

Applicant Submission

October 20, 2020

On behalf of the landowner, please accept this application to redesignate a +/-0.054 hectare site from R-C2 to R-CG to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 469 21st Ave NW, is a corner lot located in the community of Mount Pleasant along 4th Street NW—a collector road as identified in the Calgary Transportation Plan (CPT), and also in very close distance to 20 Ave and 16 Ave. The lot itself is surrounded by R-C2 lots in all direction although there are many R-CG developments along 4th Street.

The site is approximately 0.054 hectares in size with approximate dimensions of 14 by 38 meters. A rear lane exists to the south of the site. The property is currently developed with a one-storey single detached dwelling.

Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the closest bus stop along 4th Street serving route 2 and 404, less than 50 meters away. The site is also in close distance to main transit hub along 16 Ave NW.

Public Engagement

Before undertaking the project, our office completed the “Community Outreach Assessment”. The project’s impact score is “1A”. So we took a direct approach to reach to community association, local residents within a 90 meters radius and initialized the pre-application with city planner.

From October 5th to 6th, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, our office has also spoke with the director of Planning and Development in Mount Pleasant Community and Councillor Druh Farrell's office on October 13th. The response we got are very positive. Both of them support redesignations along 4th Street NW.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

We ask the city to support our application based on the reasons listed above. In addition, even though the proposed R-CG is low density district, the site also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop
- on a collector or higher standard roadway on at least one frontage
- direct lane access
- along or in close proximity to and existing or planned corridor or activity centres
- adjacent to existing or planned non-residential development or multi-unit development.
- On a corner parcel