

Applicant Submission



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25.11.2020

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Planning & Development
The City of Calgary
PO Box 2100, Station M
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Calgary, Alberta T2P 2M5

RE:

Land Use Redesignation
From R-C1 to R-CG: 2002 51 AV SW | Lots 24 + 25, Block 32, Plan 6120AK | 0.06 ha

APPLICANT STATEMENT

The subject site is located in the Developed Area in the community of North Glenmore Park and consists of one (1) vacant 0.06ha parcel of land. CivicWorks has been retained to undertake a land use redesignation process to facilitate the development of a new semi-detached building with backyard suites above two (2) double garages. The subject site's current R-C1 (Residential - Contextual One) District is a residential designation that is primarily for single-detached dwellings. In support of the proposed development, we are seeking a Land Use Redesignation to amend the existing R-C1 District to an R-CG (Residential - Grade-Oriented Infill) District. Similar to R-C1, the intent of the R-CG District is to accommodate low-density residential development; however, it expands the diversity of housing choices to allow for a semi-detached building with backyard suites. The original intent for this site was around the R-C2 (Residential - Contextual Two) District, but given the nuances of the land use bylaw, where the R-C2 District allows secondary suites (but not backyard suites) with a semi-detached building, we were required by The City to change our land use application request to the R-CG District. While recognizing that our proposed built form remains far closer to built forms possible under R-C2 than built forms possible under R-CG, we have opted to provide additional development certainty of our proposal by submitting a concurrent Development Permit alongside the Land Use Redesignation.

PLANNING RATIONALE

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. The development vision will contribute to the continued vibrancy and vitality of North Glenmore Park, adding to the diversity of new housing options in the Developed Area, while retaining the original low-density intention and established character of this area. A summary of conditions that make the subject site especially appropriate for the proposed R-CG land use change follows below:

- **Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 19 ST and 51 AV SW.
- **Direct Laneway Access:** The subject site enjoys direct laneway access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 19 ST and 51 AV SW.
- **Land Use Context:** The subject site is located within a low-density land use context, with R-C1, R-C2 and R-CG all within a one-block radius from the site (including an R-CG designated property immediately north of the site across the laneway).
- **Proximity to Transit:** The subject site is within 100m of a local transit stop (Route 13) along 50 AV SW, and also within 200m of another local transit stop (Routes 7 and 104) along 20 ST SW, offering 20-minute service frequency on weekdays and 30-minute service frequency on evenings and weekends.



- **Proximity to an Existing Open Space / Community Amenity:** The subject site is immediately adjacent to the Glenmore Athletic Park across 19 ST SW. The subject site is also within easy-walking distance of Alternative High School ($\pm 225\text{m}$), Central Memorial High School ($\pm 380\text{m}$) and Lord Shaughnessy High School ($\pm 450\text{m}$). Mount Royal University, ATCO Park corporate campus, and Saint James Elementary & Junior High School can all be reached within a five-minute drive.

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 falls within an area without a statutory local area plan. An emerging plan that was initially active in early 2019 called the West Elbow Communities Local Area Plan has been paused until early 2021, contingent on the status of the Guidebook for Great Communities.

STAKEHOLDER OUTREACH

As part of our commitment to a clear and transparent stakeholder outreach process, the project team will undertake a best practice stakeholder outreach process in support of this application. The project team has installed on-site signage, paired with hand-delivered postcard mailers (to the ± 100 nearest neighbouring properties) containing the same information to ensure that adjacent property owners are directly aware of the proposed details. Both on-site signage and postcards direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquires, questions, and comments are received, compiled, and responded to by the project team in a timely manner. Stakeholders, including the North Glenmore Park Community Association and Ward 11 Councillor's office, have been actively invited to participate in our process, which will focus on informative and fact-based engagement communications.

CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policy intent of the Municipal Development Plan and will facilitate a development vision that will introduce housing diversity in an established community that enjoys 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 regarding this application, please contact me at darlene@civicworks.ca or 403-688-6887.

Sincerely,

A handwritten signature in black ink, appearing to read "Darlene Paranaque".

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