

Applicant Submission

September 28, 2021

On behalf of the landowner, please accept this application to redesignate a +/-0.055 hectare site from R-C2 to R-CG to allow for:

- row houses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 meters (an increase from the current maximum of 10 meters)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)

The subject site, 504 20 Ave NW is located in the Community of Mount Pleasant at the corner of 20 Ave and 4 Street NW, both are main collector road as identified in the Calgary Transportation Plan (CPT), and also in very close distance to 16 Ave. The lot itself is surrounded by R-C2 lots in all direction although there are many R-CG developments along 4th Street.

The site is approximately 0.055 hectares in size with approximate dimensions of 15 by 36 meters with a corner cut. A rear lane exists to the north of the site. The property is currently developed with a one-storey single detached dwelling.

Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the closet bus stop along 4th Street serving route 2 and 404, less then 20 meters away. The site is also in close distance to main transit hub along 16 Ave NW.

Public Engagement

Before undertaking the project, our office completed the “Community Outreach Assessment”. The project’s impact score is “1A”. So we are implementing a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councilor Office.

On May 25th, 2021, our stuff did post card deliver to residents within a 90 meters radius. During the process, our stuff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, we have also reached out to Community Association and Ward Councilor office for their comments.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG

provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

We ask the city to support our application based on the reasons listed above. In addition, even though the proposed R-CG is low density district, the site also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop
- on a collector or higher standard roadway on at least one frontage
- direct lane access
- along or in close proximity to and existing or planned corridor or activity centres
- adjacent to existing or planned non-residential development or multi-unit development.
- On a corner parcel