

# Land Use Redesignation Submission

## 1. Introduction

The following Submission is presented by McKinnon Consulting Inc. (MCI Group) who is engaged as a Consultant and Authorized Applicant/Agent acting on behalf of CRU Developments Inc. (Developer), to amend the Calgary Land Use Bylaw (LUB) in the Bankview Community for a site located at 2101-17 A Street, S.W. Calgary, Alberta. The Land Use Amendment is to re-designate the current Land Use from R-C2 to M-CG District.

This Submission is filed in conjunction with the City of Calgary Land Use Application Forms. The purpose of the Submission is to outline a Planning Rationale in support of the Land Use Amendment. The Submission highlights reasons for the City Administration of sound urban design and planning principles related to the Municipal Development Plan policies.

MCI Group is a professional firm specializing in Urban Design and Planning focused on inner city residential multi-family infill properties. The members of MCI have over 50 years of experience dealing with the civic planning approval process for over 60 projects built to date.

## 2. Pre-application Meeting with Community

The Applicant assessed alternative scenarios for the subject property which embrace the proposed M-CG District. The Applicant completed a pre-application meeting with the Bankview Community Planning & Development Committee on December 7, 2021 to learn about their preferences in relation to options to redevelop the land to create 5 row town house condominium units.

## 3. Outreach Approach Assessment

The approach is to complete an Outreach Approach Assessment to invite Public Engagement as soon as the Land Use Application is filed with the City of Calgary DBA. The proposed Land Use Re-designation is not significant enough to trigger a full Public Engagement meeting under the COVID-19 Pandemic

Crisis Response. Under the City of Calgary website, they provide a Community Outreach Assessment Tool, which suggests a point system that determines the need for what type of engagement is necessary for Land Use Re-designation.

## Direct Approach (1A, 1B):

*"Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform stakeholders about your project details. Consider choosing 2-3 tactics suited for a targeted audience".*

The Applicant will conduct the following steps to contact surrounding neighbors who may be affected by the land use change and related future potential development of 5 row town houses on the subject site.

This includes:

1. delivering notices to residents and stakeholders directly abutting the site and homes situated along 17A Street and 19 Avenue S.W
2. provide a Phone line and Voicemail for any interested persons to inquire about the land use change
3. include on-site signage
4. a website with email to provide information about the property.

## 4. Site Location and Description

The subject property is located at the south-west corner intersection of 17 A Street and 19 Avenue S.W. It comprises two adjoining lots pursuant to the legal description:

Plan 3076AB Block 7 Lots 1 & 2.

The existing parcel contains one older bungalow house.

The parcel is a trapezoid shape with a frontage of 24.35m on 17A Street S.W. x 35.09m depth on 19 Avenue S.W. and 14.14m rear yard abutting a municipal lane comprising a total area of 0.064472 hectares.

See attachments:

1. Location Map
2. Real Property Report
3. Aerial Photos
4. Site Visual Photos and Streetscape.

## 5. Community Context

The subject property is adjacent to a RC-2 parcel to the south on 17 A Street S.W. within the same block face. The site abuts a grade level municipal lane adjoining the west boundary. There is a newly built 5 units town house development designated MC-G on the east side of 17A Street S.W. The subject property is located kitty corner to Nimmons Park and playground across 17A Street S.W.

There are three City bus stops situated on 17 Avenue and 17A Street S.W. within 100 meters of the site. The property is situated within close proximity to the Bow Trail SW transportation corridor providing convenient access to the Downtown core.

There is a fire hydrant less than 5 meters of the project.

Public water supply and sanitary serving infrastructure are situated within the adjacent public right-of-way. Development servicing will be determined at the development permit and pursuant to a Development Site Servicing Plan (DSSP) to be completed by a professional engineer. Geotechnical and structural engineering will be determined for the development at the development permit approval stage.

## 6. Site Development Concept

The Applicant prepared and assessed alternative housing form scenarios for the site. The goal of the design approach is to provide one building block of 5 row townhouse units as a modest footprint. The town houses will feature a front entrance connected by brick walkways to the existing public pedestrian streetscape and sidewalks fronting onto 19 Avenue and 17 A Street S.W. Each unit includes an identifiable individual grade level private entrance and window scape presence to eyes onto the surrounding community. The conceptual design will animate and enhance the interface of the site with

the surrounding character of the Bankview Community.

Each unit will include a private yard space facing south with a large setback to the adjacent property to the south.

The new housing concept will be compatible in scale and massing with the four-story townhouses located on 17A Street S.W and an existing three-story apartment building on the north side of 19 Avenue S.W.

It was felt that the new development should integrate with the community by having an "active living" streetscape presence on 19 Avenue S.W.

At the development permit stage, the subject site will be evaluated against the rules of the proposed M-CG District and will be reviewed in relation to height, massing, on-site resident vehicular parking, visitor street parking and landscaping. Other key factors that will be important to consider include, but are not limited to the following:

1. Ensure acceptable vehicular access to the site using the existing lane abutting the site.
2. Provision of a 1.2m side yard setback along the west boundary of the site abutting the Municipal laneway.
3. Mitigate any potential sun shading and views impacts on the property to the condominium property to north.
4. Articulate the building facades on all side elevations to add scale, aesthetic, and visual interest.
5. Ensure strong pedestrian sidewalk connections to 19 Avenue S.W. streetscapes as a prominent corner property into the community.
6. Integrate private landscaping and amenity spaces on the property.
7. Incorporate environmental and climate resiliency into the architectural design.

## 7. Municipal Development Plan (Statutory-2009)

The subject site is included within the Developed Residential Areas-Established Areas with the Municipal Development

Plan which supports modest redevelopment and new developments that incorporate appropriate densities, compatible land uses and appropriate densities and transition. Multi-residential housing types are encouraged as an efficient utilization of land use and to meet the diverse needs of present and future populations.

The land use amendment proposal is in keeping with all relevant MDP policies under the M-CG District. The latter allows for up to 12 meters in building height which is in keeping with most other existing residential forms located within walking distance of the site.

#### **8. Other Planning Policies**

The Bankview Community has an existing Area Redevelopment Plan. It is believed that the subject Land Use Amendment complies with the vision of the latter intent.

#### **9. Climate Resilience Strategy (2018)**

There are no specific measures being proposed as concept has not been fully developed. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

#### **10. Location Criteria for Multi-Residential Infill (Non-Statutory-2016)**

The proposed Land Use Amendment aligns with the Location Criteria for Multi-residential Infill. The subject site is:

- a) On a corner land parcel
- b) Adjacent to or across from an existing open space namely; Nimmons Park

- c) Along or near an existing transit service on 17 A Street, 17 Avenue and Bow Trail S.W.
- d) Less than 400 metres to a transit stop(s)
- e) Adjacent to existing multi-unit development
- f) Direct lane access
- g) Within 600 metres of an existing transit stop.

These criteria provide a framework in which Administration evaluates a site's appropriateness for intensification. The subject site is an appropriate location for sensitive residential intensification.

#### **11. Social, Environmental, Economic (External)**

The Land Use Amendment will provide for a moderate increase in residential density in the specific locale within the overall Bankview Community. This will allow for a more efficient use of existing public infra-structure (without creating any traffic overflow impact on the street system). In addition, the proposal will encourage an increase in socio-economic diversity within the area by providing at-grade housing types that cater to families and couples and shared accommodation.

#### **12. Financial Capacity**

There are no known impacts to the current and future operating budgets currently. However, it is beneficial to the Municipal Capital and Operating Budget as the future development of the property will increase the tax base without costing the taxpayers any additional burden.