhood destinations and steps from nearby parks, schools, transit and amenities.

If you have any questions, comments, or concerns, get in touch:
e-mail engage@cdvworks.ca or call 587.747.0317

PARKING MEMO

Memo Conclusions

Transit frequency (a requirement for a bylaw-aligned parking reduction to 0 stalls/secondary suite) is no longer met for the site due to COVID-19 related service reductions. Bunt was retained to determine if a suite parking reduction to 0.0 stalls/unit is still acceptable.

Bunt determined the 0.0 parking stall/secondary suite ratio is acceptable because:

- ✓ The relaxation is consistent with relevant policy (Policy to Guide Discretion for Secondary Suites and Backyard Suites);
- ✓ Secondary Suites have lower demographic parking demand due to their small size and rental tenure;
- ✓ 7 on-street parking stalls are directly adjacent to site on Russet RD NE and Remington RD NE that exceed the proposed 4 stall relaxation;
- ✓ Multiple transit routes serve the site; and
- ✓ Multiple cycle routes serve the site.

On-Street Site-Adjacent Parking



Cycle Network



Transit Service

ROUTE	TYPE	DISTANCE TO STOP	SERVICE FREQUENCY		
			Weekday Peak	Mid-Day	Evening/Weekends
19 - 16 Ave North	Bus	25m	20 min	30 min	27-30 min
17 - Renfrew/Ramsay	Bus	250m	25-30 min	45 min	45 min
MAX Orange - Brentwood/Saddletowne	BRT	550m	16 min	25 min	24-30 min



BLOCK LEVEL ZOOM



- LANE ACCESS
- CORNER LOT
- PROXIMATE TO TRANSIT (INCLUDING MAX ORANGE BRT)
- PROXIMITY TO HIGHER ORDER ROADS (RUSSET RD NE)
- NEIGHBOURHOOD COMMERCIAL ACROSS STREET
- NEAR PARKS + COMMUNITY AMENITIES
- CLOSE TO MAIN STREETS (16 AV NE, EDMONTON TR NE)

— BUS ROUTE
— CYCLE INFRASTRUCTURE

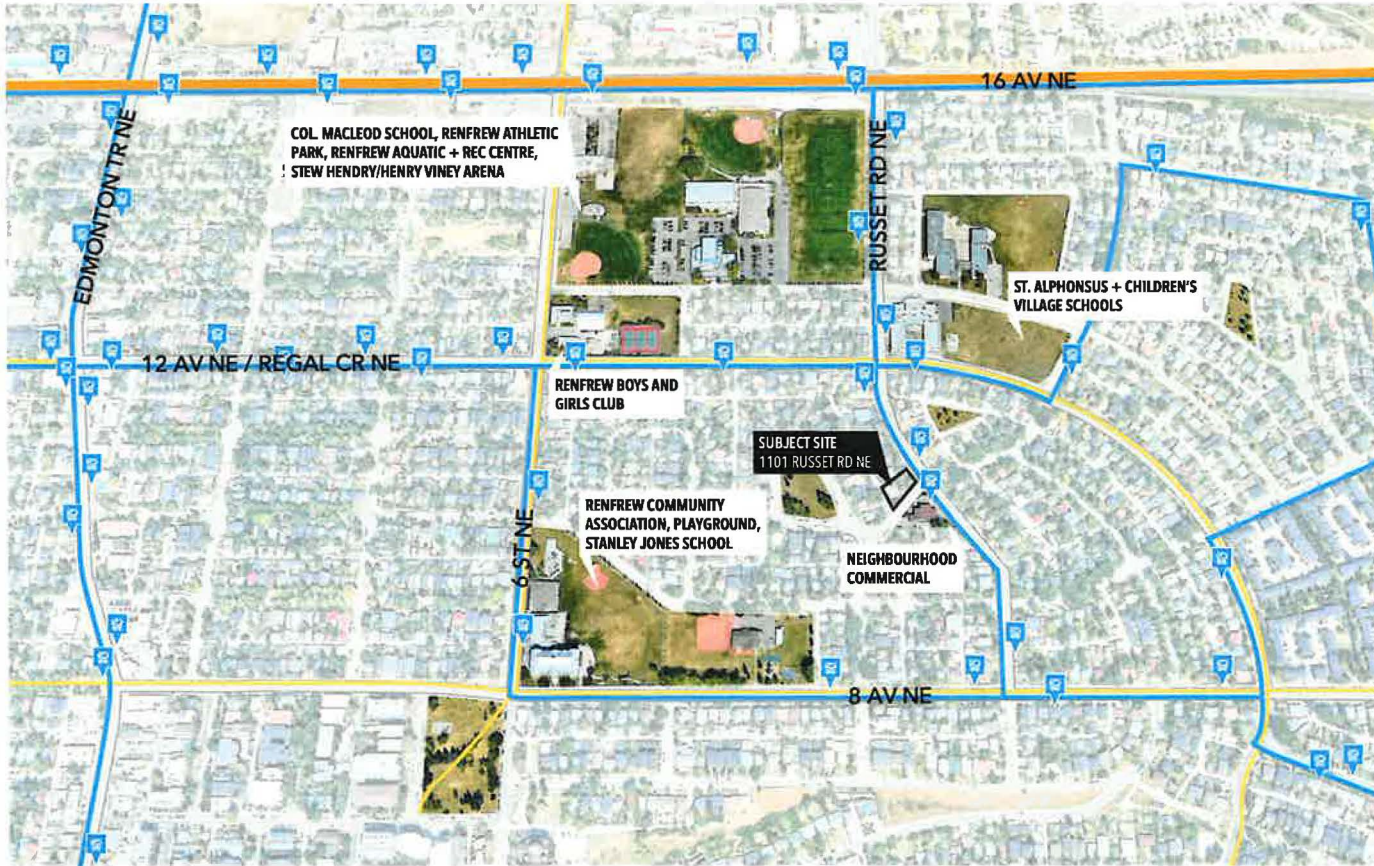


DEVELOPMENT PERMIT (DP2020-3946) VISUALIZATION



Supplementary Materials

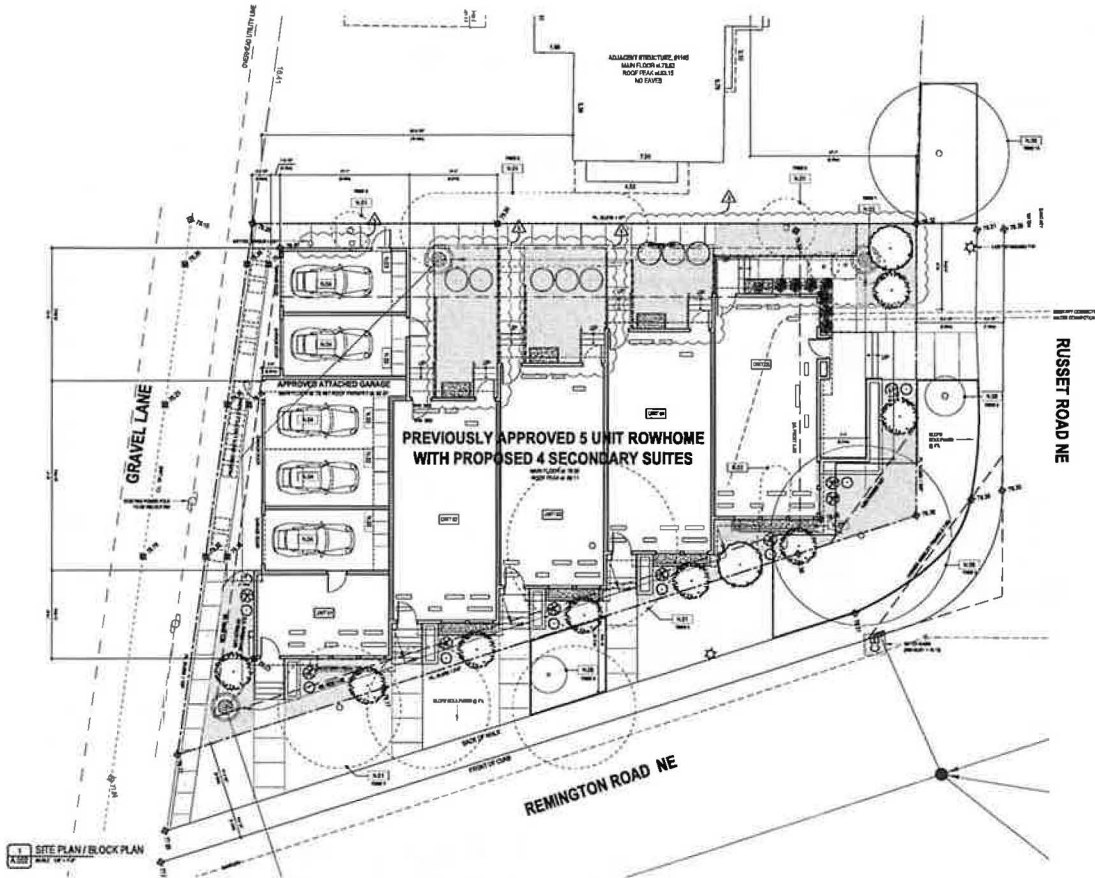
SITE CONTEXT + AMENITY PROVISION



- LANE ACCESS
- CORNER LOT
- PROXIMATE TO TRANSIT (INCLUDING MAX ORANGE BRT)
- PROXIMITY TO HIGHER ORDER ROADS (RUSSET RD NE)
- NEIGHBOURHOOD COMMERCIAL ACROSS STREET
- NEAR PARKS + COMMUNITY AMENITIES
- CLOSE TO MAIN STREETS (16 AV NE, EDMONTON TR NE)

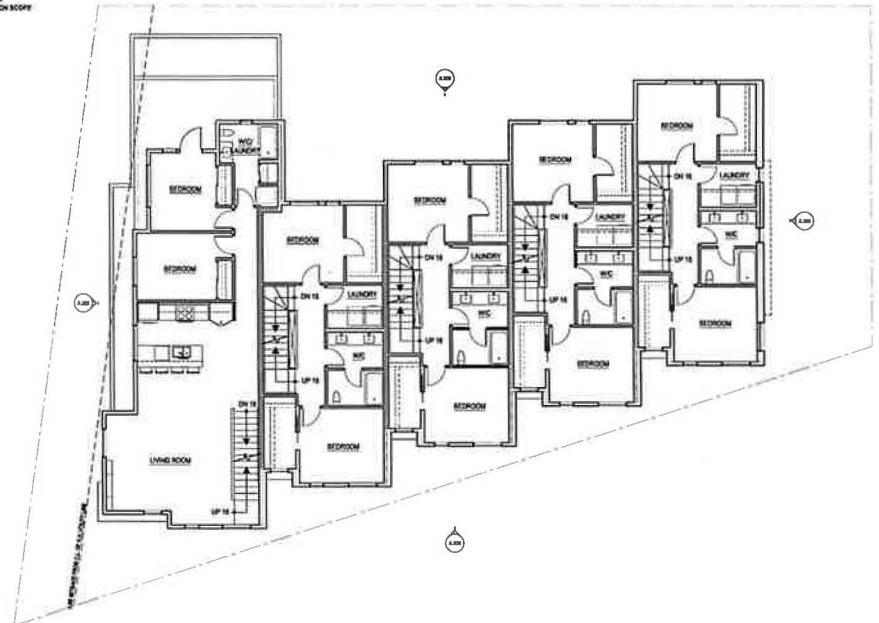
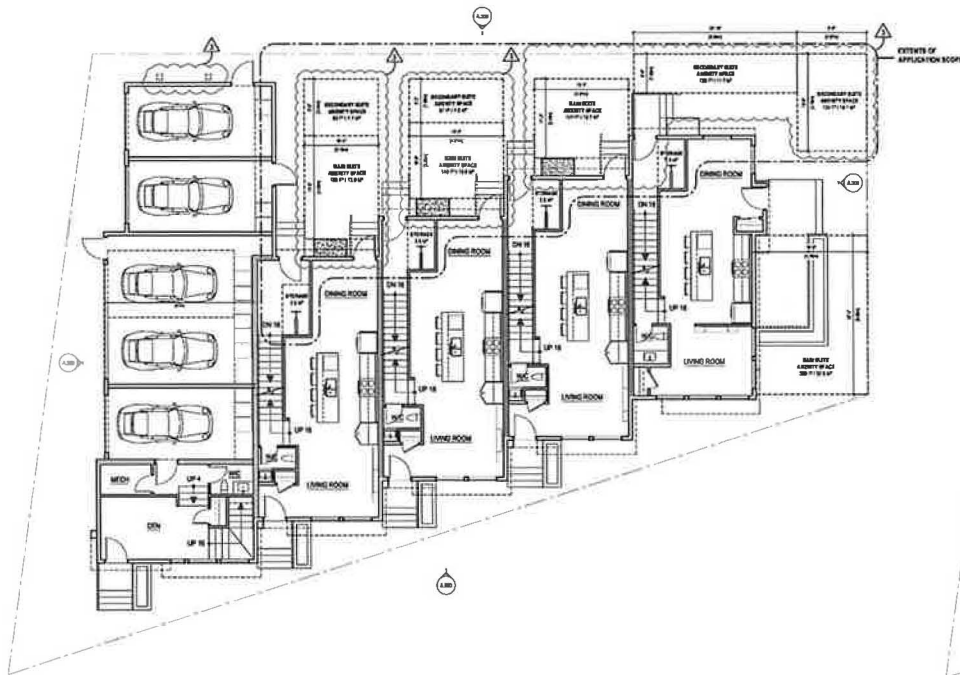
	MAX ORANGE BRT ROUTE
	BUS ROUTE
	CYCLE INFRASTRUCTURE

DP2020-3946: SITE PLAN



FAAS

DP2020-3946: MAIN AND SECOND FLOOR PLANS

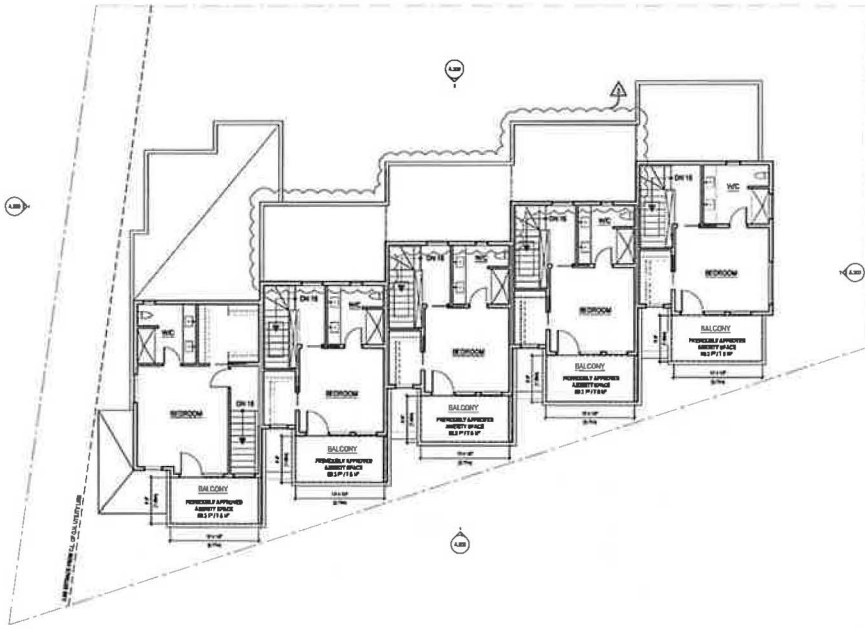


1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

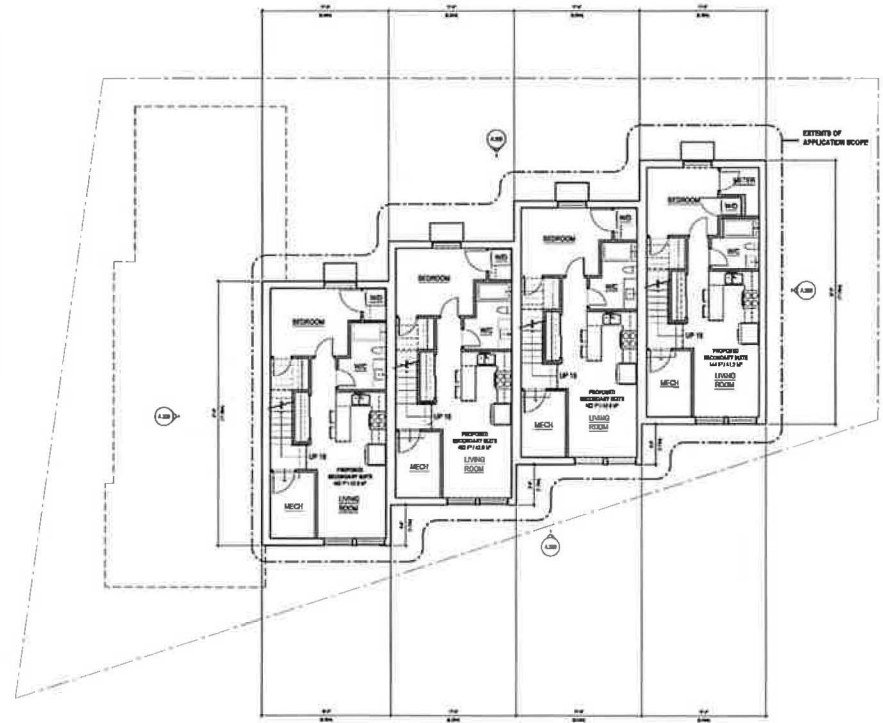
NO PROPOSED SECOND FLOOR CHANGES
2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FAAS

DP2020-3946: THIRD FLOOR AND SUBGRADE PLANS



3 THIRD FLOOR PLAN
A.101 1/8" = 1'-0"



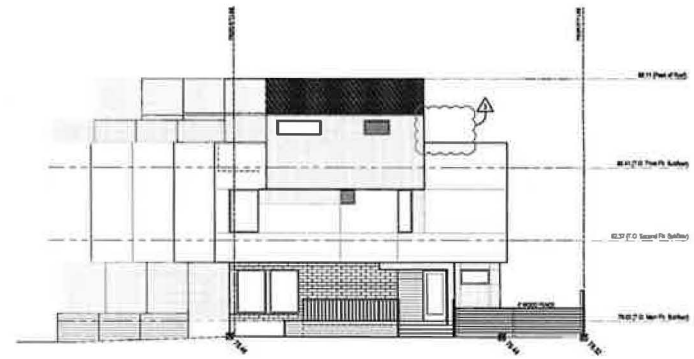
4 BASEMENT FLOOR PLAN
A.101 1/8" = 1'-0"

FAAS

DP2020-3946: EAST AND NORTH ELEVATIONS



1 EAST (SIDE) ELEVATION
A.200 10x12 1/2" x 1/2"



2 NORTH (FRONT) ELEVATION
A.200 10x12 1/2" x 1/2"

EXTERIOR FINISHES LEGEND

MATERIAL	COLOR
1 ASPHALT SHINGLES	BLACK
2 CEDAR	CLEAR STAIN
3 CEDAR GORFT	CLEAR STAIN
4 ACRYLIC STUCCO SYSTEM	WHITE
5 ACRYLIC STUCCO SYSTEM	CHARCOAL
6 BRICK	GREY
7 PREFINISHED METAL CAP FLASHING	GALVANIZED
8 CONTROL JOINT	GALVANIZED
9 PAVING	TBD

FAAS

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER

DEC 14 2020

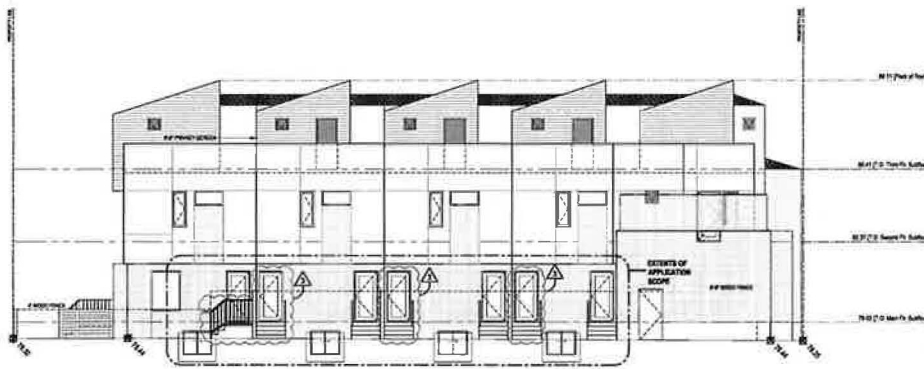
ITEM: #8.1.9 CP02020-117
 Public
 CITY CLERK'S DEPARTMENT

SLIDE 14

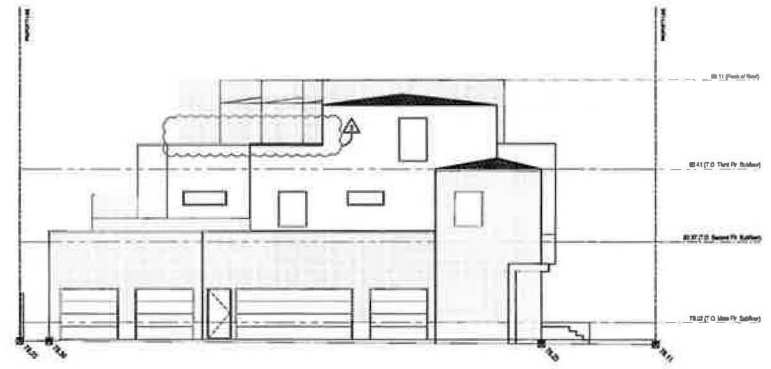
DP2020-3946: WEST AND SOUTH ELEVATIONS

EXTERIOR FINISHES LEGEND

MATERIAL	COLOUR
1 ASPHALT SHINGLES	BLACK
2 CEDAR	CLEAR STAIN
3 CEDAR SOFT	CLEAR STAIN
4 ACRYLIC STUCCO SYSTEM	WHITE
5 ACRYLIC STUCCO SYSTEM	CHARCOAL
6 BRICK	GREY
7 UNFINISHED METAL CAP FLASHING	GALVANIZED
8 CONTROL JOINT	GALVANIZED
9 FLASHING	TBD



3 WEST (SIDE) ELEVATION
 A.200 SCALE: 1/4" = 1'-0"



4 SOUTH (REAR) ELEVATION
 A.200 SCALE: 1/4" = 1'-0"

FAAS