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2021.05.04

**RE: LAND USE REDESIGNATION APPLICATION PE2020-02713**

From R-C2 to Direct Control 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:** 3719 14 ST SW  
**Landowner/Developer-Builder:** Eagle Crest Construction  
**Land Use Redesignation Applicant:** CivicWorks  
**Development Permit Applicant:** FAAS

The subject site IS comprised of one (1) parcel measuring ~0.06 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 and 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 DC (Direct Control) District based on the General Rules for Multi-Residential Land Use.

Generally described, the redevelopment proposal envisioned by Eagle Crest Construction, would allow for a ten unit, grade-oriented, rowhouse-style Multi-Residential development. The proposal includes five (5) grade-oriented infill, rowhouse-style units, and five (5) secondary suite-style, micro units within a two and a half storey built-form. This proposed residential typology introduces gentle 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 (M-C1) development and proximate to M-C1 development further north on the same block.

**Major Road:** The subject site is located along 14 ST SW - identified as an Urban Boulevard - ensuring both ease of access and traffic capacity for future residents.



**Proximity to two MDP Identified Main Street:** The subject site is located along the 14 SW Main Street within a five minute walk of the intersection of the 33 AV SW Main Street and 14 ST SW 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 14 ST SW.

**Proximity To Transit:** The subject site is located within 300m of the Primary Transit Network and within 50m of a transit stop (Routes #13).

**Proximity To Commercial:** The subject site is located within the same block as an existing neighbourhood commercial and retail node along 14 ST SW.

**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 100m of a public park on 38 AV SW and within 200m of a Major Public Park, River Park.

#### **CITY-WIDE POLICY ALIGNMENT**

This proposed land use redesignation and associated development vision is consistent with the 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 working with area stakeholders throughout the application process. The project team has developed 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, 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.

Should you have any questions, comments or concerns, please contact me at 403.201.5305 or [brady@civicworks.ca](mailto:brady@civicworks.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "B. Rokosh".

**Brady Rokosh** | Urban Planner  
BSc, MPlan