

Applicant Submission

October 5, 2021

From R-C2 to Direct Control
Civic Address: 1531 33 AV SW
Landowner/Developer-Builder: Eagle Crest Construction
Land Use Redesignation Applicant: CivicWorks

The subject sites are each comprised of one (1) parcel measuring ~0.06 hectares in total area and currently designated as (R-C2) Residential - Contextual One / Two Dwelling District. Each 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 DC (Direct Control) 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 Multi-Residential development. The proposal includes five (5) grade-oriented infill, townhouse-style units, and five (5) secondary suite-style, smaller units (< 45sqm) 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-CG and is across the lane from several blocks of contiguous Multi-residential (M-C1) development. The subject site is also in close proximity (kitty-corner) to more intense mixed-use development in the 1600 block of 33 AV.

Major Road: The subject site is located along 33 AV SW – identified as a Neighbourhood Boulevard – ensuring both ease of access and traffic capacity for future residents.

Along an MDP Identified Main Street: The subject site is located along the 33 AV 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 33 AV SW.

Proximity To Transit: The subject site is located along the Primary Transit Network and within 10m of a transit stop (Routes #7, and #22).

Proximity to Commercial: The subject site is located only $\pm 250\text{m}$ from a 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 150m of a large public park (South Calgary Park), the Marda Loop Community Association building and Giuffre Family Library.

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 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,



Brady Rokosh | Urban Planner

BSc, MPlan, RPP, MCIP