

Applicant Submission

June 7, 2021



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RE: Land Use Redesignation (LOC) From M-CG (d111) to DC based on M-CG
415 31 AV NE | Plan 1911238, Block 11, Lot 52 | 0.28 ha (0.7 ac)

APPLICANT STATEMENT

Trail 31 is a three-storey stacked townhouse development proposal for a large undeveloped parcel within the established community of Winston Heights-Mountview. The site is well situated within easy walking distance of parks, schools, pathways, transit options, and the Edmonton Trail NE Main Street - and meets the majority of the City's Location Criteria for Multi-Residential Infill.

WHAT WE HEARD AND WHAT HAS CHANGED

The LOC Application for Trail 31 has undergone a comprehensive review and outreach process since its submission in January 2021. At that time, the project team shared an initial development concept and land use proposal with the community, and engaged with a number of stakeholders - including surrounding neighbours, the Winston-Heights Mountview Community Association, and the Ward 7 office. Through the Applicant-Led Outreach process the project team heard concerns from stakeholders around density, increased traffic, pedestrian safety, parking, building height, a lack of quality landscaping, impacts to property values, safety issues with future residents, and project transparency. As a direct result of this feedback, the Development Vision and Direct Control policies were revised with a series of key changes:

- Direct Control Policies revised to be based on the M-CG District rather than M-C2 District;
- Proposed surface parking area and drive aisle redesigned into a landscaped courtyard;
- Landscaped area increased to cover more than 50% of total site area;
- Surface parking area relocated to an underground parkade;
- Parking stalls reduced from 50 stalls to 46 stalls due to parkade constraints;
- Vehicular access points reduced from two driveways to one;
- Building design revised to include pitched rooflines which limit mass and shadow impact;
- Dwelling unit configuration revised to provide a greater range of housing options; and
- Buildings relocated to follow the site's current M-CG District setback policies.



INITIAL PROPOSAL DC BASED ON M-C2



REVISED PROPOSAL DC BASED ON M-CG



The project team followed up with stakeholders by facilitating two digital information sessions and an in-person meeting with the neighbouring Prairie Sky Cohousing community. To provide greater transparency around the LOC Application and development vision, a project website (www.trail31.com) was launched. The website includes project details, site plans, and renders, as well as links to project reports and documents including the Transportation Impact Assessment, Shadow Study, Digital Information Session Presentation Slides and What We Heard Report.

DEVELOPMENT VISION

A Development Permit Application has been submitted for the revised Trail 31 development vision. The Development Permit proposes a three storey stacked townhouse development laid out around a central courtyard, with 30 townhouse-style units (± 1000 sqft) and 20 micro units (less than 484 sqft). An underground parkade has been proposed to provide 42 residential parking stalls and 4 visitor stalls. Parking reduction policies have been incorporated in the Direct Control District rules, reflecting the lower anticipated rate of car ownership associated with the proposed micro units. The proposed residential and visitor parking supply is supported by a Transportation Impact Assessment.

DIRECT CONTROL DISTRICT

The proposed Land Use Application redesignates the site from the M-CG District to a Direct Control (DC) District based on M-CG policies. The proposed DC District generally retains the site's current built form and setback policies that result in low-rise townhouse-style building forms and sensitive transitions with low density neighbours. The proposed DC policies differ from the M-CG District primarily by supporting additional density in the form of "micro units" that are similar to Secondary Suites, and by including associated micro unit parking reduction policies. In addition, the DC District requires that a minimum of 50% of the total area is landscaped, exceeding the site's current policies that would only require between 30% to 40%.

LOCAL POLICY ALIGNMENT

The Winston Heights-Mountview Area Redevelopment Plan (ARP) identifies the site for stacked townhouses or townhouses to provide opportunities for additional housing in the "Medium Density: 31st Avenue" Policy Area. Depending on the outcome of the upcoming North Hill Communities Local Area Plan Council review, a minor site-specific ARP Amendment to the Winston Heights Mountview ARP to allow for additional density on the site may be required (and has been submitted by the Applicant) to support the development vision. The Trail 31 proposal fully aligns with the policies of the draft North Hill Communities Local Area Plan (dated June 2021) which identifies this site as the "Neighbourhood Local" Urban Form with a "Low-Modified" building scale (up to 4 storeys).

CONCLUSION

The proposed Land Use Redesignation is in keeping with the local area vision and city-wide goals and policies of the Municipal Development Plan which encourages the development of more 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. For the reasons outlined above, we respectfully request the support of the Calgary Planning Commission and City of Calgary Council for this application.