

Applicant Submission



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05.10.2021

RE: LOC2021-0075

From R-C2 to Direct Control based on M-CG District

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

Civic Address: 259 18 AV NE
Landowner/Developer-Builder: Eagle Crest Construction
Land Use Redesignation Applicant: CivicWorks

The subject sites, referred to as Trail 18, is comprised of one (1) parcel measuring 0.058 hectares in total area and currently designated as (R-C2) Residential - Contextual One / Two Dwelling District. The parcel currently contains a one (1) storey residential building, associated detached garage structure (to be removed). In support of the proposed development, this application seeks to amend the existing R-C2 (Residential - Contextual One / Two Dwelling) District to a Direct Control (DC) District based on the Multi-Residential Contextual Grade-Oriented (M-CG) District.

Generally described, the redevelopment proposal envisioned by Eagle Crest, would allow for ten unit, grade-oriented, rowhouse-style Multi-Residential development. The proposal includes five (5) grade-oriented rowhouse-style units, and five (5) secondary suite-style micro units within a three storey built-form. This proposed residential typology introduces sensitive density through a scale that is compatible with single-detached homes and missing-middle, ground-oriented housing options that meet the needs of a broad range of family types and household demographics including down-sizing baby boomers, seniors, millennials and the rising single-person household, to name a few. Although this typology is relatively new to the Calgary context, it responds to changes that reflect consumer preferences as well as environmental and financial pressures to create a more, diverse, accessible and achievable form of housing in Calgary's established neighbourhoods. The typology is based on a "house-scale" with maximum building widths, depths and heights that mirror those of low density single-detached, and semi-detached buildings offering small incremental change that reinforces the scale of the context in the mid-block (second from the corner lot) condition.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Proximity To Multi-Unit Development: The subject site is located directly adjacent to a parcel designated M-CG and is across the street from an M-CG development.

Major Road: The subject site is located along the local road of 18 AV NE near the intersection (within ±25 m) of Edmonton Trail NE - identified as an Urban Boulevard - ensuring both ease of access and traffic capacity for future residents.

Along an MDP Identified Main Street: The subject site is located within ±25 m of the Edmonton Trail NE Main Street, within ±200 m of the 16 AV NE Main Street, and within ±400 m of the Centre ST NE Main Street. Identified for strategic growth and investment, Main Streets are part of a long term plan to manage the growing population of our city over time.



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 along 18 AV NE.

Proximity To Transit: The subject site is located along the Primary Transit Network and within a ± 5 minute walk ($\pm 400\text{m}$) of transit stops (Routes #4, #5, #19 and #69) and a Max Orange BRT station.

Proximity To Commercial: The subject site is located within a ± 5 minute walk ($\pm 400\text{m}$) from three commercial and retail nodes including a major grocery chain - located along Edmonton Trail NE, Centre ST N, and 16 AV NE.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site allows residents direct and easy access to a variety of community resources. The property is located within 50m of a large public park (Munroe Park), within a ± 5 minute walk ($\pm 400\text{m}$) of Mount View School.

POLICY ALIGNMENT

This proposed land use redesignation and concurrent development permit application is consistent with the North Hill Communities Local Area Plan which identifies this site as a "Neighbourhood Flex" Urban Form Category with a "Low (up to 6 storeys)" Building Height. The proposal also aligns with city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable 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.

OUTREACH

Eagle Crest Construction is committed to being a good neighbour and has engaged with area stakeholders throughout the application process. The project team enacted a meaningful and appropriately-scaled outreach process in support of this application to ensure a clear and transparent process for all stakeholders. Key elements of our process include: on-site Signage installed on-site, a postcard mailer to approximately 100 surrounding area neighbours and a dedicated voicemail and email inbox to provide direct access to the project team.

CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy 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.

Sincerely,
CivicWorks

Joanna Patton | Urban Planner
BFA, MPlan, RPP, MCIP