

Applicant Submission

2021 December 20

On behalf of the landowner, please accept this application to redesignate a +/-0.121 hectare site from R-C2 to R-CG to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 9 dwelling units (an increase from the current maximum of 4 dwelling units)
- secondary suites.
- the uses listed in the proposed R-CG designation.

The two parcels are located in the community of West Hillhurst north of 5 Ave NW and east of 20 Street NW. Surrounding developments are predominantly single and semi-detached homes, although they are existing R-CG row house developments on the other side of 20 Street and south side of 5th Ave. In addition, there are M-C1, M-CG and C-N1 collectively located one block to the south.

The site is approximately 0.12 hectares in size with approximate dimensions of 30.48 by 39.63 meters. A rear lane exists to the north of the site. The property is currently developed with two one-storey single detached dwellings.

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 closest bus stop on the other side of 5 Ave NW about 20 meters away. The site is also roughly 150 meters away from several bus routes on 19 Street 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 Councillor Office.

From Dec. 6th to Dec. 7th, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff 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.

We have also contacted community association and will attend their planning meeting on Dec. 20th.

Councillor's office has also been contacted.

Police 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.
- close distance to main street. The subject site is about 500 meters from Kensington Road NW, one of the city neighbourhood main street.
- On a corner parcel