

Applicant Submission



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14.05.2021

RE: Land Use Redesignation: R-C2 to DC (based on R-CG)
462 20 Avenue NW | Plan 21290; Block 23; Lot 30,31 | 0.057ha

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

APPLICANT STATEMENT

The subject site is a mid-block property located in the community of Mount Pleasant totaling 0.057ha of privately owned land. A staggered concurrent Land Use Redesignation, Development Permit, and Minor ARP Amendment application was submitted in support of Eagle Crest Construction's development vision for a four unit (± 69 uph) rowhouse-style development with four associated basement secondary suites and four parking stalls. The proposed development is laid out around a central courtyard with two rowhouse-style units fronting onto 20 AV NW and two accessed from the courtyard, each with an associated basement secondary suite and private amenity spaces.

PLANNING RATIONALE

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

Lot Size + Width: The subject site is comprised of one mid-block lot with a total frontage of ± 15 m / 50ft. The R-CG district poses challenges for midblock sites and the development vision proposes an alternative approach to support missing middle built forms.

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 interface along 20 AV NW.

Proximity to Transit: Transit provision in the area is strong, with two routes (2, 404) serving the subject site, and within close proximity (± 400 m or a ± 7 min. walk) to the Max. Orange Line and 4 ST NW Stop.

Proximity to Main Street Corridor: The subject site is within ± 400 m of the 16 AV NW Main Street. Calgary's vibrant Main Streets provide local area residents with easy access to local goods and services.

Proximity to Parks, Open Space & Community Amenities: The subject site is within walking distance to both St. Joseph Park and Mount Pleasant Park, the Mount Pleasant Community Association and Community Sportsplex, as well as a number of amenities along Centre ST N and 16 AV NW Main Streets.

DIRECT CONTROL DISTRICT RATIONALE

The proposed DC District seeks to address challenges within the R-CG District that restrict development on mid-block sites. The proposed DC District is based on the R-CG District but supports a more flexible unit layout that allows some units to front onto an internal courtyard.



The R-CG District includes policies requiring that all rowhouse units front onto a public street, resulting in fewer and narrower unit layouts within mid-block properties. This R-CG requirement is not feasible based on the mid-block location and dimensions of the subject site. The proposed DC District addresses this limitation while following a number of the existing low density R-CG policies that characterize the district, including those related to building height, parcel coverage, massing, setbacks, and density.

CITY-WIDE POLICY ALIGNMENT

This proposed change and development vision is consistent with the city-wide goals and policies of the *Municipal Development Plan (MDP)*, which encourage: the development of innovative and varied 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.

LOCAL POLICY ALIGNMENT

The proposed change is aligned with the overarching goals and policies of the *North Hill Area Redevelopment Plan (ARP)*, which aim to: maintain and enhance the North Hill communities as stable, safe, and viable residential communities; encourage a variety of housing types that accommodate different age groups, household types, and income levels; support residential intensification through renovation, redevelopment, conversion, and infill in a way that involves sensitive integration of new development into the existing neighbourhood fabric; and create a greater sense of community. The proposed change requires a minor map-based amendment from the existing *Low Density Residential* policy area to *Low Density Residential or Low Density Multi Dwelling* to accommodate the proposed development vision.

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 introduces 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 the Calgary Planning Commission and Council support this application.

Sincerely,
CivicWorks

A handwritten signature in black ink that reads "Joanna Patton".

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