

Applicant's Submission



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RE: Land Use Redesignation: R-C2 to R-CG (231, 235 25 Avenue NE)

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The City of Calgary
Planning & Development
800 MacLeod Trail SE
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Calgary, AB T2P 2M5

The subject lands are located in the community of Tuxedo Park and consist of 0.084ha of privately owned land. Riverview Custom Homes has retained CivicWorks and Jackson McCormick Design Group to undertake a Land Use Redesignation and Development Permit process to facilitate the construction of a four unit rowhome development with front doors facing 25 AV NE, private backyard-style amenity spaces for each unit, and 6 total parking stalls. The proposed use is well-suited to the site, given its unique lot characteristics, surrounding area context, and location.

The site's current R-C2 Residential - Contextual One / Two Dwelling District allows for residential development in the form of Single Detached, Semi-detached 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-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The R-CG District: facilitates Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allows Secondary Suites and Backyard Suites with new and existing residential development; provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodates 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 is comprised of two lots, with a total lot frontage of 24m / 75ft. 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 25 AV NE.

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 25 AV NE.

Proximity To Transit: The subject site is located ±140m from bus stops along Edmonton Trail NE (Route 4, 5) and ±300m from the Primary Transit Network along Centre Street N, with existing BRT and high-frequency service (Route 300, 301, 3) and planned future Green Line LRT service.

Proximity To Main Street Corridor: The subject site is within a ±140m walk of Edmonton Trail NE Urban Main Street and ±300m walk of 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 ±400m from Winston Heights Park and Community Association and less than 500m from the Winston Heights Off-Leash Area.

CITY-WIDE POLICY ALIGNMENT

This proposed change and development vision is consistent with the city-wide goals and policies of the *Municipal Development Plan (MDP)*, 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 proposed change is aligned with the overarching goals and policies of the *North Hill Area Redevelopment Plan (ARP)*, which aim to: maintain and enhance the North Hill communities as stable, safe, and viable residential communities; encourage a variety of housing types that accommodate different age groups, household types, and income levels; support residential intensification through renovation, redevelopment, conversion, and infill in a way that involves sensitive integration of new development into the existing neighbourhood fabric; and create a greater sense of community. The proposed change requires a minor map based amendment from the existing *Low Density Residential* policy area to *Low Density Residential or Low Density Multi Dwelling* to accommodate the proposed development vision.

The subject site also falls within the *Neighbourhood Housing Local Urban Form. Limited Scale* policies of the emergent *North Hill Communities Plan*. The proposed change is aligned with the intent of these policies, which envision buildings of 3 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. Both the *North Hill Communities Plan* and supporting *Guidebook for Great Communities* are anticipated to go before Council for decision in March of 2021.

STAKEHOLDER OUTREACH + WHAT WE HEARD

CivicWorks and Riverview Custom Homes are committed to being good neighbours 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.

As a result of our stakeholder outreach process, the project team did not receive any direct feedback from local area stakeholders. Two stakeholders reached out to Administration with feedback and questions related to stormwater management and local area parking. The Tuxedo Park Community Association also provided a feedback letter, noting concerns related to parking and a desire to maintain R-C2 zoning on the subject lands.

The below addresses the above-noted key feedback themes:



1. **Parking:** The proposed development vision is modest in scale and includes a parking supply that is over and above the R-CG District requirements (4 stalls, 1 per unit), with a total of 6 proposed parking stalls (4 garage stalls, 2 outdoor stalls). The proposed parking supply will ensure minimal impact to surrounding area on-street parking supply. The subject site's strategic location within easy walking distance of transit also provides alternative transportation options for future residents and visitors.

2. **Contextual Fit within an R-C2 Area:** The R-CG District is a low density residential land use district specifically designed to fit within existing low density contexts and facilitate a range of contextually sensitive built forms that include single detached, duplex, rowhouse and cottage cluster style dwellings. The contextual rules of the District ensure that development is respectful of surrounding area context with responsive rules that regulate building setbacks, height and massing transitions, and lot coverage. The width of the subject site allows the proposed development vision to include 4 dwelling units in a traditional 2 storey street-oriented rowhouse configuration, with rear yard amenity spaces and parking in the rear. This configuration is very similar to the form, height, massing and lot coverage of a traditional single or semi-detached dwelling allowable under the existing R-C2 District rules.

3. **Stormwater Management:** Based on the proposed development visions, City of Calgary Drainage Bylaws requires that stormwater is managed on-site, with no discharge allowed onto neighbouring properties or public roads. A Development Site Servicing Plan (DSSP) will be undertaken as part of the Development Permit application process to ensure stormwater is managed on-site.

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 *North Hill ARP*, the emergent *North Hill Communities Plan* and city-wide goals and policies of the *MDP*. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.