

Applicant Submission



LOC2021-0093



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RE: Land Use Redesignation (3815 10 AV SW): M-C1 to DC (based on M-C1 & R-CG)

The subject property is located in the community of Rosscarrock and consists of 0.087ha 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 4-unit rowhouse development, with potential for secondary suites in some dwelling units. The proposed development vision features 4 rowhouse units with front doors facing 10 AV SW, 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 proposed land use redesignation would transition the subject parcel from the existing higher density Multi-Residential - Contextual Low Profile (M-C1) District to a Direct Control District (DC) based on the existing land use district of M-C1 supplemented by the Rowhouse specific bylaw rules of the lower density Residential - Grade-Oriented Infill (R-CG) District to realize the proposed development vision.

PLANNING RATIONALE

The proposed development vision includes Secondary Suites as part of the proposed unit mix. While Secondary Suites are a Permitted Use within the M-C1 District, a Rowhouse Building is not a listed use. As a result, rowhouse forms on M-C1 parcels are approved as a Multi-Residential Development. A Secondary Suite cannot be approved within a Multi-Residential Development, therefore based on M-C1 Land Use Bylaw rules, a Secondary Suite would not be allowed in a building with three or more units (whether it looks like a rowhouse or not). Based on M-C1 Land Use Bylaw rules, a Secondary Suite would only be allowed within a Single Detached Dwelling or Semi-detached Dwelling. As a result, the proposed redesignation is required to accommodate greater built form flexibility within the existing M-C1 District by introducing the contemporary Rowhouse use and associated bylaw rules from the R-CG District. This allows the application to remain consistent with previous Council direction and local area policy while facilitating a greater range of missing middle housing options.

The subject site features numerous characteristics that make it especially appropriate for the proposed M-C1/R-CG based DC 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 a single lot 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 10 AV SW.

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 10 AV SW.

Proximity To Transit: The subject site is located within easy walking distance of a number of transit options. The subject site is ±175m from bus stops along 37 ST SW (Route 9), ±225m from bus stops along Bow Trail SW (Route 111), and ±450m from the Westbrook LRT Station

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and South Crosstown BRT Terminal (including Routes 9,93,111), providing easy access to the Primary Transit Network along both 37 ST SW and 17 AV SW/Bow Trail SW.

Proximity To Main Street Corridor: The subject site is within a $\pm 100\text{m}$ walk of the 37 ST SW Urban Main Street and $\pm 650\text{m}$ walk of the 17 AV SW Urban Main Street. Calgary's vibrant Main Streets provide local area residents with easy access to everyday needs, 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 $\pm 100\text{m}$ from the Westbrook Mall shopping centre, $\pm 300\text{m}$ from Rosscarrok School, $\pm 450\text{m}$ from Nicholls Family Library, and $\pm 550\text{m}$ from the Rosscarrock Community Hall and adjacent outdoor recreation areas and playing fields of Vincent Massey, St. Michael, and West Gate schools.

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 *Westbrook Village Redevelopment Plan (ARP)*, which aim to: maintain and enhance the Westbrook communities as stable, safe, 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 does not require any amendments to the ARP to accommodate the proposed development vision.

STAKEHOLDER OUTREACH

CivicWorks and Riverview Custom Homes are committed to being good neighbours and working with 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 ~150 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 change and development vision will deliver greater choice for Calgarians looking for 'missing middle' housing options in amenity-rich inner city communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the goals and policies of the *Westbrook Village ARP* 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.